



OPERATIONS AND REAL ESTATE
COMMITTEE MEETING
APRIL 17, 2024



A COMMUNITY OF POSSIBILITIES

JOIN MEETING
 818 S. Flores St.
 San Antonio, TX 78204

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 | April 17, 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 before 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 ITEMS

3. Consideration and appropriate action regarding Resolution 6517, authorizing the award of a contract for elevator rebuild/modernization at Pecan Hill Apartments to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$679,075 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
4. Discussion and possible action regarding Five Priorities and Other Related Topics:
 - a. Development Partnerships including Voucher Strategies
 - b. Maintenance, Resident Safety and Feedback
 - c. Outstanding Rent Balances
 - d. Waitlist Review
 - e. Communication Strategy
 - f. Other Related Topics

(Brandee Perez, Chief Real Estate and Development Officer, Diana Fiedler, Chief Financial Officer, Michael Reyes, Public Affairs Officer, Muriel Rhoder, Chief Administrative Officer, Richard Milk, Planning Officer)

DISCUSSION ITEMS

5. Update and discussion regarding development activities (Brandee Perez, Chief Real Estate and Development Officer)
6. Update and discussion regarding Section 3 and SWMBE (Muriel Rhoder, Chief Administrative Officer; George Ayala, Director of Procurement)

CLOSED SESSION

7. 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 and consultation with attorney regarding development opportunities

Consultation with Attorney

Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).

- Consultation with attorney regarding rent collections

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 compensation review for the President and CEO and Executive Leadership Team
- Discussion and consultation with attorney regarding President and CEO's Performance Goals and Appraisal for 2024-2025
- Discussion and consultation with attorney regarding Board members roles and responsibilities

REPORT

- Procurement Activity Report

RESOURCE

- Developments Overview Table

8. Adjournment

Posted on: 4/12/2024 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 the 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 6517, AUTHORIZING THE AWARD OF A CONTRACT FOR ELEVATOR REBUILD/MODERNIZATION AT PECAN HILL APARTMENTS TO OTIS ELEVATOR COMPANY THROUGH OMNIA PARTNERS, PUBLIC SECTOR, A NATIONWIDE PURCHASING COOPERATIVE FOR AN AMOUNT NOT TO EXCEED \$679,075

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

DocuSigned by:
George Ayala
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George Ayala
Director of Procurement

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

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6517, authorizing the award of a contract for elevator rebuild/modernization at Pecan Hill Apartments to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$679,075.

SUMMARY:

Pecan Hill Apartments, located in City Council District 1, on the outskirts of Alamo Heights, was built in 1979 and is a three-story, Senior/Disabled development comprised of 100 units, including 18 Efficiencies, 78 one-bedroom, and 4 two-bedroom apartments.

Staff requests your approval for Otis Elevator Company to perform one (1) full elevator demolition and rebuild-modernization. One of the two existing elevators was taken offline and closed due to severe structural foundation movement of the elevator shaft structure. This elevator shaft was found to have been built after the main structure was built, and not properly attached to the main structure. Expansive soil conditions and seasonal drought or wet weather will cause soils to expand and contract accordingly, and this elevator had such foundation shifting and separation that it was deemed unsafe and unable to function.

The demolition and modernization of the elevator, including doors and cabs, will provide several benefits, including safety and fire protection improvements, as well as upgraded and improved reliability of the elevator for moving residents up and down the building. The estimated time for completion of this project is approximately one year, including manufacturing and fabrication, delivery, demolition, and construction of the new elevator shaft building structure and elevator. Please note the property has one existing, functioning elevator that will remain in service at all times.

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

OPPORTUNITY HOME SAN ANTONIO**April 17, 2024**

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

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

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

COMPANY PROFILE:

OTIS Elevator Company was established in 1953 and is headquartered in Farmington, Connecticut. They have Texas office locations in Amarillo, Austin, Beaumont, Dallas, El Paso, Ft. Worth, Houston, Lubbock, Midland, and San Antonio. They are a global manufacturer of vertical transportation systems, primarily focusing on elevators, moving walkways, and escalators.

Services provided by this company under their cooperative award include, but are not limited to, full and partial maintenance services modernization, repair and new equipment installations, complimentary onsite surveys of equipment, 1-year warranty after the completion of installation for all modernizations and new equipment, free web-based training, specialized account assessments, enhanced communication and coordination with local OTIS offices, and specialized reporting.

PRIOR AWARDS:

OTIS Elevator Company is currently under contract with Opportunity Home for monthly elevator maintenance and repair services, and elevator emergency response and repair services. Otis Elevator Company has received contract awards for elevator modernizations at Fair Avenue Apartments, Parkview Apartments, and Villa Tranchese Apartments. They have also performed a structural remediation of the elevator shaft at Pecan Hill Apartments. This vendor has performed satisfactorily under all 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 SAN ANTONIO

April 17, 2024

Opportunity Home residents feel safe.

ATTACHMENTS:

Resolution 6517

Slides

**Opportunity Home San Antonio
Resolution 6517**

RESOLUTION 6517, AUTHORIZING THE AWARD OF A CONTRACT FOR ELEVATOR REBUILD/MODERNIZATION AT PECAN HILL APARTMENTS TO OTIS ELEVATOR COMPANY THROUGH OMNIA PARTNERS, PUBLIC SECTOR, A NATIONWIDE PURCHASING COOPERATIVE FOR AN AMOUNT NOT TO EXCEED \$679,075

WHEREAS, due to a severe structural foundation movement of one of the elevator shaft structures at Pecan Hill Apartments, Opportunity Home requires the services of a vendor to perform an elevator rebuild and modernization; and

WHEREAS, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, Opportunity Home is not required to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with Opportunity Home's procurement policies; and

WHEREAS, the University of California, through OMNIA Partners, Public Sector awarded a contract to Otis Elevator Company (Contract #2019001563) for Elevator Services, Repair, Maintenance, Inspection/Testing, Parts, and Modernization that was effective October 1, 2019 through September 30, 2024; and

WHEREAS, staff requests your approval to award a contract to Otis Elevator Company through their OMNIA Partners, Public Sector contract to perform a full elevator demolition and rebuild-modernization at Pecan Hill Apartments.

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

- 1) Approves Resolution 6517, authorizing the award of a contract for elevator rebuild/modernization at Pecan Hill Apartments to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$679,075.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 1st day of May 2024.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.

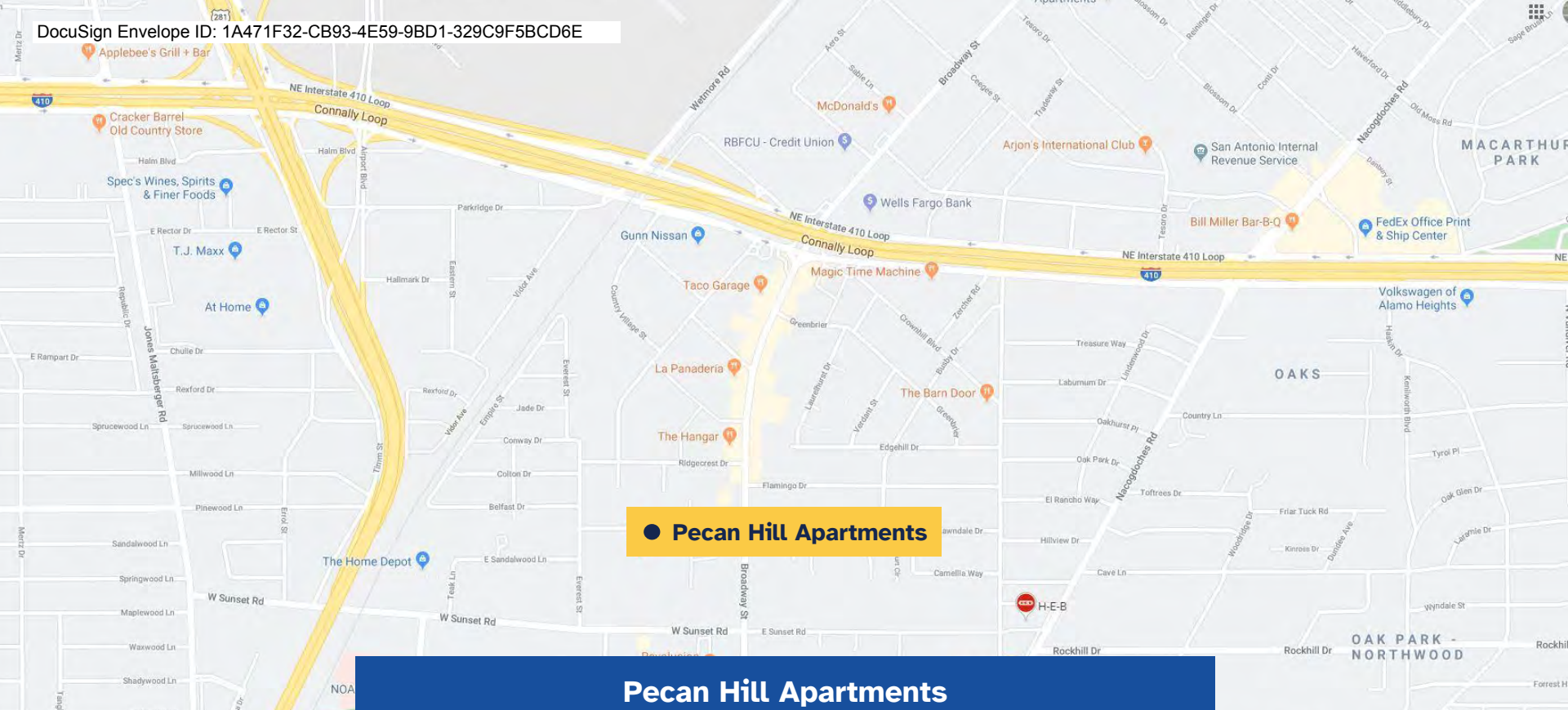
President and CEO

Pecan Hill Apartments Elevator Modernization

George M. Ayala
Director of Procurement



Hector Martinez
Director of Construction
Services and Sustainability



● Pecan Hill Apartments

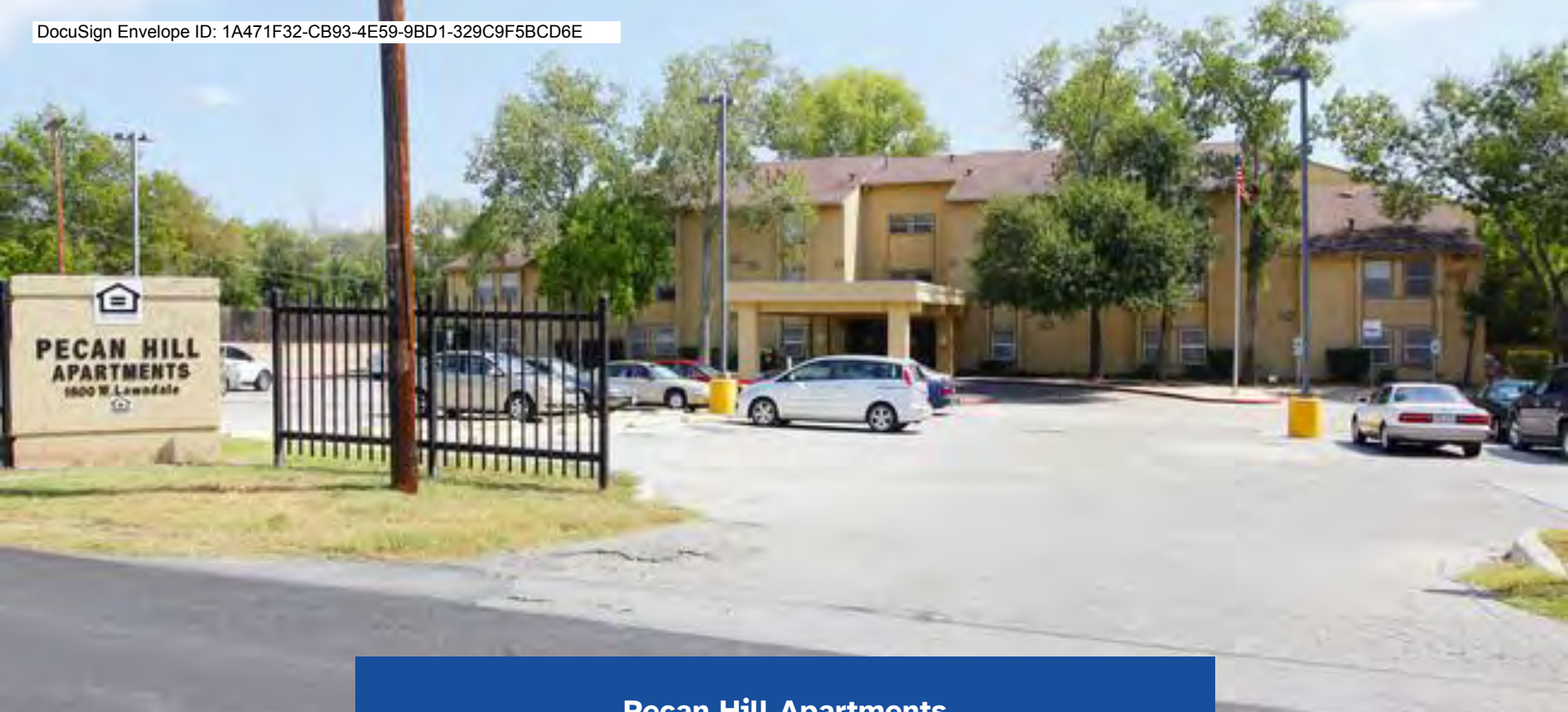
Pecan Hill Apartments
1600 W. Lawndale Drive



Pecan Hill Apartments
1600 W. Lawndale Drive



Pecan Hill Apartments



Pecan Hill Apartments

Pecan Hill Apartments Elevator Modernization

Procurement Process

Procurement Process

Solicitation Process

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

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

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

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

Procurement Process

Financial Impact

The current award recommendation for elevator demolition and rebuild modernization at Pecan Hill Apartments is not expected to exceed an amount of **\$679,075**.

