



REGULAR BOARD MEETING  
DECEMBER 4, 2024



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

**BOARD OF COMMISSIONERS**

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

**ACTING PRESIDENT & CEO**

Michael Reyes

**REGULAR BOARD MEETING**

**1:00 p.m. | Wednesday | December 4, 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 November 6, 2024, Regular Board meeting minutes
  - Approval of the November 20, 2024, Finance Committee meeting minutes
  - Approval of the November 20, 2024, Operations and Real Estate Committee meeting minutes

**CONSENT ITEMS**

4. Consideration and approval regarding Resolution 6606, authorizing Opportunity Home to assign 80 Project-Based Vouchers (PBV) to the City of San Antonio Development – The Commons at Acequia Trails (Stephanie Rodriguez, Director of Assisted Housing Programs)





**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
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**ACTING PRESIDENT & CEO**

Michael Reyes

- 5. Consideration and approval regarding Resolution 6605, approving the 2025 Small Area Fair Market Rents (SAFMR) payment standard and the Project-Based Voucher (PBV) Program payment standard schedule (Stephanie Rodriguez, Director of Assisted Housing Programs)
- 6. Consideration and approval regarding Resolution 6607, inducing the participation of San Antonio Housing Facility Corporation to serve as the sole member of the general partner, landowner, and general contractor for Riverbreeze Apartments Transaction; and authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low-income housing tax credits; and authorizing the negotiation and execution of a memorandum of understanding; and other matters in connection therewith (Lorraine Robles, Chief Real Estate and Development Officer)
- 7. Consideration and approval regarding Resolution 6608, authorizing the consideration of and entering into preliminary documentation for the proposed Creekside at Lookout transaction, including authorizing the San Antonio Housing Facility Corporation to enter into a memorandum of understanding with respect to its participation in the Creekside at Lookout transaction (Timothy E. Alcott, Executive Vice President of Development and General Counsel)
- 8. Consideration and approval regarding Resolution 6613, authorizing the acquisition and assumption of the Class B Limited Partnership interest and obligations in Tampico Apartments, LP by San Antonio Housing Facility Corporation; authorizing the acquisition and assumption of the developer rights and obligations and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

**INDIVIDUAL ITEMS**

- 9. Consideration and approval regarding Resolution 6609, authorizing San Antonio Housing Facility Corporation to purchase the limited partner interests in ARDC Military, Ltd., as owner of the Artisan at Mission Creek Project, and to expend Moving to Work funds to effect such purchase; authorizing Las Varas Public Facility Corporation, as sole member of the general partner of such Partnership, to execute documents necessary to effect such purchase; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)
- 10. Consideration and approval regarding Resolution 6596, authorizing the award of project-specific engagements for the fire protection improvements at Blanco Apartments in the amount of \$335,000 and Matt Garcia Apartments in the amount of \$405,000 to KCI Technologies (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
- 11. Consideration and approval regarding Resolution 6614, authorizing the award of contracts for mowing and grounds maintenance for Administrative and Public Housing Properties to A&S Landscaping Services (HABE), B&T Dependable Services LLC (AABE, DBE, DIBE, ESBE, MBE, SBE, VBE), Blue Lacy



**BOARD OF COMMISSIONERS**

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

**ACTING PRESIDENT & CEO**

Michael Reyes

Landscape and Maintenance Co (HABE), and Champion Lawn Care (HABE, WBE) for an annual cumulative amount not to exceed \$1,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Ruth Bautista, Director of Public Housing)

12. Consideration and approval regarding Resolution 6615, authorizing the award of a contract for Riverside Apartments exterior renovations and site improvements to All Pro General Construction, Inc. (DBE, HABE) for an amount not to exceed \$7,883,216 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

**DISCUSSION ITEMS**

13. Update and discussion regarding Opportunity Home programs waitlist (Jose Mascorro, Chief Operating Officer)
14. President's Report

**CLOSED SESSION**

15. 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 Beacon and Partnerships review

**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

**RESOURCE**

- 2025 Board Meeting Calendar

16. 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: 11/27/2024 03:00 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.”



## 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 1:01 PM CST on November 6, 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, Janet Garcia, 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; Miranda Castro, Chief Asset Management Officer; Ruth Bautista, Director of Public Housing; and Kristen Carreon, Operations Support Advisor.

Interpreter, BCC Languages LLC.

#### Board Members Absent:

None.

#### Quorum:

A quorum was established with seven (7) 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.

### Minutes

#### III. Minutes

Vice Chair Casillas moved to approve the October 9, 2024, Regular Board Meeting minutes and the October 16, 2024, Operations and Real Estate Committee meeting minutes. Commissioner Ankamah Burford seconded the motion. The motion carried with seven (7) in favor and none against by a voice vote.



## Consent Items

### IV. Resolution 6594

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)

### V. Resolution 6597

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 (George Ayala, Director of Procurement; Aiyana Longoria, Director of Human Resources)

### VI. Resolution 6599

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)

### Main Motion Regarding Consent Items 4-6

Moved by Commissioner Contreras. Seconded by Commissioner Powell. The motion was carried with seven (7) in favor and none against by a voice vote.

## Discussion Items

### VII. Public Housing Collections Update

Public Housing Collections Update (Ruth Bautista, Director of Public Housing; Kristen Carreon, Operations Support Advisor)

### VIII. President's Report

- Housing Bond
- Waitlist
- Security
- Events



**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 1:48 PM CST.

**CLOSED SESSION**

**IX. 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

Vice-Chair Casillas exited the meeting.

**Action Regarding Closed Session**

The Board returned from Closed Session, and Chair Lopez called the meeting to order at 3:35 PM CST.

**X. Adjournment**

**Main Motion Regarding Adjournment**

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

The meeting adjourned at 3:37 PM CST.

**ATTEST:**

\_\_\_\_\_  
**Gabriel Lopez**  
**Chair, Board of Commissioners**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Michael Reyes**  
**Acting President and CEO**

\_\_\_\_\_  
**Date**





**MINUTES OF OPPORTUNITY HOME SAN ANTONIO FINANCE COMMITTEE OR SPECIAL BOARD MEETING**

**I. Call to Order:**

Commissioner Leilah Powell called the Finance Committee Meeting of Opportunity Home San Antonio to order at 1:09 PM CST on November 20, 2024. The meeting was held at Midcrown Senior Pavilion at 5414 Midcrown Dr., San Antonio, TX 78218.

**Board Members Present:**

Chair Gabriel Lopez, Vice Chair Gilbert Casillas, and Leilah Powell.

**Adviser Present:**

Doug Poneck, General Counsel.

**Guests Present:**

Michael Reyes, Acting President and CEO; Diana Fiedler, Executive Vice President (EVP) and Chief Financial Officer; Aaron Sladek, Director of Finance and Accounting; and Allison Schlegel, Director of Internal Audit.

**Board Members Absent:**

Barbara Ankamah Burford, Dalia Contreras, Estrellita Garcia-Diaz, and Janet Garcia.

**Quorum:**

A quorum was established with three (3) 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, seven (7) citizens spoke, one (1) citizen signed up to speak, but was absent for Citizens to be Heard, and no citizens ceded their time.

**Discussion Items**

**III. Quarterly Financial Report**

Update and discussion regarding the Quarterly Financial Report (Aaron Sladek, Director of Finance and Accounting)

**IV. Quarterly Internal Audit Report**

Update and discussion regarding the Quarterly Internal Audit Report (Allison Schlegel, Director of Internal Audit)

**XI. Adjournment**

**Main Motion Regarding Adjournment**



Moved by Vice Chair Casillas. Seconded by Chair Lopez. The motion carried with three (3) in favor and none against by a voice vote.

The meeting adjourned at 2:03 PM CST.

**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 2:05 PM CST on November 20, 2024. The meeting was held at Midcrown Senior Pavilion, San Antonio, TX 78218.

### **Board Members Present:**

Chair Gabriel Lopez, Vice Chair Gilbert Casillas, and Leilah Powell.

### **Adviser Present:**

Doug Poneck, General Counsel.

### **Guests Present:**

Michael Reyes, Acting President and CEO; Stephanie Rodriguez, Director of Assisted Housing Programs; Lorraine Robles, Chief Real Estate and Development Officer; Timothy E. Alcott, Executive Vice President of Development and General Counsel; Miranda Castro, Chief Asset Management Officer; Ruth Bautista, Director of Public Housing; and Muriel Rhoder, Executive Vice President and Chief Administrative Officer.

Carly Gast, Development Director - Texas, Kittle Property Group, Inc.; Rajeev Puri, Partner and President, Athena Domain, Inc.; and Victor Miramontes, Partner, Mission DG.

### **Board Members Absent:**

Barbara Ankamah Burford, Dalia Contreras, Estrellita Garcia-Diaz, and Janet Garcia.

### **Quorum:**

A quorum was established with three (3) voting members present.

### **II. Citizens to be Heard**

Citizens are provided three minutes each to speak on any agenda item. One (1) citizen signed up to speak, one (1) citizen spoke, and no (0) citizens ceded their time.

### **Individual Items**

#### **III. Resolution 6606**

Consideration and appropriate action regarding Resolution 6606, authorizing Opportunity Home to assign 80 Project-Based Vouchers (PBV) to the City of San Antonio Development – The Commons at Acequia Trails (Stephanie Rodriguez, Director of Assisted Housing Programs)



**Main Motion Regarding Resolution 6606**

Moved by Chair Lopez. Seconded by Committee Chair Casillas. Abstained by Commissioner Powell. The motion was carried with two (2) in favor and none against by a voice vote.

**IV. Resolution 6605**

Consideration and appropriate action regarding Resolution 6605, approving the 2025 Small Area Fair Market Rents (SAFMR) payment standard and the Project-Based Voucher (PBV) Program payment standard schedule (Stephanie Rodriguez, Director of Assisted Housing Programs)

**Main Motion Regarding Resolution 6605**

Moved by Commissioner Powell. Seconded by Chair Lopez. The motion was carried with three (3) in favor and none against by a voice vote.

**V. Resolution 6607**

Consideration and appropriate action regarding Resolution 6607, inducing the participation of San Antonio Housing Facility Corporation to serve as the sole member of the general partner, landowner, and general contractor for Riverbreeze Apartments Transaction; and authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low-income housing tax credits; and authorizing the negotiation and execution of a memorandum of understanding; and other matters in connection therewith (Lorraine Robles, Chief Real Estate and Development Officer)

**Main Motion Regarding Resolution 6607**

Moved by Commissioner Powell. Seconded by Chair Lopez. The motion was carried with three (3) in favor and none against by a voice vote.

**VI. Resolution 6608**

Consideration and appropriate action regarding Resolution 6608, authorizing the consideration of and entering into preliminary documentation for the proposed Creekside at Lookout transaction, including authorizing the San Antonio Housing Facility Corporation to enter into a memorandum of understanding with respect to its participation in the Creekside at Lookout transaction (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

**Main Motion Regarding Resolution 6608**

Moved by Chair Lopez. Seconded by Commissioner Powell. The motion was carried with three (3) in favor and none against by a voice vote.

**Action Regarding Recess**





With no objections, Committee Chair Casillas recessed the Operations and Real Estate Committee meeting at 2:48 PM CST.

The Board returned from recess and resumed the Operations and Real Estate Committee meeting at 2:58 PM CST.

**VII. Resolution 6613**

Consideration and appropriate action regarding Resolution 6613, authorizing the acquisition and assumption of the Class B Limited Partnership interest and obligations in Tampico Apartments, LP by San Antonio Housing Facility Corporation; authorizing the acquisition and assumption of the developer rights and obligations and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

**Main Motion Regarding Resolution 6613**

Moved by Chair Lopez. Seconded by Commissioner Powell. The motion was carried with three (3) in favor and none against by a voice vote.

**VIII. Resolution 6609**

Consideration and appropriate action regarding Resolution 6609, authorizing San Antonio Housing Facility Corporation to purchase the limited partner interests in ARDC Military, Ltd., as owner of the Artisan at Mission Creek Project, and to expend Moving to Work funds to effect such purchase, and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

**Main Motion Regarding Resolution 6609**

With no objections, the Board tabled Resolution 6609 at the request of staff.

**Discussion Items**

- IX.** Update and discussion regarding the Opportunity Home Programs, Eligibility, and Lease-Up (Miranda Castro, Chief Asset Management Officer; Stephanie Rodriguez, Director of Assisted Housing Programs; Ruth Bautista, Director of Public Housing)
- X.** Discussion regarding the proposed 2025 Board meetings calendar (Muriel Rhoder, Executive Vice President and Chief Administrative Officer)

**REPORTS**

- Operations Report
- Procurement Activity Report
- Demographic Procurement Report

**RESOURCE**

- Developments Overview Table



**XI. Adjournment**

**Main Motion Regarding Adjournment**

Moved by Commissioner Powell. Seconded by Chair Lopez. The motion was carried with three (3) in favor and none against by a voice vote.

The meeting adjourned at 4:02 PM CST.

**ATTEST:**

\_\_\_\_\_  
**Gabriel Lopez**  
**Chair, Board of Commissioners**

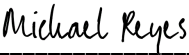
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**Date**


\_\_\_\_\_  
**Michael Reyes**  
**Acting President and CEO**

\_\_\_\_\_  
**Date**

**BOARD OF COMMISSIONERS  
Regular Board Meeting**

**RESOLUTION 6606, AUTHORIZING OPPORTUNITY HOME TO ASSIGN 80  
PROJECT-BASED VOUCHERS (PBV) TO THE CITY OF SAN ANTONIO DEVELOPMENT - THE  
COMMONS AT ACEQUIA TRAILS**

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**Michael Reyes**  
Acting President and CEO

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**Stephanie Rodriguez**  
Director of Assisted Housing Programs

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6606, authorizing Opportunity Home to assign 80 Project-Based Vouchers (PBV) to the City of San Antonio Development – The Commons at Acequia Trails.

**SUMMARY:**

Opportunity Home San Antonio will partner with the City of San Antonio (COSA) to assign 80 Project-Based Vouchers (PBV) to the Commons at Acequia Trails to support local affordable housing initiatives. 24 CFR 983.51(b)(2) allows Opportunity Home to assign vouchers to projects that have already undergone the competitive selection process without needing an additional competitive process.

The Housing Opportunity Through Modernization Act (HOTMA) Final Rule allows project caps for PBV developments to be 40% of all units in a project or 25 units, whichever is higher. The higher cap requires projects to be located in an area where vouchers are difficult to use to provide greater access to affordable housing. The HOTMA final rule identifies “difficult to use” areas as census tracts with a poverty rate of 20% or less, zip codes with a rental vacancy rate of less than 4%, and zip codes where 90% of Small Area Fair Market Rent (SAFMR) is more than 110% of the metropolitan area FMR. With 201 units at the Commons at Acequia Trails, the 80 assigned PBV units meet the project cap criteria.

The Commons at Acequia Trails will be a new construction development on Old Corpus Christi Rd., San Antonio, TX 78223. Residents of the Commons at Acequia Trails will have access to permanent supportive housing services through SAMMinistries.

**STRATEGIC OUTCOMES:**

Opportunity Home residents have a sufficient supply of affordable housing options  
Opportunity Home residents live in quality affordable housing

**ATTACHMENTS:**

Resolution 6606  
Slides

**Opportunity Home San Antonio  
Resolution 6606**

**RESOLUTION 6606, AUTHORIZING OPPORTUNITY HOME TO ASSIGN 80 PROJECT-BASED VOUCHERS (PBV) TO THE CITY OF SAN ANTONIO DEVELOPMENT - THE COMMONS AT ACEQUIA TRAILS**

**WHEREAS**, federal regulations for the Project-Based Vouchers (PBV) program allow Opportunity Home to assign vouchers to projects that have already gone through a competitive selection process; and

**WHEREAS**, the Housing Opportunity Through Modernization Act (HOTMA) Final Rule allows for an increased project cap of 40% of all units in a project, if it is located in an area where vouchers are difficult to use; and

**WHEREAS**, staff requests authorization to assign 80 Project-Based Vouchers (PBV) to the Commons at Acequia Trails.

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

- 1) Approves Resolution 6606, authorizing Opportunity Home to assign 80 Project-Based Vouchers (PBV) to the City of San Antonio Development - The Commons at Acequia Trails.
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

**Passed and approved this 4th day of December 2024.**

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**Gabriel Lopez**  
Chair, Board of Commissioners

**Attested and approved as to form:**

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**Michael Reyes**  
Acting President and CEO



# The Commons at Acequia Trails

Resolution 6606

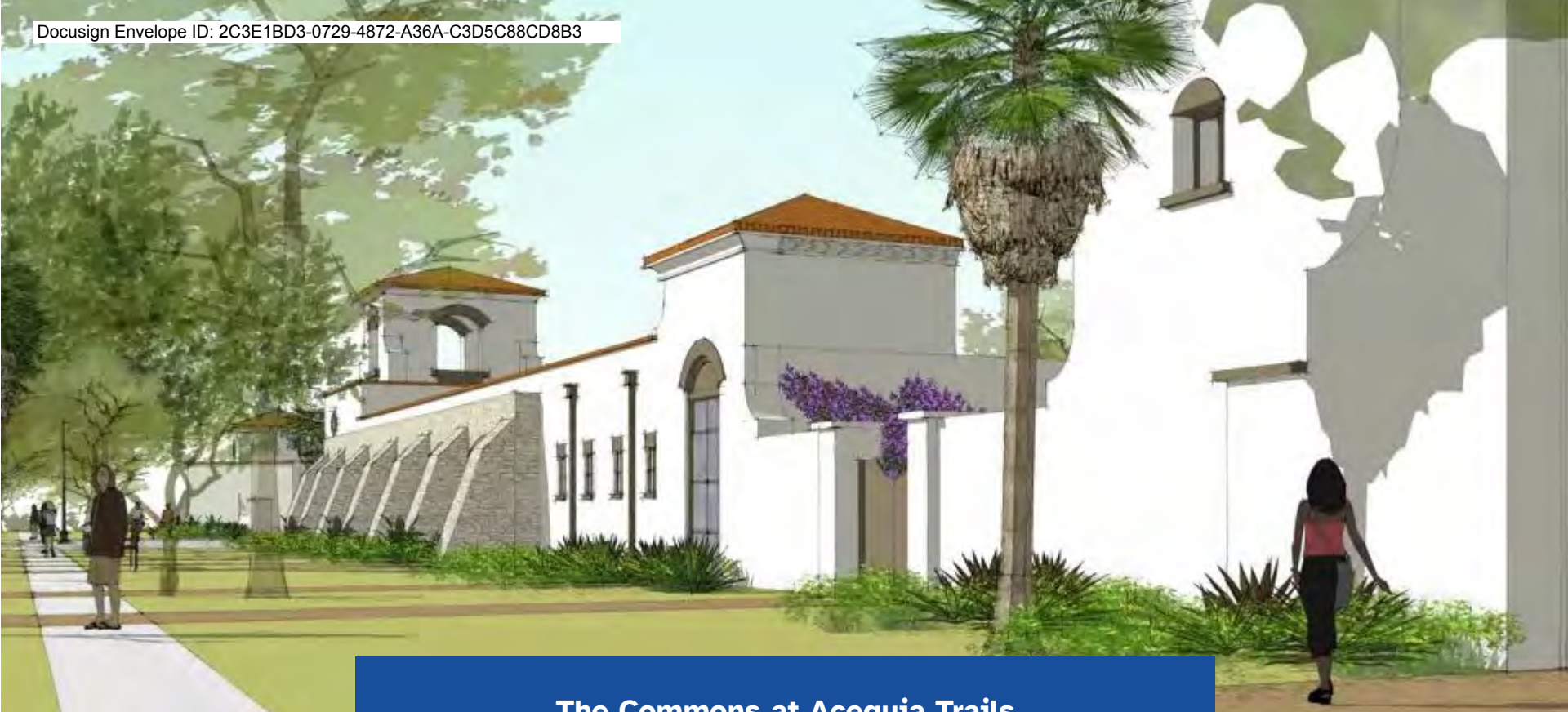
## Project-Based Vouchers

# The Commons at Acequia Trails

## Location

- Old Corpus Christi Rd  
San Antonio, TX 78223
- New Construction – City of  
San Antonio & Vecino  
Group Development

- **201 Units**
- **All Bills Paid**
- **Permanent Supportive  
Housing**
- **Supportive Services  
Provided by  
SAMMinistries**
- **Partnership with San  
Antonio Housing Trust  
Public Facility Corp**



**The Commons at Acequia Trails**

# Project-Based Vouchers

- **Project-Based Vouchers (PBV)** federal regulations, 24 CFR 983.51(b)(2), allow Opportunity Home to assign vouchers to projects that have already gone through the competitive selection process without the need for an additional competitive process.
- The **Housing Opportunity Through Modernization Act (HOTMA) Final Rule** updated project caps for PBV developments. Previously, the project cap allowed only 25% of all units or 25 units, whichever was higher. The final rule has increased the project cap to 40% of all units or 25 units.
  - The new project cap requires the development be located in an area where vouchers are difficult to use. The final rule identifies “difficult to use” as:
    - Census tracts with a poverty rate of 20% or less
    - Zip codes with a rental vacancy rate of less than 4%
    - Zip codes where 90% of Small Area Fair Market Rent (SAFMR) is more than 110% of the metropolitan area FMR





## Project-Based Vouchers

# The Commons at Acequia Trails

Opportunity Home seeks  
authorization to assign **80**  
**Project-Based Vouchers.**

# Questions?

**BOARD OF COMMISSIONERS  
Regular Board Meeting**

**RESOLUTION 6605, APPROVING THE 2025 SMALL AREA FAIR MARKET RENTS (SAFMR) PAYMENT STANDARD AND THE PROJECT-BASED VOUCHER (PBV) PROGRAM PAYMENT STANDARD SCHEDULE**

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*Michael Reyes*  
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**Michael Reyes**  
Acting President and CEO

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*Stephanie Rodriguez*  
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**Stephanie Rodriguez**  
Director of Assisted Housing Programs

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6605, approving the 2025 Small Area Fair Market Rents (SAFMR) payment standard and the Project-Based Voucher (PBV) Program payment standard schedule.

