
BOARD OF COMMISSIONERS

Gabriel Lopez Gilbert Casillas Barbara Ankamah Burford Dalia Contreras Estrellita Garcia-Diaz Janet Garcia Leilah Powell
Chair Vice Chair Commissioner Commissioner Commissioner Commissioner Commissioner

ACTING PRESIDENT & CEO

Michael Reyes

REGULAR BOARD MEETING

1:00 p.m. | Wednesday | November 6, 2024

At least four Commissioners will be physically present at this location, and up to three other Commissioners may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127, and the Presiding Officer will also be present at this location.

MEETING CALLED TO ORDER

1. The Board of Commissioners or its Committee may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board or Committee reserves the right to enter into closed meeting at any time during the course of the meeting.

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.

MINUTES

3. Minutes
 - Approval of the October 9, 2024, Regular Board meeting minutes
 - Approval of the October 16, 2024, Operations and Real Estate Committee meeting minutes

CONSENT ITEMS

4. Consideration and approval regarding Resolution 6594, ratifying the award of a contract for Woodhill Apartments renovations to Geofill Material Technologies, LLC dba Geofill Construction (SBE, VBE) for an amount not to exceed \$8,799,626 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
5. Consideration and approval regarding Resolution 6597, authorizing the award of contracts for temporary and contract personnel services to Dependable Business Solutions dba Dependable Staffing (DBE,

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ESBE, HABE, MBE, SBE, VBE, HUB); Labor On Demand, Inc. dba LOD Staffing (DBE, HABE, MBE, SBE WBE); L.J. Jordan & Associates - San Antonio (WBE); Renhill Staffing Services of Texas (HABE, MBE, SBE, HUB); Remedy Intelligent Staffing; Tri-Starr Personnel, LLC dba Tri-Starr Talent (SBE, WBE); and 22nd Century Technologies, Inc. (ABE, NBE) for an annual cumulative amount not to exceed \$4,000,000; for a period of one year with the option to renew up to three additional one-year terms (George Ayala, Director of Procurement; Aiyana Longoria, Director of Human Resources)

6. Consideration and approval regarding Resolution 6599, authorizing the award of contracts for Beacon property management services to Avenue5 Residential, LLC, Foresight Asset Management (HJE), and Homespring Residential Services for an annual cumulative amount not to exceed \$3,000,000 for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Miranda Castro, Chief Asset Management Officer)

DISCUSSION ITEMS

7. Public Housing Collections Update (Ruth Bautista, Director of Public Housing; Kristen Carreon, Operations Support Advisor)
8. President's Report
 - Housing Bond
 - Waitlist
 - Security
 - Events

CLOSED SESSION

9. 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 President and CEO's Performance Goals and Appraisal for 2024-2025
- Consultation with attorney and discussion regarding Board goals

10. Adjournment



A COMMUNITY OF POSSIBILITIES

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

BOARD OF COMMISSIONERS

Gabriel Lopez
Chair

Gilbert Casillas
Vice Chair

Barbara Ankamah Burford
Commissioner

Dalia Contreras
Commissioner

Estrellita Garcia-Diaz
Commissioner

Janet Garcia
Commissioner

Leilah Powell
Commissioner

ACTING PRESIDENT & CEO

Michael Reyes

Posted on: 10/30/2024 05:00 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.

"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."



A COMMUNITY OF POSSIBILITIES

MINUTES OF OPPORTUNITY HOME SAN ANTONIO REGULAR BOARD MEETING

Meeting Called to Order

I. Call to Order

Chair Lopez called the Regular Board Meeting of Opportunity Home San Antonio to order at 1:14 PM CDT on October 9, 2024. The meeting was held at the Opportunity Home San Antonio Central Office at 818 S. Flores St., San Antonio, TX 78204.

Board Members Present:

Chair Gabriel Lopez, Vice Chair Gilbert Casillas, Barbara Ankamah Burford, Dalia Contreras, Estrellita Garcia-Diaz, and Leilah Powell.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

Michael Reyes, Acting President and CEO; Aiyana Longoria, Director of Human Resources; George Ayala, Director of Procurement; Aaron Sladek, Director of Finance and Accounting; Diana Fiedler, Executive Vice President and Chief Financial Officer; Miranda Castro, Chief Asset Management Officer; Ruth Bautista, Director of Public Housing; Hector Martinez, Director of Construction Services and Sustainability; Michael Lopez, Construction and Sustainability Program Manager; Timothy Alcott, Executive Vice President of Development and General Counsel; Lorraine Robles, Chief Real Estate and Development Officer; and Susan Ramos-Sossaman, Interim Director of Development Services and Neighborhood Revitalization.

Greg Weaver, Executive Vice President, Catellus; Fei Dai, Vice President of Development, Catellus

Interpreter, BCC Languages LLC.

Board Members Absent:

Janet Garcia.

Quorum:

A quorum was established with six (6) voting members present.

Citizens to be Heard

II. Citizens to be Heard

Citizens wishing to speak on any issues, including those unrelated to items posted on the agenda, were given three minutes to do so. Two (2) citizens signed up to speak, two (2) citizens spoke, and no citizens ceded their time.



A COMMUNITY OF POSSIBILITIES

Minutes

III. Minutes

Vice-Chair Casillas moved to approve the September 4, 2024, Regular Board Meeting minutes and the September 17, 2024, Special Board Meeting minutes. Commissioner Garcia-Diaz seconded the motion. The motion carried with six (6) in favor and none against by a voice vote.

Consent Items

IV. Resolution 6583

Consideration and approval regarding Resolution 6583, authorizing the Acting President and CEO to approve and proceed with various providers of Employee Primary Health Plans to include Medical, Dental, and Vision Plans. Other Employer-Provided Plans provide for Short Term Disability, Long Term Disability, Life Insurance and Ancillary Benefit Plans, and an electronic benefits enrollment platform for calendar year 2025, at a projected cost to the employee and employer of \$11,722,398 (Aiyana Longoria, Director of Human Resources)

V. Resolution 6584

Consideration and approval regarding Resolution 6584, resolution in support of the Fourth Amendment to the Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust, restated effective July 1, 2021. This Resolution amends the Employees' Money Purchase Pension Plan (EMPP) by adjusting an Eligible Employee's service requirement for eligibility, entry dates, and the Employer Contribution amount (Aiyana Longoria, Director of Human Resources)

VI. Resolution 6567

Consideration and approval regarding Resolution 6567, authorizing the award of a contract for banking and related services to Cullen/Frost Bankers, NA DBA Frost Bank; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Aaron Sladek, Director of Finance and Accounting)