Award includes the following:

- Full elevator demolition and rebuild modernization
- Estimated time for completion is 45 weeks

Questions?

Development Activities Update and Discussion

Brandee Perez, Hector Martinez, Melissa Garza,
Miranda Castro and Susan Ramos-Sossaman

Pre-Construction

Pre-Construction

Project Name	Developer	# Units	Council District	Deal Type	Financing	Board Approval Date	Target Construction Start Date
Alazan Expansion	Opportunity Home	88	D5	Self Developed	MTW/CoSA Bonds	Dec. 2022	Summer 2024
Victoria Commons Townhomes	Catellus Development Corporation	TBD	D1	Private Market	TBD	Sept. 2019	2025
Victoria Commons North Pond	Catellus Development Corporation	110	D1	Tax Credit	4% Tax Credit and Bonds	Oct. 2023	2027
Victoria Commons South Pond	Catellus Development Corporation	TBD	D1	PFC	TBD	Sept. 2019	2028

Alazan Expansion

OVERVIEW



Project Description: The Alazan Expansion is a critical piece to the success of the overall Alazan Masterplan. The new construction will offset units that must be relocated away from the Alazan Courts and provide a phasing plan that aims to ensure no displacement of families from the near-Westside neighborhood during redevelopment.

Deal Type: Self Development

Financing: Housing Bond \$8,227,426 and MTW funds \$20,889,018

Board Approval Date: 12/07/2022

Total Development Cost: \$29,166,144

General Contractor: Unknown

Management Company: Beacon Communities

Alazan Expansion

Unit Information	
# Units	PBV
88	88

Environmental review (ERR) is in the final stage.

Historical designation resulted in a delay.

ERR is needed for disposition application to HUD. Disposition will take between 60 to 90 days to be reviewed and approved.

General Contractor selection process is underway as of **April 2024**.

Awarded CoSA fee waivers

- SAWS Waiver Award Amount \$250,000
- City Waiver Award Amount \$68,055

Anticipated construction start date is scheduled for **August 2024**.

Victoria Commons

Victoria Commons Townhomes



Example

Signed Purchase and Sales Agreement
(PSA) with two builders

First takedown completed in **January 2024**

Second takedown completed in **March 2024**

Catellus is planning to officially introduce the two builders to the community

On-going builder design review by the ARC
(Architectural Review Committee)

Phase 3 takedown expected to be **June 2024**

Victoria Commons Multi-family Status



Preliminary Study

Zoning Site Plan Amendment – approval letter to be issued to specify combined 410 units for the two sites

Preliminary Schematic Design by Alamo Architect

Complete without unit testing fit

Pricing info from GC Q3 2023 with additional update expected next month

Victoria Commons North Pond

Concept Plan - Elevation (North Site)

Multifamily Sites Status



Funding Structure

4% tax credit

Total Units

110

Unit Mix

- 12 units at 30% AMI
- 98 units at 80% AMI

Bond reservation application package will be re-submitted in **April 2024**. With the expectation to be awarded Q4 2024 and the option to have 3-year carry forward through 2027.

Next step is to **reissue RFP** for pricing and financial structure.

Victoria Commons

South Pond

Concept Plan - Elevation (South Site)



Funding Structure

PFC

Total Units

300

Proposed as of February 2024

Unit Mix

- 30 units at 60% AMI
- 120 units at 80% AMI
- 150 units Market Rate

South Pond is estimated to begin construction in 2026.

Bond Inducement

Board Approved Bond Inducement

Project	Location	Total Dev. Cost	Units	Anticipated Partnership Agreement	Bond Issuance Fee
Ingram Square (Issue of bonds only)	5901 Flynn Dr, San Antonio, TX 78228	\$25,000,000	120	N/A	\$170,000
Fields at Somerset	Off of Somerset Rd, Inside IH-35	\$92,679,102	350	January 2025	\$700,000
Augustine @ Palo Alto Phase 1	Near the Southeast Corner of SH 16 and Loop 410	\$81,179,517	348	May 2025	\$550,000
Augustine @ Palo Alto Phase 2	Near the Southeast Corner of SH 16 and Loop 410	\$84,260,546	372	August 2026	\$600,000
Total			1,190		\$2,020,000

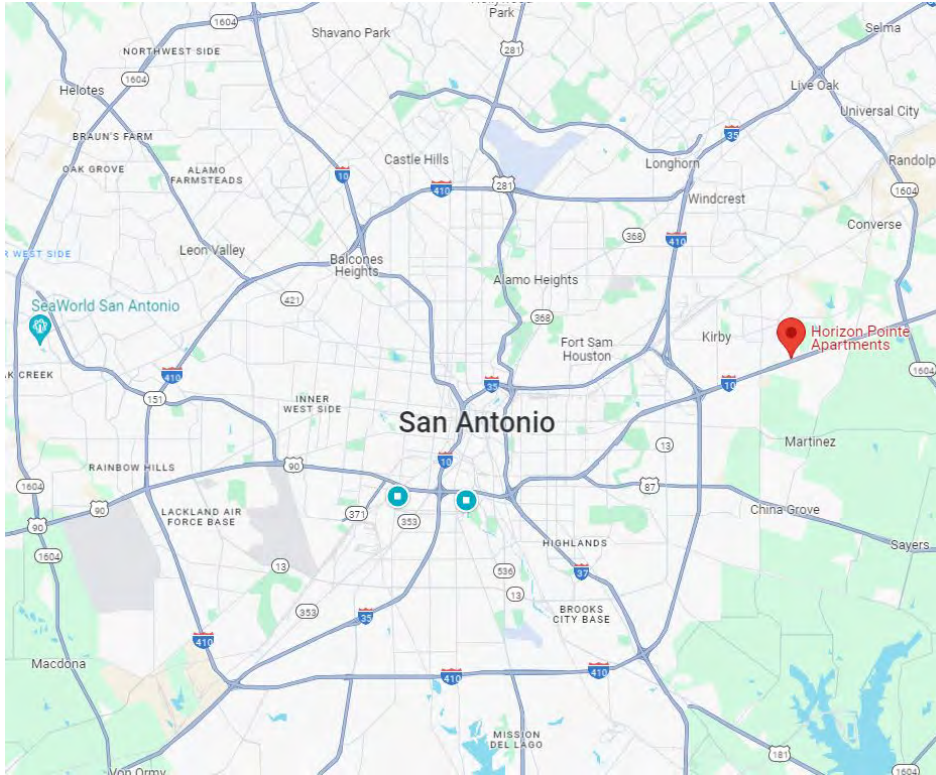
Under Construction

Projects Under Construction

Community	Total Units
Horizon Pointe	312
Josephine	259
Snowden Road	135
The Baltazar (Fiesta Trails)	60
Palo Alto	336
Potranco	360
Vista at Silver Oaks	76
Vista at Reed	70
Westside Reinvestment Initiative (WRI)	25
Total	1,633

Horizon Pointe

OVERVIEW



Project Description

The project is located in Council District 2 within San Antonio ISD, at 2411 Woodlake Parkway, San Antonio, TX 78244.

Deal Type

Tax Credit

Financing

4% Tax Credit and Bonds

Board Approval Date

10/7/2021

Total Development Cost

\$65,639,352

Development Partner

Integrated Realty Group, Inc.

General Contractor

Cadence McShane Construction

Management Company

Alpha-Barnes Real Estate Services



Horizon Pointe

Horizon Pointe

Unit Information				
# Units	30%	40%	50%	70%
312	20	35	106	151

Construction Completion Date

April 2024

Percent Complete

98%

Pre Leased

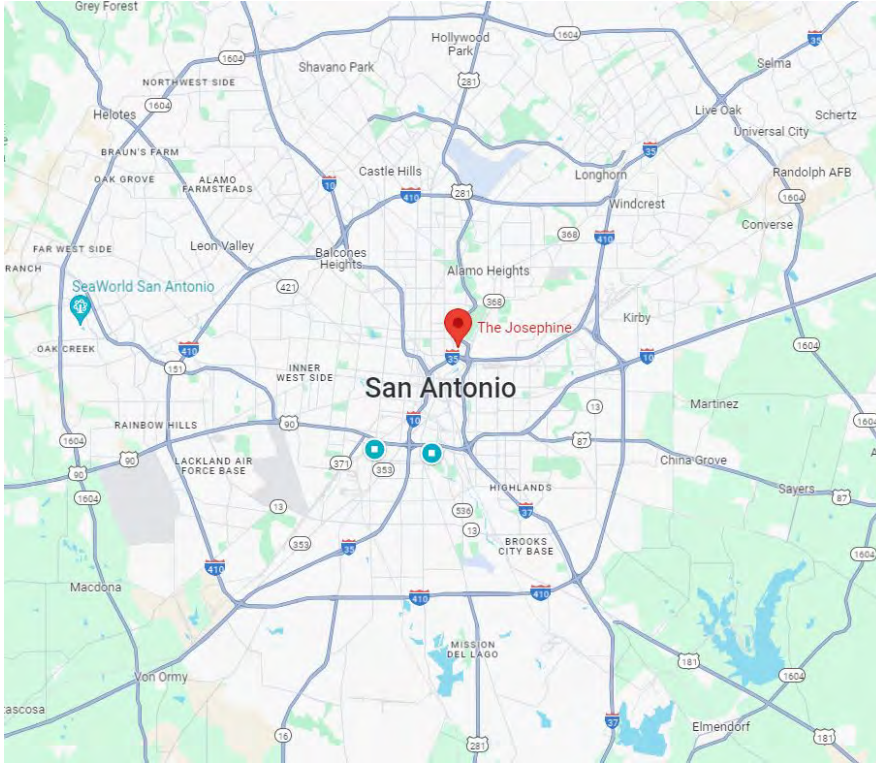
100%

11 of 13 Buildings have Certificates of Occupancy issued

Certificates of Occupancy for final three buildings to be delivered in April 2024

Josephine

OVERVIEW



Project Description

The project is located in Council District 1 within San Antonio ISD. The Project is located at 218 W Josephine St, San Antonio, TX 78212.

Deal Type

PFC

Financing

Conventional Loan

Board Approval Date

8/13/2020

Total Development Cost

\$68,463,888

Development Partner

Lynd Development Partners

General Contractor

Bartlett Cocke Residential

Management Company

The Lynd Company



Josephine

Josephine

Unit Information			
# Units	60%	80%	Market
259	26	104	129

Construction Completion Date

August 2024

Percent Completion

88.54%

Pre Leased

93.54%

Unit finishes in progress

Balcony Railings near complete

Amenities wood trim and other finishes in progress

Aluminum storefront windows are approximately **85% complete**

Unit doors, wood trim and shelving in progress

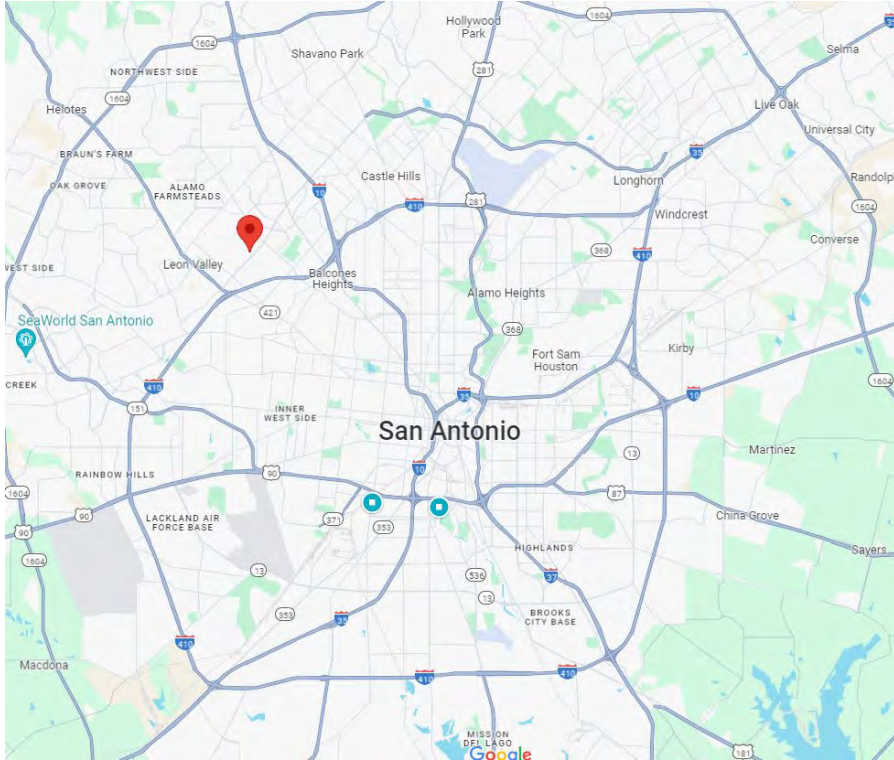
Cabinet installation in progress



Snowden



OVERVIEW



Project Description: The project is located in Council District 7 within Northside ISD, at 7223 Snowden Crest, San Antonio, TX 78240. The land is owned by Opportunity Home.