**SUMMARY:**

**I. SAFMR Payment Standards**

The U.S. Department of Housing and Urban Development (HUD) requires housing authorities to establish voucher payment standards within the basic range of 90%-110% of each SAFMR for each unit size. Staff requests approval of the proposed payment standard schedule for all bedroom sizes, which complies with HUD requirements.

**Table 1. Current and Proposed Opportunity Home SAFMR Payment Standards Comparison**

	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
<b>2024 SAFMR Payment Standard Schedule at 90% to 105% (Current)</b>							
Group 1	747	855	1,017	1,287	1,584	1,822	2,059
Group 2	828	927	1,134	1,440	1,719	1,977	2,235
Group 3	927	1,044	1,269	1,611	1,917	2,205	2,492
Group 4	990	1,107	1,350	1,710	2,052	2,360	2,667
Group 5	1,026	1,152	1,404	1,782	2,167	2,492	2,817
Group 6	1,071	1,210	1,467	1,881	2,321	2,669	3,017
Group 7	1,170	1,314	1,602	2,025	2,475	2,846	3,218
Group 8	1,242	1,386	1,692	2,142	2,585	2,973	3,361
Group 9	1,269	1,480	1,799	2,316	2,855	3,283	3,711
Group 10	1,440	1,620	1,971	2,493	3,047	3,504	3,961

**2025 SAFMR Payment Standard Schedule at 84% to 98% (Proposed)**

Group 1	747	855	1,017	1,287	1,584	1,822	2,059
Group 2	828	927	1,134	1,440	1,719	1,977	2,235
Group 3	927	1,044	1,269	1,611	1,917	2,205	2,492
Group 4	990	1,107	1,350	1,710	2,052	2,360	2,667
Group 5	1,026	1,152	1,404	1,782	2,167	2,492	2,817
Group 6	1,071	1,210	1,467	1,881	2,321	2,669	3,017
Group 7	1,170	1,314	1,602	2,025	2,475	2,846	3,218
Group 8	1,269	1,395	1,701	2,160	2,538	2,919	3,299
Group 9	1,314	1,458	1,773	2,250	2,646	3,043	3,440
Group 10	1,440	1,620	1,971	2,493	3,047	3,504	3,961

The proposed FY2025 SAFMR Payment Standard Schedule, included in the table above, demonstrates a decrease in payment standards across the higher bedroom sizes in groups 8 and 9. The decrease in group 8 ranges from \$47-\$62, while in group 9, it ranges from \$22-\$271. Payment standards across groups 1-7 and 10 remain unchanged from FY2024. There is an estimated monthly impact of \$322,446 in additional Housing Assistance Payments, a 3% increase after full implementation.

The proposed payment standards for 2025 will be effective with all Housing Choice Vouchers issued after January 1, 2025, and recertifications effective April 1, 2025.

**II. PBV Payment Standards**

The U.S. Department of Housing and Urban Development (HUD) publishes Fair Market Rents (FMRs) annually for each area of the United States and requires each housing authority to adopt a payment standard schedule for each FMR area in its jurisdiction. The payment standard is defined as “the maximum assistance payment for a family assisted in the voucher program (before deducting the total tenant payment by the family)” [24 CFR 982.4(b)]. HUD permits the housing authority to establish a payment standard amount for each unit size at any level between 90% and 110%—referred to as the “basic range”—of the FMR for the unit size [24 CFR 982.503(b)(1)(i)].

In November 2016, the Small Area Fair Market Rent (SAFMR) Final Rule (Federal Register Notice FR-5855-F-03) mandated certain metropolitan areas, including the San Antonio-New Braunfels metro area, to use SAFMRs in the Housing Choice Voucher (HCV) program. The Final Rule provided an exception for Project-Based Vouchers, allowing PHAs the option to apply SAFMRs to PBV developments. Opportunity Home opted to apply the higher of SAFMRs or Metropolitan Area Fair Market Rents (MAFMRs) to the PBV program.

In August 2024, HUD published the 2025 FMRs. HUD allows housing authorities to establish

**OPPORTUNITY HOME SAN ANTONIO**

**December 4, 2024**

the payment standard amounts at any level between 90% and 110% of the published FMR. The 2025 FMRs represent an across-the-board increase for the San Antonio-New Braunfels Metropolitan Statistical Area (MSA).

Opportunity Home will implement the MAFMR proposed payment standards for PBVs in zip code groups 1-4. Group 5 and higher will use the SAFMR payment standards. Staff believe that these increases are consistent with today’s current market trends and will expand the housing opportunities for our program participants. With these increases, there is an estimated annual impact of \$4,956 in Housing Assistance Payments or a 0.4% increase.

**Opportunity Home Payment Standard and HUD Fair Market Rent Comparison**

	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
<b>2024 Payment Standard Schedule (Current)</b>	<b>960</b>	<b>1,077</b>	<b>1,312</b>	<b>1,661</b>	<b>1,985</b>	<b>2,283</b>	<b>2,581</b>
2024 HUD Fair Market Rents	1,067	1,197	1,458	1,846	2,206	1,537	2,868
Percentage of FMR	90%	90%	90%	90%	90%	90%	90%
<b>2025 Payment Standard Schedule (Proposed)</b>	<b>1,004</b>	<b>1,108</b>	<b>1,351</b>	<b>1,716</b>	<b>2,052</b>	<b>2,360</b>	<b>2,667</b>
2025 HUD Fair Market Rents	1,116	1,231	1,501	1,907	2,243	2,579	2,916
Percentage of FMR	90%	90%	90%	90%	90%	90%	90%

The 2024 PBV payment standards will be effective on January 1, 2025.

**STRATEGIC OUTCOMES:**

- Opportunity Home residents live in quality affordable housing.
- Opportunity Home residents have a sufficient supply of affordable housing options.

**ATTACHMENTS:**

- Resolution 6605
- Slides

**Opportunity Home San Antonio  
Resolution 6605**

**RESOLUTION 6605, APPROVING THE 2025 SMALL AREA FAIR MARKET RENTS (SAFMR) PAYMENT STANDARD AND THE PROJECT-BASED VOUCHER (PBV) PROGRAM PAYMENT STANDARD SCHEDULE**

**WHEREAS**, the U.S. Department of Housing and Urban Development (HUD) annually establishes fair market rents (FMRs) for each area in the United States; and

**WHEREAS**, HUD requires Opportunity Home to establish voucher payment standards for each unit size; and

**WHEREAS**, Opportunity Home staff request authorization to establish the 2025 Small Area Fair Market Rents (SAFMR) payment standard and the Project-Based Voucher Program payment standard schedule to ensure payment standards comply with federal regulations.

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

- 1) Approves Resolution 6605, approving the 2025 Small Area Fair Market Rents (SAFMR) payment standard and the Project-Based Voucher (PBV) Program payment standard schedule.
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

**Passed and approved this 4th day of December 2024.**

-----  
**Gabriel Lopez**

Chair, Board of Commissioners

**Attested and approved as to form:**

-----  
**Michael Reyes**

Acting President and CEO



# 2025 Small Area Fair Market Rents (SAFMR) and Project-Based Voucher (PBV) Payment Standards

December 2024

## Background

# Payment Standards

Opportunity Home is an SAFMR-designated PHA, meaning the agency is required to use **Small Area Fair Market Rent (SAFMR)** to determine **Housing Choice Voucher (HCV)** payment standards.

## Payment Standard

The maximum subsidy for a family assisted in the voucher program (before deducting the total tenant payment by the family).

## Background

# SAFMR Policy

Opportunity Home implemented SAFMRs through MTW Activity FY2019-1, which allows Opportunity Home to set payment standards **outside 90-110% of the SAFMRs**

Opportunity Home established its payment standard schedule through **10 zip code groups.**

The proposed 2025 Payment Standard Schedule will be effective for **recertifications effective April 1, 2025 or later**, and all **vouchers issued with effective dates January 1, 2025 or later.**



## Background

# Factors Considered

**When selecting a payment standard, staff considered the following:**

- Least possible impact on HCV families
- Family choice and power of the voucher
- Current amount of families served and impact on payment standard
- Minimal financial impact – Residents moving to higher payment standard areas

## Background

# Housing Opportunity Through Modernization Act (HOTMA)

The ***Housing Choice Voucher (HCV) and Project-Based Voucher Implementation; Additional Streamlining Changes*** Final Rule was released in May 2024.

**The final rule made changes to implementation requirements for increases in payment standard amounts.**

Opportunity Home is now required to apply increased payment standards at least one year after the increase effective date.

Staff conducted a rent burden review to measure the impact on Residents.

# 2025 SAFMR Payment Standards

	0 BR	1 BR	2 BR	3 BR	4 BR	5BR	6BR
<b>Current Payment Standards</b>							
<b>Group 1</b>	747	855	1017	1287	1584	1822	2059
<b>Group 8</b>	1242	1386	1692	2142	2585	2973	3361
<b>Group 10</b>	1440	1620	1971	2493	3047	3504	3961
<b>2025 Proposed Payment Standards</b>							
<b>Group 1</b>	747	855	1017	1287	1584	1822	2059
<b>Group 8</b>	<b>1269</b>	<b>1395</b>	<b>1701</b>	<b>2160</b>	<b>2538</b>	<b>2919</b>	<b>3299</b>
<b>Group 10</b>	1440	1620	1971	2493	3047	3504	3961



## Assisted Housing Programs

# Financial Impact

In **FY 2023-24**, the total annual expense for Housing Assistance Payments for Housing Choice Vouchers amounted to **\$103,863,308**, resulting in a monthly expense of **\$8,655,276**.

The **2025 SAFMR** will have an estimated yearly impact of **\$3,869,352** on Housing Assistance Payments or a monthly impact of **\$322,446**, reflecting a **3% increase**.

# 2025 PBV Payment Standards

## Assisted Housing Programs

## Background

# Project-Based Voucher

- In November 2016, the Small Area Fair Market Rent (SAFMR) Final Rule (Federal Register Notice FR-5855-F-03) mandated certain metropolitan areas, including the San Antonio-New Braunfels metro area, to use SAFMRs in the Housing Choice Voucher (HCV) program.
- The Final Rule **provided an exception for project-based vouchers**, allowing PHAs the option to apply SAFMRs to PBV developments.
  - **Opportunity Home opted to apply the higher of SAFMRs or MAFMRs to the PBV program.**

**Assisted Housing Programs**

# 2025 PBV Payment Standards

	0 BR	1 BR	2 BR	3 BR	4 BR	5BR	6BR
<b>Current Payment Standard</b>							
<b>YR 2024</b>	960	1,077	1,312	1,661	1,985	2,283	2,581
<b>Proposed Payment Standard</b>							
<b>YR 2025</b>	1,004	1,108	1,351	1,716	2,052	2,360	2,667

## Assisted Housing Programs

# Financial Impact

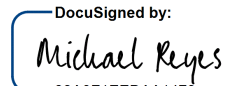
- Opportunity Home will implement the MAFMR proposed payment standards for PBVs in zip code groups 1-4.
  - Group 5 and higher will use the SAFMR payment standards.
- There is an estimated annual impact on the current Housing Assistance Payment Contract of **\$4,956** or a **0.4% increase**.

# Questions?



**BOARD OF COMMISSIONERS  
Regular Board Meeting**

**RESOLUTION 6607, INDUCING THE PARTICIPATION OF SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE SOLE MEMBER OF THE GENERAL PARTNER, LANDOWNER, AND GENERAL CONTRACTOR FOR RIVERBREEZE APARTMENTS TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH**

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**Michael Reyes**  
Acting President and CEO

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**Lorraine Robles**  
Chief Real Estate and Development Officer

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6607, inducing the participation of San Antonio Housing Facility Corporation to serve as the sole member of the general partner, landowner, and general contractor for Riverbreeze Apartments Transaction; and authorizing all filings and agreements with the Texas Department of Housing and Community Affairs in connection with applications for low-income housing tax credits; and authorizing the negotiation and execution of a memorandum of understanding; and other matters in connection therewith.

**SUMMARY:**

Today, we are seeking preliminary nonbinding approval to proceed with negotiating the participation of the San Antonio Housing Facility Corporation in the Riverbreeze Apartments project (the "Project") as the sole member of the general partner, the landowner/lessor, and the general contractor of the Project. This includes the authority to file applications with TDHCA relating to the proposed Project, which is a 4% tax credit project. As you will recall, all 4% tax credit projects must be financed partly with tax-exempt bonds. The issuer must obtain a volume cap allocation from the Texas Bond Review Board to issue tax-exempt bonds. This is time-sensitive and can be competitive. We will apply for a volume cap, which may not be awarded until next year, if any volume cap is available. We need to submit our applications as soon as we can. Accordingly, we are asking you to authorize these actions so that we may get in line, but **we are not asking you to specifically approve or be bound to this project. These are non-binding Resolutions.** This will enable us to move forward, put the financing together, and negotiate the specific terms of the deal, which we will bring back to you for approval.

The Riverbreeze Apartments project, proposed by Kittle Group, will be located near the southwest corner of Palo Alto Road and Loop 410 Road, San Antonio, Texas 78224.

Phase II is projected to contain 264 units, of which all will be reserved for tenants earning 70% or less of median income, with the average income of all tenants being less than 60% AMI. The

**OPPORTUNITY HOME SAN ANTONIO**

**December 4, 2024**

total project cost for Phase II is approximately \$84 million. Las Varas Public Facility Corporation will be the proposed issuer of the bonds.

The attached Resolution authorizes the inducement for the above project and certain actions described above.

**STRATEGIC OUTCOMES:**

Opportunity Home San Antonio residents have a sufficient supply of affordable housing options.

Opportunity Home San Antonio residents live in quality affordable housing.

**ATTACHMENTS:**

Resolution 6607

Resolution 24LVPFC-11-04

Slides

**Opportunity Home San Antonio  
Resolution 6607**

**RESOLUTION 6607, INDUCING THE PARTICIPATION OF THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE SOLE MEMBER OF THE GENERAL PARTNER, LANDOWNER, AND GENERAL CONTRACTOR FOR RIVERBREEZE APARTMENTS TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH**

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

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

**WHEREAS**, it is necessary to submit applications for tax credits for the Riverbreeze Apartments project (the “Project”); and

**WHEREAS**, it is proposed that San Antonio Housing Facility Corporation (“SAHFC”) will serve as the sole member of the general partner, landlord, and general contractor for the Project; and

**WHEREAS**, SAHFC and the developer will define their mutual relationship in a Memorandum of Understanding (“MOU”); and

**WHEREAS**, SAHFC will pass a nonbinding resolution to induce the Project authorizing the applications needed to finance the Project and negotiate the terms of such financing and equity investment, which will be returned to the Board for final consideration.

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

- 1) Approves Resolution 6607 and Resolution 24FAC-11-04, inducing the proposed Project and authorizing the applications necessary therefor and the negotiation of the terms of the financing therefor, including without limitation the negotiation and execution of the MOU.
- 2) Authorizes the Acting President and CEO, or designee, to execute all necessary documents associated therewith.

**Passed and approved this 4th day of December 2024.**

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**Gabriel Lopez**

Chair, Board of Commissioners

**Attested and approved as to form:**

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**Michael Reyes**

Acting President and CEO

**CERTIFICATE FOR RESOLUTION  
RESOLUTION 24FAC-11-04**

The undersigned officer of the San Antonio Housing Facility Corporation (the “Issuer”) hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the “Board”) held a meeting on December 4, 2024 (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

**RESOLUTION 24FAC-11-04, INDUCING THE RIVERBREEZE APARTMENTS TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH**

(the “Resolution”) was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board’s minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the bylaws of the Issuer.

**SIGNED and SEALED** this 4th day of December 2024.



\_\_\_\_\_  
**Michael Reyes**  
Acting Secretary/Treasurer

**San Antonio Housing Facility Corporation  
Resolution 24FAC-11-04**

**RESOLUTION 24FAC-11-04, INDUCING THE RIVERBREEZE APARTMENTS TRANSACTION;  
AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF  
HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR  
LOW-INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE NEGOTIATION AND  
EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN  
CONNECTION THEREWITH**

**WHEREAS**, Riverbreeze Apartments LP, a Texas limited partnership (the “Partnership”), and SAHFC Riverbreeze GP, LLC, a Texas limited liability company and its general partner (the “General Partner”), will be formed to acquire and construct an approximately 264-unit multifamily housing facility (the “Housing Facility”) to be located at approximately the southwest corner of Palo Alto Road and Loop 410, San Antonio, Texas (the “Land,” together with the Housing Facility, the “Project”); and

**WHEREAS**, at the request of the Partnership, San Antonio Housing Facility Corporation (“SAHFC”), a Texas non-profit public facility corporation created pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, by the Housing Authority of the City of San Antonio, Texas d/b/a Opportunity Home San Antonio (the “Housing Authority”) has agreed to (i) serve as the sole member of the General Partner of the Partnership in connection with the financing of the Project, (ii) acquire the Land and lease it to the Partnership pursuant to a Ground Lease (the “Ground Lease”), and (iii) will serve as the general contractor for the Project (the “General Contractor”); and

**WHEREAS**, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

**WHEREAS**, SAHFC and the Partnership or an affiliate or affiliates thereof will define their mutual relationship in a Memorandum of Understanding (the “MOU”); and

**WHEREAS**, the Partnership has also requested that Las Varas Public Facility Corporation issue its Multifamily Housing Revenue Bonds (Riverbreeze Apartments) Series 2024 or Series 2025 (the “Bonds”) to finance the Project (the “Bond Financing”); and

**WHEREAS**, Kittle Property Group (the “Developer”), on behalf of the Partnership, has applied or will simultaneously herewith apply for low-income housing tax credits (the “LIHTCs”) from the Texas Department of Housing and Community Affairs (“TDHCA”); and



**WHEREAS**, in connection with the application for LIHTCs, it is anticipated that the General Partner and/or SAHFC will be required to execute, complete, and deliver various applications, agreements, documents, certificates, and instruments to TDHCA (the “TDHCA Documents”); and

**WHEREAS**, the Partnership will contribute equity to the construction of the Project, which will be contributed by a limited partner to be determined at a later date (the “Equity Financing”); and

**WHEREAS**, in order to provide additional funding for the Project, the Partnership may enter into one or more subordinate loans (“Subordinate Loans”); and

**WHEREAS**, the Board of Directors of SAHFC (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of the City of San Antonio for SAHFC to authorize the Acquisition and the assumption of the Obligations so that the Project will continue to provide affordable housing to residents; and

**WHEREAS**, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of SAHFC.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of San Antonio Housing Facility Corporation that:

1. Subject to the terms hereof, the SAHFC agrees that it will:
  - (a) cooperate with the Partnership with respect to the Project, and, if arrangements therefor satisfactory to the Partnership and SAHFC can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the Partnership or SAHFC in connection with the Project (collectively, the “Contracts”), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the Partnership; and
  - (b) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.
2. The Acting Secretary/Treasurer, and each officer of San Antonio Housing Facility Corporation are hereby authorized to execute the Contracts including, but not limited to, any and all applications, term sheets, and other agreements required for the financing and construction of the Project and documents related to the Bond Financing, LIHTCs,

Equity Financing, and Subordinate Loans to which the Partnership, the General Partner, and/or SAHFC is a party.