VII. Resolution 6571

Consideration and approval regarding Resolution 6571, authorizing the award of contracts for welding services organization-wide to EA Contractor LLC (HABE), Lexar Contracting LLC (HABE), and Precision Arc Welding Co LLC (HABE) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Miranda Castro, Chief Asset Management Officer; Ruth Bautista, Director of Public Housing)

VIII. Resolution 6572



A COMMUNITY OF POSSIBILITIES

Consideration and approval regarding Resolution 6572, authorizing the award of a contract for Restroom Renovations at Opportunity Home's Central Office to HD Supply Facilities Maintenance, Ltd., a Florida Limited Partnership through Omnia Partners, Public Sector, for an amount not to exceed \$329,969 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

IX. Resolution 6569

Consideration and approval regarding Resolution 6569, authorizing the award of a contract for tree trimming, pruning, and removal services to A&S Landscaping Services (HABE, Section 3 Business) for an annual cumulative amount not to exceed \$1,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Miranda Castro, Chief Asset Management Officer; Ruth Bautista, Director of Public Housing)

X. Resolution 6573

Consideration and approval regarding Resolution 6573, authorizing the award of contracts for generator maintenance and repair services to Clifford Power Systems and Boddicker Ventures, LLC DBA Divine Power Group for an annual cumulative amount not to exceed \$1,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Ruth Bautista, Director of Public Housing)

XI. Resolution 6574

Consideration and approval regarding Resolution 6574, authorizing the award of contracts for moving and temporary storage to Armstrong Moving Solutions, San Antonio, LLC DBA The Armstrong Company, Davis Moving and Cleaning LLC (AABE, ESBE, MBE, SBE), and JTB-LLC (HABE) for an annual cumulative amount not to exceed \$1,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Miranda Castro, Chief Asset Management Officer; Ruth Bautista, Director of Public Housing)

XII. Resolution 6575

Consideration and approval regarding Resolution 6575, authorizing the award of a contract for a self-managed Phase III Energy Performance Contract (EPC) and Rate Reduction Incentive (RRI) project development and application services to Group 14 Engineering (DBE, SBE, WBE) through Brockton Housing Authority for an amount not to exceed \$816,300; for a period of 18 months (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability; Michael Lopez, Construction and Sustainability Program Manager)

XIII. Resolution 6582



A COMMUNITY OF POSSIBILITIES

Consideration and approval regarding Resolution 6582, authorizing the expenditure of additional funds for lead removal at Lincoln Heights Courts and Riverside Apartments to Gerloff Company, Inc. for an amount not to exceed \$300,567 (George Ayala, Director of Procurement; Ruth Bautista, Director of Public Housing)

Main Motion Regarding Consent Items IV-XIII

Moved by Vice Chair Casillas. Seconded by Commissioner Powell. The motion carried with six (6) in favor and none against by a voice vote.

Chair Lopez addressed the Board meeting regarding current events and related security at Opportunity Home.

Individual Items

XIV. Resolution 6588

Consideration and approval regarding Resolution 6588, authorizing the Housing Authority of Bexar County to exercise its powers within the territorial boundaries of the Housing Authority of the City of San Antonio, Texas; and authorizing a cooperation agreement in connection therewith (Timothy Alcott, Executive Vice President of Development and General Counsel)

Main Motion Regarding Resolution 6588

Moved by Commissioner Powell. Seconded by Commissioner Contreras. The motion carried with six (6) in favor and none against by a voice vote.

XV. Resolution 6580

Consideration and approval regarding Resolution 6580, authorizing the Las Varas Public Facility Corporation to approve a resolution relating to the application for carryforward of volume cap allocation reservation of \$27,000,000 for the North Pond Apartments Project (Timothy Alcott, Executive Vice President of Development and General Counsel)

XVI. Resolution 6595

Consideration and approval regarding Resolution 6595, concerning the application of LDG Development or an affiliate thereof relating to the proposed financing of up to \$40,000,000 of the costs of acquisition, construction, and equipping of the Pearsall Place Apartments project, to be located on a tract of land containing approximately 14.09 acres one-quarter mile north of the northeast corner of the intersection with southwest loop 410, San Antonio, Texas 78242; and other matters in connection therewith (Timothy Alcott, Executive Vice President of Development and General Counsel)

XVII. Resolution 6576



A COMMUNITY OF POSSIBILITIES

Consideration and approval regarding Resolution 6576, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Lakeside Lofts Apartment Project (Lorraine Robles, Chief Real Estate and Development Officer)

XVIII. Resolution 6578

Consideration and approval regarding Resolution 6578, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Emberstone Apartments Project (Lorraine Robles, Chief Real Estate and Development Officer)

XIX. Resolution 6579

Consideration and approval regarding Resolution 6579, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Union at Commerce Apartment Project (Lorraine Robles, Chief Real Estate and Development Officer)

XX. Resolution 6586

Consideration and approval regarding Resolution 6586, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Westwood Plaza Project (Lorraine Robles, Chief Real Estate and Development Officer)

XXI. Resolution 6587

Consideration and approval regarding Resolution 6587, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Central at MLK Apartment Project (Lorraine Robles, Chief Real Estate and Development Officer)

Main Motion Regarding Items XV-XXI

Moved by Commissioner Contreras. Seconded by Commissioner Powell. The motion carried with six (6) in favor and none against by a voice vote.

XXII. Resolution 6577

Consideration and approval regarding Resolution 6577, authorizing the selection of Cohen-Esrey as the developer for the North and South Ponds sites at Victoria Commons; authorizing the Acting President and CEO and his designated staff to negotiate and execute development agreements as needed, to submit applications for financing; create any legal entities required; execute contracts for conveyance of land; retain legal counsel; and all other matters in connection herewith (Susan Ramos-Sossaman, Interim Director of Development Services and Neighborhood Revitalization)



A COMMUNITY OF POSSIBILITIES

Main Motion Regarding Resolution 6577

Moved by Commissioner Powell. Seconded by Vice-Chair Casillas. The motion carried with six (6) in favor and none against by a voice vote.

XXIII. Resolutions 6590 and 24LVPFC-10-18

Consideration and approval regarding Resolutions 6590 and 24LVPFC-10-18, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Sacred Heart Villa Apartments project (Miranda Castro, Chief Asset Management Officer)

Main Motion Regarding Resolutions 6590 and 24LVPFC-10-18

Moved by Commissioner Contreras. Seconded by Commissioner Akamah Burford. The motion carried with six (6) in favor and none against by a voice vote.