Deal Type

Self Developed (Tax Credit)

Financing

9% Tax Credits

Board Approval Date

9/7/2022

Total Development Cost

\$34,700,554

Development Partner

Opportunity Home San Antonio

General Contractor

Franklin Construction

Management Company

HomeSpring Residential Services



Snowden Road

Snowden Road

Unit Information				
# Units	Income Based	30%	50%	60%
135	54	14	26	41

Construction Completion Date

September 2024

Percent Complete

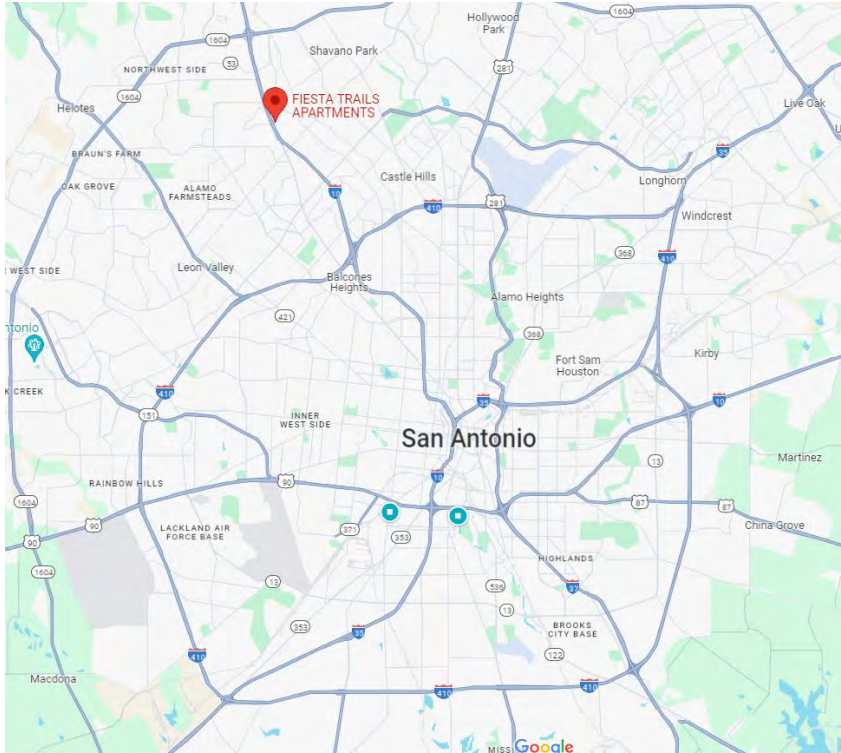
68.38%

The ownership team is encouraging the general contractor Franklin Construction to increase crew sizes to accelerate the construction schedule.

The general contractor has incurred several delays and has been required and compensated for increased labor crews and worked extended hours and weekends. Opportunity Home and Baker Tilly have creatively and diligently worked with Franklin Construction on acceleration schedules in an effort to deliver a quicker completion.

The Baltzar (Fiesta Trails)

OVERVIEW



Project Description

The project is located in Council District 8 within Northside ISD, at 12485 W Interstate 10, San Antonio, Texas 78257.

Deal Type

Tax Credit

Financing

9% Tax Credits

Board Approval Date

3/1/2023

Total Development Cost

\$20,872,241

Development Partner

The NRP Group

General Contractor

NRP Contractors

Management Company

NRP Management



The Baltzar (Fiesta Trails)

The Baltazar (Fiesta Trails)

Unit Information			
# Units	30%	50%	60%
60	6	24	30

Construction Completion Date

December 2024

Percent Complete

47%

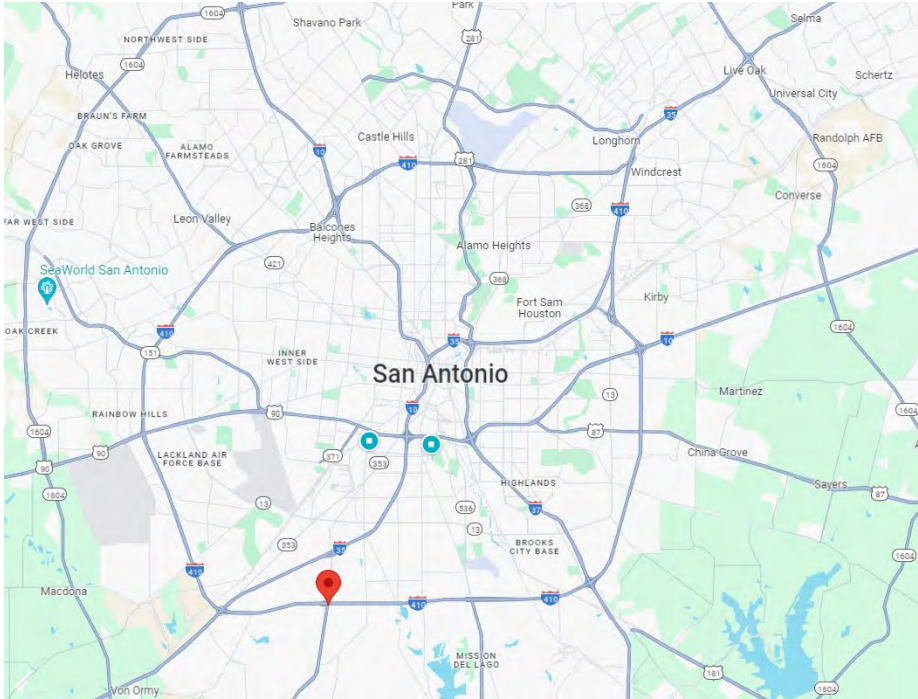
Project hasn't experienced any delays and is currently **on schedule**.

In the next 30 days the following is scheduled to be completed.

- AC ductwork, electrical wiring and plumbing installation, exterior finishes at Clubhouse
- Framing on Buildings 1 and 2
- Sewer inspections and water service tie-in

Palo Alto

OVERVIEW



Project Description

The project is located in Council District 4 within Southwest School District, at 9930 Poteet Jourdanon Fwy, San Antonio, Texas 78224.

Deal Type

Tax Credit

Financing

4% Tax Credit and Bonds

Board Approval Date

4/6/2022

Total Development Cost

\$67,848,057

Development Partner

Streamline

General Contractor

Palo Alto Joint Venture

Management Company

Barnes Real Estate Services, LLC



Palo Alto

Palo Alto

Unit Information					
# Units	30%	40%	50%	60%	70%
336	16	16	32	244	28

Construction Completion Date

December 2024

Percent Complete

50%

Clubhouse to be completed in **May 2024**

Framing is **100% complete** and roofed on all 11 buildings

7 of 11 residential buildings in various stages of fire sprinkler piping, AC ductwork, electrical wiring, and plumbing installations

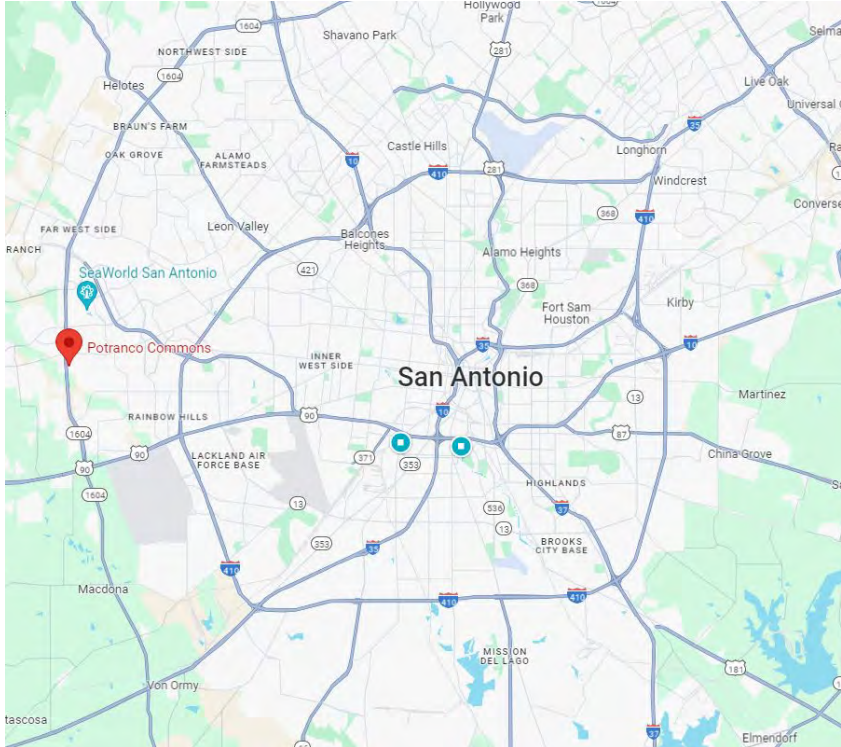
Window shortage caused some initial delays



Potrancı



OVERVIEW



Project Description

The project is located in Council District 4 within Northside ISD, at 202 W Loop 1604 S, San Antonio, TX 78245.

Deal Type

PFC

Financing

Conventional Loan

Board Approval Date

12/3/2020

Total Development Cost

\$67,914,812

Development Partner

Lynd Development Partners

General Contractor

Hasen Design Build and Development

Management Company

The Lynd Company



78243
Bexar County

Potranco

Potrancı

Unit Information			
# Units	60%	80%	Market
360	36	144	180

Construction Completion Date

December 2024

Percent Complete

68%

Pre Lease

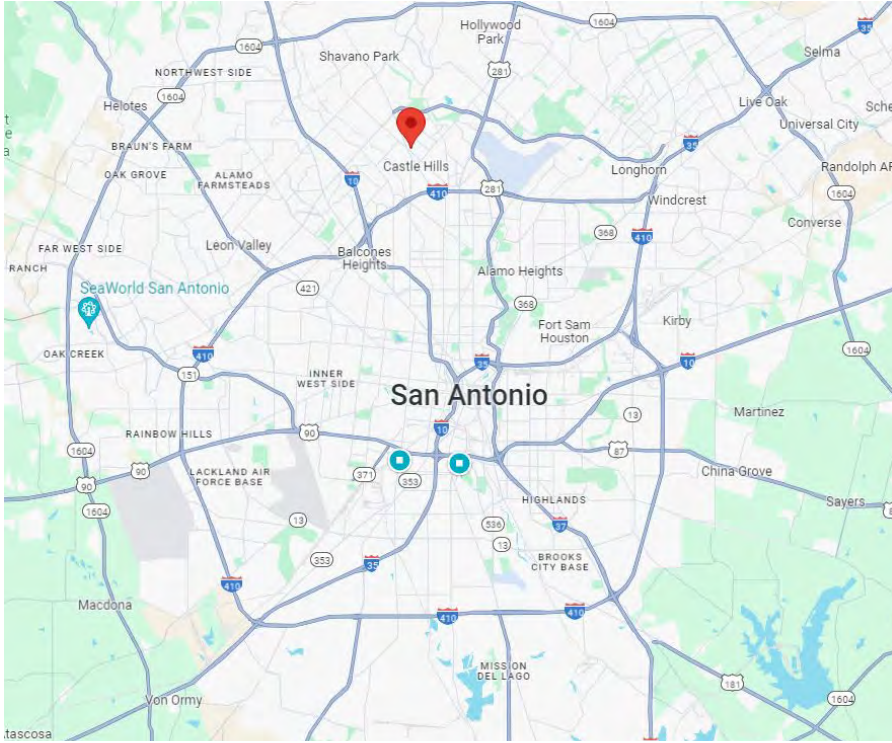
72.58%

Total of 16 Buildings

- 2 Buildings have received their Certificate of Occupancy and Management has started leasing units.
- 2 Buildings are at punch-out, pending COSA inspections for Temporary Certificate of Occupancy.
- 5 Buildings are approximately 80% complete.
- 4 Buildings are at approximately 50% complete
- 3 Buildings are approximately 35% complete
- Project was originally scheduled to be completed in summer of 2023, but due to transformer delays, staffing issues, legal issues with a sub-contractor the project has incurred several lengthy delays

Vista at Silver Oaks

OVERVIEW



Project Description

The project is located in Council District 9 within North East ISD at 11210 Brazil Drive, San Antonio, Texas 78213

Deal Type

Tax Credit

Financing

9% Tax Credits

Board Approval Date

4/3/2023

Total Development Cost

\$28,147,350

Development Partner

Atlantic Pacific Companies

General Contractor

Atlantic Pacific Community Builders

Management Company

Atlantic Pacific Management Companies



Vista at Silver Oaks

Vista at Silver Oaks

Unit Information			
# Units	30%	50%	60%
76	8	23	45

Construction Completion Date

January 2025

Percent Complete

30%

Buildings #1-3

Framed up to the 2nd floors.