3. Each officer of San Antonio Housing Facility Corporation, and, if required by the form of the document, the Acting Secretary/Treasurer and any Assistant Secretary/Treasurer, or any of them, of SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof, including, without limitation, the TDHCA Documents and all filings or other actions required by the TDHCA in connection with the LIHTCs. Each officer of San Antonio Housing Facility Corporation, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHFC, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.
4. It is understood by SAHFC and the Partnership and Developer have represented to SAHFC, that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, that the Partnership and Developer have agreed that the Partnership and Developer will (a) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of any debt and (b) indemnify and hold harmless SAHFC and the Housing Authority against all losses, costs, damages, expenses and liabilities of whatsoever nature (including but not limited to reasonable attorneys' fees, litigation and courts costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of SAHFC or the Housing Authority).
5. This Resolution shall be deemed to constitute the acceptance of the Partnership's and Developer's proposal that it be further induced to proceed with providing the Project. Provided that neither the Partnership nor the Developer nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event, SAHFC shall not be subject to any liability or damages of any nature. Neither the Partnership nor the Developer nor anyone claiming by, through, or under the Partnership or the Developer, nor any investment banking firm or potential purchaser shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.

6. The Board approves and authorizes the negotiation and execution by any officer(s) of the Board of the MOU setting forth the details of the Project.
7. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.
8. The officers of this Board hereby approve the selection of Bracewell LLP as counsel to the General Partner and SAHFC for this transaction.
9. If any section, paragraph, clause, or provision of this Resolution is held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.
10. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.
11. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.
12. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
13. This Resolution shall be in force and effect from and after its passage.

**Passed and approved this 4th day of December 2024.**

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**Gabriel Lopez**

Chair, Board of Directors

**Attested and approved as to form:**

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**Michael Reyes**

Acting Secretary/Treasurer

# Riverbreeze



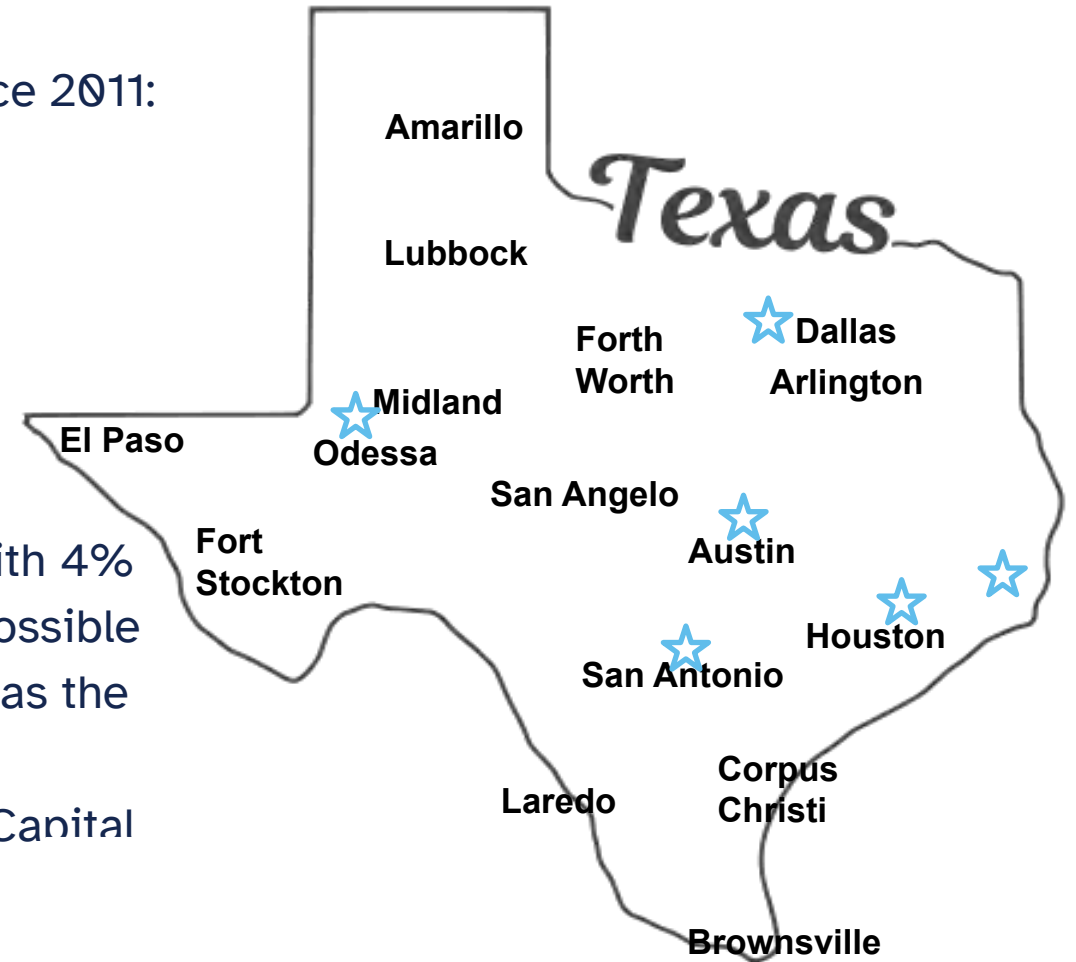
# Overview

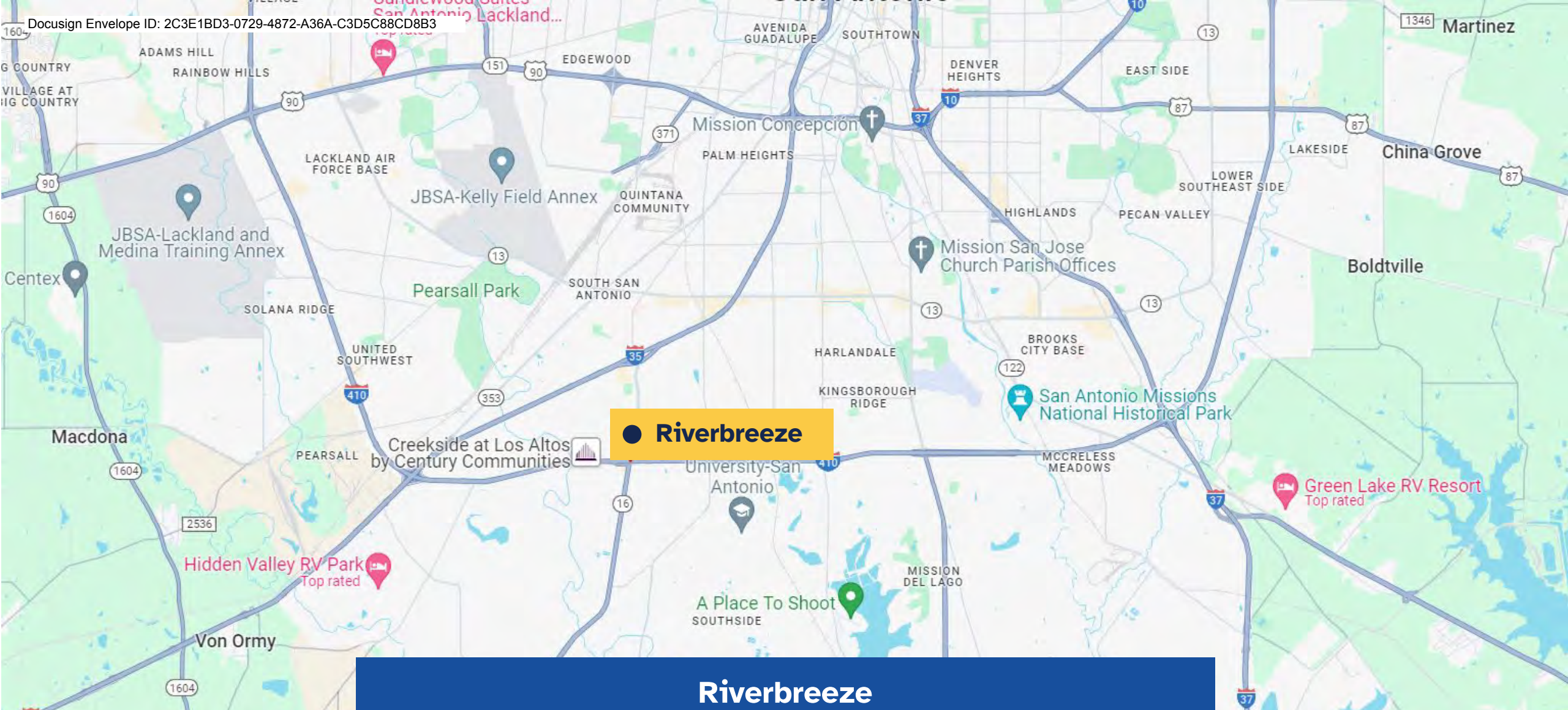
- Today we are requesting approval to expand our role to become the general partner, negotiate an MOU, and authorizing all filings and agreements in connection with this project.
- The MOU will be between Kittle Properties and San Antonio Housing Facility Corporation and will specify mutually agreed upon deal terms.
- This project has previously received board approval for bond inducement.
- This resolution is non-binding and we will seek board approval for final consideration in the future.



# Overview of Developer Texas Portfolio

- 20 properties totaling 2,999 units in Texas since 2011:
  - Beaumont
  - Houston
  - San Antonio
  - Austin/San Marcos
  - DFW
  - Odessa
- 8 of KPG's 20 Texas properties are financed with 4% Tax Credits and Bonds, and have been made possible through partnership with local HFCs/HAs such as the Harris County HA, Bexar Management and Development Corporation, Travis County HFC, Canital Area HFC, and Houston HFC





● **Riverbreeze**

**Riverbreeze**  
SWQ 410 SW Loop and Palo Alto Road



# Development Data



City Council District 4

Southwest ISD

**14 Acres**

Total Units: **264**

- **27 Units** ≤ 30% AMI
- **158 Units** ≤ 60% AMI
- **79 Units** ≤ 70% AMI

**Average Income**

~59.92%

**4% Tax Credits and Bonds**

**Total Development Cost**

**\$69,525,368.90**



# PROFORMA BREAKDOWN (approximate)

Land Cost	\$2,500,000
Construction Costs	\$41,472,675.70
Other soft costs, etc.	\$17,687,693.18
<i>Per Unit Cost</i>	\$263,353.67
<i>Rentable per Square Foot cost</i>	\$257.70
Total Developer Fee	\$7,865,000
<b>Total Development Cost</b>	<b>\$69,525,369</b>

# Deal Terms

## **Bond Issuance Fee**

2%

## **Developer Fee Split**

70% / 30%

## **Cash Flow Split**

50% / 50%

## **Asset Management Fee**

\$5,000/year

## **Deferred Developer Fee**


77%

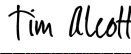
# Questions?



BOARD OF COMMISSIONERS  
Regular Board Meeting

**RESOLUTION 6608, AUTHORIZING THE CONSIDERATION OF AND ENTERING INTO PRELIMINARY DOCUMENTATION FOR THE PROPOSED CREEKSIDE AT LOOKOUT TRANSACTION, INCLUDING AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH RESPECT TO ITS PARTICIPATION IN THE CREEKSIDE AT LOOKOUT TRANSACTION**

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**Michael Reyes**  
Acting President and CEO

DocuSigned by:  
  
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**Timothy E. Alcott**  
Executive Vice President of Development  
and General Counsel

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6608, authorizing the consideration of and entering into preliminary documentation for the proposed Creekside at Lookout transaction, including authorizing the San Antonio Housing Facility Corporation to enter into a memorandum of understanding with respect to its participation in the Creekside at Lookout transaction.

**SUMMARY:**

Today, we seek authority to consider and enter into preliminary documentation for the proposed Creekside at Lookout transaction. The authority being requested includes San Antonio Housing Facility Corporation’s (“SAHFC”) negotiation of terms and entrance into a Memorandum of Understanding with Athena Domain Inc., or an affiliate thereof (“ADI”), with respect to SAHFC’s participation in the proposed Creekside at Lookout transaction. This proposed project will be new construction and is expected to consist of 228 multifamily housing units with the following affordability: 23 units will be set aside for individuals and families earning up to 60% of AMI, 92 units will be set aside for individuals and families earning less than 80% of AMI, and 113 market-rate units. The land and project, once constructed, will be owned by SAHFC and then ground leased to a single-asset entity, which SAHFC or an affiliate will be a member or partner.

Accordingly, we are asking the Board to authorize the consideration of and entering into preliminary documentation for the proposed Creekside at Lookout transaction so that SAHFC may begin considering and entering into preliminary documentation. **However, we are not asking you to specifically approve this proposed project. These are non-binding Resolutions.** This will enable us to move forward, enter into a Memorandum of Understanding, begin to put the financing together, and negotiate the specific terms of the deal, which we will bring back to you for approval.

The attached Resolutions authorize the San Antonio Housing Facility Corporation to approve Resolutions for the consideration of and entering into preliminary documentation for the

**OPPORTUNITY HOME SAN ANTONIO**

**December 4, 2024**

proposed Creekside at Lookout transaction.

**STRATEGIC OUTCOMES:**

Opportunity Home San Antonio residents have a sufficient supply of affordable housing options.

Opportunity Home San Antonio residents live in quality affordable housing.

**ATTACHMENTS:**

Resolution 6608

Resolution 24FAC-11-05

Slides

**Opportunity Home San Antonio  
Resolution 6608**

**RESOLUTION 6608, AUTHORIZING THE CONSIDERATION OF AND ENTERING INTO PRELIMINARY DOCUMENTATION FOR THE PROPOSED CREEKSIDE AT LOOKOUT TRANSACTION, INCLUDING AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH RESPECT TO ITS PARTICIPATION IN THE CREEKSIDE AT LOOKOUT TRANSACTION**

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

**WHEREAS**, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing for persons of low income in the City of San Antonio; and

**WHEREAS**, SAHFC desires to begin preliminary discussions and enter into a memorandum of understanding (“MOU”) with Athena Domain Inc. (the “Developer”) for SAHFC’s participation in the construction and development of a new multifamily housing development consisting of affordable housing units, market-rate units, and associated amenities to be known as Creekside at Lookout (the “Project”) and located on real property in San Antonio, Texas (the “Land”) in collaboration with the Developer; and

**WHEREAS**, the parties intend that based on the contemplated transaction and participation by SAHFC and Authority, the Project and the Land will be fully exempt from property taxes pursuant to Chapter 303 of the Texas Local Government Code; and

**WHEREAS**, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the MOU described above so that SAHFC may continue discussions with the Developer and take preliminary action toward its participation in the Project.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio, hereby:

- 1) Approves Resolutions 6608 and 24FAC-11-05, allowing SAHFC to enter into a memorandum of understanding for the Project and the preliminary participation of SAHFC or an affiliate thereof in the Project.
- 2) Authorizes the Acting President and CEO or any other Officer or Commissioner of the Authority, to execute all necessary documents associated therewith.

If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the validity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

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

This Resolution shall be in force and effect from and after its passage.

**Passed and approved this 4th day of December 2024.**

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**Gabriel Lopez**

Chair, Board of Commissioners

**Attested and approved as to form:**

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**Michael Reyes**

Acting President and CEO

**San Antonio Housing Facility Corporation  
Resolution 24FAC-11-05**

**RESOLUTION 24FAC-11-05, AUTHORIZING THE CONSIDERATION OF AND ENTERING INTO PRELIMINARY DOCUMENTATION FOR THE PROPOSED CREEKSIDE AT LOOKOUT TRANSACTION AND OTHER MATTERS IN CONNECTION THEREWITH**

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

**WHEREAS**, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing for persons of low income in the City of San Antonio; and

**WHEREAS**, SAHFC desires to begin preliminary discussions and enter into a memorandum of understanding (“MOU”) with Athena Domain Inc., or an affiliate thereof (the “Developer”), for SAHFC’s participation in the construction and development of a new multifamily housing development consisting of affordable housing units, market-rate units, and associated amenities to be known as Creekside at Lookout (the “Project”) and located on real property in San Antonio, Texas (the “Land”) in collaboration with the Developer; and

**WHEREAS**, the parties intend that based on the contemplated transaction and participation by SAHFC and the Authority, the Project and the Land will be fully exempt from property taxes pursuant to Chapter 303 of the Texas Local Government Code; and

**WHEREAS**, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the MOU described above so that SAHFC may continue discussions with the Developer and take preliminary action toward its participation in the Project.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors of the San Antonio Housing Facility Corporation hereby:

- 1) Approves Resolution 24FAC-11-05, authorizing the consideration of and entrance into preliminary documentation for the Project, including a memorandum of understanding and the preliminary participation of SAHFC or an affiliate thereof in the Project.
- 2) Authorizes the Acting Secretary/Treasurer or any other Officer or Director of SAHFC, to execute all necessary documents associated therewith.

If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the validity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.



The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

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

This Resolution shall be in force and effect from and after its passage.