XXIV. Resolution 6600

Consideration and approval regarding Resolution 6600, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Villas de Costa Valencia Apartments Project (Miranda Castro, Chief Asset Management Officer)

XXV. Resolution 6601

Consideration and approval regarding Resolution 6601 authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of Rosemont at Highland Park Apartments Project (Miranda Castro, Chief Asset Management Officer)

Main Motion Regarding Items 24-25

Moved by Commissioner Contreras. Seconded by Commissioner Ankamah Burford. The motion carried with six (6) in favor and none against by a voice vote.

XXVI. Resolution 6602

Consideration and approval regarding Resolution 6602 authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Park at Sutton Oaks Apartments Project (Miranda Castro, Chief Asset Management Officer)

Main Motion Regarding Resolution 6602

Moved by Commissioner Garcia-Diaz. Seconded by Vice-Chair Casillas. The motion carried with six (6) in favor and none against by a voice vote.

Discussion Item

XXVII. President's Report

- National Awards Received



A COMMUNITY OF POSSIBILITIES

- Opportunity Home Partners with San Antonio Botanical Gardens
- AHP Landlords Collaborative Meeting
- Leaven Kids Program Featured
- Live Well. Be Well. Health and Wellness Fair Recap
- 43rd Annual Dieciséis de Septiembre Parade Recap
- Fair Avenue Residents Receive Hygiene Kits
- Community Leaders Break Ground on Four25 San Pedro Apartments
- Director of Security Tabbed as Industry Expert
- FSS Graduation Ceremony
- Staff Support Tarry Towne Residents Affected by Fire
- Unity in Culture: A Hispanic Heritage Community Fest Recap
- SA Report Decoding San Antonio's Looming Housing Crisis Panel Discussion Recap
- San Antonio Neighbors Together
- Haven For Hope Resource Fair Recap
- Policy and Planning Presents Resident Survey Results
- Opportunity Home Receives \$4.8 million from HUD
- Alazan In-Person ConnectHome Graduation
- Opportunity Home Assumes Ownership of San Juan Square and The Alhambra

EVENTS

- Opportunity Home, United Way Campaign 2024
- Build San Antonio Green's Solar Fest 2024

Action Regarding the Las Varas Public Facility Corporation Meeting

Chair Lopez recessed the Regular Board meeting and entered into the Las Varas Public Facility Corporation meeting at 2:59 PM CDT.

The Board returned from the Las Varas Public Facility Corporation meeting and returned to the Regular Board meeting at 3:01 PM CDT.

Action Regarding Closed Session

Attorney Doug Poneck read the Board into Closed Session.

Chair Lopez recessed the Regular Board meeting and entered into Closed Session at 3:02 PM CST.

CLOSED SESSION

XXVIII. 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



A COMMUNITY OF POSSIBILITIES

Government Code Sec. 551.072 (real property) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Discussion and consultation with attorney regarding Third-Party managed properties and Beacon Communities
- Discussion and consultation with attorney regarding the City of San Antonio housing bond extension

Action Regarding Closed Session

The Board returned from Closed Session and Chair Lopez called the meeting to order at 4:36 PM

RESOURCES

- Developments Overview Table
- Developments Under Consideration Map

XXIX. Adjournment

Main Motion Regarding Adjournment

Moved by Vice-Chair Casillas. Seconded by Commissioner Ankamah Burford. The motion carried with six (6) in favor and none against by a voice vote.

The meeting adjourned at 4:36 PM CDT.

ATTEST:

Gabriel Lopez
Chair, Board of Commissioners

Date

Michael Reyes
Acting President and CEO

Date



MINUTES OF OPPORTUNITY HOME SAN ANTONIO OPERATIONS AND REAL ESTATE COMMITTEE OR SPECIAL BOARD MEETING

I. Call to Order:

Committee Chair Casillas called the Operations and Real Estate Committee Meeting of Opportunity Home San Antonio to order at 1:03 PM CDT on October 16, 2024. The meeting was held at Villa Tranchese Apartments at 307 Marshall St., San Antonio, TX 78212.

Board Members Present:

Chair Gabriel Lopez, Vice Chair Gilbert Casillas, Barbara Ankamah Burford, Dalia Contreras, Estrellita Garcia-Diaz, and Leilah Powell.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

Michael Reyes, Acting President and CEO; George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability; Aiyana Longoria, Director of Human Resources; and Miranda Castro, Chief Asset Management Officer.

Interpreter, BCC Languages LLC.

Board Members Absent:

Janet Garcia.

Quorum:

A quorum was established with six (6) voting members present.

II. Citizens to be Heard

Citizens are provided three minutes each to speak on any agenda item. Eight (8) citizens signed up to speak, eight (8) citizens spoke, one (1) citizen spoke but did not sign up, one (1) citizen signed up to speak but was absent for Citizens to be Heard, and no citizens ceded their time.

Individual Items

III. Resolution 6594

Consideration and appropriate action regarding Resolution 6594, ratifying the award of a contract for Woodhill Apartments renovations to Geofill Material Technologies, LLC dba Geofill Construction (SBE, VBE) for an amount not to exceed \$8,799,626 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)



Main Motion Regarding Resolution 6594

Moved by Commissioner Contreras. Seconded by Board Chair Lopez. The motion was carried with six (6) in favor and none against by a voice vote.

IV. Resolution 6597

Consideration and appropriate action regarding Resolution 6597, authorizing the award of contracts for temporary and contract personnel services to Dependable Business Solutions dba Dependable Staffing (DBE, ESBE, HABE, MBE, SBE, VBE, HUB); Labor On Demand, Inc. dba LOD Staffing (DBE, HABE, MBE, SBE WBE); L.J. Jordan & Associates - San Antonio (WBE); Renhill Staffing Services of Texas (HABE, MBE, SBE, HUB); Remedy Intelligent Staffing; Tri-Starr Personnel, LLC dba Tri-Starr Talent (SBE, WBE); and 22nd Century Technologies, Inc. (ABE, NBE) for an annual cumulative amount not to exceed \$4,000,000; for a period of one year with the option to renew up to three additional one-year terms (George Ayala, Director of Procurement; Aiyana Longoria, Director of Human Resources)

Main Motion Regarding Resolution 6597

Moved by Commissioner Powell. Seconded by Commissioners Garcia-Diaz and Ankamah Burford. The motion was carried with six (6) in favor and none against by a voice vote.

V. Resolution 6599

Consideration and appropriate action regarding Resolution 6599, authorizing the award of contracts for Beacon property management services to Avenue5 Residential, LLC, Foresight Asset Management (HJE), and Homespring Residential Services for an annual cumulative amount not to exceed \$3,000,000 for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Miranda Castro, Chief Asset Management Officer)

Main Motion Regarding Resolution 6599

Moved by Commissioner Contreras. Seconded by Board Chair Lopez. The motion was carried with six (6) in favor and none against by a voice vote.