Building #4

Sheathing the 2nd floor walls (partial roof trusses installed). Plumbers working on rough in work throughout the 1st floor of building #4.

Building #5

Installed roof decking.

Building #6

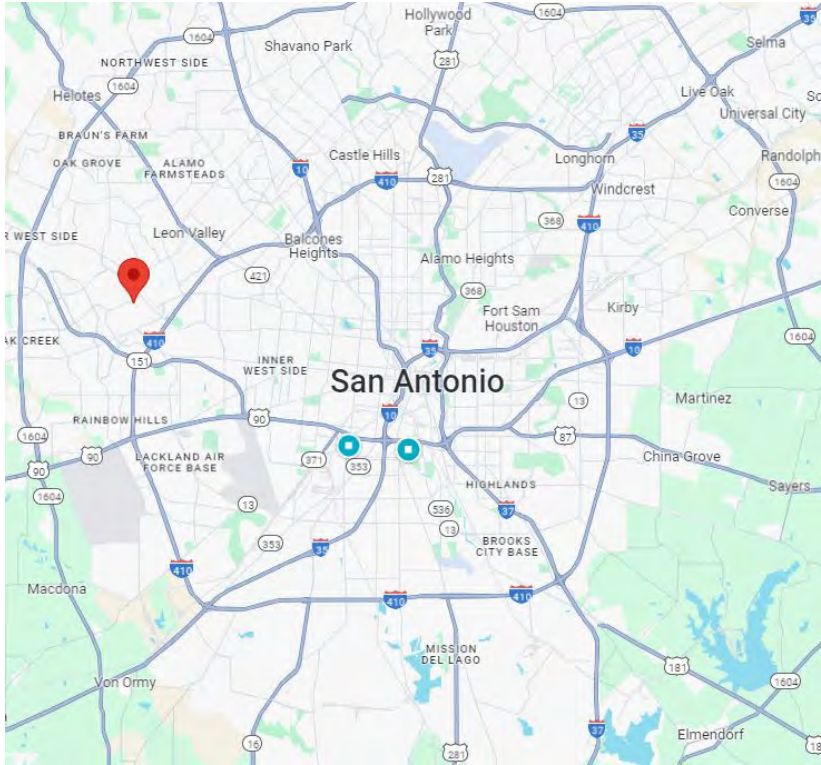
2nd floor framing complete.

Building #7

Framing and Deck complete up to 2nd floor.

Vista at Reed

OVERVIEW



Project Description: The project is located in Council District 6 within Northside ISD, at 8327 Reed Road, San Antonio, Texas 78251.

Deal Type: Tax Credit

Financing: 9% Tax Credits

Board Approval Date: 12/6/2023

Total Development Cost: \$22,000,428

Development Partner:
Atlantic Pacific Companies

General Contractor:
Atlantic Pacific Community Builders

Management Company:
Atlantic Pacific Community Management



Vista at Reed

Vista at Reed

Unit Information				
# Units	20%	30%	50%	60%
70	2	5	19	44

Construction Completion Date

March 2025

Percent Complete

15%

General Sitework and Utilities

Site clearing is completed

Site stormwater runoff mitigation is installed

Site entrance has been installed

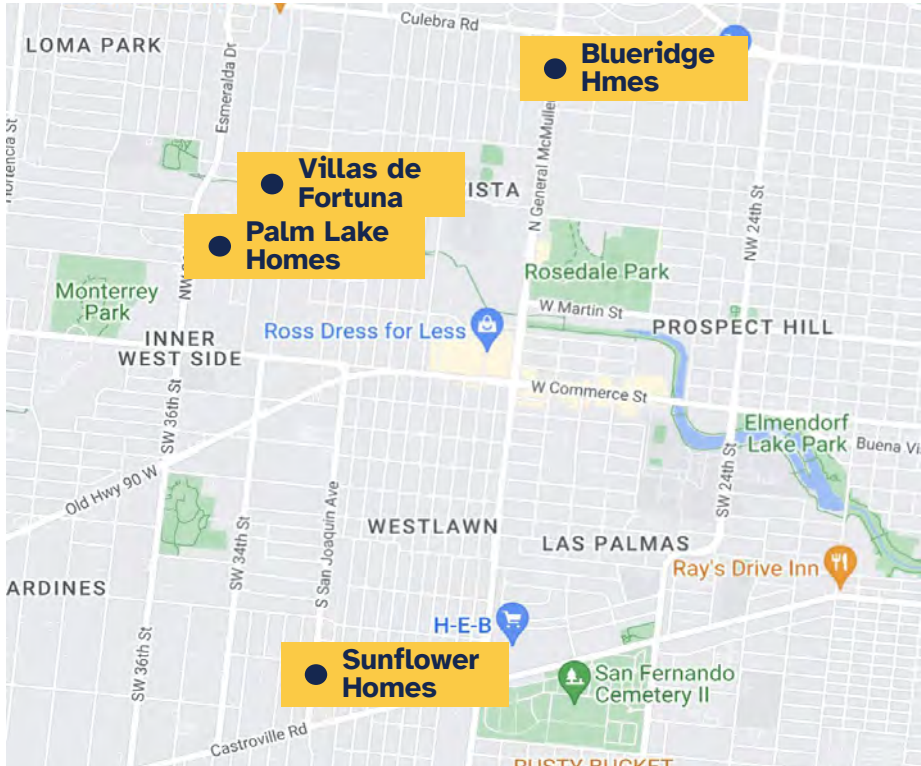
Construction fence has been installed

All building pads ready for underground plumbing

Drive areas largely complete to rough grade

Westside Reinvestment Initiative

OVERVIEW



Project Description

The project is located in Council District 5 within San Antonio ISD on Opportunity Home San Antonio owned land. Currently 25 homes are planned to be developed over a series of phases, with the first 5 homes nearing completion.

Deal Type

Self-Developed

Financing

Hope VI/Sale Proceeds/CoSA Bonds

Board Approval Date

7/2/2020

Total Development Cost

\$4,775,795

General Contractor

Brizo Construction, LLC.



Westside Reinvestment Initiative (WRI)

Westside Reinvestment Initiative (WRI)

Unit Information		
# Units	60%	80%
25	5	20

Estimated Construction Completion Date:

February 2026

Phase I (9 Homes)

- **Percent Complete:** 90% for first 5 homes; 15% for remaining 4 homes

Phase II (7 Homes)

- **Percent Complete:** 0%

Phase III (9 Homes)

- **Percent Complete:** 0%

Construction completion for the Phase I, first 5 homes, is scheduled for **April 2024**. The remaining 4 homes will be completed in **September 2024**.

Completed homes will be listed and offers will be reviewed by our broker. Opportunity Home staff will be responsible for selecting homebuyers.

Phase II will include the development of 7 homes in the Palm Lake subdivision, estimated to be completed by **Oct. 2024**.

Phase III 9 homes will be located in the Sunflower subdivision and estimated completion date of **Aug. 2025**.

Homes are constructed to meet BSAG level 2 requirements.

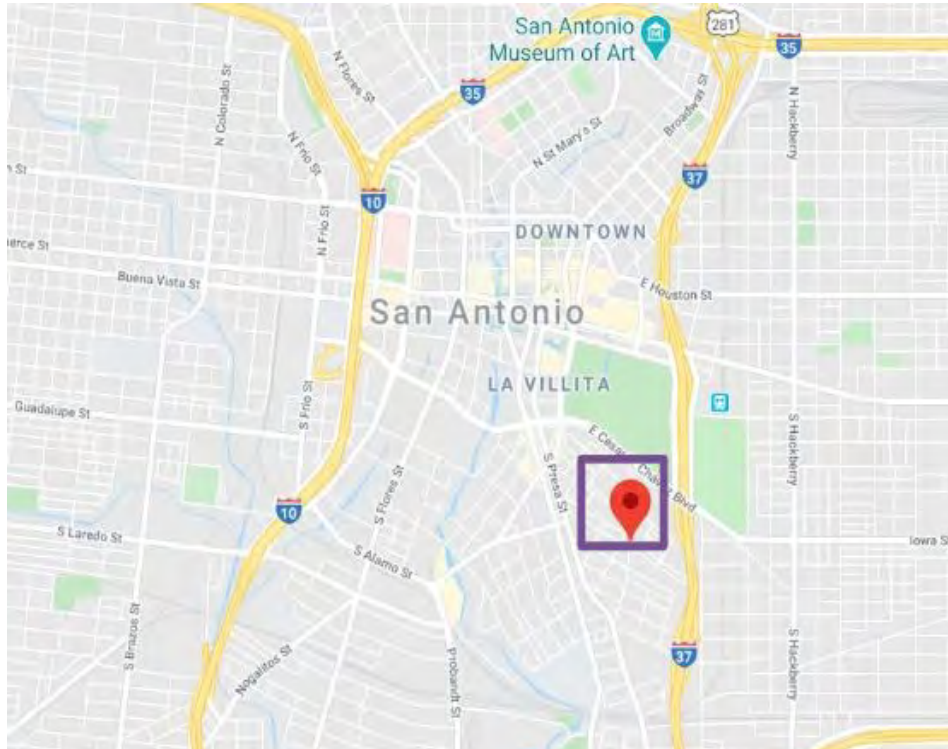
Project Stabilization

Projects in Stabilization

COMMUNITY	TOTAL UNITS
100 Labor	213
Frontera Crossing (Watson)	348
Seven07 Lofts (Copernicus)	318
Bristol at Somerset	348
Total Units:	1,227

100 Labor

OVERVIEW



Project Description

The project is located in Council District 1 at 110 and 111 Labor Street within San Antonio ISD. The land is owned by Opportunity Home, which will be ground leased to Opportunity Home 100 Labor Street, LLC and managed by Franklin.

Ownership: Beacon Communities

Financing: HUD 221 (d) (4)