**Passed and approved this 4th day of December 2024.**

---

**Gabriel Lopez**

Chair, Board of Directors

**Attested and approved as to form:**

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**Michael Reyes**

Acting Secretary/Treasurer

# Creekside at Lookout



# Developer Overview

**Name:** Athena Domain, Inc.

**Home base:** San Antonio, TX

**Territory:** Texas

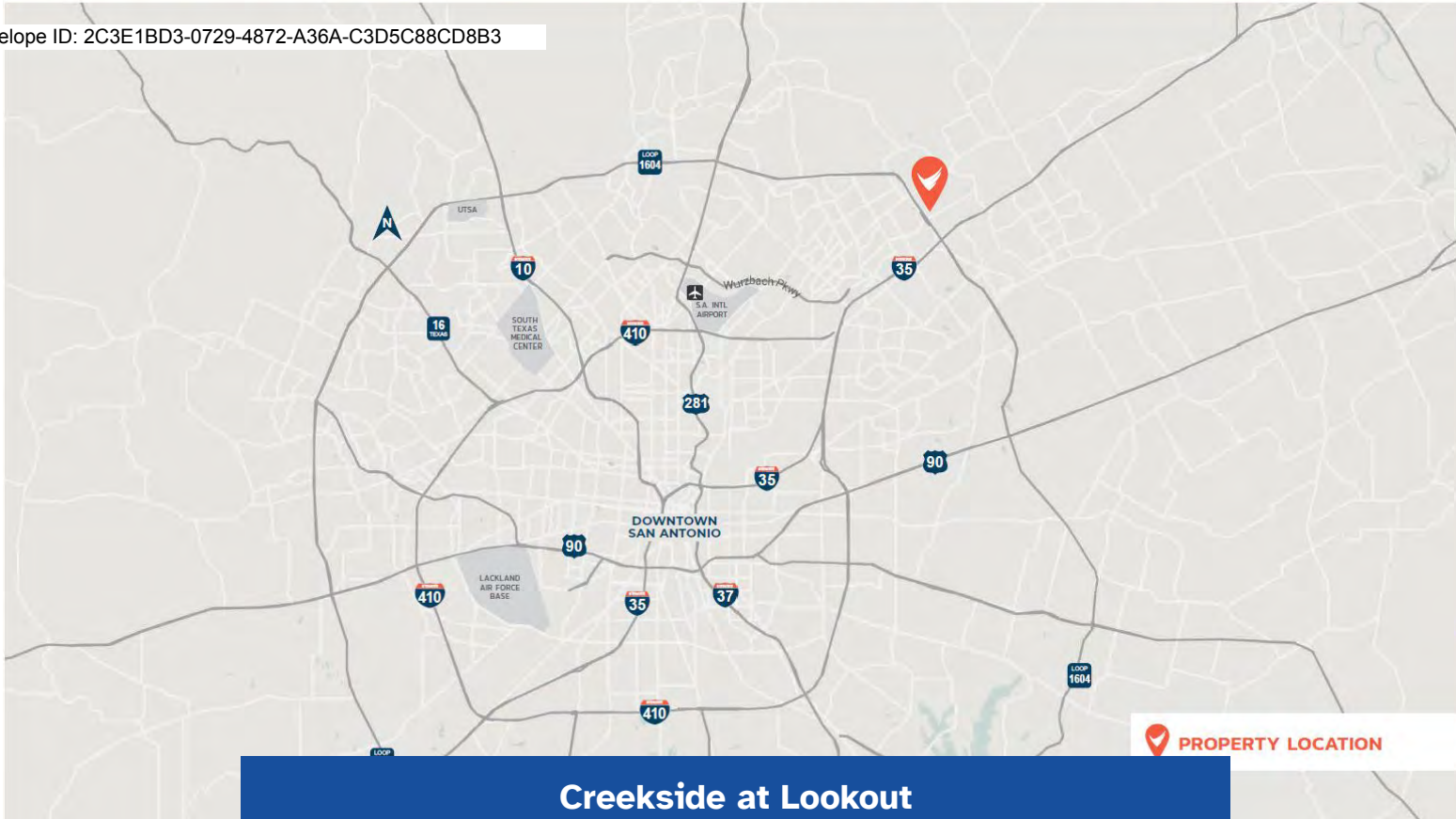
**Length in Business:** Since 2007 (17 years)

**Types of projects:** Diversified Real Estate Investment and Development firm with experience in market rate multi-family, affordable multi-family, single family, medical office, retail, mixed use, and office, etc. Past and current projects valued at over \$500M and over 800 acres.

**Past partnerships with HA's:** Partnered with San Antonio Housing Trust on 3 PFC projects in San Antonio. Two projects built and stabilized. One under construction.

**Compliance record:** Clean

**Current inventory:** Two projects stabilized. One under construction.



**Creekside at Lookout**  
15407 Lookout Rd, San Antonio, TX 78233





**Creekside at Lookout**  
15407 Lookout Rd, San Antonio, TX 78233

# Amenities

## **Community Amenities:**

- Perimeter fence and gated entrance
- Leasing office and club
- Game lounge with pool table
- Private conference room
- Coffee bar
- 24-hour fitness center
- Swimming pool with lounge seating and outdoor kitchen
- Fenced dog park
- Green space with outdoor games and seating
- Secure mail room with package lockers
- Covered parking spaces available
- Elevator in Building 1
- Valet trash service

## **Unit Amenities:**

- Full size, in-unit washer and dryer
- Walk-in closets
- Private patio/balcony
- Stainless steel, energy efficient appliances with glass top range
- Quartz or granite countertops in kitchen and bath
- Wood plank style flooring in kitchen, living, and bath
- Undermount kitchen sinks with gooseneck faucets
- Kitchen island
- 9' ceilings
- Private yards in select units

# Major Employers

- Randolph Air Force Base
- Randolph-Brooks Federal Credit Union  
Headquarters
- Alterman Electric Headquarters
- Methodist Hospital - Northeast
- University Health Hospital – Retama  
(under construction)
- Northeast Lakeview College
- Green Mountain Business Park
- Northpoint Business Park
- Tri-County Industrial Park
- Live Oak Town Center
- The Forum
- Distribution Centers / Industrial on  
Lookout Rd
  - Amazon
  - Ben E Keith
  - FedEx
  - O’Reilly Auto Parts
  - Chick-fil-A
  - Caterpillar
  - UPS
  - Ace Mart



# Development Data



City Council District 10

Judson Independent School District

**228** Units

**23 Units** ≤ 60% AMI

**92 Units** ≤ 80% AMI

**113 Units** Market Rate

**PFC Deal**

Section 303

**Total Development**

**\$49,235,308**



# Deal Terms

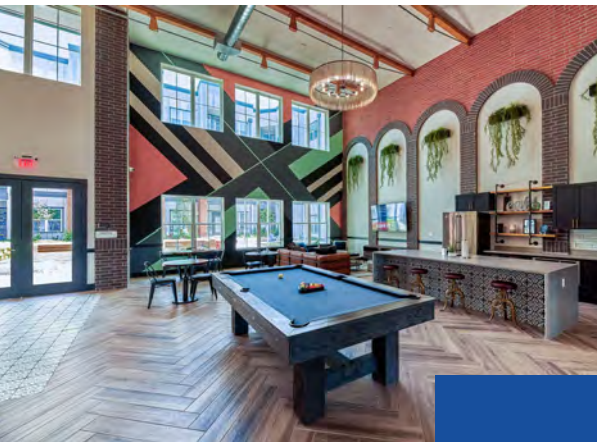
- Upfront transaction fee \$250K to Opportunity Home
- Legal fee for Opportunity Home - \$125K
- PFC payment of 25% of prop tax savings @ 80% of dev costs starting 36 months from start of construction and escalating at 3% paid out of surplus cash (as defined by HUD). If surplus cash does not cover, payment will accrue and be paid before any payment to partners.
- Annual asset management fee 50K from surplus cash (same as above)
- 5 years – 1<sup>st</sup> sale 15% of net proceeds after debt payment, return of capital and partner loans, and a 8% IRR compounded
- Subsequent sales will generate 2% of gross sales proceeds
- No equity required from Opportunity Home. All equity debt provided by Developer.

	Sale										Sale
	YEAR1	YEAR2	YEAR3	YEAR4	YEAR5	YEAR6	YEAR7	YEAR8	YEAR9	YEAR10	
Total SAHA Cash Flow	\$ 250,000	\$ -	\$ 299,590	\$ 1,877,537	\$ 314,790	\$ 322,733	\$ 330,915	\$ 339,343	\$ 1,709,246		
Cumulative SAHA Cash Flow	\$ 250,000	\$ 250,000	\$ 549,590	\$ 2,427,127	\$ 2,741,917	\$ 3,064,650	\$ 3,395,565	\$ 3,734,908	\$ 5,444,154		



**Similar PFC Projects**





## Similar PFC Projects



**Loretto**  
AT CREEKSIDE



**Similar Market Rate Projects**





**Similar Market Rate Projects**

# Questions?

**BOARD OF COMMISSIONERS  
Regular Board Meeting**

**RESOLUTION 6613, AUTHORIZING THE ACQUISITION AND ASSUMPTION OF THE CLASS B LIMITED PARTNERSHIP INTEREST AND OBLIGATIONS IN TAMPICO APARTMENTS, LP BY SAN ANTONIO HOUSING FACILITY CORPORATION; AUTHORIZING THE ACQUISITION AND ASSUMPTION OF THE DEVELOPER RIGHTS AND OBLIGATIONS AND OTHER MATTERS IN CONNECTION THEREWITH**

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*Michael Reyes*  
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**Michael Reyes**  
Acting President and CEO

DocuSigned by:  
*Miranda Castro*  
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**Miranda Castro**  
Chief Asset Management Officer

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6613, authorizing the acquisition and assumption of the Class B Limited Partnership interest and obligations in Tampico Apartments, LP by San Antonio Housing Facility Corporation; authorizing the acquisition and assumption of the developer rights and obligations and other matters in connection therewith.

**SUMMARY:**

The Aspire at Tampico Project closed on June 30, 2020. The Project is complete and in lease-up, but is experiencing some occupancy challenges. The project is located at 218 Tampico Street, San Antonio, Texas.

The Project is currently experiencing higher-than-desired vacancies. Staff has evaluated the project's economic viability and determined that it is in Opportunity Home's and SAHFC's best interest to acquire the Class B Partnership and co-developer interest in the Project to gain control over its management.

San Antonio Housing Facility Corporation ("SAHFC"), as an affiliate of Opportunity Home San Antonio ("Opportunity Home"), will acquire the entire right, title, and interest, as well as obligations of the current Class B Limited Partner, Mission Tampico SLP, LLC and any of its affiliates, including without limitation Mission DG, Ltd as the co-developer of the Tampico Project.

**STRATEGIC OUTCOMES:**

Opportunity Home San Antonio residents have a sufficient supply of affordable housing options. Opportunity Home San Antonio residents live in quality affordable housing.

**ATTACHMENTS:**

- Resolution 6613
- Resolution 24FAC-11-07
- Slides

**Opportunity Home San Antonio  
Resolution 6613**

**RESOLUTION 6613, AUTHORIZING THE ACQUISITION AND ASSUMPTION OF THE CLASS B LIMITED PARTNERSHIP INTEREST AND OBLIGATIONS IN TAMPICO APARTMENTS, LP BY SAN ANTONIO HOUSING FACILITY CORPORATION; AUTHORIZING THE ACQUISITION AND ASSUMPTION OF THE DEVELOPER RIGHTS AND OBLIGATIONS AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio (“Opportunity Home San Antonio”), authorized San Antonio Housing Facility Corporation, a Texas nonprofit public facility corporation (“SAHFC”), to authorize participation in the acquisition, construction and equipping of the Aspire at Tampico Apartments located in San Antonio, Texas (the “Project”); and

**WHEREAS**, SAHFC is the sole member of SAHA Tampico GP, LLC, a Texas limited liability company (the “General Partner”); and

**WHEREAS**, the General Partner is the general partner of Tampico Apartments, LP, a Texas limited partnership (the “Partnership”), which owns a leasehold interest in certain real property located in San Antonio, Texas, and owns and operates the Project; and

**WHEREAS**, the Partnership is governed by that certain Amended and Restated Limited Partnership Agreement dated as of June 30, 2020, by and among the General Partner, Mission DG, Ltd., a Texas limited partnership, as withdrawing limited partner, 42 EP Bridge Fund, LP, a Delaware limited partnership, as investor limited partner (“ILP”), 42EP SLP, LLC, a Delaware limited liability company (“SLP”), and Mission Tampico SLP, LLC, a Texas limited liability company as the Class B limited partner (“Class B Partner”) (the “Partnership Agreement”); and

**WHEREAS**, the Class B Partner desires to sell and assign all of its rights, title, interest, and obligations, if any, in and to the Partnership (the “Class B Partner Interest”) to SAHFC or a subsidiary thereof, and SAHFC desires to acquire the Class B Partner Interest either directly, through the General Partner or indirectly through a to-be-formed subsidiary, which may be admitted to serve as a substituted Class B limited partner, and to consummate such transfer and assignment (the “Acquisition”); and

**WHEREAS**, the development of the Project is governed by that certain Co-Development Agreement dated as of June 30, 2020 (the “Development Agreement”) between the Partnership, SAHFC, and Mission DG, Ltd. (the “Developer”), which provides for certain rights and obligations of SAHFC and the Developer; and



**WHEREAS**, in connection with the Acquisition, the Developer, as an affiliate of the Class B Partner, desires to assign, and SAHFC desires to assume, the rights and obligations of the Developer pursuant to the Development Agreement (collectively the “Developer Rights and Obligations”); and

**WHEREAS**, the Acquisition may require the assumption by SAHFC or an affiliate thereof of certain obligations of the Class B Partner under the Partnership Agreement and any related ancillary Project documents, including, without limitation, the assumption of certain guaranties, the establishment of operating or other reserves, making of loans, capital contributions, or other payments in connection with the Project and its operations (collectively, the “Obligations”); and

**WHEREAS**, the Board of Commissioners of Opportunity Home (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for SAHFC to form Lender LLC, make the Contribution, and authorize the Loan so that the Project will be completed to provide affordable and workforce housing to residents; and

**WHEREAS**, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of Opportunity Home.

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

- 1) Approve Resolutions 6613 and 24FAC-11-07, approving the acquisition and assumption of the obligations, acceptance, and assumption of the developer rights and obligations, authorizing the actions necessary, and negotiating the terms thereof.
- 2) The Acting President and CEO, and each officer of Opportunity Home San Antonio (each an “Executing Officer”), or any of them, are authorized and directed to negotiate, execute, and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the Acquisition and assumption of the Obligations, and acceptance and assumption of the Developer Rights and Obligations or otherwise to give effect to the actions authorized hereby and the intent hereof, and approval of the terms of any of the documents by Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.
- 3) The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

- 4) All acts heretofore taken by the officers of this Board in connection with the matters authorized by this Resolution are hereby ratified, confirmed, and approved by the Board.
- 5) If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.
- 6) The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.
- 7) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 8) This Resolution shall be in force and effect from and after its passage.

**Passed and approved this 4th day of December 2024.**

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**Gabriel Lopez**

Chair, Board of Commissioners

**Attested and approved as to form:**

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**Michael Reyes**

Acting President and CEO

**San Antonio Housing Facility Corporation  
Resolution 24FAC-11-07**

**RESOLUTION 24FAC-11-07, AUTHORIZING THE ACQUISITION AND ASSUMPTION OF THE CLASS B LIMITED PARTNERSHIP INTEREST AND OBLIGATIONS IN TAMPICO APARTMENTS, LP; AUTHORIZING THE ACQUISITION AND ASSUMPTION OF THE DEVELOPER RIGHTS AND OBLIGATIONS; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, San Antonio Housing Facility Corporation, a Texas nonprofit public facility corporation (“SAHFC”), is the sole member of SAHA Tampico GP, LLC, a Texas limited liability company (the “General Partner”); and

**WHEREAS**, the General Partner is the general partner of Tampico Apartments, LP, a Texas limited partnership (the “Partnership”), which owns a leasehold interest in certain real property located in San Antonio, Texas, and owns and operates the multifamily affordable housing project located thereon known as Aspire at Tampico (the “Project”); and

**WHEREAS**, the Partnership is governed by that certain Amended and Restated Limited Partnership Agreement dated as of June 30, 2020, by and among the General Partner, Mission DG, Ltd., a Texas limited partnership, as withdrawing limited partner, 42 EP Bridge Fund, LP, a Delaware limited partnership, as investor limited partner (“ILP”), 42EP SLP, LLC, a Delaware limited liability company (“SLP”), and Mission Tampico SLP, LLC, a Texas limited liability company as the Class B limited partner (“Class B Partner”) (the “Partnership Agreement”); and

**WHEREAS**, Class B Partner desires to sell and assign all of its right, title, interest and obligations, if any, in and to the Partnership (the “Class B Partner Interest”) to SAHFC or a subsidiary thereof, and SAHFC desires to acquire the Class B Partner Interest either directly, through the General Partner or indirectly through a to-be-formed subsidiary, which may be admitted to serve as a substituted Class B limited partner, and to consummate such transfer and assignment (the “Acquisition”); and

**WHEREAS**, the development of the Project is governed by that certain Co-Development Agreement dated as of June 30, 2020 (the “Development Agreement”) between the Partnership, SAHFC, and Mission DG, Ltd. (the “Developer”), which provides for certain rights and obligations of SAHFC and the Developer; and

**WHEREAS**, in connection with the Acquisition, the Developer, as an affiliate of the Class B Partner, desires to assign, and SAHFC desires to assume, the rights and obligations of the Developer pursuant to the Development Agreement (collectively the “Developer Rights and Obligations”); and

**WHEREAS**, the Acquisition may require the assumption by SAHFC or an affiliate thereof of certain obligations of the Class B Partner under the Partnership Agreement and any related ancillary Project documents, including, without limitation, the assumption of certain guaranties, the establishment of operating or other reserves, making of loans, capital contributions, or other payments in connection with the Project and its operations (collectively, the “Class B Obligations”); and

**WHEREAS**, the Board of Directors of SAHFC (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for SAHFC to authorize the Acquisition, the assumption of the Class B Obligations, and the acceptance and assumption of the Developer Rights and Obligations so that the Project will continue to provide affordable housing to residents; and

**WHEREAS**, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of SAHFC.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of San Antonio Housing Facility Corporation that:

- 1) The Acquisition, the assumption of the Class B Obligations, and the acceptance and assumption of the Developer Rights and Obligations are hereby authorized and approved.
- 2) The Acting Secretary/Treasurer, and each officer of San Antonio Housing Facility Corporation (each an “Executing Officer”), or any of them, are authorized and directed to negotiate, execute, and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the Acquisition, assumption of Obligations, the acceptance and assumption of the Developer Rights and Obligations or otherwise to give effect to the actions authorized hereby and the intent hereof, and approval of the terms of any of the documents by Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.
- 3) The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof, including without limitation, the formation of any subsidiary entities.
- 4) All acts heretofore taken by the officers of this Board in connection with the matters authorized by this Resolution are hereby ratified, confirmed, and approved by the Board.

- 5) If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.
- 6) The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.
- 7) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 8) This Resolution shall be in force and effect from and after its passage.

**Passed and approved this 4th day of December 2024.**

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**Gabriel Lopez**

Chair, Board of Directors

**Attested and approved as to form:**

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**Michael Reyes**

Acting Secretary/Treasurer

# Aspire At Tampico- Acquisition of Class B Interest

Miranda Castro | Chief Asset Management Officer

## Aspire At Tampico

# Acquisition of Class B SLP Interest

Seeking board authorization to acquire the interest of the Class B SLP Mission Tampico SLP.

**200** unit multi-family project that placed into service in 2022.



## Aspire at Tampico

# Current Asset Performance

**13%** Vacancy Rate

**\$54,709.05** in past due Tenant Receivables

**\$152,671.52** in Aged Payables

*\*As of 10/31/2024*

## Asset Action Plan

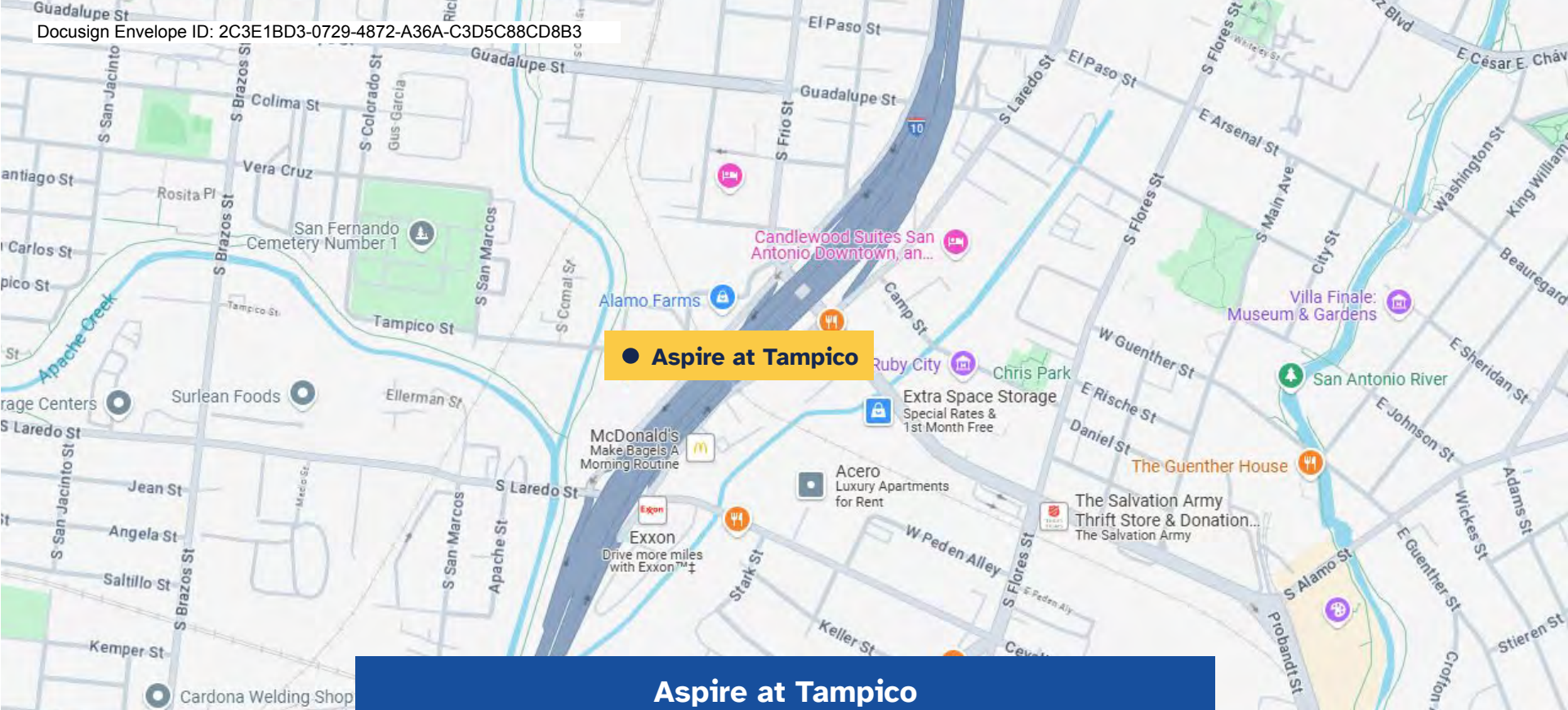
Replace 3rd party management agent.