Discussion Item

VI. Discussion regarding the City of San Antonio housing bonds

Committee Chair Casillas thanked the staff and residents at Villa Tranchese for their support and engagement.

Action Regarding Closed Session

Attorney Doug Poneck read the Board into Closed Session.



A COMMUNITY OF POSSIBILITIES

Committee Chair Casillas recessed the Operations and Real Estate Committee meeting and entered into Closed Session at 2:04 PM CDT.

VII. Closed Session

Consultation with Attorney

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

- Discussion with attorney regarding Semi-Annual Litigation Update
- Discussion and consultation with attorney regarding organizational financial commitments and obligations

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 partnership transaction matters
- Consultation with attorney regarding Beacon Properties Expense Audit review

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 and consultation with attorney regarding security updates related to public housing properties

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 2024-2025

Commissioner Contreras exited the meeting.

Action Regarding Closed Session

The Board returned from Closed Session, and Committee Chair Casillas called the meeting to order at 5:00 PM CDT.



A COMMUNITY OF POSSIBILITIES

REPORTS

- Procurement Activity Report
- Quarterly Recruitment and Staffing Report

RESOURCE

- Developments Overview Table

XI. Adjournment

Main Motion Regarding Adjournment

Moved by Board Chair Lopez. Seconded by Commissioner Powell. The motion carried with five (5) in favor and none against by a voice vote.

The meeting adjourned at 5:00 PM CDT.

ATTEST:

Gabriel Lopez
 Chair, Board of Commissioners

Date

Michael Reyes
 Acting President and CEO

Date

OPPORTUNITY HOME SAN ANTONIO

November 6, 2024

**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6594, RATIFYING THE AWARD OF A CONTRACT FOR WOODHILL APARTMENTS RENOVATIONS TO GEOFILL MATERIAL TECHNOLOGIES, LLC DBA GEOFILL CONSTRUCTION (SBE, VBE) FOR AN AMOUNT NOT TO EXCEED \$8,799,626

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Michael Reyes
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Michael Reyes
Acting President and CEO

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George Ayala
Director of Procurement

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Hector Martinez
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Hector Martinez
Director of Construction
Services and Sustainability

REQUESTED ACTION:

Consideration and approval regarding Resolution 6594, ratifying the award of a contract for Woodhill Apartments Renovations to Geofill Material Technologies, LLC dba Geofill Construction (SBE, VBE) for an amount not to exceed \$8,799,626.

SUMMARY:

Opportunity Home requires the services of a contractor to perform exterior site improvements at Woodhill Apartments. This project will include the temporary removal of electrical metal panel boxes, demolition and replacement of all exterior wall siding on all buildings, existing windows and sliding glass doors, painting of all buildings, and replacement of the wood fence. The estimated time for completion of this project is 240 days.

On August 15, 2024, Opportunity Home issued a "Request For Proposals" (RFP) #2408-5525 for Woodhill Apartments Renovation, which closed on September 5, 2024. The IFB was published on Opportunity Home's E-Procurement Website, the Hart Beat, and directly solicited to 5,530 vendors. Two proposals were received in response to this solicitation from Geofill Material Technologies, LLC dba Geofill Construction (SBE, VBE) and Prestige Building Group (HABE). Both responses were evaluated on the following criteria: experience, project management plan, key personnel, cost proposal, and strength of the Section 3 and SWMBE Plans. Based on the above, staff is recommending the award of this project to Geofill Material Technologies, LLC dba Geofill Construction. They are the highest-rated, lowest-cost proposer.

Opportunity received Board approval on August 7, 2024 (Resolution 6555) authorizing the Acting President and CEO the authority for emergency action for Board-approved items (normally approved by a quorum of the full Board of Commissioners) for previously approved City Council and Congressional project-funded related contracts over \$250,000. In accordance with this approval, this award is being brought to the next regularly scheduled Board meeting to ratify the award of a contract for the Woodhill Apartments Renovations project (Resolution 6593) approved by the Acting President and CEO.

COMPANY PROFILE:

Geofill Material Technologies was founded in 2003 in Schertz, Texas, with field office locations in Corpus Christi and Houston, Texas. They have been certified as an SBE, VBE by the South Central Texas Regional Certification Agency. Geofill specializes in commercial and

OPPORTUNITY HOME SAN ANTONIO

November 6, 2024

residential services that include construction management services, new construction, rehabilitation and renovations, large and catastrophic loss, roofing, life and safety repairs, interior and exterior restorations, hurricane repairs, painting and flooring, in-house heating and cooling repairs and replacement, energy audits and weatherization, Real Estate Assessment Center (REAC) repairs, concrete spalling, draining corrections, and foundation lifts. Their client list includes, but is not limited to, the City of San Antonio, Nueces County, Travis County, University of Texas, MSI, Blue Skies Retirement, and Foresight Properties.

PRIOR AWARDS:

Geofill Material Technologies has received prior awards from Opportunity Home for La Providencia exterior rehabilitation and site improvements, pre-construction, and general contracting services for SAHA EPC II; Churchill Estates and Encanta Villa Apartments exterior improvements, and new HVAC and water heaters; Cassiano burn units rehabilitation; prefabricated metal building for Garcia Street Urban Farm; Matt Garcia structural repairs; unit make ready for public housing; 10145 Galesburg reconstruction; H.B. Gonzalez structural and foundation repairs; Castle Point burned units rehabilitation; shingle roof repair and limited replacement; breakroom renovations at Central Office; Burning Tree balcony repairs; exterior painting for Westway Apartments; and repair stair treads for Westway Apartments. Geofill has performed satisfactorily under all awarded contracts.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability.

STRATEGIC OUTCOMES:

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

ATTACHMENTS:

Resolution 6594
Scoring Matrix
Slides

**Opportunity Home San Antonio
Resolution 6594**

RESOLUTION 6594, RATIFYING THE AWARD OF A CONTRACT FOR WOODHILL APARTMENTS RENOVATIONS TO GEOFILL MATERIAL TECHNOLOGIES, LLC DBA GEOFILL CONSTRUCTION (SBE, VBE) FOR AN AMOUNT NOT TO EXCEED \$8,799,626

WHEREAS, Opportunity Home requires the services of a Contractor to perform exterior site improvements at Woodhill Apartments; and

WHEREAS, on August 15, 2024, Opportunity Home issued a "Request For Proposals" (RFP) #2408-5525 for Woodhill Apartments Renovation, which closed on September 5, 2024; and

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

WHEREAS, Opportunity Home received Board approval on August 7, 2024 (Resolution 6555) authorizing the Acting President and CEO the authority for emergency action for Board-approved items (normally approved by a quorum of the full Board of Commissioners) for previously approved City Council and Congressional project-funded related contracts over \$250,000; and

WHEREAS, utilizing the Acting President and CEO's authority, Resolution 6593 authorized the award of a contract for exterior site improvements at Woodhill Apartments to Geofill Material Technologies dba Geofill Construction. They are the highest-rated, lowest-cost proposer; and

WHEREAS, in accordance with Resolution 6555, this item is being brought to the next regularly scheduled Board meeting to ratify the award of a contract.