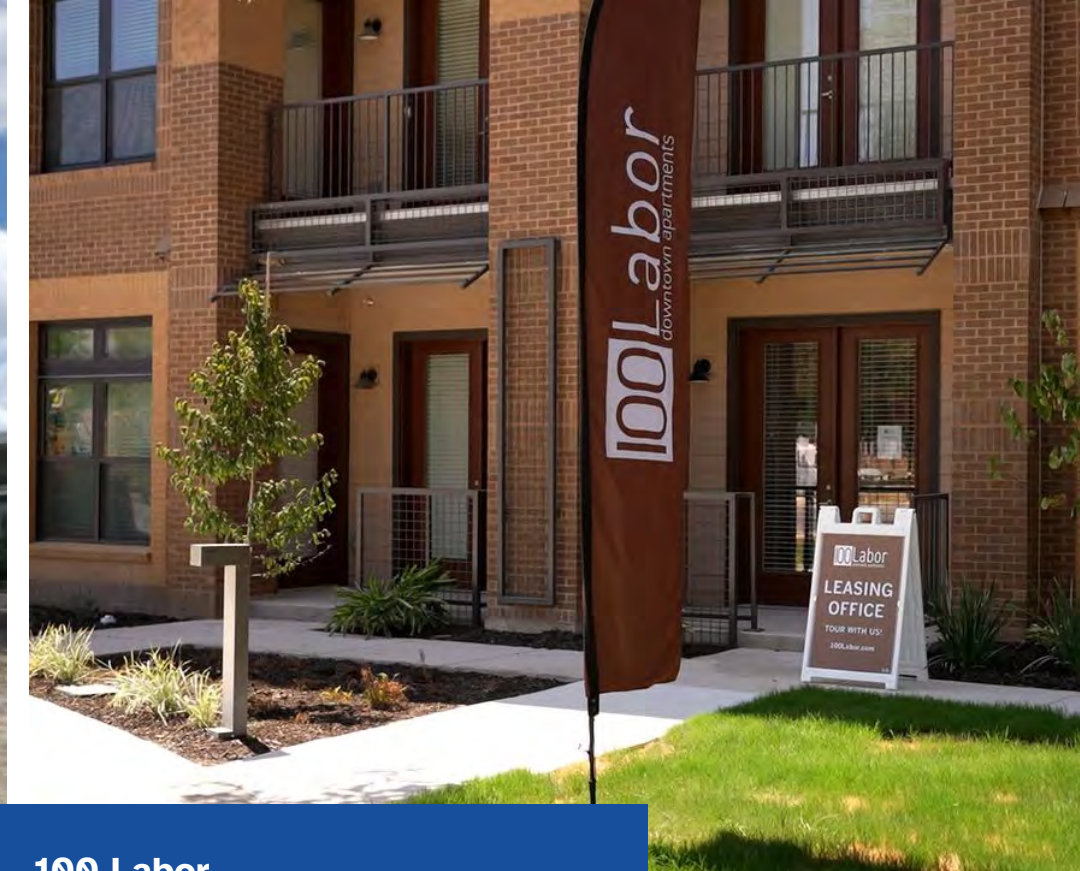
Board Approval Date: 6/04/2020

Total Development Cost: \$52,438,321

Development Partner: Franklin Development

General Contractor: Franklin Construction

Management Company: Franklin Management



100 Labor

100 Labor

Unit Information		
# Units	PBRA	Market
213	44	169

Construction Completion Date: 4/30/2024

Percent Complete: 100%

Stabilization: March 2025

Current Occupancy: 17.40%

Pre Leased: 30%

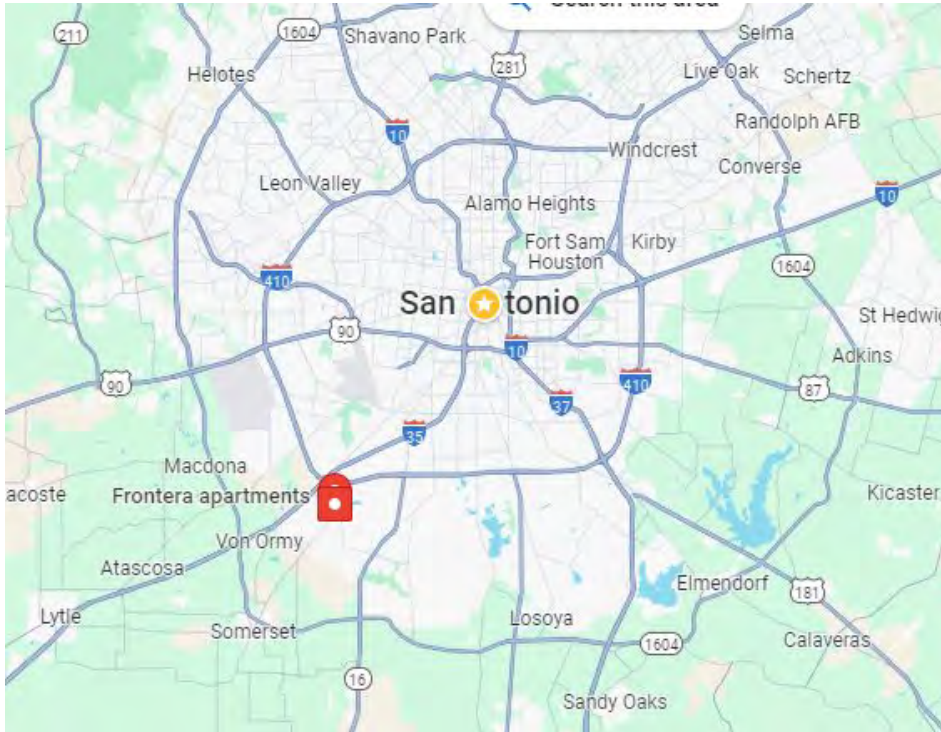
The project is Substantially Complete (100% finished) with the general contractor completing the remaining punch-list items.

These last items should be completed by late April 2024.

Two items deemed “safety and security” elements (perimeter fence at Building 4’s parking lot, and an automatic gate at the parking garage entry) will be installed after the project is closed-out.

Frntera Crossing (Watson)

OVERVIEW



Project Description

The project is located in Council District 4 at 13139 Watson Road, Von Ormy, Texas 78073 within Southwest ISD.

Deal Type

Tax Credit

Financing

4% Tax Credit and Bonds

Board Approval Date

4/1/2021

Total Development Cost

\$60,567,278

Development Partner

The NRP Group

General Contractor

NRP Contractors

Management Company

NRP Management



Frontera Crossing (Watson)

Frntera Crossing (Watson)

Unit Information				
# Units	40%	50%	60%	70%
348	18	18	294	18

Construction Completion Date: 4/18/2023

Percent Complete: 100%

Stabilization: August 2024

Current Occupancy: 91.38%

Pre Leased: 94.67%

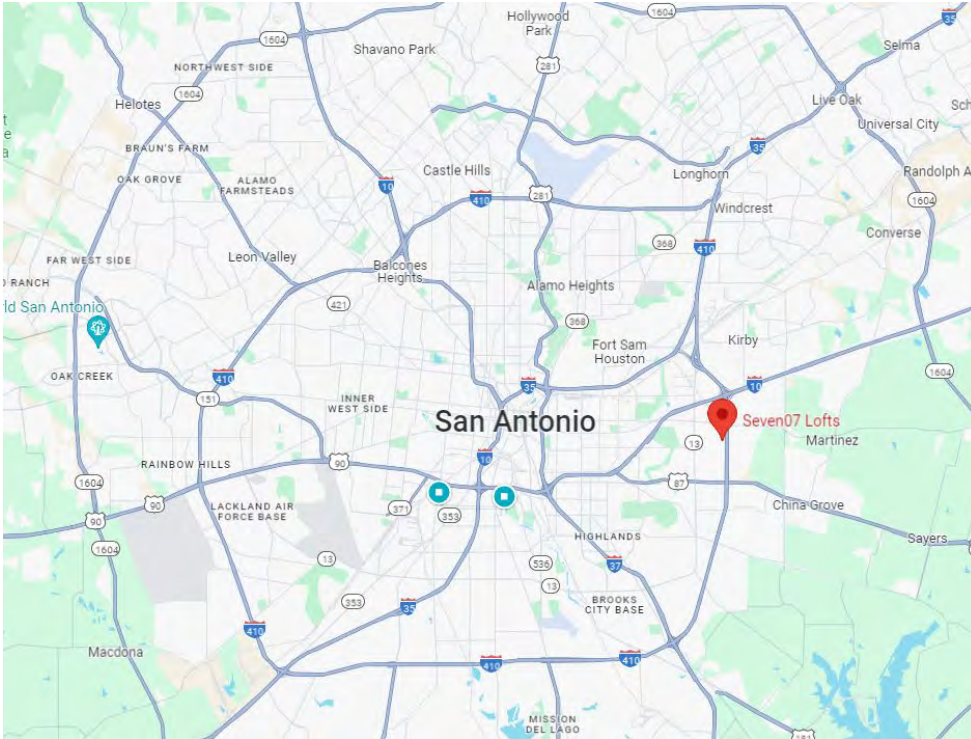
Update:

This project received its Certification of Occupancy May 2023.

The lease up has been a success; staff believes that stabilization of the asset to permanent debt will be completed by August 2024.

Seven07 Lofts (Copernicus)

OVERVIEW



Project Description

The project is located in Council District 2 at 707 SE Loop 410 Acc. Rd, San Antonio, TX 78220 within San Antonio ISD.

Deal Type

Tax Credit

Financing

4% Tax Credit and Bonds

Board Approval Date

4/1/2021

Total Development Cost

\$55,389,378

Development Partner

The NRP Group

General Contractor

NRP Contractors

Management Company

NRP Management



Seven07 Lofts (Copernicus)

Seven07 Lofts (Copernicus)

Unit Information				
# Units	40%	50%	60%	70%
318	17	17	267	17

Construction Completion Date: 4/28/2023

Percent Complete: 100%

Stabilization: July 2024

Current Occupancy: 94.34%

Pre Leased: 96.86%

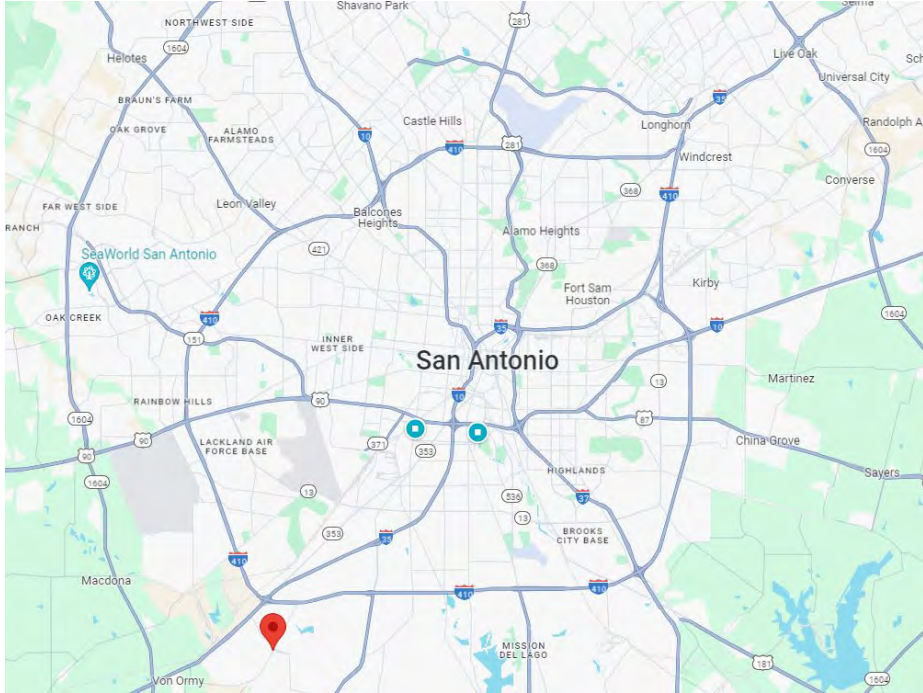
Update:

This project is expected to have Certificate of Occupancy issued at the end of April.

The lease up has been a success; staff believes that stabilization of the asset to permanent debt will be completed by July 2024.

Bristol at Somerset

OVERVIEW



Project Description: The project is located in Council District 4 within Southwest ISD, at 12955 Fischer Rd, Von Ormy, TX 78073.

Deal Type: Tax Credit

Financing: 4% Tax Credit and Bonds

Board Approval Date: 5/6/2021

Total Development Cost: \$63,331,807

Development Partner:

Louis Poppoon Development Consulting, LTD

General Contractor: Galaxy Builder, Ltd

Management Company:

HomeSpring Residential Services



Bristol at Somerset

Bristol at Somerset

Unit Information	
# Units	60%
348	348

Construction Completion Date: February 2024

Percent Complete: 100%

Stabilization: June 2024

Current Occupancy: 97.57%

Pre Leased: 100%

All 15 Buildings have Certificates of Occupancy issued

Lease up went very well

Staff expects to stabilize the asset to permanent debt in **June 2024**

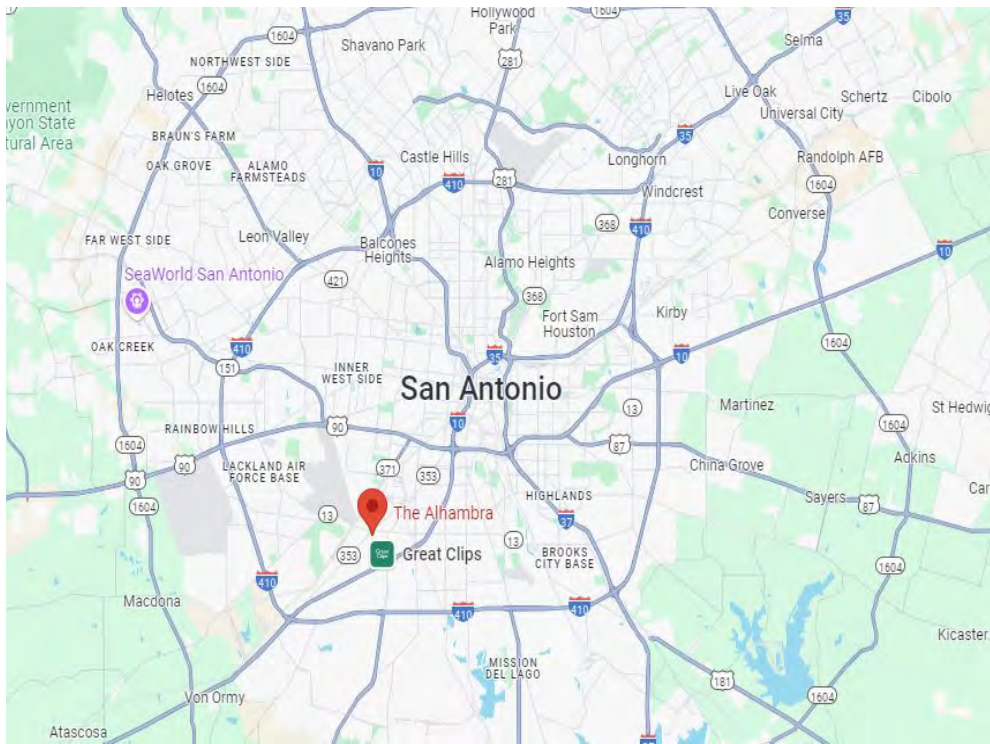
Upcoming Property Transitions

Upcoming Property Transitions

Community	Property Management	Estimated Transition Date
Alhambra	Beacon Communities	June 2024
San Juan Square I	Beacon Communities	June 2024
Artisan at Mission Creek	Franklin Management	December 2024
Elan Gardens	HomeSpring	December 2024

Alhambra

OVERVIEW



Project Type

9% tax credit

Total Units: 140

14 Public Housing Units

126 at 60% AMI

Update

The property is performing well based on KPIs of rent collections, occupancy and aged payables. Staff is recommending purchasing the property at the 15 year transition. Target date of transition is June 2024.