Implement aggressive marketing and leasing strategy to increase occupancy to **95%**.

Enforce lease provisions pertaining to rent arrears.

Insert Project Based Voucher into **10%** of the units.





● **Aspire at Tampico**

**Aspire at Tampico**  
218 Tampico St, 78207

# Questions?

**BOARD OF COMMISSIONERS  
Regular Board Meeting**

**RESOLUTION 6609, AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO PURCHASE THE LIMITED PARTNER INTERESTS IN ARDC MILITARY, LTD., AS OWNER OF THE ARTISAN AT MISSION CREEK PROJECT, AND TO EXPEND MOVING TO WORK FUNDS TO EFFECT SUCH PURCHASE; AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION, AS SOLE MEMBER OF THE GENERAL PARTNER OF SUCH PARTNERSHIP, TO EXECUTE DOCUMENTS NECESSARY TO EFFECT SUCH PURCHASE; AND OTHER MATTERS IN CONNECTION THEREWITH**

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*Michael Reyes*  
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**Michael Reyes**  
Acting President and CEO

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*Miranda Castro*  
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**Miranda Castro**  
Chief Asset Management Officer

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6609, authorizing San Antonio Housing Facility Corporation to purchase the limited partner interests in ARDC Military, Ltd., as owner of the Artisan at Mission Creek Project, and to expend Moving to Work funds to effect such purchase; authorizing Las Varas Public Facility Corporation, as sole member of the general partner of such Partnership, to execute documents necessary to effect such purchase; and other matters in connection therewith.

**SUMMARY:**

The Artisan at Mission Creek Apartments Project received final approval from San Antonio Housing Finance Corporation (SAHFC) as Issuer and Las Varas Public Facility Corporation (LVPFC) as the sole member of the general partner (the "General Partner") of the owner of the Project, ARDC Military, Ltd., on April 6, 2006. The Project was constructed and consists of 252 units, all of which are low-income housing tax credit units serving families at or below 60% AMI. The project is located at 7423 Yarrow Blvd., San Antonio, Texas. The federal compliance period ended in 2022, and the extended use period ends in 2037. Accordingly, the Limited Partners seek to sell and assign their respective interests in the Partnership to SAHFC, the General Partner, or another Opportunity Home affiliate.

Opportunity Home San Antonio ("Opportunity Home"), through San Antonio Housing Facility Corporation (SAHFC) or another one of its affiliates, will expend Moving to Work funds in the maximum amount of \$2,000,000 to purchase and assume the Limited Partners' interests in the Partnership.

The Project was financed, in part, by tax-exempt bonds currently outstanding in the aggregate principal amount of approximately \$12,674,013. The bonds are secured by the Loan Agreement, a Leasehold Deed of Trust, Security Agreement, and Assignment of Rents and Leases, dated as

**OPPORTUNITY HOME SAN ANTONIO**

**December 4, 2024**

of May 1, 2006 (the “Deed of Trust”), and an Assignment of Note and Deed of Trust, dated as of May 1, 2006 (“Assignment of Note and Deed of Trust,” and with a Trust Indenture, dated as of May 1, 2006, the Loan Agreement, and the Deed of Trust, the “2006 Bond Documents”). In connection with the purchase and assumption of the Limited Partners’ interests in the Partnership, it is expected that the Partnership will be required to obtain consent from the Issuer, the Servicing Agent, the Bondholders, and/or the Trustee concerning the bonds, and to negotiate, execute, and deliver certain amendments and agreements necessary to memorialize the change in ownership of the Partnership in accordance with the 2006 Bond Documents.

**STRATEGIC OUTCOMES:**

Opportunity Home San Antonio residents have a sufficient supply of affordable housing options.  
Opportunity Home San Antonio residents live in quality affordable housing.

**ATTACHMENTS:**

Resolution 6609  
Resolution 24FAC-11-06  
Resolution 24LVPFC-11-04  
Slides

**CERTIFICATE FOR RESOLUTION  
RESOLUTION 6609**

The undersigned officer, San Antonio Housing Authority a/k/a Opportunity Home San Antonio of the City of San Antonio, Texas (the "Authority"), hereby certifies as follows:

1. In accordance with the bylaws of the Authority, the Board of Commissioners of the Authority (the "Board") held a meeting on December 4, 2024 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

**RESOLUTION 6609, AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO PURCHASE THE LIMITED PARTNER INTERESTS IN ARDC MILITARY, LTD., AS OWNER OF THE ARTISAN AT MISSION CREEK PROJECT, AND TO EXPEND MOVING TO WORK FUNDS TO EFFECT SUCH PURCHASE; AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION, AS SOLE MEMBER OF THE GENERAL PARTNER OF SUCH PARTNERSHIP, TO EXECUTE DOCUMENTS NECESSARY TO EFFECT SUCH PURCHASE; AND OTHER MATTERS IN CONNECTION THEREWITH**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Bylaws of the Authority.

**SIGNED and SEALED this 4th day of December 2024.**



\_\_\_\_\_  
**Michael Reyes**  
Acting President and CEO

**Opportunity Home San Antonio  
Resolution 6609**

**RESOLUTION 6609, AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO PURCHASE THE LIMITED PARTNER INTERESTS IN ARDC MILITARY, LTD., AS OWNER OF THE ARTISAN AT MISSION CREEK PROJECT, AND TO EXPEND MOVING TO WORK FUNDS TO EFFECT SUCH PURCHASE; AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION, AS SOLE MEMBER OF THE GENERAL PARTNER OF SUCH PARTNERSHIP, TO EXECUTE DOCUMENTS NECESSARY TO EFFECT SUCH PURCHASE; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), provides that certain non-profit corporations created by housing authorities shall constitute public facility corporations, which are public corporations, constituted authorities, and instrumentalities authorized of the applicable housing authority; and

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (the “Authority”), approved and created the San Antonio Housing Facility Corporation (“SAHFC”) and the Las Varas Public Facility Corporation (“LVPFC”) pursuant to and in accordance with the provisions of the Act; and

**WHEREAS**, each of BF Holdings II SLP Inc., a Delaware corporation, the current special limited partner (the “Special Limited Partner”), MMA Artisan at Military, LLC, a Delaware limited liability company, the current investor limited partner (the “Investor Limited Partner”), and Aubra Franklin, in his individual capacity, the current Class B Limited Partner (the “Class B Limited Partner” and with the Special Limited Partner and the Investor Limited Partner, the “Limited Partners”) to ARDC Military, Ltd., a Texas limited partnership (the “Partnership”), as owner of the leasehold interests in the land and fee owner of the improvements comprising the Artisan at Mission Creek Apartments Project (the “Project”), seek to sell and assign its respective interests in the Partnership to SAHFC (or an affiliate thereof) and SAHFC wishes to purchase such interests at an agreed upon aggregate purchase price of not to exceed \$2,000,000 (collectively, the “Transfer”); and

**WHEREAS**, SAHFC intends to utilize Moving to Work funds to effect the Transfer, thereby giving affiliates of the Authority 100% ownership of each partnership entity; and

**WHEREAS**, LVPFC is the sole member of 252 ARDC Military, LLC, a Texas limited liability company, which serves as general partner (the “General Partner”) to the Partnership; and

**WHEREAS**, the Project was financed, in part, with the proceeds of the San Antonio Housing Finance Corporation Multifamily Housing Mortgage Revenue Bonds (Artisan at Military Apartments Project), Series 2006 (the “Bonds”), issued in the original aggregate principal amount of \$15,000,000, pursuant to a Trust Indenture dated as of May 1, 2006 (the “Indenture”), by and between San Antonio Housing Finance Corporation, as issuer (the “Issuer”), and Wells Fargo Bank, National Association, as trustee (the “Trustee”); and

**WHEREAS**, the proceeds of the Bonds were loaned to the Partnership pursuant to a Loan and Financing Agreement dated as of May 1, 2006 (the “Loan Agreement”), by and between the Issuer and the Partnership, as borrower; and

**WHEREAS**, the Bonds are currently outstanding in the aggregate principal amount of approximately \$12,674,013 and are secured by the Loan Agreement, a Leasehold Deed of Trust, Security Agreement, and Assignment of Rents and Leases dated as of May 1, 2006 (the “Deed of Trust”), and an Assignment of Note and Deed of Trust dated as of May 1, 2006 (“Assignment of Note and Deed of Trust,” and with the Indenture, the Loan Agreement, and the Deed of Trust, the “2006 Bond Documents”); and

**WHEREAS**, in order to effect the Transfer, it is expected that the Partnership will be required to obtain consent from the Issuer, the Servicing Agent, the Bondholders, and/or the Trustee concerning the bonds and to negotiate, execute, and deliver certain amendments and agreements necessary to memorialize the Transfer in accordance with the 2006 Bond Documents; and

**WHEREAS**, the Board of Commissioners of the Authority (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of the City of San Antonio for the various entities to enter into the transactions described above; and

**WHEREAS**, this Board of Commissioners has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of the Authority.

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

**Section 1.** The Transfer and the expenditure of Moving to Work funds to effect the Transfer are hereby authorized. Moving to Work funds to effect the Transfer.

**Section 2.** The Acting President and CEO, and each officer of Opportunity Home (each an “Executing Officer”), or any of them, are hereby authorized and directed to negotiate, execute, and deliver (or to accept, as the case may be), any documents and other instruments, including, but not limited to, one or more assignments of the respective interests of each of the Limited Partners, an amended limited partnership agreement of the Partnership, any required amendments or supplements to the 2006 Bond Documents or other instruments required by the Issuer, the Trustee, the Servicing Agent (as such term is defined in the Indenture), or the Bondholders upon the conditions therein described or necessary or desirable in connection with the purchase and assumption to give effect to the actions authorized hereby and the intent hereof, and approval of the terms of any of the documents by the Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.

**Section 3.** The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.



**Section 4.** All acts heretofore taken by the officers of this Board in connection with the matters authorized by this Resolution are hereby ratified, confirmed, and approved by the Board.

**Section 5.** If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

**Section 6.** The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

**Section 7.** All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

**Section 8.** This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

**Section 9.** This Resolution shall be in force and effect from and after its passage.

**Passed and approved this 4th day of December 2024.**

\_\_\_\_\_  
**Gabriel Lopez**  
Chair, Board of Commissioners

**Attested and approved as to form:**

\_\_\_\_\_  
**Michael Reyes**  
Acting President and CEO

**CERTIFICATE FOR RESOLUTION  
RESOLUTION 24FAC-11-06**

The undersigned officer of the San Antonio Housing Facility Corporation (“SAHFC”) hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the “Board”) held a meeting on December 4, 2024 (the “Meeting”), of the duly constituted officers and members of the Board at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

**RESOLUTION 24FAC-11-06, AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION OR AN AFFILIATE THEREOF TO PURCHASE THE LIMITED PARTNER INTERESTS IN ARDC MILITARY, LTD., AS OWNER OF THE ARTISAN AT MISSION CREEK PROJECT, AND TO EXPEND MOVING TO WORK FUNDS TO EFFECT SUCH PURCHASE AND OTHER MATTERS IN CONNECTION THEREWITH**

(the “Resolution”) was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board’s minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the bylaws of SAHFC.

**SIGNED and SEALED this 4th day of December 2024.**



\_\_\_\_\_  
**Michael Reyes**  
Acting Secretary/Treasurer

**San Antonio Housing Facility Corporation  
Resolution 24FAC-11-06**

**RESOLUTION 24FAC-11-06, AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION OR AN AFFILIATE THEREOF TO PURCHASE THE LIMITED PARTNER INTERESTS IN ARDC MILITARY, LTD., AS OWNER OF THE ARTISAN AT MISSION CREEK PROJECT, AND TO EXPEND MOVING TO WORK FUNDS TO EFFECT SUCH PURCHASE AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), provides that certain non-profit corporations created by housing authorities shall constitute public facility corporations, which are public corporations, constituted authorities, and instrumentalities authorized to issue bonds on behalf of the applicable housing authority; and

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (the “Authority”), approved and created the San Antonio Housing Facility Corporation (“SAHFC”) and the Las Varas Public Facility Corporation (“LVPFC”) pursuant to and in accordance with the provisions of the Act; and

**WHEREAS**, each of BF Holdings II SLP Inc., a Delaware corporation, the current special limited partner (the “Special Limited Partner”), MMA Artisan at Military, LLC, a Delaware limited liability company, the current investor limited partner (the “Investor Limited Partner”), and Aubra Franklin, in his individual capacity, the current Class B Limited Partner (the “Class B Limited Partner” and with the Special Limited Partner and the Investor Limited Partner, the “Limited Partners”) to ARDC Military, Ltd., a Texas limited partnership (the “Partnership”), as owner of the leasehold interests in the land and fee owner of the improvements comprising the Artisan at Mission Creek Apartments Project (the “Project”), seek to sell and assign its respective interests in the Partnership to SAHFC (or an affiliate thereof), and, and SAHFC wishes to purchase such interests at an agreed upon aggregate purchase price of not to exceed \$2,000,000 (collectively, the “Transfer”); and

**WHEREAS**, SAHFC intends to utilize Moving to Work funds to effect the Transfer, thereby giving affiliates of the Authority 100% ownership of each partnership entity; and

**WHEREAS**, LVPFC is the sole member of 252 ARDC Military, LLC, a Texas limited liability company, general partner (the “General Partner”) to the Partnership; and

**WHEREAS**, the Project was financed, in part, with the proceeds of the San Antonio Housing Finance Corporation Multifamily Housing Mortgage Revenue Bonds (Artisan at Military Apartments Project), Series 2006 (the “Bonds”), issued in the original aggregate principal amount of \$15,000,000, pursuant to a Trust Indenture dated as of May 1, 2006 (the

“Indenture”), by and between San Antonio Housing Finance Corporation, as issuer (the “Issuer”), and Wells Fargo Bank, National Association, as trustee (the “Trustee”); and

**WHEREAS**, the proceeds of the Bonds were loaned to the Partnership pursuant to a Loan and Financing Agreement dated as of May 1, 2006 (the “Loan Agreement”), by and between the Issuer and the Partnership, as borrower; and

**WHEREAS**, the Bonds are currently outstanding in the aggregate principal amount of approximately \$12,674,013 and are secured by the Loan Agreement, a Leasehold Deed of Trust, Security Agreement, and Assignment of Rents and Leases dated as of May 1, 2006 (the “Deed of Trust”), and an Assignment of Note and Deed of Trust dated as of May 1, 2006 (“Assignment of Note and Deed of Trust,” and with the Indenture, the Loan Agreement, and the Deed of Trust, the “2006 Bond Documents”); and

**WHEREAS**, in order to effect the Transfer, it is expected that the Partnership will be required to obtain consent from the Issuer, the Servicing Agent, the Bondholders, and/or the Trustee concerning the bonds and to negotiate, execute, and deliver certain amendments and agreements necessary to memorialize the Transfer in accordance with the 2006 Bond Documents; and

**WHEREAS**, the Board of Directors of SAHFC (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the San Antonio Housing Facility Corporation that:

**Section 1.** The Transfer and the expenditure of Moving to Work funds to effect the Transfer are hereby authorized.

**Section 2.** The Acting Secretary/Treasurer, and each officer of SAHFC (each an “Executing Officer”), or any of them, are hereby authorized and directed to negotiate, execute, and deliver (or to accept, as the case may be), any documents and other instruments, including, but not limited to, one or more assignments of the respective interests of each of the Limited Partners, an amended limited partnership agreement of the Partnership, any required amendments or supplements to the 2006 Bond Documents or other instruments required by the Issuer, the Trustee, the Servicing Agent (as such term is defined in the Indenture), or the holders of the Bonds upon the conditions therein described or necessary or desirable in connection with the purchase and assumption of Partnership interests to give effect to the actions authorized hereby and the intent hereof, and approval of the terms of any of the documents by the Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.

**Section 3.** The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

**Section 4.** All acts heretofore taken by the officers of this Board in connection with the matters authorized by this Resolution are hereby ratified, confirmed, and approved by the Board.

**Section 5.** If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

**Section 6.** The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

**Section 7.** All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

**Section 8.** This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

**Section 9.** This Resolution shall be in force and effect from and after its passage.

**Passed and approved this 4th day of December 2024.**

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**Gabriel Lopez**

Chair, Board of Directors

**Attested and approved as to form:**

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**Michael Reyes**

Acting Secretary/Treasurer

**CERTIFICATE FOR RESOLUTION  
RESOLUTION 24LVPFC-11-04**

The undersigned officer of the Las Varas Public Facility Corporation (“LVPFC”) hereby certifies as follows:

1. In accordance with the bylaws of LVPFC, the Board of Directors of LVPFC (the “Board”) held a meeting on December 4, 2024 (the “Meeting”), of the duly constituted officers and members of the Board at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

**RESOLUTION 24LVPFC-11-04, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION, AS SOLE MEMBER OF THE GENERAL PARTNER OF ARDC MILITARY, LTD., TO AUTHORIZE AND EXECUTE DOCUMENTS NECESSARY TO EFFECT THE PURCHASE OF THE LIMITED PARTNER INTERESTS IN SUCH PARTNERSHIP BY SAN ANTONIO HOUSING FACILITY CORPORATION OR AN AFFILIATE THEREOF, THE EXPENDITURE OF MOVING TO WORK FUNDS TO EFFECT SUCH PURCHASE, AND OTHER MATTERS IN CONNECTION THEREWITH**

(the “Resolution”) was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board’s minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the bylaws of LVPFC.