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

- 1) Approves Resolution 6594, ratifying the award of a contract for Woodhill Apartments Renovations to Geofill Material Technologies, LLC da Geofill Construction (SBE, VBE) for an amount not to exceed \$8,799,626
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 6th day of November 2024.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
Acting President and CEO



Scoring Summary

2408-5525 Woodhill Apartments Renovation

	Total	Experience	Project Management Plan:	Key Personnel:	Cost Proposal:	Strength of the Respondent's Section 3 Program Utilization Plan	Strength of the Respondent's S/W/MBE Utilization Statement
Supplier	/ 100 pts	/ 25 pts	/ 15 pts	/ 10 pts	/ 40 pts	/ 5 pts	/ 5 pts
Geofill	90.33 pts	21.67 pts	14 pts	8.667 pts	40 pts	3 pts	3 pts
PRESTIGE BUILDING GROUP, LLC	62.27 pts	16.67 pts	11 pts	8 pts	26.61 pts	0 pts	0 pts

Woodhill Apartments Renovation Ratification

Procurement Process



Procurement Process

Solicitation Process

On Aug. 15, 2024, Opportunity Home issued a “Request For Proposals” **(RFP)** **#2408-5525** for Woodhill Apartments Renovation, which closed on Sept. 5, 2024.



RFP was published on multiple websites

Directly solicited to **5,530** vendors

Two proposals were received

Evaluation criteria included:

- Experience
- Project Management Plan
- Key Personnel
- Cost Proposal
- Strength of the Section 3 and SWMBE Plans

Staff recommended contract award to Geofill Material Technologies, they are the highest rated, lowest cost proposer.

In accordance with Resolution 6555, authorizing the Acting President and CEO the authority for emergency action for Board-approved items for previously approved City Council and Congressional project related contracts, this item is being brought to the next regularly scheduled Board meeting to ratify the award of a contract.

Procurement Process

Financial Impact

The current award recommendation for Woodhill Apartments Renovation is not expected to exceed an amount of **\$8,799,626.**

Award includes:

Temporary removal of electrical metal panel boxes and demolition and replacement of all exterior wall siding on all buildings, existing windows, sliding glass doors, painting of all buildings and replacement of wood fence

Questions?

OPPORTUNITY HOME SAN ANTONIO

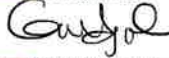
November 6, 2024

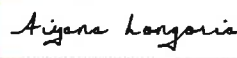
**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6597, AUTHORIZING THE AWARD OF CONTRACTS FOR TEMPORARY AND CONTRACT PERSONNEL SERVICES TO DEPENDABLE BUSINESS SOLUTIONS DBA DEPENDABLE STAFFING (DBE, ESBE, HABE, MBE, SBE, VBE, HUB); LABOR ON DEMAND, INC. DBA LOD STAFFING (DBE, HABE, MBE, SBE WBE); L.K. JORDAN & ASSOCIATES - SAN ANTONIO (WBE); RENHILL STAFFING SERVICES OF TEXAS (HABE, MBE, SBE, HUB); REMEDY INTELLIGENT STAFFING; TRI-STARR PERSONNEL, LLC DBA TRI-STARR TALENT (SBE, WBE); AND 22ND CENTURY TECHNOLOGIES, INC. (ABE, NBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$4,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO THREE ADDITIONAL ONE YEAR TERMS

DocuSigned by:

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Michael Reyes
Acting President and CEO

DocuSigned by:

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George Ayala
Director of Procurement

DocuSigned by:

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Aiyana Longoria
Director of Human Resources

REQUESTED ACTION:

Consideration and approval regarding Resolution 6597, authorizing the award of contracts for temporary and contract personnel services to Dependable Business Solutions dba Dependable Staffing (DBE, ESBE, HABE, MBE, SBE, VBE, HUB); Labor On Demand, Inc. dba LOD Staffing (DBE, HABE, MBE, SBE WBE); L.J Jordan & Associates - San Antonio (WBE); Renhill Staffing Services of Texas (HABE, MBE, SBE, HUB); Remedy Intelligent Staffing; Tri-Starr Personnel, LLC dba Tri-Starr Talent (SBE, WBE); and 22nd Century Technologies, Inc. (ABE, NBE) for an annual cumulative amount not to exceed \$4,000,000; for a period of one year with the option to renew up to three additional one-year terms.

SUMMARY:

Opportunity Home requires the services of staffing agencies to provide temporary trained and skilled workers to staff vacant positions on a short-term basis, while the positions are being advertised and candidates are being screened through the hiring process to meet short-term personnel needs for special projects. This contract is not utilized to provide additional staff outside the approved headcount and staffing complement.

The organization received Board approval on September 6, 2023 (Resolution 6366), authorizing the award of contracts for temporary and contract personnel services for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms. This award was a result of Request For Proposals #2305-5407.

A second approval was received for temporary and contract personnel services on March 6, 2024 (Resolution 6504), authorizing the award of contracts for temporary and contract personnel services for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms. This award was a result of Request For Proposals #2312-5449.

OPPORTUNITY HOME SAN ANTONIO**November 6, 2024**

Opportunity Home has determined that it is administratively responsible to combine the two separately approved Board awards for temporary and contract personnel services into one, as they both pertain to the same service. Therefore, staff requests approval to combine the two awards into one for an annual cumulative amount not to exceed \$4,000,000; for a period of one year with the option to renew up to three additional one-year terms. This approval will amend Resolutions 6366 and 6504.

COMPANY PROFILES:

Dependable Business Solutions dba Dependable Staffing was founded in 1996 as a New Jersey Corporation, opening its first Texas office in 2003. This company has been certified as a DBE, ESBE, HABE, MBE, SBE, and VBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas. They offer services in temporary staffing, temp-to-hire, long-term assignments, executive search, and direct hire programs. Dependable Business Solutions specializes in office administration, information technology, light industrial, and hospitality. They work closely with community development agencies and workforce development programs to bring job opportunities to their graduates and local residents. Additionally, they partner with the organization's Jobs Plus Program, Alamo Community College Districts, Avenida Guadalupe, Goodwill Industries, and AARP to assist with the development and placement of their personnel. Their client list includes Bexar Appraisal District, Superior Maintenance Co., and Kubra Data Transfer.