This property has been managed by Beacon Management since June 2021.

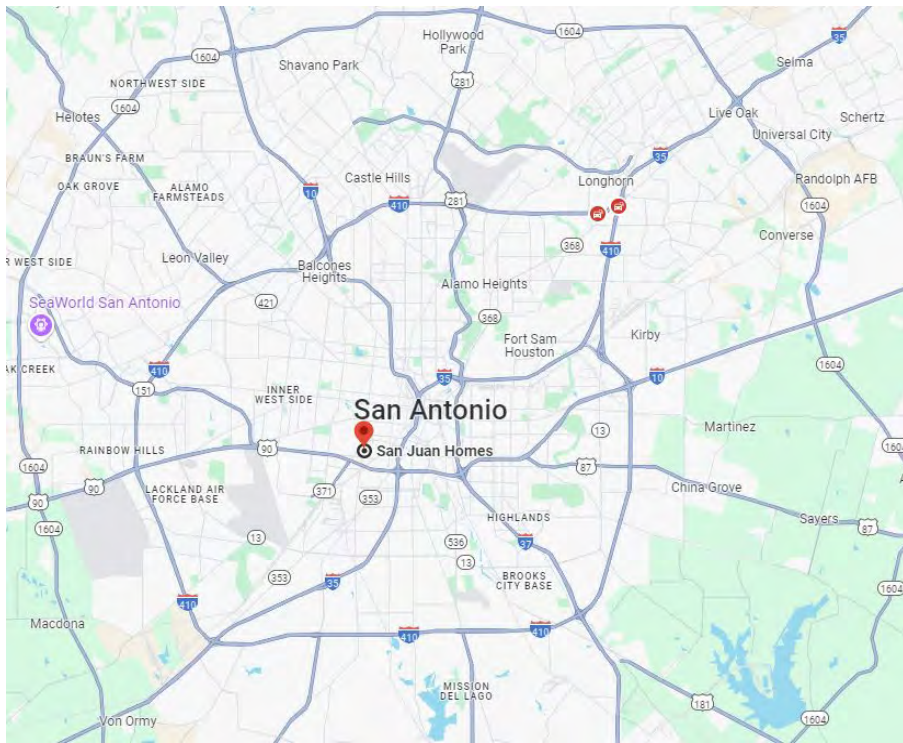
As of February 2024 the occupancy was **95.71%**



Alhambra

San Juan Square I

OVERVIEW



Project Type

9% tax credit

Total Units: 143

46 Public Housing Units

91 at 60% AMI

6 Market Rate Units

Update

The property is performing well based on KPIs of rent collections, occupancy and aged payables. Staff is recommending purchasing the property at the 15 year transition. Target date of transition is June 2024. This property has been managed by Beacon Management since June of 2021.

As of February 2024 the occupancy was

90.91%



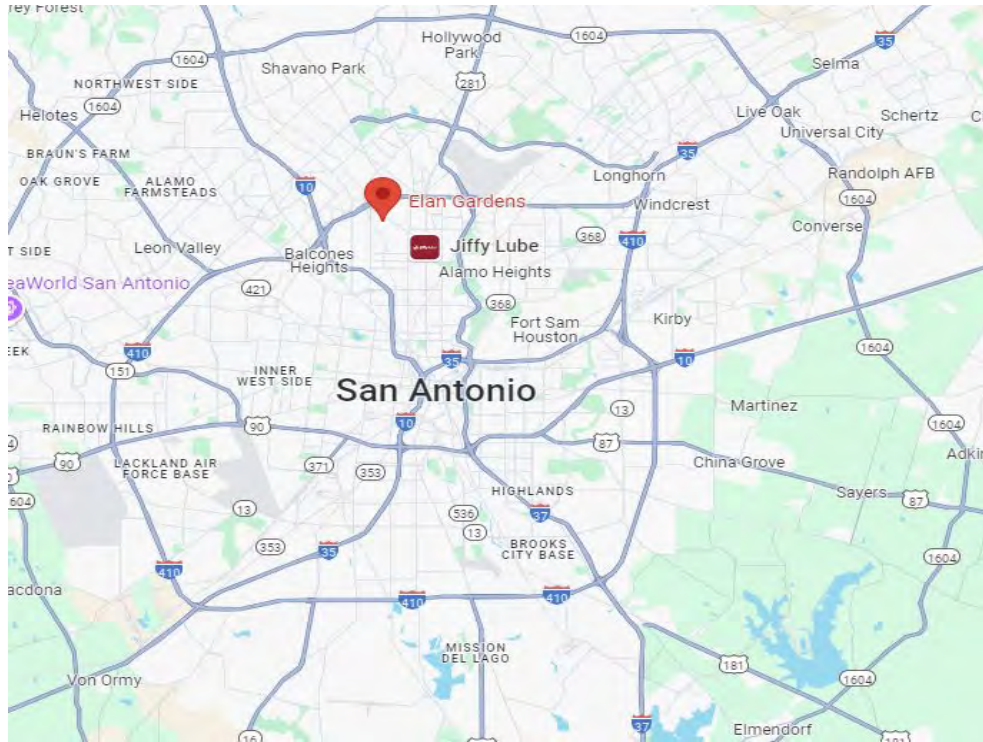
San Juan Square I



Elan Gardens



OVERVIEW



Project Type: 4% tax credit

Total Number of Units
228

228 at 60% AMI

Update:

The property is performing well based on KPIs of rent collections, occupancy and aged payables. Staff is recommending acquiring the property, target date of acquisition and transition to Beacon Management is on or before December 2024.

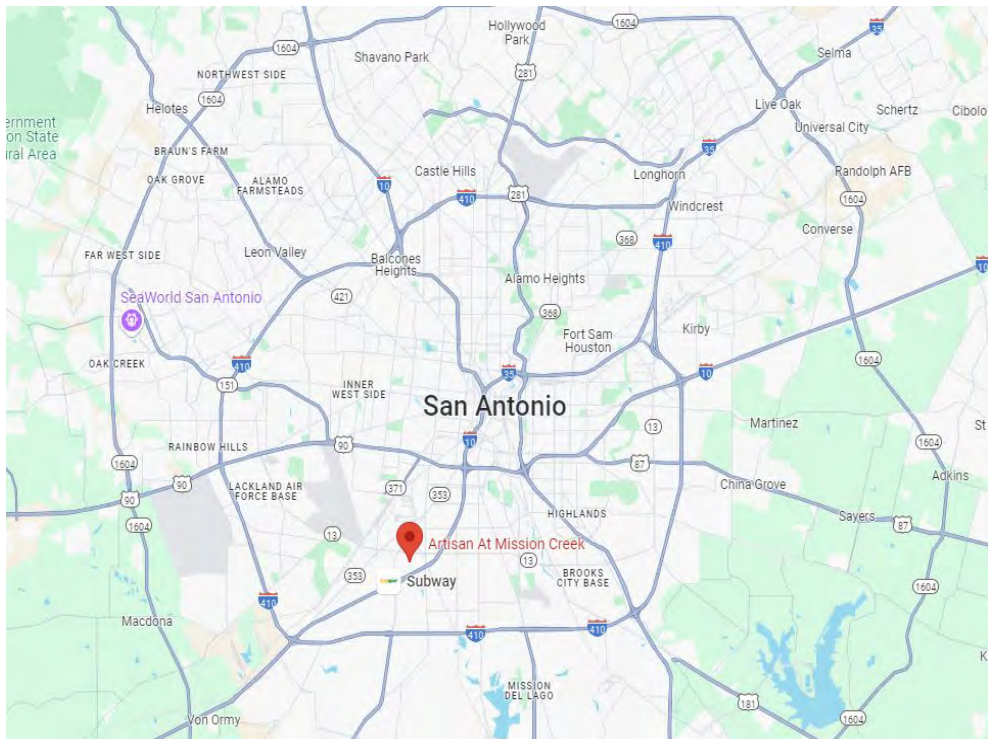
As of February 2024 the occupancy was **95.61%**.



Elan Gardens

Artisan at Mission Creek

OVERVIEW



Project Type: 4% Tax Credit

Total Number of Units
252

252 at 60% AMI

Update:

The property is performing well based on KPIs of rent collections, occupancy and aged payables. Staff is recommending acquiring the property, target date of acquisition and transition to Beacon Management is on or before December 2024.

As of February 2024 the occupancy was **89.29%**.



Artisan at Mission Creek Apartments

Housing Bond Projects

Project	Award Amount	Executed Contract	Scope of Work
Alazan Expansion	\$8.2M	✓	New Construction
Cottage Creek	\$1.7M	✓	HVAC Replacement
Midcrown	\$2.5M	✗	Substantial Rehab
Pecan Hill	\$436k	✓	Elevator modernization
The Ravello	\$2.5M	✓	Substantial Rehab
Victoria Plaza	\$2.5M	✓	Roof Replacement
Woodhill	\$6.7M	✓	Substantial Rehab
WRI	\$1.01M	✗	New Single Family Homes

Cottage Creek

OVERVIEW



Funds Awarded: \$1,733,659

Total Number of Units: 449

- 268 Income Based
- 181 Market

Project Completion Date:

December 2024

- **Percent Complete:** 15%

Underwriting: Pending completion

Pending Items



Pending Items

The solicitation for the replacement of condensing units closed on March 26th and the responses are under review.

A scope of work is being finalized for the playground updates.

85% of exterior light fixtures have been upgraded with LED bulbs.

Asphalt repair and replacement, wheel stops, and ADA compliant built-up curbs will be the last task items to be completed to ensure that construction work doesn't impact the final product.

Completed Items



Completed Items

The existing chain link fence was replaced with a wood privacy fence.

Sidewalk repairs were completed during last year's REAC preparation.

100% of the damaged building gutters have been repaired / replaced.



Midcrown



OVERVIEW



Funds Awarded: \$5,000,000

- \$2.5M - CoSA bonds
- \$2.5M - MTW funds

Total Number of Units: 196

- 39 - Public Housing
- 157 - 60% AMI

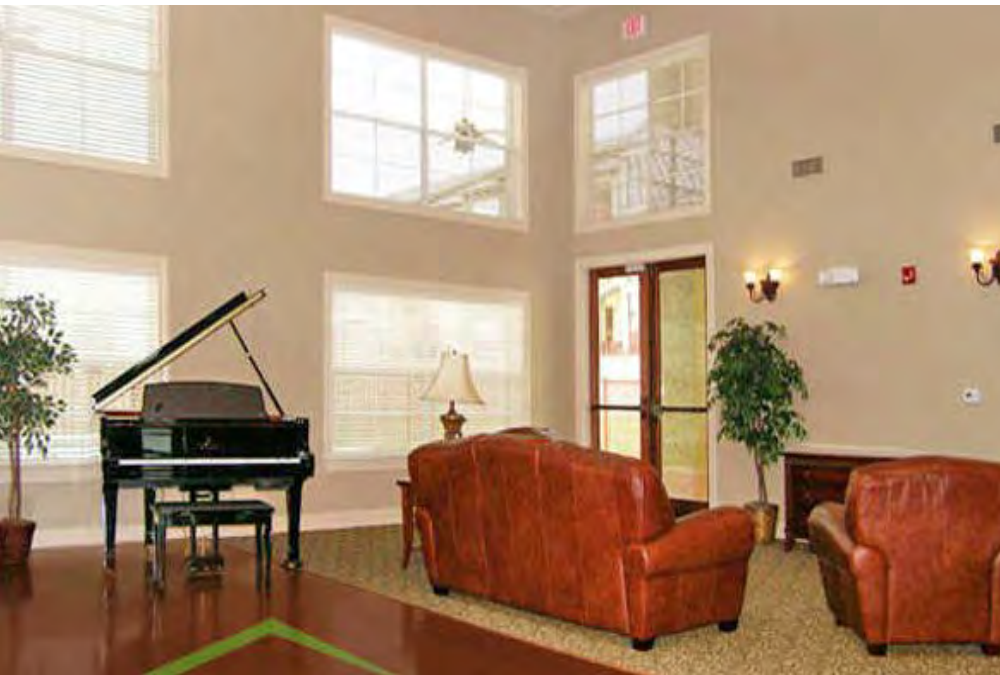
Project Completion Date:

Estimated completion of October 2025

- **Percent Complete:** 0%

Underwriting: Pending completion

Pending Items



Pending Items

Exterior upgrades include perimeter fencing, balcony railings, stair handrails, replacement and painting of trim, roof replacement, gutters, exterior lighting, and seal and restripe all parking lots.

Interior unit upgrades include fixtures, carpet replacement with LVT, new energy star appliances, hot water heaters, HVAC, replace door handles with levers, painting of walls and ceilings, install grab bars in tubs, showers, and water closets, and install new fans in corridors.

Pecan Hill

OVERVIEW



Funds Awarded: \$436,250

Total Number of Units: 100

- All units are Income Based

Project Completion Date:

Estimated completion of April 2025

- **Percent Complete:** 0%

Underwriting: Pending completion

Pending Items



Elevator Modernization

OTIS is under contact for the elevator and elevator shaft complete rebuild.