**SIGNED this 4th day of December 2024.**

\_\_\_\_\_  
**Michael Reyes**

Acting Secretary/Treasurer

**Las Varas Public Facility Corporation  
Resolution 24LVPFC-11-04**

**RESOLUTION 24LVPFC-11-04, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION, AS SOLE MEMBER OF THE GENERAL PARTNER OF ARDC MILITARY, LTD., TO AUTHORIZE AND EXECUTE DOCUMENTS NECESSARY TO EFFECT THE PURCHASE OF THE LIMITED PARTNER INTERESTS IN SUCH PARTNERSHIP BY SAN ANTONIO HOUSING FACILITY CORPORATION OR AN AFFILIATE THEREOF, THE EXPENDITURE OF MOVING TO WORK FUNDS TO EFFECT SUCH PURCHASE, AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), provides that certain non-profit corporations created by housing authorities shall constitute public facility corporations, which are public corporations, constituted authorities, and instrumentalities of the applicable housing authority; and

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (the “Authority”), approved and created the San Antonio Housing Facility Corporation (“SAHFC”) and the Las Varas Public Facility Corporation (“LVPFC”) pursuant to and in accordance with the provisions of the Act; and

**WHEREAS**, each of BF Holdings II SLP Inc., a Delaware corporation, the current special limited partner (the “Special Limited Partner”), MMA Artisan at Military, LLC, a Delaware limited liability company, the current investor limited partner (the “Investor Limited Partner”), and Aubra Franklin, in his individual capacity, the current Class B Limited Partner (the “Class B Limited Partner” and with the Special Limited Partner and the Investor Limited Partner, the “Limited Partners”) to ARDC Military, Ltd., a Texas limited partnership (the “Partnership”), as owner of the leasehold interests in the land and fee owner of the improvements comprising the Artisan at Mission Creek Apartments Project (the “Project”), seek to sell and assign its respective interests in the Partnership to SAHFC (or an affiliate thereof), and, and SAHFC wishes to purchase such interests at an agreed upon aggregate purchase price of not to exceed \$2,000,000 (collectively, the “Transfer”); and

**WHEREAS**, SAHFC intends to utilize Moving to Work funds to effect the Transfer, thereby giving affiliates of the Authority 100% ownership of each partnership entity; and

**WHEREAS**, LVPFC is the sole member of 252 ARDC Military, LLC, a Texas limited liability company, which serves as general partner (the “General Partner”) to the Partnership; and

**WHEREAS**, the Project was financed, in part, with the proceeds of the San Antonio Housing Finance Corporation Multifamily Housing Mortgage Revenue Bonds (Artisan at Military Apartments Project), Series 2006 (the “Bonds”), issued in the original aggregate principal amount of \$15,000,000, pursuant to a Trust Indenture dated as of May 1, 2006 (the



“Indenture”), by and between San Antonio Housing Finance Corporation, as issuer (the “Issuer”), and Wells Fargo Bank, National Association, as trustee (the “Trustee”); and

**WHEREAS**, the proceeds of the Bonds were loaned to the Partnership pursuant to a Loan and Financing Agreement dated as of May 1, 2006 (the “Loan Agreement”), by and between the Issuer and the Partnership, as borrower; and

**WHEREAS**, the Bonds are currently outstanding in the aggregate principal amount of approximately \$12,674,013 and are secured by the Loan Agreement, a Leasehold Deed of Trust, Security Agreement, and Assignment of Rents and Leases dated as of May 1, 2006 (the “Deed of Trust”), and an Assignment of Note and Deed of Trust dated as of May 1, 2006 (“Assignment of Note and Deed of Trust,” and with the Indenture, the Loan Agreement, and the Deed of Trust, the “2006 Bond Documents”); and

**WHEREAS**, in order to effect the Transfer, it is expected that the Partnership will be required to obtain consent from the Issuer, the Servicing Agent, the Bondholders, and/or the Trustee concerning the bonds and to negotiate, execute, and deliver certain amendments and agreements necessary to memorialize the Transfer in accordance with the 2006 Bond Documents; and

**WHEREAS**, the Board of Directors of LVPFC (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above.

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

**Section 1.** LVPFC, in its capacity as General Partner of the Partnership, is hereby authorized to enter into one or more assignments of the respective interests of each of the Limited Partners, an amended limited partnership agreement of the Partnership, and other necessary documents and instruments necessary to effect the Transfer and the expenditure of Moving to Work funds to effect the Transfer.

**Section 2.** The Acting Secretary/Treasurer, and each officer of LVPFC (each an “Executing Officer”), or any of them, are hereby authorized and directed to negotiate, execute, and deliver (or to accept, as the case may be), any documents and other instruments, including, but not limited to, any required amendments or supplements to the 2006 Bond Documents or other instruments required by the Issuer, the Trustee, the Servicing Agent (as such term is defined in the Indenture), or the Bondholders upon the conditions therein described or necessary or desirable in connection with the Transfer, to give effect to the actions authorized hereby and the

intent hereof. Approval of the terms of any of the documents by the Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.

**Section 3.** The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

**Section 4.** All acts heretofore taken by the officers of this Board in connection with the matters authorized by this Resolution are hereby ratified, confirmed, and approved by the Board.

**Section 5.** If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

**Section 6.** The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

**Section 7.** All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

**Section 8.** This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

**Section 9.** This Resolution shall be in force and effect from and after its passage.

**Passed and approved this 4th day of December 2024.**

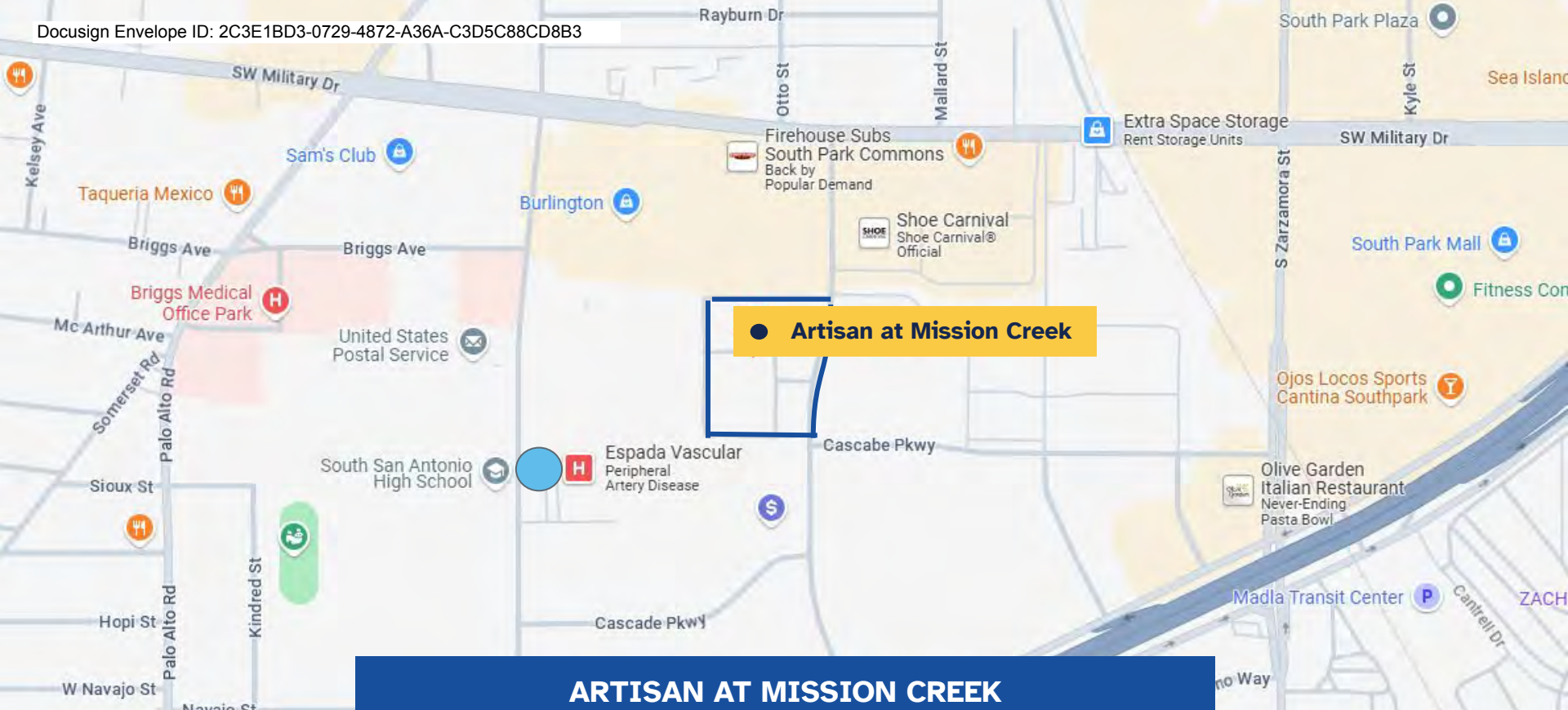
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**Gabriel Lopez**  
Chair, Board of Directors

**Attested and approved as to form:**

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**Michael Reyes**  
Acting Secretary/Treasurer

# Artisan At Mission Creek Expend MTW Funds to Purchase Limited Partner

Miranda Castro | Chief Asset Management Officer



● **Artisan at Mission Creek**

**ARTISAN AT MISSION CREEK**  
7423 Yarrow Blvd, San Antonio, TX 78224

## Expend MTW Funds to Purchase Limited Partner

### Artisan At Mission Creek



Mixed finance transaction with Franklin Development, which closed on **May 1, 2006**.

Construction completed **November 2007**.

**252** residential units

Affordability (AMI) **252 @ 60%**.

Total Development Cost **\$22,459,336 (\$89,124 per unit)**.

Project financed with **mortgage debt** (bonds issued by San Antonio Housing Finance Corporation) and **tax credits**.

The past 15 years, **Franklin Property Management** has managed and overseen the property operations.

The property is currently **98%** occupied.

# Questions?

**BOARD OF COMMISSIONERS  
Regular Board Meeting**

**RESOLUTION 6596, AUTHORIZING THE AWARD OF PROJECT-SPECIFIC ENGAGEMENTS FOR THE FIRE PROTECTION IMPROVEMENTS AT BLANCO APARTMENTS IN THE AMOUNT OF \$335,000 AND MATT GARCIA APARTMENTS IN THE AMOUNT OF \$405,000 TO KCI TECHNOLOGIES**

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:  
*Hector Martinez*  
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**Hector Martinez**  
Director of Construction  
Services and Sustainability

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6596, authorizing the award of project-specific engagements for fire protection improvements at Blanco Apartments in the amount of \$335,000 and Matt Garcia Apartments in the amount of \$405,000 to KCI Technologies.

**SUMMARY:**

Opportunity Home requires the services of a professional engineering firm to develop contract bid documents and administer contracts after contractor awards for architectural, structural, civil, fire protection, mechanical, electrical, and plumbing improvements required for the fire protection upgrades needed to obtain complete sprinkler systems at Blanco Apartments and Matt Garcia Apartments.

Resolution 6182, approved on November 9, 2021, authorized the award of six contracts for professional engineering services. This award was a result of (RFQ) #2107-925-33-5160. Staff have contacted all firms under contract and KCI Technologies is the only awarded firm that provides fire system design services.

The cost for these projects will exceed the current Board approved amount of \$1,500,000 for all combined services authorized under this award. Therefore, staff requests Board approval to enter into two independent engagements, separate from the Master Agreement award, for KCI Technologies to develop the contract bid documents and administer contracts after contractor awards at the dollar values reflected herein that are required for the fire protection upgrades at Blanco Apartments and Matt Garcia Apartments.

**COMPANY PROFILE:**

**KCI Technologies, Inc.** was established in 1955 and is headquartered in Sparks, Maryland. They have 55 field offices operating in 19 states and five offices throughout Texas in San Antonio, Austin, Dallas, Houston, and Mission. They are a multi-disciplined professional engineering and architectural design firm offering mechanical, electrical, and plumbing (MEP) engineering; fire protection; site/civil engineering; structural engineering; utility engineering and subsurface utility engineering (SUE); communications infrastructure; architectural design; and construction



management. Their Housing Authority clients include the Houston Housing Authority, Galveston Housing Authority, Housing Authority of Baltimore City, City of High Point Housing Authority, Housing Authority of the City of Annapolis, Town of Easton Housing Authority, and Dauphin County Housing Authority. Their client list includes, but is not limited to, the City of San Antonio, Northside Independent School District, San Antonio Water System, Texas Department of Transportation, Texas Facilities Commission, and Texas Health and Human Services Commission.

**PRIOR AWARDS:**

KCI has received prior awards for Professional Engineering services and is currently contracted to provide this service. They have performed satisfactorily under all awarded contracts.

**CONTRACT OVERSIGHT:**

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 6596

Slides

**Opportunity Home San Antonio  
Resolution 6596**

**RESOLUTION 6596, AUTHORIZING THE AWARD OF PROJECT-SPECIFIC ENGAGEMENTS FOR THE FIRE PROTECTION IMPROVEMENTS AT BLANCO APARTMENTS IN THE AMOUNT OF \$335,000 AND MATT GARCIA APARTMENTS IN THE AMOUNT OF \$405,000 TO KCI TECHNOLOGIES**

**WHEREAS**, Opportunity Home requires the services of a professional engineering firm to develop contract bid documents and administer contracts after contractor awards for the fire protection upgrades at Blanco Apartments and Matt Garcia Apartments; and

**WHEREAS**, Resolution 6182, approved on November 9, 2021, authorized the award of six contracts for professional engineering services; and

**WHEREAS**, staff have reached out to all firms under contract, and KCI Technologies is the only awarded firm that provides fire system design services; and

**WHEREAS**, the cost for these projects will exceed the current Board approved amount of \$1,500,000 for all combined services authorized under this award; and

**WHEREAS**, staff requests approval to enter into two independent engagements, separate from the Master Agreement, with KCI Technologies for the fire protection upgrades at Blanco Apartments and Matt Garcia Apartments.

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

- 1) Approves Resolution 6596, authorizing the award of project-specific engagements for fire protection improvements at Blanco Apartments in the amount of \$335,000 and Matt Garcia Apartments in the amount of \$405,000 to KCI Technologies.
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

**Passed and approved this 4th day of December 2024.**

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**Gabriel Lopez**  
Chair, Board of Commissioners

**Attested and approved as to form:**

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**Michael Reyes**  
Acting President and CEO

# Fire Protection Improvements at Blanco Apartments and Matt Garcia Apartments

Procurement Process

## Procurement Process

# Solicitation Process

On July 26, 2021, SAHA issued a “Request For Qualifications” **(RFQ) #2107-925-33-5160** for Professional Engineering Services that closed on September 3, 2021.

Opportunity Home requires the services of a professional engineering firm to develop contract bid documents and administer contracts after contractor awards for the fire protection upgrades needed to obtain full sprinkler systems at Blanco Apartments and Matt Garcia Apartments.

Resolution 6182, approved on November 9, 2021, authorized the award of six contracts for professional engineering services. Staff have reached out to all firms under contract and KCI Technologies is the only awarded firm that provides fire system design services.

The cost for these projects will exceed the current Board approved amount of \$1,500,000 for all combined services authorized under this award. Staff requests Board approval to enter into two independent engagements, separate from the Master Agreement award, for KCI Technologies to develop the contract bid documents and administer contracts after award or the fire protection upgrades at Blanco Apartments and Matt Garcia Apartments.

## Procurement Process

# Financial Impact

The current award recommendation for project-specific engagements for the fire protection improvements at Blanco Apartments is not expected to exceed an amount of **\$335,000** and Matt Garcia Apartments is not expected to exceed an amount of **\$405,000**.


## Award includes:

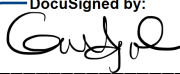
Development of contract bid documents and contract administration after contractor awards for the fire protection upgrades needed to obtain full sprinkler systems at Blanco Apartments and Matt Garcia Apartments


# Questions?

**BOARD OF COMMISSIONERS  
Regular Board Meeting**

**RESOLUTION 6614, AUTHORIZING THE AWARD OF CONTRACTS FOR MOWING AND GROUNDS MAINTENANCE FOR ADMINISTRATIVE AND PUBLIC HOUSING PROPERTIES TO A&S LANDSCAPING SERVICES (HABE, SECTION 3 BUSINESS), B&T DEPENDABLE SERVICES LLC (AABE, DBE, DIBE, ESBE, MBE, SBE, VBE, SECTION 3 BUSINESS), BLUE LACY LANDSCAPE AND MAINTENANCE CO. (HABE), AND CHAMPION LAWN CARE (HABE, WBE, 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**

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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**Ruth Bautista**  
Director of Public Housing

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6614, authorizing the award of contracts for mowing and grounds maintenance for Administrative and Public Housing Properties to A&S Landscaping Services (HABE, Section 3 Business), B&T Dependable Services LLC (AABE, DBE, DIBE, ESBE, MBE, SBE, VBE, Section 3 Business), Blue Lacy Landscape and Maintenance Co (HABE), and Champion Lawn Care (HABE, WBE, 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.

**SUMMARY:**

Opportunity Home requires vendors to provide mowing and grounds maintenance services for administrative and development properties, Public Housing communities, Springview properties, and vacant lots. To provide flexibility in services under this award, pricing was obtained for once-per-month, twice-per-month, and as-needed services for administrative, Public Housing communities, and vacant lots; once-per-month and as-needed service for Springview properties; and cost-per-visit for development properties. This approval will allow Opportunity Home staff to engage a pool of vendors, with property assignments under this award being made administratively by Leadership for Development Services, General Services, and Public Housing.

On July 11, 2024, Opportunity Home issued an "Invitation for Bids" (IFB) #2406-5505 for Mowing and Ground Maintenance for Administrative and Public Housing Properties, which closed on August 8, 2024. The IFB was published on Opportunity Home's E-Procurement Website, the Hart Beat, and directly solicited to 37 vendors. Seven bids were received in response to the IFB: A&S Landscaping Services (HABE, Section 3 Business), B&T Dependable Services (AABE, DBE, DIBE, ESBE, MBE, Section 3 Business), Blue Lacy Landscape and Maintenance Co. (HABE), Champion Lawn Care (HABE, WBE, Section 3 Business), Cutrite, LLC (HABE, MBE, SBE), Lariat Property Maintenance (WBE), and R& C Landscape, LLC (ESBE, HABE, MBE, SBE, Section 3 Business). All proposals were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, quality of the goods or services,

**OPPORTUNITY HOME SAN ANTONIO****December 4, 2024**

including past performance, extent to which the goods or services meet Opportunity Home's needs, total long term cost, and any relevant criteria contained within the solicitation document. Based on the above, staff are recommending contract awards to A&S Landscaping Services (HABE), B&T Dependable Services LLC (AABE, DBE, DIBE, ESBE, MBE, SBE, VBE), Blue Lacy Landscape and Maintenance Co. (HABE), and Champion Lawncare (HABE, WBE). They provided the lowest overall cost to provide this service.

**COMPANY PROFILES:**

**A&S Landscaping Services** was founded in 1992 and is headquartered in San Antonio, Texas. This vendor self-certifies as a HABE and has been certified by Opportunity Home as a Section 3 Business. They provide services to include lawn maintenance, tree trimming and planting, installation of flower beds, laying down sod, fertilizer, remodeling, drywall, texture, painting, carpentry, installation of floor tile, re-installation of cabinets, countertops, and faucets and commode. Their client list includes, but is not limited to, Casa de Amistad Apartments, Central Freight Line, Parent/Child Inc., Poteet ISD, Sacred Heart Apartments, and Union Stockyards.

**B&T Dependable Services** was established in 2014 and has two office locations in San Antonio, Texas. They have been certified as AABE, DBE, DIBE, ESBE, MBE, SBE, and VBE by the South Central Texas Regional Certification Agency and a Section 3 Business by Opportunity Home. This company provides services to include landscaping, flower installation, sod installation, soil, sand, mulch, and rock delivery, minor grading and re-sloping, outside lighting, paver patio and walkways, wooden decks, tree trimming and removal, brush hauling, and lot and acre clearing services. Their client list includes the City of San Antonio, E-Z Bel Construction, Concepts Construction of San Antonio, and Nerie Construction.

**Blue Lacy Landscape & Maintenance Co.** was founded in 2017 and is headquartered in Selma, Texas, with a field office in San Antonio, Texas. This vendor self-certifies as a HABE. They are a full-service landscape company providing services to include, but not limited to, mowing, shrub and hedge trimming, tree trimming and removal, leaf clean-up and removal, mulch, irrigation inspections and repairs, brush removal, weed control, pre- and post-emergent fire ant mound control, hardscape and masonry design, and construction and installation. In addition to their residential clients, Blue Lacy provides mowing and grounds maintenance services to Choate USA, Chicken N Pickle Restaurant, DR Horton, La Quinta, Red Berry Mansion, Retreat at the Rim, RK Group, and Sterling Heights Compass Rose School.