Labor On Demand, Inc. dba LOD Staffing was founded in 2003 and has two offices in San Antonio, Texas. This agency has been certified as a HABE, MBE, SBE, and WBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas, and they are also identified on the HUD Section 3 Business Registry. This agency focuses on professional and administrative staffing, manufacturing, construction, and various other positions. Their target markets include government, construction, production, and manufacturing. Their client list includes, but is not limited to, the City of San Antonio, San Antonio Water System, and Tech Port of San Antonio.

L.K. Jordan & Associates was established in 1990 and is headquartered in Corpus Christi, Texas, with field office locations in Austin, Houston, and San Antonio. This agency has been certified as a WBE by the Women's Business Enterprise National Council in partnership with the Women's Business Enterprise Alliance and a HUB by the State of Texas. They are a full-service personnel agency available 24 hours a day, seven days a week. They provide recruiting and staffing services for executive, accounting and finance, administrative, light industrial, engineering, healthcare and medical, and oil and gas. They have worked with housing authorities, including, but not limited to, Corpus Christi Housing Authority and Robstown Housing Authority. Their client list includes, but is not limited to, the Alamo Area Council of Governments, the Regional Transportation Authority, the City of Corpus Christi, Nueces County, Safeguard Systems, Texas Nurses Association, Pedernales Electric Company, and the Archdiocese of San Antonio.

Remedy Intelligent Staffing is a nationwide staffing agency established in 1965 and headquartered in Santa Barbara, California. They have 490 offices with two locations in San Antonio, Texas. This firm self-certifies as a WBE and has been certified as a HUB by the State of Texas. Their staffing solutions include temporary staffing, temp-to-hire, direct placement/executive recruitment, payroll services, applicant screening, and on-site

OPPORTUNITY HOME SAN ANTONIO**November 6, 2024**

management. They also offer a knowledge bank skill assessment for the following categories: office/professional, finance/accounting/banking, legal office, graphic arts, customer service/call center, medical office/codes and billers, light industrial, technical, IT/programming, and all major software programs. They offer opportunities in administrative, clerical, call center, financial, light industrial, logistics, IT/IS, skilled or professional. Their client list includes, but is not limited to, Maruchan, Cuisine Solutions, and Printed Supplies, Inc.

Renhill Staffing Services of Texas was established in 1970 and is headquartered in San Antonio, Texas. This firm has been certified as a HBE, MBE, and VBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas. They offer temp-to-hire, direct hire, payrolling, and on-site facilitator services. Renhill specializes in light industrial, clerical, oil and gas, and skilled trades. Their client list includes, but is not limited to, Abundant Medical, H.B. Zachary Corporation, and National Wholesale Supply.

Tri-Starr Personnel, LLC dba Tri-Starr Talent was established in 1985 and is headquartered in San Antonio, Texas. This agency has been certified as an SBE, WBE by the South Central Texas Regional Certification Agency. They specialize in staffing, including executive search, accounting, administrative, clerical, finance, industrial, manufacturing, professional services, and technology. Their client list includes the City of San Antonio, San Antonio Water System, SafeRide, Southwest Research Institute, Harland Clarke, and several Toyota suppliers, including Futaba, Aisin, and Arvin Sango.

22nd Century Technologies, Inc. was founded in 1997 and is headquartered in Mclean, Virginia, with 39 regional offices, including one in Austin, Texas. They self-certify as Asian/Indian American. This agency places temporary and contract personnel from entry to executive level for various position classifications, including administration and clerical, accounting and finance, customer service, construction, human resource and human capital management, information technology, light industrial, maintenance, and operation and management. This agency has worked with housing authorities including, but not limited to, the Atlanta Housing Authority, the Housing Authority of El Paso, the Housing Authority of the County of Riverside, the Marietta Housing Authority, the Mississippi Regional Housing Authority, the Montgomery Housing Authority, and the Tampa Housing Authority. Their client list includes the City of Arlington, the City of Austin, the City of Dallas, the City of Houston, Dallas County, Houston County, Capital Metro, Dallas Area Rapid Transit, Department of Information Resources (DIR), Fort Bend Independent School District, Houston-Galveston Area Council (H-GAC), San Antonio Water System, San Jacinto Community College District, and Texas Comptroller of Public Accounts.

PRIOR AWARDS:

Dependable Business Solutions dba Dependable Staffing is currently under contract with Opportunity Home to provide temporary and contract personnel services and has performed satisfactorily under all awarded contracts.

Labor On Demand, Inc. dba LOD Staffing is currently under contract with Opportunity Home to provide temporary and contract personnel services and has received prior awards for this service. They performed satisfactorily under all awarded contracts.

OPPORTUNITY HOME SAN ANTONIO

November 6, 2024

L.K. Jordan & Associates is currently under contract with Opportunity Home to provide temporary and contract personnel services and has received prior awards for this service. They have performed satisfactorily under all awarded contracts.

Remedy Intelligent Staffing is currently under contract with Opportunity Home to provide temporary and contract personnel services and has performed satisfactorily under all awarded contracts.

Renhill Staffing Services of Texas is currently under contract with Opportunity Home to provide temporary and contract personnel services and has performed satisfactorily under all awarded contracts.

Tri-Starr Personnel, LLC dba Tri-Starr Talent is currently under contract with Opportunity Home to provide temporary and contract personnel services and has received prior awards for this service. They have performed satisfactorily under the awarded contracts.

22nd Century Technologies, Inc. is currently under contract with Opportunity Home to provide temporary and contract personnel services and has performed satisfactorily under the awarded contract.

CONTRACT OVERSIGHT:

Aiyana Longoria, Director of Human Resources

STRATEGIC OUTCOMES:

Supports all Strategic Outcomes

ATTACHMENTS:

Resolution 6597
Slides

**Opportunity Home San Antonio
Resolution 6597**

RESOLUTION 6597, AUTHORIZING THE AWARD OF CONTRACTS FOR TEMPORARY AND CONTRACT PERSONNEL SERVICES TO DEPENDABLE BUSINESS SOLUTIONS DBA DEPENDABLE STAFFING (DBE, ESBE, HABE, MBE, SBE, VBE, HUB); LABOR ON DEMAND, INC. DBA LOD STAFFING (DBE, HABE, MBE, SBE WBE); L.K. JORDAN & ASSOCIATES - SAN ANTONIO (WBE); RENHILL STAFFING SERVICES OF TEXAS (HABE, MBE, SBE, HUB); REMEDY INTELLIGENT STAFFING; TRI-STARR PERSONNEL, LLC DBA TRI-STARR TALENT (SBE, WBE); AND 22ND CENTURY TECHNOLOGIES, INC. (ABE, NBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$4,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO THREE ADDITIONAL ONE YEAR TERMS

WHEREAS, Opportunity Home received Board approval on September 6, 2023 (Resolution 6366), authorizing the award of contracts for temporary and contract personnel services for an annual cumulative amount not to exceed \$2,000,000; his award was a result of Request For Proposals #2305-5407; and

WHEREAS, a second approval was received for temporary and contract personnel services on March 6, 2024 (Resolution 6504), authorizing the award of contracts for temporary and contract personnel services for an annual cumulative amount not to exceed \$2,000,000; this award was a result of Request For Proposals #2312-5449; and

WHEREAS, staff have determined that it is administratively responsible to combine the two separately approved Board awards for temporary and contract personnel services into a single award, as they both pertain to the same service; and

WHEREAS, staff requests approval to combine the two awards into one award for an annual cumulative amount not to exceed \$4,000,000; and

WHEREAS, this approval will amend Resolutions 6366 and 6504.