A structural assessment was performed on the elevator shaft (room) and the engineer recommended that it be demoed and rebuilt. A revised bid was received the first week of April 2024, and the item is pending Board approval.

The Ravello

Overview



Funds Awarded

\$5,000,000

- **\$2.5M** - CoSA bonds
- **\$2.5M** - MTW funds

Total Number of Units

252

All units are **60%** AMI

Project Completion Date

Estimated completion of October 2025

0% Percent Complete

Underwriting

Pending completion

Pending Items



Exterior upgrades include perimeter fencing, balcony railings, stair handrails, replacement and painting of trim, doors on fire riser rooms, and seal and restripe all parking lots.

Interior unit upgrades include fixtures, carpet replacement with LVT, new energy star appliances, hot water heaters, HVAC, replace door handles with levers, painting of walls and ceilings, and install video door peeps.

Public area upgrades include renovating existing elevators and pool equipment.

Victoria Plaza

Overview



Funds Awarded

\$2,500,000

Total Number of Units

185 Public Housing Units

Start Date

April 2024; pending CoSA building permits

Project Completion Date

November 2024

0% Percent Complete

Underwriting

Pending completion

Pending Items



Scope of work includes **100% roof replacement** with a new insulated roof system, installation of a new photovoltaic **solar panel system**, **new original-color gutters** and downspouts, **power washing** of the entire structure, select structural crack repairs and rain cisterns to collect rain runoff for future irrigation



Woodhill



Overview



Funds Awarded

\$6,774,078

Total Number of Units

532

426 at **80%** AMI

53 Income Based

53 Market Rent

Project Completion Date

May 2025

8% Percent Complete

Underwriting

Pending completion

Pending Items



The **replacement of aluminum windows, sliding glass doors, and building siding** will commence once the structural assessment and construction drawings are completed.

A scope of work is being created for the **exterior unit enclosures**.

Asphalt repair and replacement will be the last task item to be completed to ensure that construction work doesn't impact the final product.

Completed Items



Replacement of **520 linear feet** of privacy perimeter fencing was completed in July 2023

Repairs to damaged ramps and exterior railings were addressed as they were discovered during property walks and program inspections.

Questions?

SMWBE + Section 3 Update

Muriel Rhoder
Chief Administrative Officer

George M. Ayala
Director of Procurement

SWMBE and Section 3

SWMBE

Small, Women-Owned, and
Minority Business Enterprises

SWMBE refers to independently owned and operated small businesses that are **at least 51% owned**, controlled, and actively managed by **women or individuals from minority groups**.

These businesses play a crucial role in promoting diversity, innovation and economic growth within the marketplace.

Through certification programs and policies, SWMBEs are provided with increased opportunities for business development and access to government contracts and other resources to support their growth.

Section 3

Purpose of Section 3

HUD's Section 3 program ensures that federal financial assistance for housing and community development programs creates **employment and economic opportunities for low-income individuals, particularly those receiving government housing assistance.**

The program requires recipients of certain HUD financial assistance to provide job training, employment, and contract opportunities to residents in their neighborhoods.

The program aims to foster local economic development, neighborhood improvement, and individual self-sufficiency.

SWMBE

Disparity Study

Keen Independent Research LLC

conducted a disparity study for Opportunity Home to analyze whether there are disparities in the utilization of minority- and woman-owned firms in Opportunity Home contracts as well as to examine conditions in the local marketplace for minority-, woman-, veteran-, disabled individual- and LGBT-owned businesses.

What was covered?

- The 2022 Disparity Study started in May 2022 and concluded with submission of a draft report in December 2022.
- Analyzed 2,119 contracts/subcontracts awarded from FY 2017 through FY 2021.
- Public input. Availability survey reached 4,000 businesses and more than 185 businesses were contacted for in-depth interviews.
- Survey showed race and gender disparities
 - Difficulties in the marketplace
 - Barriers to learning about work
 - Barriers to access to capital and bonding
 - Other barriers to obtaining and performing public sector work

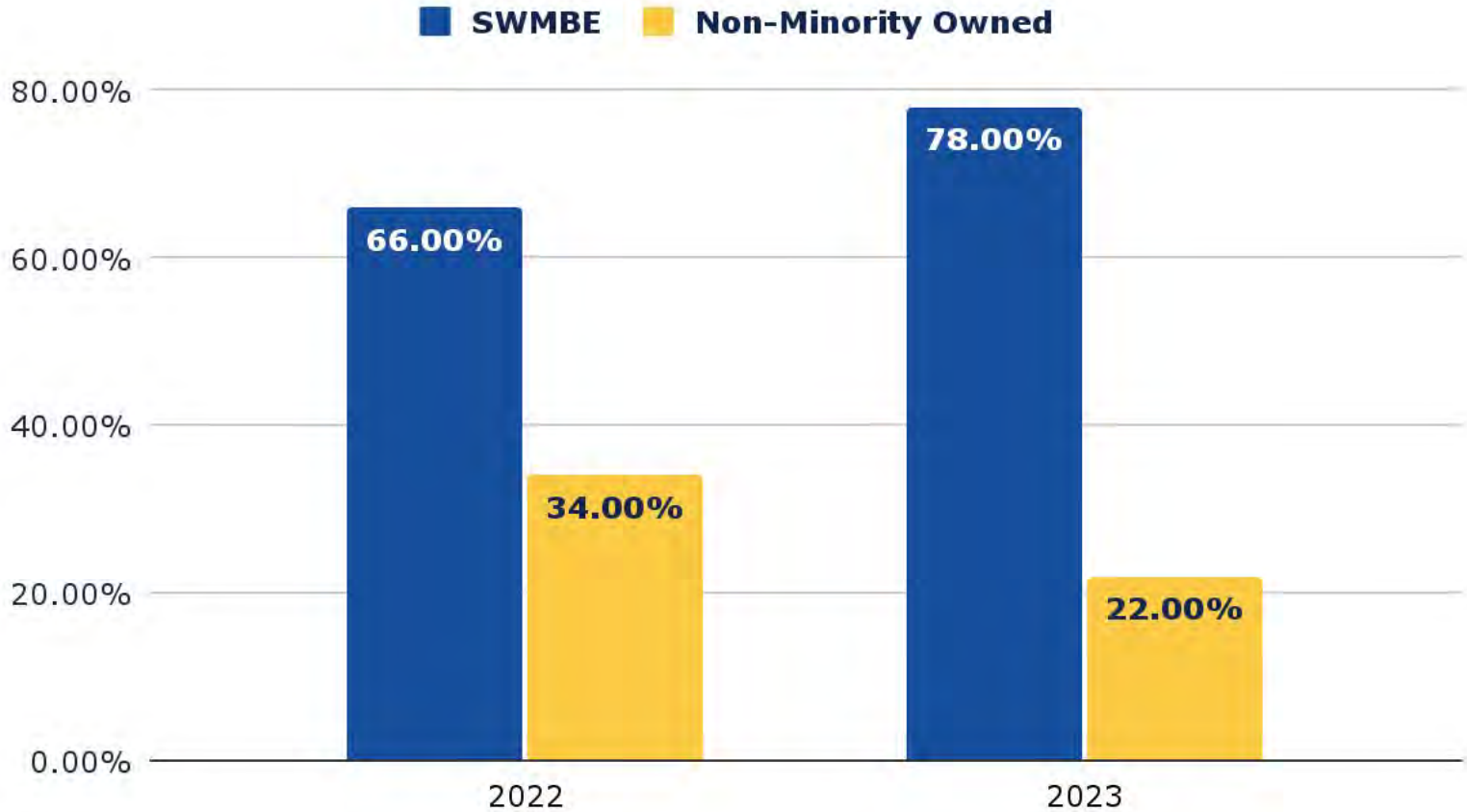
Contracts Managed by Opportunity Home

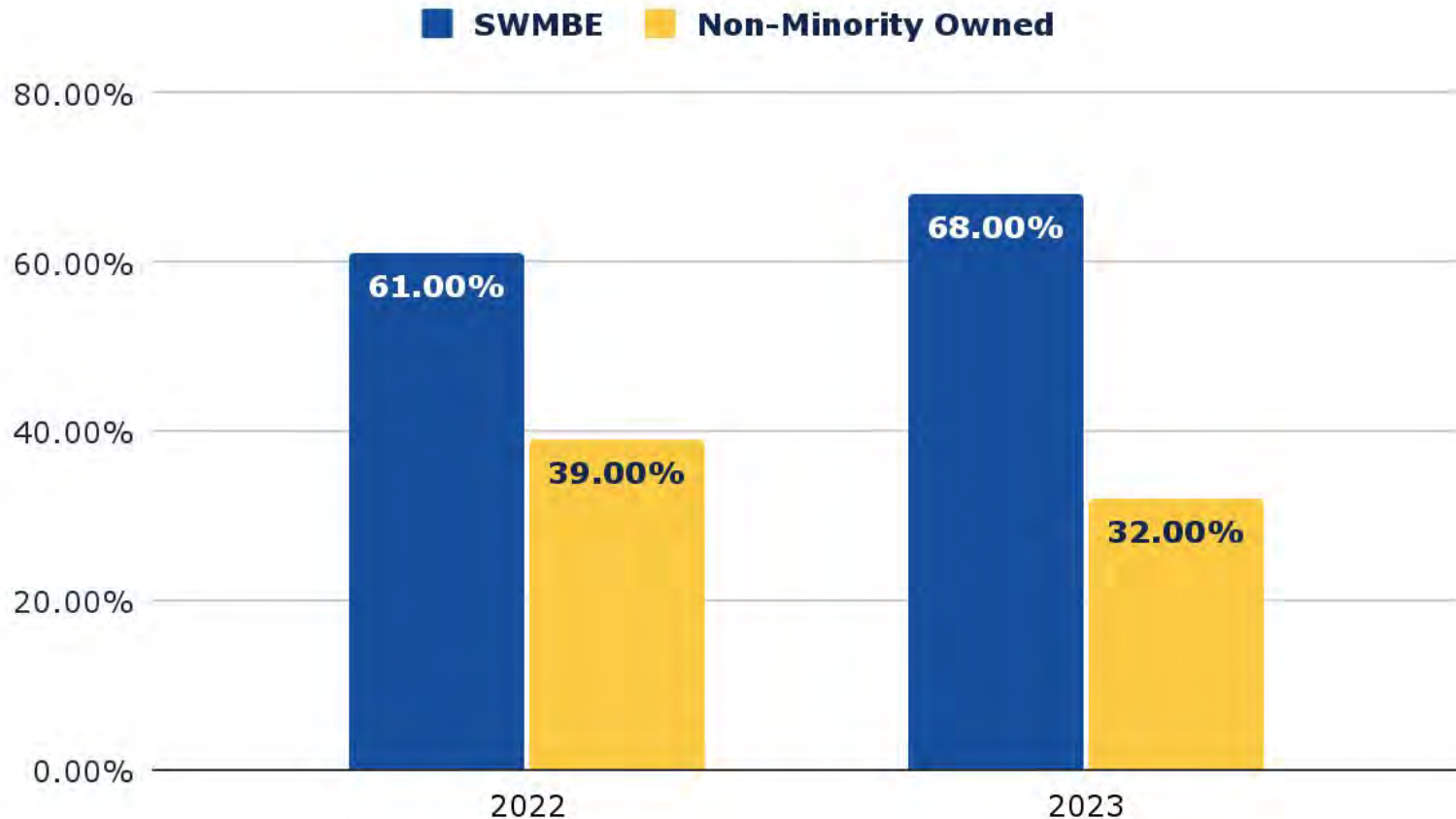
FY2017 – FY2021

	Utilization	Availability
African American-owned	0.68	4.45%
Asian-Pacific American-owned	1.95%	0.03
Subcontinent Asian American-owned	0.00%	0.18
Hispanic American-owned	33.43%	36.87%
Native American-owned	0.01	4.96%
Total MBE	36.07%	46.50%
WBE (white woman-owned)	7.51%	7.90%
Total MBE/WBE	43.58%	54.40%
Majority-owned	56.42%	45.60%
Total	100.00%	100.00%

SWMBE Outreach Efforts

- Supply San Antonio
- Bexar County Business Conference
- San Antonio Apartment Association (SAAA)
- Fair Contracting Coalition (FCC)
- South Central Texas Regional Certification Agency (SCTRCA)
- Both the San Antonio and Northwest Chamber of Commerce
- San Antonio Small Business Ecosystem Coalition





Section 3 Outreach Efforts

Vendor Outreach

- Quarterly Vendor Webinars
- Monthly Vendor Outreach
- New Vendor Registration

Careers for Residents

- Job Opportunities
- Section 3 Worker Registry

Section 3 + SWMBE Audit Overview

Audit Results

FY 23-24 Audit of Procurement: Oversight of Vendor Compliance for Section 3 and SWMBE

**There were eight “Findings,” and five
“Observations”**

- Four Significant Deficiencies
- Four Internal Control Deficiencies
- Five Observations

Updates to the Section 3 Guidebook became effective November 30, 2020, and modified benchmarks to be based on the number of labor hours worked, instead of the number of Section 3 workers employed.