**Champion Lawn Care** was established in 2009 and is headquartered in San Antonio, Texas. This vendor self-certifies as a HABE and has been certified as a Section 3 Business by Opportunity Home. They provide grounds maintenance and landscaping services to commercial clients in San Antonio and its surrounding areas. Their client list includes, but is not limited to, Henry's Puffy Tacos Restaurants, Inspiration Hills Rehabilitation Center, and South Buick and GMC dealership,

**PRIOR AWARDS:**

**A&S Landscaping** is currently under contract with Opportunity Home to provide mowing and grounds maintenance services for Beacon Communities, Public Housing, and Administrative properties, tree trimming and maintenance services, unit make-ready services for Beacon Communities, and painting services for Beacon Communities. Additionally, they have received various awards for micro and small purchases. They have performed satisfactorily under all



**OPPORTUNITY HOME SAN ANTONIO**

**December 4, 2024**

awarded contracts.

**B&T Dependable Services** is currently under contract with Opportunity Home to provide mowing and grounds maintenance services for Public Housing and Administrative properties. Our third-party management companies have engaged them for this service. They have performed satisfactorily under the awarded contracts.

**Blue Lacy Landscape & Maintenance Co.** is contracted with the organization to provide mowing and grounds maintenance services for Beacon Communities and has performed satisfactorily under the awarded contract.

**Champion Lawn Care** has received prior awards from the organization for mowing and grounds maintenance for Beacon Communities, Public Housing, and Administrative properties.

**CONTRACT OVERSIGHT:**

Ruth Bautista, Director of Public Housing

**STRATEGIC OUTCOMES:**

Supports all strategic outcomes.

**ATTACHMENTS:**

Resolution 6614  
Bid Tabulation  
Slides

**Opportunity Home San Antonio  
Resolution 6614**

**RESOLUTION 6614, AUTHORIZING THE AWARD OF CONTRACTS FOR MOWING AND GROUNDS MAINTENANCE FOR ADMINISTRATIVE AND PUBLIC HOUSING PROPERTIES TO A&S LANDSCAPING SERVICES (HABE, SECTION 3 BUSINESS), B&T DEPENDABLE SERVICES LLC (AABE, DBE, DIBE, ESBE, MBE, SBE, VBE, SECTION 3 BUSINESS), BLUE LACY LANDSCAPE AND MAINTENANCE CO (HABE), AND CHAMPION LAWN CARE (HABE, WBE, 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**

**WHEREAS**, Opportunity Home San Antonio requires the services of vendors to provide mowing and grounds maintenance services for administrative and development properties, Public Housing communities, Springview properties, and vacant lots; and

**WHEREAS**, on July 11, 2024, Opportunity Home issued an “Invitation for Bids” (IFB) #2406-5505 for Mowing and Ground Maintenance for Administrative and Public Housing Properties, which closed on August 8, 2024; and

**WHEREAS**, seven bids were received in response to the IFB; and

**WHEREAS**, staff are recommending contract awards to A&S Landscaping Services (HABE), B&T Dependable Services LLC (AABE, DBE, DIBE, ESBE, MBE, SBE, VBE), Blue Lacy Landscape and Maintenance Co. (HABE), and Champion Lawncare (HABE, WBE). They provided the lowest overall cost to provide this service.

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

- 1) Approves Resolution 6614, authorizing the award of contracts for mowing and grounds maintenance for Administrative and Public Housing Properties to A&S Landscaping Services (HABE, Section 3 Business), B&T Dependable Services LLC (AABE, DBE, DIBE, ESBE, MBE, SBE, VBE, Section 3 Business), Blue Lacy Landscape and Maintenance Co (HABE), and Champion Lawn Care (HABE, WBE, 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
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

**Passed and approved this 4th day of December 2024.**

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**Gabriel Lopez**

Chair, Board of Commissioners

**Attested and approved as to form:**

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**Michael Reyes**

Acting President and CEO



**Bid Tabulation  
2406-5505**

**Mowing and Grounds Maintenance for Administrative and Public Housing**

#	Items	Cutrite, LLC			Lariat Property Maintenance			R & C Landscape LLC		
		Per Month	2x / Month	As Needed	Per Month	2x / Month	As Needed	Per Month	2x / Month	As Needed
<b>Public Housing</b>										
#1-1	Alazan Apache Guadalupe	\$5,132.00	\$5,132.00	\$6,410.00	No Bid	No Bid	No Bid	\$8,428.00	\$5,437.00	\$16,312.00
#1-2	Blanco	\$225.00	\$450.00	\$281.00	\$400.00	\$350.00	\$550.00	\$771.00	\$498.00	\$1,493.00
#1-3	Cassiano	\$5,345.00	\$10,690.00	\$6,681.00	No Bid	No Bid	No Bid	\$8,111.00	\$5,233.00	\$15,698.00
#1-4	Central Office	\$1,205.00	\$2,400.00	\$1,506.00	\$1,000.00	\$950.00	\$100.00	\$1,865.00	\$1,203.00	\$3,609.00
#1-5	Charles Andrews	\$664.00	\$1,328.00	\$830.00	\$1,500.00	\$1,450.00	\$1,500.00	\$1,123.00	\$724.00	\$2,173.00
#1-6	Cheryl West	\$1,124.00	\$2,240.00	\$1,405.00	No Bid	No Bid	No Bid	\$1,336.00	\$862.00	\$2,586.00
#1-7	Christ The King	\$550.00	\$1,100.00	\$687.00	No Bid	No Bid	No Bid	\$976.00	\$630.00	\$1,889.00
#1-8	Col. George Cisneros	\$600.00	\$1,200.00	\$750.00	No Bid	No Bid	No Bid	\$1,274.00	\$822.00	\$2,466.00
#1-9	College Park	\$425.00	\$850.00	\$531.00	\$1,000.00	\$950.00	\$1,000.00	\$698.00	\$450.00	\$1,350.00
#1-10	Cross Creek	\$703.00	\$1,400.00	\$878.00	No Bid	No Bid	No Bid	\$949.00	\$612.00	\$1,837.00
#1-11	Escondida	\$225.00	\$450.00	\$281.00	\$275.00	\$250.00	\$275.00	\$294.00	\$190.00	\$570.00
#1-12	Fair Avenue	\$325.00	\$650.00	\$406.00	\$950.00	\$900.00	\$950.00	\$797.00	\$514.00	\$1,543.00
#1-13	Francis Furey	\$1,004.00	\$2,000.00	\$1,255.00	\$1,500.00	\$1,450.00	\$1,500.00	\$2,016.00	\$1,300.00	\$3,901.00
#1-14	Frank E. Hornsby	\$588.00	\$1,175.00	\$735.00	\$875.00	\$825.00	\$875.00	\$712.00	\$459.00	\$1,378.00
#1-15	Glen Park	\$225.00	\$450.00	\$281.00	\$500.00	\$450.00	\$500.00	\$352.00	\$227.00	\$680.00
#1-16	Henry B. Gonzalez	\$550.00	\$1,100.00	\$687.00	\$1,000.00	\$950.00	\$1,000.00	\$1,051.00	\$678.00	\$2,035.00
#1-17	Highview	\$822.15	\$1,644.00	\$1,030.00	No Bid	No Bid	No Bid	\$899.00	\$580.00	\$1,739.00
#1-18	Jewett Circle	\$225.00	\$450.00	\$281.00	\$750.00	\$700.00	\$750.00	\$450.00	\$290.00	\$871.00
#1-19	Kenwood Manor Lots	\$225.00	\$450.00	\$281.00	No Bid	No Bid	No Bid	\$975.00	\$629.00	\$1,886.00
#1-20	Kenwood North	\$225.00	\$450.00	\$281.00	\$500.00	\$450.00	\$500.00	\$415.00	\$268.00	\$803.00
#1-21	L.C. Rutledge	\$860.00	\$1,720.00	\$1,075.00	No Bid	No Bid	No Bid	\$1,952.00	\$1,259.00	\$3,777.00
#1-22	Le Chalet	\$425.00	\$850.00	\$531.00	\$500.00	\$450.00	\$500.00	\$409.00	\$264.00	\$791.00
#1-23	Lewis Chatham	\$500.00	\$1,000.00	\$625.00	\$750.00	\$700.00	\$750.00	\$722.00	\$465.00	\$1,396.00
#1-24	Lila Cockrell	\$620.00	\$1,240.00	\$775.00	\$1,250.00	\$1,200.00	\$150.00	\$994.00	\$641.00	\$1,924.00
#1-25	Lincoln Heights	\$1,350.00	\$2,700.00	\$1,687.00	No Bid	No Bid	No Bid	\$3,749.00	\$2,419.00	\$7,257.00
#1-26	Linda Lou	\$225.00	\$450.00	\$281.00	\$425.00	\$425.00	\$425.00	\$235.00	\$151.00	\$454.00
#1-27	Lofts at Marie McGuire	\$225.00	\$450.00	\$281.00	\$325.00	\$300.00	\$325.00	\$349.00	\$225.00	\$675.00
#1-28	Madonna	\$295.00	\$590.00	\$368.00	\$750.00	\$700.00	\$750.00	\$1,163.00	\$750.00	\$2,250.00
#1-29	Matt Garcia	\$345.00	\$690.00	\$431.00	\$1,450.00	\$1,400.00	\$1,450.00	\$988.00	\$638.00	\$1,913.00
#1-30	Midway	\$225.00	\$450.00	\$281.00	\$1,250.00	\$1,200.00	\$1,250.00	\$467.00	\$301.00	\$903.00
#1-31	Mirasol (Salinas Med. Bldg.)	\$225.00	\$450.00	\$281.00	\$1,200.00	\$1,100.00	\$1,200.00	\$517.00	\$333.00	\$1,000.00
#1-32	Mirasol Admin. Bldg.	\$450.00	\$900.00	\$562.00	\$1,200.00	\$1,100.00	\$1,200.00	\$581.00	\$375.00	\$1,125.00
#1-33	Mirasol Single Family	\$1,150.00	\$2,300.00	\$1,437.00	No Bid	No Bid	No Bid	\$3,187.00	\$2,056.00	\$6,168.00
#1-34	Mirasol Townhomes & Cottag	\$1,215.00	\$2,430.00	\$1,518.00	No Bid	No Bid	No Bid	\$2,955.00	\$1,907.00	\$5,720.00
#1-35	Mission Park	\$1,850.00	\$3,700.00	\$2,312.00	No Bid	No Bid	No Bid	\$2,852.00	\$1,840.00	\$5,520.00
#1-36	Morris C. Beldon	\$485.00	\$970.00	\$605.00	\$1,500.00	\$1,450.00	\$1,500.00	\$862.00	\$556.00	\$1,669.00
#1-37	O.P. Schnabel	\$425.00	\$850.00	\$531.00	\$1,100.00	\$1,000.00	\$1,100.00	\$679.00	\$438.00	\$1,314.00
#1-38	Olive Park	\$225.00	\$450.00	\$281.00	\$1,100.00	\$1,000.00	\$1,100.00	\$536.00	\$346.00	\$1,038.00
#1-39	Park Square	\$225.00	\$450.00	\$281.00	\$850.00	\$800.00	\$850.00	\$592.00	\$382.00	\$1,146.00
#1-40	Parkview	\$425.00	\$850.00	\$531.00	\$850.00	\$800.00	\$850.00	\$735.00	\$474.00	\$1,423.00
#1-41	Pin Oak I	\$283.00	\$566.00	\$353.00	\$1,000.00	\$950.00	\$1,000.00	\$663.00	\$428.00	\$1,283.00
#1-42	Pin Oak II	\$281.00	\$562.00	\$351.00	\$1,000.00	\$950.00	\$1,000.00	\$566.00	\$365.00	\$1,095.00
#1-43	Raymundo Rangel	\$425.00	\$850.00	\$531.00	\$1,250.00	\$1,200.00	\$1,250.00	\$732.00	\$472.00	\$1,416.00
#1-44	Riverside	\$925.00	\$1,850.00	\$1,156.00	No Bid	No Bid	No Bid	\$1,186.00	\$765.00	\$2,295.00
#1-45	Sahara Ramsey	\$225.00	\$450.00	\$281.00	No Bid	No Bid	No Bid	\$428.00	\$276.00	\$829.00
#1-46	San Pedro Arms	\$225.00	\$450.00	\$281.00	\$400.00	\$350.00	\$400.00	\$358.00	\$231.00	\$694.00
#1-47	South San	\$225.00	\$450.00	\$281.00	\$1,250.00	\$1,200.00	\$1,250.00	\$634.00	\$409.00	\$1,228.00
#1-48	Springview	\$1,335.00	\$2,670.00	\$1,668.00	No Bid	No Bid	No Bid	\$8,572.00	\$5,530.00	\$16,591.00
#1-49	Sun Park Lane	\$550.00	\$1,100.00	\$687.00	\$850.00	\$800.00	\$850.00	\$644.00	\$415.00	\$1,246.00
#1-50	T L Shaley	\$945.00	\$1,890.00	\$1,181.00	No Bid	No Bid	No Bid	\$1,864.00	\$1,203.00	\$3,608.00
#1-51	Tarry Towne	\$592.00	\$1,184.00	\$740.00	\$1,250.00	\$1,200.00	\$1,250.00	\$517.00	\$334.00	\$1,001.00
#1-52	Victoria Plaza	\$425.00	\$850.00	\$531.00	No Bid	No Bid	No Bid	\$1,301.00	\$839.00	\$2,517.00
#1-53	Villa Hermosa	\$225.00	\$450.00	\$281.00	\$225.00	\$225.00	\$225.00	\$330.00	\$213.00	\$639.00
#1-54	Villa Tranchese	\$437.00	\$874.00	\$546.00	No Bid	No Bid	No Bid	\$1,084.00	\$699.00	\$2,097.00
#1-55	Villa Veramendi	\$1,825.00	\$3,650.00	\$2,281.00	No Bid	No Bid	No Bid	\$2,575.00	\$1,661.00	\$4,984.00
#1-56	Village East	\$255.00	\$510.00	\$320.00	\$1,250.00	\$1,200.00	\$1,250.00	\$546.00	\$352.00	\$1,056.00
#1-57	WC White	\$550.00	\$1,100.00	\$687.00	\$650.00	\$600.00	\$650.00	\$655.00	\$423.00	\$1,268.00
#1-58	Westway	\$1,351.00	\$2,702.00	\$1,688.00	\$2,500.00	\$2,200.00	\$2,500.00	\$1,610.00	\$1,039.00	\$3,117.00
#1-59	William Sinkin	\$463.00	\$926.00	\$578.00	No Bid	No Bid	No Bid	\$937.00	\$604.00	\$1,813.00
#1-60	Williamsburg	\$225.00	\$450.00	\$281.00	\$425.00	\$400.00	\$425.00	\$357.00	\$231.00	\$692.00
<b>Monthly Totals:</b>		<b>\$43,899.15</b>	<b>\$54,854.00</b>	<b>\$36,800.00</b>				<b>\$83,575.00</b>	<b>\$161,751.00</b>	
#1-61	Scattered Sites	\$0.00	\$0.00	\$0.00	No Bid	No Bid	No Bid	\$133.00	\$86.00	\$258.00

		Per Month		As Needed	Per Month		As Needed	Per Month	As Needed	
<b>2 Springview</b>										
#2-1	Springview-Park/Annex D	\$250.00		\$325.00	\$500.00		\$500.00	\$241.00	\$467.00	
#2-2	Springview-Field (RED)	\$1,500.00		\$1,875.00	\$750.00		\$750.00	\$1,499.00	\$2,902.00	
#2-3	Springview-Single family	\$1,350.00		\$1,687.00	\$500.00		\$500.00	\$716.00	\$1,386.00	
#2-4	Springview-Sheriffs Annex	\$225.00		\$285.00	\$250.00		\$250.00	\$241.00	\$467.00	
#2-5	Springview-Greenbelt	\$225.00		\$285.00	\$250.00		\$250.00	\$211.00	\$408.00	
#2-6	Springview-Commerce Dev.	\$325.00		\$406.00	\$500.00		\$500.00	\$392.00	\$758.00	
#2-7	Springview-Multi Family	\$1,147.00		\$1,443.00	\$1,000.00		\$1,000.00	\$813.00	\$1,574.00	
#2-8	Springview-Elderly Housing	\$715.00		\$893.00	\$500.00		\$500.00	\$754.00	\$1,459.00	
#2-9	Springview – Commerce	\$325.00		\$406.00	\$500.00		\$500.00	\$243.00	\$470.00	
#2-10	Springview-Park	\$650.00		\$812.00	\$750.00		\$750.00	\$578.00	\$1,119.00	
#2-11	Springview-Corner lot	\$225.00		\$285.00	\$400.00		\$400.00	\$240.00	\$465.00	
#2-12	Springview-Multi Family	\$270.00		\$337.00	\$750.00		\$750.00	\$332.00	\$644.00	
#2-13	Springview North	\$350.00		\$437.00	\$450.00		\$450.00	\$424.00	\$820.00	
#2-14	Springview Admin. Bldg	\$225.00		\$285.00	\$450.00		\$450.00	\$240.00	\$464.00	
#2-15	Springview Manor	\$650.00		\$820.00	\$700.00		\$700.00	\$718.00	\$1,390.00	
#2-16	Springview Convent	\$225.00		\$285.00	\$400.00		\$400.00	\$506.00	\$979.00	
#2-17	Springview Buildings B & C	\$370.00		\$460.00	\$700.00		\$700.00	\$424.00	\$333.00	
<b>Monthly Totals:</b>		<b>\$9,027.00</b>		<b>\$11,326.00</b>	<b>\$9,350.00</b>		<b>\$9,350.00</b>	<b>\$8,572.00</b>	<b>\$16,105.00</b>	
<b>3 Development Properties</b>										
#3-1	Homes to be sold Watering	\$375.00	\$650.00	\$468.00	\$250.00	\$250.00	\$250.00	\$333.00	\$215.00	\$644.00
#3-2	Homes to be sold Per	\$150.00	\$300.00	\$200.00	\$250.00	\$250.00	\$250.00	\$224.00	\$144.00	\$463.00
#3-3	Homes to be sold Per Mowing	\$225.00	\$450.00	\$285.00	\$250.00	\$250.00	\$250.00	\$131.00	\$84.00	\$253.00
<b>Monthly Totals:</b>		<b>\$750.00</b>		<b>\$953.00</b>	<b>\$750.00</b>		<b>\$750.00</b>	<b>\$688.00</b>		<b>\$1,360.00</b>
<b>4 Vacant Lots (less 12")</b>										
#4-1	1/4 acre or less	\$250.00	\$500.00	\$315.00	\$425.00	\$400.00	\$425.00	\$125.00	\$80.00	\$241.00
#4-2	Greater than 1/4 acre but less than or equal to 1/2 acre	\$250.00	\$500.00	\$315.00	\$525.00	\$500.00	\$500.00	\$172.00	\$111.00	\$333.00
#4-3	Greater than 1/2 acre but less than or equal to 3/4 acre	\$250.00	\$500.00	\$315.00	\$525.00	\$500.00	\$500.00	\$200.00	\$129.00	\$387.00
#4-4	Greater than 3/4 acre but less than or equal to 1 acre	\$250.00	\$500.00	\$315.00	\$575.00	\$500.00	\$500.00	\$266.00	\$172.00	\$515.00
#4-5	Greater than 1 acre but less than or equal to 5 acres	\$195.00	\$390.00	\$250.00	\$750.00	\$700.00	\$700.00	\$1,138.00	\$734.00	\$2,202.00
#4-6	Greater than 5 acres but less than or equal to 10 acres	\$195.00	\$390.00	\$250.00	\$1,000.00	\$900.00	\$900.00	\$1,887.00	\$1,218.00	\$3,653.00
#4-7	Greater than 10 acres but less than or equal to 15 acres	\$175.00	\$350.00	\$225.00	\$1,250.00	\$1,000.00	\$1,000.00	\$2,715.00	\$1,751.00	\$5,224.00
#4-8	Greater than 15 acres but less than or equal to 20 acres	\$150.00	\$300.00	\$185.00	\$2,000.00	\$1,600.00	\$1,600.00	\$3,387.00	\$2,185.00	\$6,555.00
#4-9	Greater than 20 acres but less than or equal to 30 acres	\$138.00	\$275.00	\$175.00	\$2,500.00	\$1,750.00	\$1,750.00	\$4,731.00	\$3,052.00	\$9,157.00
<b>Monthly Totals:</b>		<b>\$1,853.00</b>		<b>\$2,345.00</b>	<b>\$9,550.00</b>		<b>\$7,875.00</b>	<b>\$14,621.00</b>		<b>\$28,267.00</b>
<b>5 Vacant Lot Surcharge Only (Over 12")</b>										
#5-1	1/4 acre or less	\$375.00			\$225.00			\$187.00		
#5-2	Greater than 1/4 acre but less than or equal to 1/2 acre	\$375.00			\$225.00			\$258.00		
#5-3	Greater than 1/2 acre but less than or equal to 3/4 acre	\$375.00			\$225.00			\$300.00		
#5-4	Greater than 3/4 acre but less than or equal to 1 acre	\$375.00			\$300.00			\$399.00		
#5-5	Greater than 1 acre but less than or equal to 5 acres	\$292.00			\$500.00			\$1,706.00		
#5-6	Greater than 5 acres but less than or equal to 10 acres	\$292.00			\$750.00			\$2,831.00		
#5-7	Greater than 10 acres but less than or equal to 15 acres	\$262.00			\$1,000.00			\$4,072.00		
#5-8	Greater than 15 acres but less than or equal to 20 acres	\$225.00			\$1,250.00			\$5,080.00		
#5-9	Greater than 20 acres but less than or equal to 30 acres	\$225.00			\$1,500.00			\$7,097.00		
<b>Monthly Totals:</b>		<b>\$2,796.00</b>		<b>\$0.00</b>	<b>\$5,975.00</b>		<b>\$0.00</b>	<b>\$21,930.00</b>		<b>\$0.00</b>
<b>6 Victoria Commons</b>										
#6-1	Phase 2B: 643 Mount Zion: To	\$2,430.00	\$4,800.00	\$3,037.00	No Bid	No Bid	No Bid	\$2,720.00	\$1,755.00	\$5,265.00
#6-2	Phase 5: 400 Labor St. plus	\$945.00	\$1,890.00	\$1,180.00	No Bid	No Bid	No Bid	\$628.00	\$405.00	\$1,215.00
<b>7 Victoria Commons Surcharge Only (Over 12")</b>										
#7-1	Phase 2B: 643 Mount Zion: To	\$3,400.00			No Bid	No Bid	No Bid	\$3,264.00		
#7-2	Phase 5: 400 Labor St. plus	\$1,323.00			No Bid	No Bid	No Bid	\$753.00		
<b>Montly Totals:</b>		<b>1x Monthly</b>		<b>As Needed</b>	<b>1x Monthly</b>		<b>As Needed</b>	<b>1x Monthly</b>		<b>As Needed</b>
		\$58,325.15		\$69,478.00	\$62,425.00		\$17,975.00	\$129,386.00		\$207,483.00