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

- 1) Approves Resolution 6597, authorizing the award of contracts for temporary and contract personnel services to Dependable Business Solutions dba Dependable Staffing (DBE, ESBE, HABE, MBE, SBE, VBE, HUB); Labor On Demand, Inc. dba LOD Staffing (DBE, HABE, MBE, SBE WBE); L.J. Jordan & Associates - San Antonio (WBE); Renhill Staffing Services of Texas (HABE, MBE, SBE, HUB); Remedy Intelligent Staffing; Tri-Starr Personnel, LLC dba Tri-Starr Talent (SBE, WBE); and 22nd Century Technologies, Inc. (ABE, NBE) for an annual cumulative amount not to exceed \$4,000,000; for a period of one year with the option to renew up to three additional one-year terms.

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

Passed and approved this 6th day of November 2024.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

Acting President and CEO

Temporary and Contract Personnel Services

Procurement Process



Procurement Process

Solicitation Process

June 15, 2023, Opportunity Home issued a “Request For Proposals” **(RFP) #2305-5407** for Temporary and Contract Personnel Services, which closed on July 5, 2023.

Dec. 4, 2023, Opportunity Home issued a “Request For Proposals” **(RFP) #2312-5449** for Temporary and Contract Personnel Services, which closed on Jan. 5, 2024.

The organization received Board approval on Sept. 6, 2023 (Resolution 6366), authorizing the award of contracts for temporary and contract personnel services for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one year terms. This award was a result of Request For Proposals #2305-5407.

A second approval was received for temporary and contract personnel services on March 6, 2024 (Resolution 6504), authorizing the award of contracts for temporary and contract personnel services for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one year terms. This award was a result of Request For Proposals #2312-5449.

Procurement Process

Financial Impact

The current award recommendation for temporary and contract personnel services is not expected to exceed an annual cumulative amount of **\$4,000,000.**

Award includes:

Combining the two separately approved Board awards for temporary and contract personnel services into a single award

Questions?

**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6599, AUTHORIZING THE AWARD OF CONTRACTS FOR BEACON PROPERTY MANAGEMENT SERVICES TO AVENUE5 RESIDENTIAL, LLC, FORESIGHT ASSET MANAGEMENT (HJE), AND HOMESPRING RESIDENTIAL SERVICES FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$3,000,000 FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

DocuSigned by:
Michael Reyes
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Michael Reyes
Acting President and CEO

DocuSigned by:
George Ayala
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George Ayala
Director of Procurement

DocuSigned by:
Miranda Castro
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Miranda Castro
Chief Asset Management Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6599, authorizing the award of contracts for Beacon Property Management Services to Avenue5 Residential, LLC, Foresight Asset Management (HJE), and HomeSpring Residential Services for an annual cumulative amount not to exceed \$3,000,000 for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

Opportunity Home's Beacon Communities requires the services of third-party property management companies to provide on-site property management services to properties that transition to Beacon Communities' portfolio. Services shall include, but are not limited to, leasing, marketing, operations, compliance with multiple programs, maintenance and capital work, loan and regulatory compliance, financial accounting, and financial management and reporting. The awarded vendors must have demonstrated experience in affordable, tax credit, public housing, mixed-income, and conventional housing management, including familiarity with layer financing, compliance programs, and stakeholders, and have worked with governmental entities, including housing authorities, financial institutions, non-profit, local programs, and stakeholders.

On August 23, 2024, Opportunity Home issued a "Request For Proposals" (IFB) #2406-5527 for Beacon Property Management Services that closed on September 6, 2024. The RFP was published on Opportunity Home's E-Procurement Website, the Hart Beat, and directly solicited to 929 vendors. Five proposals were received in response to this solicitation: Avenue5 Residential, LLC; Foresight Asset Management (HJE); Franklin Apartment Management (WBE); HomeSpring Residential Services; and Reign Asset Management, LLC (WBE). All responses were evaluated on the following criteria: qualifications and experience, key personnel, capacity/financial viability, transition plan, fee proposal, and strength of the respondent's Section 3 and SWMBE Utilization Plans. Based on the above, staff recommends contract awards to the three highest-rated proposers: Avenue5 Residential, Foresight Asset Management, and HomeSpring Residential Services.

COMPANY PROFILES:

OPPORTUNITY HOME SAN ANTONIO**November 6, 2024**

Avenue5 Residential was founded in 2014 and is headquartered in Seattle, Washington, with regional offices in Denver, Phoenix, Portland, Salt Lake City, Spokane, Orange County, and greater Washington, D.C. They have local experts in Austin, Dallas, and San Antonio, Texas, Northern and Southern California, Reno, Las Vegas, Albuquerque, Colorado Springs, and Baltimore. They are a third-party property management company providing solutions-based portfolio management services for the multifamily industry. Avenue5 has a compliance group that provides expertise, guidance, and support on all issues related to affordable housing and the federal Housing and Urban Development (HUD) administration, including low-income housing tax credits, HUD loans, and an assortment of inclusionary housing programs monitored by city, county, state and federal agencies. The group also develops best practices and standard procedures for properties to include weekly, monthly, quarterly, semi-annual, and annual preventative maintenance programs, verifies and certifies initial program eligibility, ensures that annual recertifications are performed, periodically verifies income limits and rent limits, and utility allowances to ensure that each owner has the opportunities to maximize income wherever possible. They work with Housing Authorities including, but not limited to, Bexar County Housing Authority, Dallas Housing Authority, Dallas County Housing Authority, Grand Prairie Housing Authority, Garland Housing Authority, Harris County, Houston Housing Authority, Mesquite Housing Authority, Plano Housing Authority, and Plainview Housing Authority.