Of the eight “Findings”:

- Four were related to outdated information
- Three were related to standard operating procedures needed
- One was related to tracking information

Of the five “Observations”:

- Three were related to standard operating procedures needed
- One was related to outdated information
- One was related to standardizing information

Internal Audit will provide a more detailed overview, as part of the Internal Audit Update at the Finance Committee meeting in May.

Supply SA Update

Supply SA Background

- U.S. Congressman Joaquin Castro tasked a research team, led by Drexel University, with understanding the procurement economy in San Antonio and its effects on Latino and Black-owned businesses.
- The results indicate **disparities exist and across 13 local agencies in San Antonio**, 15% of total procurement **spending** (\$3.3 B) went to Latino and Black-owned businesses in 2021 (Opportunity Home **spent** 20% in 2021).
- A Procurement meeting was held with the CEOs of the 13 local agencies in late 2022, where a CEOs Working Group was developed that also included the Mayor, County Judge, and Henry Cisneros.
- An Accountability Council comprised of the Mayor, County Judge, Congressman Joaquin Castro, and State Representative Barbara Gervin-Hawkins was organized.
- In addition, a Procurement Innovation Council was developed, which included the procurement officers and SWMBE specialists from the 13 agencies.

Supply SA Charge

- The Procurement Innovation Council was tasked with upgrading the San Antonio procurement system with a **focus on the following key challenges:**
 - Fragmentation needs to be addressed
 - Supplier diversity as economic development
 - Capital must be integrated
- One-on-One Sessions were held with each public agency and the local procurement support team in early 2023 to discuss the following initial **challenges identified by minority-owned businesses:**
 - Vendor portals
 - Certifications
 - De-bundling
 - Forecasting
 - Vendor Requirements

Future of the Procurement Initiative

- The progress and sustainability of this effort requires a permanent organizational model comprised of:
 - Coordination
 - Progress tracking and standardized reporting
 - Procurement Service Center

- A Sub-Committee of CEOs was developed to determine the best path forward.
- The latest meeting of the CEOs was held on February 27, 2024, where a proposal on the path forward was discussed and included the following:
 - Increase availability (acumen) of local small businesses
 - Increase utilization of local small businesses
 - Implement a 2-year pilot program for a Procurement Service Center funded by the participating agencies
- A memorandum of understanding was drafted and provided to the participating agencies and the responses are currently being consolidated.

Questions?



OPPORTUNITY HOME SAN ANTONIO

April 17, 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

**SUMMARY:**

Current Solicitations: One Invitation for Bids (IFB) and three Requests for Proposals (RFP) are being advertised. The IFB is for access control gates for Westway Apartments. The RFPs are for rent reasonableness software for Federal Housing Programs; professional development training - mid-level management; and professional development training - senior-level management.

Closed/Pending Solicitations: There are 12 solicitations that have closed and are currently being evaluated. The solicitations are for a learning management system; resident portal with mobile application; electric vehicle charging stations for the Central Office; Alazan expansion development; Burning Tree: balcony repair for nine units; HVAC units installation for Cottage Creek I; Cottage Creek Apartment rebuild project; exterior repair at 5907 Kissing Oak; President and CEO and executive leadership team compensation review services; intrusion protection and security cameras for properties; and obsolescence study.

Solicitations in Development: Procurement is currently working on several solicitations for advertisement. These include: answering services for Beacon Communities; 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; benefit consulting services; urgent care, physicals alcohol and drug testing; inspection, evaluation, repair, and/or stabilization of foundations; irrigation services; translation services; debt collection services; rent comparability study; and cabinets.

PROPOSED ACTION:

None at this time.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENT:

Procurement Activity Report
Business Categories

Procurement Activity Report as of April 4, 2024

Solicitations Currently being Advertised				
Opportunity Home Department			Bidders Conference	
Assisted Housing Programs	RFP	Rent Reasonableness Software for Federal Housing Program	N/A	04/11/2024
Human Resources	RFP	Professional Development Training - Mid Level Management	N/A	04/22/2024
Human Resources	RFP	Professional Development Training - Senior Level Management	N/A	04/22/2024
Public Housing	IFB	Access Control Gates for Westway Apartments	N/A	04/26/2024
Board Items			Date Closed	
Construction Services and Sustainability	Coop-Award	Elevator Rebuild/Modernization at Pecan Hill Apartments	N/A	April 17, 2024 Operations and Real Estate Committee Meeting and May 1, 2024 Regular Board Meeting
Solicitations Under Evaluation				
Human Resources	RFP	Learning Management System	11/14/2023	Procurement Negotiations, Due Diligence, and Evaluation
Innovative Technology	RFP	Resident Portal with Mobile Application	01/31/2024	
Central Office	RFP	Electrical Vehicle Charging Stations for Central Office	02/02/2024	
Construction Services and Sustainability	RFP	Alazan Expansion Development	02/29/2024	
Beacon Communities	IFB	Burning Tree: Balcony Repair for Nine Units	03/26/2024	
Beacon Communities	IFB	HVAC Units Installation for Cottage Creek I	04/02/2024	
Beacon Communities	IFB	Cottage Creek Apartment Rebuild Project	04/02/2024	
Public Housing	QQ	Exterior Repair at 5907 Kissing Oak	04/03/2024	
Board of Commissioners	RFP	President and CEO and Executive Leadership Team Compensation Review Services	04/03/2024	
Innovative Technology	RFP	Intrusion Protection and Security Cameras for Properties	04/04/2024	
Organization Wide	RFP	Obsolescence Study	04/05/2024	
Future Solicitations		Solicitation Name	Anticipated Month of Release	
Beacon Communities		Answering Services for Beacon Communities	May 2024	
		Fair Market Rent Survey	May 2024	
		Consulting Services for Rental Market Study	May 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	May 2024	
Human Resources		Benefit Consulting Services	April 2024	
		Urgent Care, Physicals, Alcohol and Drug Testing	May 2024	
Organization Wide		Inspection, Evaluation, Repair, and/or Stabilization of Foundations	May 2024	
		Irrigation Services	June 2024	
		Translation Services	June 2024	
		Debt Collection Services	June 2024	
		Rent Comparability Study	June 2024	
		Cabinets	June 2024	

Opportunity Home Department	Solicitation Name	Vendor	Amount	Date
Awards Under President and CEO Expanded Authority				
Human Resources	Deferred Compensation 457b Plan	Empower Retirement LLC	N/A	3/11/2024
Beacon Communities	Carpet and Flooring Purchase, Replacement and Installation a Woodhill Apartments	Moerbe Enterprises dba Lone Star Carpet	\$250,000	3/25/2024
Awards Under Contracting Officer Authority				
Communications and Public Affairs	Employee Event	Pedrotti's Ranch	\$30,800	3/25/2024
IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules)				
No items awarded under this category during the reporting period				

Project Name	District	Developer	Deal Type	Financing	Board Approval Date	Targeted Date	Total Dev Cost	Estimated Developer Fees	# Units	Income Based (LNT)	PBRA	PH	PBV	Income Mix																		
														20%	30%	40%	50%	60%	70%	80%	Market											
Stabilization/Lease-Up																																
Bristol at Somerset	D4	Louis Poppoon Development Consul...	Tax Credit	4% Tax Credit & Bonds	5/6/2021	Jun-24	\$63,331,807	\$7,500,000	348	0	0	0	0	0	0	0	0	0	0	348	0	0	0	0								
Seven07 Lofts (Copernicus)	D2	The NRP Group	Tax Credit	4% Tax Credit & Bonds	4/1/2021	Jul-24	\$55,389,378	\$6,000,000	318	0	0	0	0	0	0	0	0	0	17	17	267	17	0	0								
Frontera Crossing (Watson)	D4	The NRP Group	Tax Credit	4% Tax Credit & Bonds	4/1/2021	Aug-24	\$60,567,278	\$6,803,000	348	0	0	0	0	0	0	0	0	0	18	18	294	18	0	0								
100 Labor	D1	Franklin Development	Beacon Communities	HUD 221(d)(4)	6/4/2020	Mar-25	\$52,438,321	\$3,318,932	213	0	44	0	0	0	0	0	0	0	0	0	0	0	0	169								
Total							\$231,726,784	\$23,630,932	1,227	0	44	0	0	0	0	0	0	0	35	35	909	35	0	169								
Under Construction																																
Horizon Pointe	D2	Integrated Realty Group, Inc.	Tax Credit	4% Tax Credit & Bonds	10/7/2021	Apr-24	\$65,639,352	\$7,498,298	312	0	0	0	0	0	0	20	35	106	0	151	0	0	0									
Josephine	D1	LYND	PFC	Conventional Loan	8/13/2020	Aug-24	\$68,463,888	\$250,000	259	0	0	0	0	0	0	0	0	0	0	26	0	104	129									
Snowden Road	D7	Opportunity Home San Antonio	Self Developed (Tax Cre...	9% Tax Credits	9/7/2022	Sep-24	\$34,700,554	\$2,599,000	135	54	0	0	0	0	0	14	0	26	41	0	0	0										
Palo Alto	D4	Streamline	Tax Credit	4% Tax Credit & Bonds	4/6/2022	Dec-24	\$67,848,057	\$7,562,045	336	0	0	0	0	0	0	16	16	32	244	28	0	0										
Th Baltazar (Fiesta Trails)	D8	The NRP Group	Tax Credit	9% Tax Credits	3/1/2023	Dec-24	\$20,872,241	\$1,700,000	60	0	0	0	0	0	0	6	0	24	30	0	0	0										
Potranco	D4	LYND	PFC	Conventional Loan	12/3/2020	Dec-24	\$67,914,812	\$250,000	360	0	0	0	0	0	0	0	0	0	36	0	144	180										
Vista at Silver Oaks	D9	Atlantic Pacific Companies	Tax Credit	9% Tax Credits	4/3/2023	Jan-25	\$28,147,350	\$2,361,340	76	0	0	0	0	0	0	8	0	23	45	0	0	0										
Vista at Reed	D6	Atlantic Pacific Companies	Tax Credit	9% Tax Credits	12/6/2023	May-25	\$22,000,428	\$2,420,130	70	0	0	0	0	0	2	5	0	19	44	0	0	0										
Westside Reinvestment Initiative (WRI)	D5	Opportunity Home San Antonio	Self Developed	Hope VI/Sale Proceeds/CoSA Bonds	7/2/2020	Feb-26	\$4,775,795	\$0	25	0	0	0	0	0	0	0	0	0	5	0	20	0										
Total							\$380,362,477	\$24,640,813	1,633	54	0	0	0	2	69	51	230	471	179	268	309											
Board Approved Bond Inducement																																
Fields at Somerset	D4	Cohen-Esrey	Tax Credit	4% Tax Credit & Bonds	10/4/2023	Jan-25	\$92,679,102	TBD	350	0	0	0	0	0	0	0	0	0	0	350	0	0	0									
Augustine @ Palo Alto Phase 1	D4	Louis Poppoon Development Consul...	Tax Credit	4% Tax Credit & Bonds	12/6/2023	May-25	\$81,179,517	\$2,380,305	348	0	0	0	0	0	0	52	0	0	174	122	0	0										
Augustine @ Palo Alto Phase 2	D4	Louis Poppoon Development Consul...	Tax Credit	4% Tax Credit & Bonds	12/6/2023	Aug-26	\$84,260,546	\$2,546,753	372	0	0	0	0	0	0	56	0	0	186	130	0	0										
Ingram Square (Issue of bonds only)	D7	Texas Housing Foundation	Tax Credit	4% Tax Credit & Bonds	8/2/2023	N/A	\$25,000,000	N/A	120	0	0	0	0	0	0	0	0	60	60	0	0	0										
Total							\$283,119,165	\$4,927,058	1,190	0	0	0	0	0	0	108	0	60	770	252	0	0										
Pre-Construction/Development																																
Alazan Expansion	D5	Opportunity Home San Antonio	Self Developed	MTW/CoSA Bonds	12/7/2022	2024	\$28,116,444	\$1,000,000	88	0	0	0	88	0	0	0	0	0	0	0	0	0	0									
Victoria Commons - Townhomes	D1	Catellus Development Corporation	Private Market	TBD	9/5/2019	2025	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	0										
Victoria Commons - North Pond	D1	Catellus Development Corporation	Tax Credit	4% Tax Credit & Bonds	10/4/2023	2027	\$41,550,846	TBD	110	0	0	0	0	0	12	0	0	98	0	0	0	0										
Victoria Commons - South Pond	D1	Catellus Development Corporation	PFC	TBD	9/5/2019	2028	TBD	TBD	300	0	0	0	0	0	0	0	0	30	0	120	150											
Total							\$28,116,444	\$1,000,000	498	0	0	0	88	0	12	0	0	128	0	120	150											
Future Planned Development																																
Alazan Courts	D5	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	0										
Springview	D2	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	0										
Lincoln Courts	D1	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	0										
Total							\$0	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
Grand Total							\$923,324,870	\$54,198,803	4,548	54	44	0	88	2	189	86	325	2,278	466	388	628											