Foresight Asset Management was founded in 2018 and is headquartered in San Antonio, Texas. This property management company has self-certified as Hasidic Jew. They are a property asset management company with experience managing affordable housing, tax credit properties, public housing, Section 8, mixed-income developments, and conventional housing. They are familiar with layered financial structures, including low-income housing tax credits (LIHTC), historic tax credits (HTC), the Home Investment Partnership program, and state and local government grants and subsidies. Foresight Asset Management provides regular audits and inspections to ensure integrity and adherence to funding requirements; training programs for staff on compliance standards, reporting processes, and resident eligibility; and provides timely submission of program reporting and documentation to reduce vulnerability to audits or penalties. They have worked with housing authorities, including the City of Mercedes Housing Authority, Edcouch Housing Authority, and Housing Authority of the County of Hidalgo. Their client list includes, but is not limited to, American Opportunity for Housing, Alamo Community Group, Gary Nugent Investments, Rockwood Property Management, GCM Capital, Capital Funding Group, The Lynd Company, Noorallah Jooma Development, Raybec Investments, Gene Curran Victory Realty Group, Solaris Properties, and South Texas Economic Development Corporation.

HomeSpring Residential Services was founded in 1982 and is headquartered in San Antonio, Texas. They specialize in the management of senior properties, affordable housing, and conventional properties. To ensure they can devote the time and resources necessary to prioritize every community, they only commit to managing a minimum number of units at any given time. HomeSpring has experience working with both conventional and government-insured mortgage programs. Their accounting systems and management policies are geared to ensure they comply with any and all community regulatory agreements, lenders' operating agreements, and local HUD procedures. HomeSpring Residential is an approved HUD management company and is familiar with the requirements of the Texas State Affordable Housing Corporation (TSAHC) and the Texas Department of Housing and Community Affairs (TDHCA) and has managed properties directly for HUD and HUD/FHA-insured properties. They have an inspection team

OPPORTUNITY HOME SAN ANTONIO

November 6, 2024

overseeing all TDHCA, Uniform Physical Condition Standards (UPCS), HUD Real Estate Assessment Central (REAC), or physical inspections. Their staff is familiar with income certification processes for tax-exempt bonds, as well as bond compliance reporting to the trustees and owners. Their management procedures require regular in-house training classes covering fair housing, OSHA compliance, leasing techniques, preventive maintenance, tax credit compliance, and new legal issues. In addition, all staff are sent regularly to various training courses offered by the Apartment Association. They have worked with housing authorities such as Bexar County Housing Authority, Corpus Christi Housing Authority, and Midland Housing Authority. They manage four properties for San Antonio Housing Trust, 10 for Versa Development, and the Chaminade Apartment Homes for St. Mary's University.

PRIOR AWARDS:

Avenue5 Residential manages Costa Almadena, a property within Asset Management's portfolio.

Foresight Asset Management has received no prior awards from Opportunity Home.

HomeSpring Residential Services manages Bristol at Somerset and Elan Gardens, properties within Asset Management's portfolio.

CONTRACT OVERSIGHT:

Miranda Castro, Chief Asset Management Officer

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6599
Scoring Matrix
Slides

**Opportunity Home San Antonio
Resolution 6599**

RESOLUTION 6599, AUTHORIZING THE AWARD OF CONTRACTS FOR BEACON PROPERTY MANAGEMENT SERVICES TO AVENUE5 RESIDENTIAL, LLC, FORESIGHT ASSET MANAGEMENT (HJE), AND HOMESPRING RESIDENTIAL SERVICES FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$3,000,000 FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

WHEREAS, Opportunity Home’s Beacon Communities requires the services of third-party property management companies to provide on-site property management services to properties that transition to Beacon Communities portfolio; and

WHEREAS, on August 23, 2024, Opportunity Home issued a “Request For Proposals” (IFB) #2406-5527 for Beacon Property Management Services that closed on September 6, 2024; and

WHEREAS, five proposals were received in response to the solicitation; and

WHEREAS, staff recommends the award of contracts to Avenue5 Residential, LLC, Foresight Asset Management (HJE), and HomeSpring Residential Services.

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

- 1) Approves Resolution 6599, authorizing the award of contracts for Beacon Property Management Services to Avenue5 Residential, LLC, Foresight Asset Management (HJE), and HomeSpring Residential Services for an annual cumulative amount not to exceed \$3,000,000 for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 6th day of November 2024.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
Acting President and CEO



Scoring Summary

2406-5527 Beacon Property Management Services

	Total	Qualifications and Experience	Key Personnel.	Capacity/Financial Viability	Transition Plan	Price Proposal	Section 3 Program Utilization Plan	Strength of the Respondent's S/W/MBE Utilization Statement
Supplier	/ 100 pts	/ 30 pts	/ 20 pts	/ 10 pts	/ 10 pts	/ 20 pts	/ 5 pts	/ 5 pts
Avenue5 Residential	79.33 pts	26 pts	17.33 pts	8 pts	8 pts	20 pts	0 pts	0 pts
HomeSpring Residential Services	76.67 pts	30 pts	18.67 pts	8 pts	8 pts	11 pts	0 pts	1 pts
Foresight Asset Management	72.67 pts	22 pts	13.33 pts	8 pts	8 pts	18.33 pts	3 pts	0 pts
Franklin Apartment Management	49.08 pts	14 pts	9.333 pts	6.667 pts	5.333 pts	13.75 pts	0 pts	0 pts
Reign Asset Management LLC	49.08 pts	14 pts	9.333 pts	3.333 pts	4.667 pts	13.75 pts	3 pts	1 pts

Beacon Property Management Services

Procurement Process



Procurement Process

Solicitation Process

On August 23, 2024, Opportunity Home issued a “Request For Proposals” **(IFB) #2406-5527** for Beacon Property Management Services that closed on September 6, 2024.

RFP was published on multiple websites

Directly solicited to **929** vendors

Five proposals were received

Evaluation criteria included:

- Qualifications and Experience
- Key Personnel
- Capacity/Financial Viability
- Transition Plan
- Fee Proposal
- Strength of the Respondent’s Section 3 and SWMBE Utilization Plans

Staff recommends contract awards to the three highest-rated proposers: Avenue5 Residential, Foresight Asset Management, and HomeSpring Residential Services.

Procurement Process

Financial Impact

The current award recommendation for Beacon Property Management Services is not expected to exceed an annual cumulative amount of **\$3,000,000**.

Award includes:

On-site property management services for properties that transition to Beacon Communities portfolio. Services shall include, but are not limited to, all aspects of leasing, marketing, operations, compliance with multiple programs, maintenance, and capital work, loan and regulatory compliance, financial accounting, and financial management and reporting.

Questions?