**Bid Tabulation - Awarded**  
**2406-5505**  
**Mowing and Grounds Maintenance for Administrative and Public Housing**

		A & S Landscaping Services			B&T DEPENDABLE SERVICES L.L.C.			Blue Lacy Landscape & Maintenance Co			Champion Lawn Care		
#	Items	Per Month	2x / Month	As Needed	Per Month	2x / Month	As Needed	Per Month	2x / Month	As Needed	Per Month	2x / Month	As Needed
1	<b>Public Housing</b>												
#1-1	Alazan Apache Guadalupe	\$3,988.00	\$3,788.00	\$4,895.00	\$2,550.00	\$1,700.00	\$3,400.00	\$3,600.00	\$3,240.00	\$3,750.00	\$1,360.00	\$1,360.00	\$2,720.00
#1-2	Blanco	\$374.00	\$748.00	\$495.00	\$675.00	\$450.00	\$900.00	\$270.00	\$260.00	\$315.00	\$185.00	\$170.00	\$170.00
#1-3	Cassiano	\$2,889.00	\$5,778.00	\$3,395.00	\$4,245.00	\$2,830.00	\$5,660.00	\$3,600.00	\$3,240.00	\$3,750.00	\$1,375.00	\$2,744.00	\$2,744.00
#1-4	Central Office	\$624.00	\$1,248.00	\$795.00	\$1,027.00	\$685.00	\$1,372.00	\$810.00	\$800.00	\$855.00	\$267.00	\$534.00	\$534.00
#1-5	Charles Andrews	\$494.00	\$988.00	\$695.00	\$870.00	\$580.00	\$1,160.00	\$540.00	\$530.00	\$585.00	\$147.00	\$294.00	\$294.00
#1-6	Cheryl West	\$794.00	\$1,588.00	\$975.00	\$1,320.00	\$880.00	\$1,760.00	\$810.00	\$800.00	\$855.00	\$249.00	\$498.00	\$498.00
#1-7	Christ The King	\$424.00	\$848.00	\$550.00	\$787.00	\$525.00	\$1,050.00	\$270.00	\$260.00	\$315.00	\$75.00	\$150.00	\$150.00
#1-8	Col. George Cisneros	\$549.00	\$1,098.00	\$679.00	\$1,087.00	\$725.00	\$1,450.00	\$450.00	\$440.00	\$495.00	\$93.00	\$186.00	\$186.00
#1-9	College Park	\$339.00	\$778.00	\$495.00	\$412.00	\$275.00	\$550.00	\$360.00	\$350.00	\$405.00	\$42.00	\$84.00	\$84.00
#1-10	Cross Creek	\$529.00	\$1,058.00	\$675.00	\$675.00	\$450.00	\$900.00	\$450.00	\$440.00	\$495.00	\$156.00	\$312.00	\$312.00
#1-11	Escondida	\$275.00	\$398.00	\$300.00	\$375.00	\$250.00	\$500.00	\$180.00	\$170.00	\$225.00	\$28.00	\$56.00	\$56.00
#1-12	Fair Avenue	\$395.00	\$790.00	\$450.00	\$675.00	\$450.00	\$900.00	\$270.00	\$260.00	\$315.00	\$180.00	\$360.00	\$360.00
#1-13	Francis Furey	\$724.00	\$1,450.00	\$850.00	\$1,087.00	\$725.00	\$1,450.00	\$720.00	\$710.00	\$765.00	\$222.00	\$444.00	\$444.00
#1-14	Frank E. Hornsby	\$375.00	\$748.00	\$475.00	\$975.00	\$650.00	\$1,300.00	\$270.00	\$260.00	\$315.00	\$210.00	\$420.00	\$420.00
#1-15	Glen Park	\$199.00	\$398.00	\$279.00	\$412.00	\$275.00	\$550.00	\$180.00	\$170.00	\$225.00	\$56.00	\$112.00	\$112.00
#1-16	Henry B. Gonzalez	\$389.00	\$778.00	\$475.00	\$975.00	\$650.00	\$1,300.00	\$360.00	\$350.00	\$405.00	\$187.50	\$375.00	\$375.00
#1-17	Highview	\$598.00	\$1,196.00	\$689.00	\$825.00	\$550.00	\$1,100.00	\$540.00	\$530.00	\$585.00	\$366.00	\$732.00	\$732.00
#1-18	Jewett Circle	\$289.00	\$578.00	\$379.00	\$412.00	\$275.00	\$550.00	\$180.00	\$170.00	\$225.00	\$90.00	\$180.00	\$180.00
#1-19	Kenwood Manor Lots	\$575.00	\$1,150.00	\$725.00	No Bid	No Bid	No Bid	\$180.00	\$170.00	\$225.00	No Bid	No Bid	No Bid
#1-20	Kenwood North	\$295.00	\$590.00	\$359.00	\$300.00	\$200.00	\$400.00	\$270.00	\$260.00	\$315.00	\$78.00	\$156.00	\$156.00
#1-21	L.C. Rutledge	\$724.00	\$1,448.00	\$875.00	\$840.00	\$560.00	\$1,120.00	\$540.00	\$530.00	\$585.00	\$378.00	\$756.00	\$756.00
#1-22	Le Chalet	\$249.00	\$498.00	\$349.00	\$487.00	\$325.00	\$650.00	\$180.00	\$170.00	\$225.00	\$35.00	\$70.00	\$70.00
#1-23	Lewis Chatham	\$349.00	\$698.00	\$495.00	\$412.00	\$275.00	\$550.00	\$270.00	\$260.00	\$315.00	\$132.00	\$264.00	\$264.00
#1-24	Lila Cockrell	\$394.00	\$788.00	\$495.00	\$862.00	\$575.00	\$1,150.00	\$360.00	\$35.00	\$405.00	\$217.50	\$435.00	\$435.00
#1-25	Lincoln Heights	\$1,589.00	\$3,178.00	\$1,789.00	\$2,475.00	\$1,650.00	\$3,300.00	\$1,350.00	\$1,340.00	\$1,395.00	\$750.00	\$1,500.00	\$1,500.00
#1-26	Linda Lou	\$289.00	\$578.00	\$375.00	\$262.00	\$175.00	\$350.00	\$180.00	\$170.00	\$225.00	\$30.00	\$60.00	\$60.00
#1-27	Lofts at Marie McGuire	\$149.00	\$298.00	\$225.00	\$225.00	\$150.00	\$300.00	\$180.00	\$170.00	\$225.00	\$28.00	\$56.00	\$56.00
#1-28	Madonna	\$549.00	\$1,098.00	\$649.00	\$712.00	\$475.00	\$950.00	\$270.00	\$260.00	\$315.00	\$210.00	\$420.00	\$420.00
#1-29	Matt Garcia	\$389.00	\$778.00	\$498.00	\$487.00	\$325.00	\$650.00	\$270.00	\$260.00	\$315.00	\$217.50	\$435.00	\$435.00
#1-30	Midway	\$294.00	\$588.00	\$399.00	\$375.00	\$250.00	\$500.00	\$180.00	\$170.00	\$225.00	\$88.25	\$176.50	\$176.50
#1-31	Mirasol (Salinas Med. Bldg.)	\$229.00	\$458.00	\$298.00	\$562.00	\$375.00	\$750.00	\$180.00	\$170.00	\$225.00	\$97.50	\$195.00	\$195.00
#1-32	Mirasol Admin. Bldg.	\$219.00	\$438.00	\$298.00	\$750.00	\$500.00	\$1,000.00	\$180.00	\$170.00	\$225.00	\$90.00	\$180.00	\$180.00
#1-33	Mirasol Single Family	\$2,175.00	\$4,350.00	\$2,610.00	\$3,300.00	\$2,200.00	\$4,400.00	\$1,260.00	\$1,200.00	\$1,305.00	\$637.50	\$1,275.00	\$1,275.00
#1-34	Mirasol Townhomes & Cottag	\$1,375.00	\$2,750.00	\$1,675.00	\$2,250.00	\$1,500.00	\$3,000.00	\$1,260.00	\$1,200.00	\$1,305.00	\$675.00	\$1,350.00	\$1,350.00
#1-35	Mission Park	\$1,595.00	\$3,190.00	\$1,995.00	\$2,025.00	\$1,350.00	\$2,700.00	\$1,350.00	\$1,340.00	\$1,395.00	\$1,012.50	\$2,025.00	\$2,025.00
#1-36	Morris C. Beldon	\$424.00	\$849.00	\$550.00	\$712.00	\$475.00	\$950.00	\$270.00	\$260.00	\$315.00	\$262.50	\$525.00	\$525.00
#1-37	O.P. Schnabel	\$369.00	\$738.00	\$475.00	\$862.00	\$575.00	\$1,150.00	\$180.00	\$170.00	\$225.00	\$112.50	\$225.00	\$225.00
#1-38	Olive Park	\$369.00	\$738.00	\$495.00	\$487.00	\$325.00	\$650.00	\$180.00	\$170.00	\$225.00	\$82.50	\$165.00	\$165.00
#1-39	Park Square	\$324.00	\$648.00	\$475.00	\$487.00	\$325.00	\$650.00	\$360.00	\$350.00	\$405.00	\$112.50	\$225.00	\$225.00
#1-40	Parkview	\$294.00	\$588.00	\$425.00	\$412.00	\$275.00	\$550.00	\$270.00	\$260.00	\$315.00	\$148.50	\$297.00	\$297.00
#1-41	Pin Oak I	\$349.00	\$698.00	\$495.00	\$487.00	\$325.00	\$650.00	\$270.00	\$260.00	\$315.00	\$156.75	\$313.50	\$313.50
#1-42	Pin Oak II	\$349.00	\$698.00	\$495.00	\$450.00	\$300.00	\$600.00	\$270.00	\$260.00	\$315.00	\$156.00	\$312.00	\$312.00
#1-43	Raymundo Rangel	\$395.00	\$790.00	\$525.00	\$675.00	\$450.00	\$900.00	\$180.00	\$170.00	\$225.00	\$120.00	\$240.00	\$240.00
#1-44	Riverside	\$694.00	\$1,388.00	\$849.00	\$937.00	\$625.00	\$1,250.00	\$540.00	\$530.00	\$585.00	\$390.00	\$780.00	\$780.00
#1-45	Sahara Ramsey	\$289.00	\$578.00	\$424.00	\$525.00	\$350.00	\$700.00	\$180.00	\$170.00	\$225.00	\$37.50	\$75.00	\$75.00
#1-46	San Pedro Arms	\$149.00	\$298.00	\$195.00	\$525.00	\$150.00	\$300.00	\$180.00	\$170.00	\$225.00	\$25.00	\$50.00	\$50.00
#1-47	South San	\$349.00	\$698.00	\$495.00	\$562.00	\$375.00	\$750.00	\$270.00	\$260.00	\$315.00	\$120.00	\$240.00	\$240.00
#1-48	Springview	\$895.00	\$1,790.00	\$995.00	No Bid	No Bid	No Bid	\$6,660.00	\$6,490.00	\$7,425.00	No Bid	No Bid	No Bid
#1-49	Sun Park Lane	\$349.00	\$698.00	\$498.00	\$562.00	\$375.00	\$750.00	\$180.00	\$170.00	\$225.00	\$150.75	\$301.50	\$301.50
#1-50	T L Shaley	\$889.00	\$1,778.00	\$1,075.00	\$1,875.00	\$1,250.00	\$1,500.00	\$720.00	\$710.00	\$765.00	\$525.00	\$1,050.00	\$1,050.00
#1-51	Tarry Towne	\$394.00	\$788.00	\$525.00	\$712.00	\$475.00	\$950.00	\$90.00	\$90.00	\$135.00	\$292.50	\$585.00	\$585.00
#1-52	Victoria Plaza	\$349.00	\$698.00	\$550.00	\$725.00	\$500.00	\$1,000.00	\$180.00	\$170.00	\$225.00	\$90.00	\$180.00	\$180.00
#1-53	Villa Hermosa	\$174.00	\$348.00	\$295.00	\$300.00	\$200.00	\$400.00	\$90.00	\$90.00	\$135.00	\$37.50	\$75.00	\$75.00
#1-54	Villa Tranchese	\$389.00	\$778.00	\$475.00	\$487.00	\$325.00	\$650.00	\$360.00	\$350.00	\$405.00	\$240.00	\$480.00	\$480.00
#1-55	Villa Veramendi	\$1,695.00	\$3,390.00	\$1,975.00	\$2,827.00	\$1,885.00	\$3,770.00	\$1,620.00	\$1,610.00	\$1,665.00	\$1,012.50	\$2,025.00	\$2,025.00
#1-56	Village East	\$295.00	\$590.00	\$395.00	\$562.00	\$375.00	\$750.00	\$360.00	\$350.00	\$405.00	\$127.50	\$255.00	\$255.00
#1-57	WC White	\$294.00	\$588.00	\$395.00	\$337.00	\$225.00	\$450.00	\$270.00	\$260.00	\$315.00	\$78.00	\$156.00	\$156.00
#1-58	Westway	\$989.00	\$1,978.00	\$1,195.00	\$1,500.00	\$1,000.00	\$2,000.00	\$900.00	\$890.00	\$945.00	\$750.75	\$1,501.50	\$1,501.50
#1-59	William Sinkin	\$489.00	\$978.00	\$625.00	\$675.00	\$450.00	\$900.00	\$360.00	\$350.00	\$405.00	\$255.00	\$510.00	\$510.00
#1-60	Williamsburg	\$169.00	\$338.00	\$295.00	\$300.00	\$200.00	\$400.00	\$90.00	\$90.00	\$135.00	\$18.50	\$37.50	\$37.50
<b>Monthly Totals:</b>		<b>\$37,410.00</b>	<b>\$46,846.00</b>	<b>\$53,691.00</b>	<b>\$53,691.00</b>	<b>\$70,242.00</b>	<b>\$70,242.00</b>	<b>\$37,350.00</b>	<b>\$40,980.00</b>	<b>\$40,980.00</b>	<b>\$11,318.00</b>	<b>\$11,318.00</b>	<b>\$22,636.50</b>
#1-61	Scattered Sites	\$139.00	\$278.00	\$300.00	\$75.00	\$60.00	\$120.00	\$50.00	\$45.00	\$55.00	No Bid	No Bid	No Bid

		Per Month		As Needed	Per Month		As Needed	Per Month		As Needed	Per Month		As Needed
<b>2 Springview</b>													
#2-1	Springview-Park/Annex D	\$324.00		\$400.00	\$150.00		\$225.00	\$180.00		\$225.00	\$90.00		\$180.00
#2-2	Springview-Field (RED)	\$395.00		\$475.00	\$550.00		\$825.00	\$450.00		\$495.00	No Bid		No Bid
#2-3	Springview-Single family lots (Green)	\$695.00		\$875.00	\$200.00		\$300.00	\$900.00		\$945.00	\$750.00		\$1,500.00
#2-4	Springview-Sheriffs Annex	\$250.00		\$350.00	\$200.00		\$300.00	\$180.00		\$225.00	\$90.00		\$180.00
#2-5	Springview-Greenbelt	\$250.00		\$395.00	\$200.00		\$300.00	\$180.00		\$225.00	\$82.50		\$165.00
#2-6	Springview-Commerce Dev. Springview-Multi Family	\$349.00		\$489.00	\$250.00		\$375.00	\$270.00		\$315.00	\$180.00		\$360.00
#2-7	Housing	\$949.00		\$1,169.00	\$700.00		\$1,050.00	\$720.00		\$765.00	\$637.00		\$1,274.00
#2-8	Springview-Elderly Housing	\$489.00		\$649.00	\$275.00		\$412.00	\$540.00		\$585.00	\$397.50		\$795.00
#2-9	Springview — Commerce St.	\$295.00		\$425.00	\$275.00		\$412.00	\$450.00		\$495.00	\$180.00		\$360.00
#2-10	Springview-Park	\$575.00		\$750.00	\$325.00		\$487.00	\$720.00		\$765.00	\$390.00		\$780.00
#2-11	Springview-Corner lot	\$249.00		\$395.00	\$200.00		\$300.00	\$180.00		\$225.00	\$97.50		\$195.00
#2-12	Springview-Multi Family Housing	\$369.00		\$495.00	\$250.00		\$375.00	\$270.00		\$315.00	\$150.00		\$300.00
#2-13	Springview North	\$389.00		\$495.00	\$425.00		\$637.00	\$270.00		\$315.00	\$202.50		\$405.00
#2-14	Springview Admin. Bldg	\$275.00		\$395.00	\$250.00		\$375.00	\$180.00		\$225.00	\$75.00		\$150.00
#2-15	Springview Manor	\$498.00		\$625.00	\$450.00		\$675.00	\$630.00		\$675.00	\$412.50		\$824.40
#2-16	Springview Convent	\$289.00		\$350.00	\$250.00		\$375.00	\$180.00		\$225.00	\$90.00		\$180.00
#2-17	Springview Buildings B & C	\$375.00		\$495.00	\$300.00		\$450.00	\$360.00		\$405.00	\$202.50		\$405.00
<b>Monthly Totals:</b>		<b>\$7,015.00</b>		<b>\$9,227.00</b>	<b>\$5,250.00</b>		<b>\$7,873.00</b>	<b>\$6,660.00</b>		<b>\$7,425.00</b>	<b>\$3,937.00</b>		<b>\$7,873.40</b>
<b>3 Development Properties</b>													
#3-1	Homes to be sold Watering and Mowing Service Combined	\$350.00	\$550.00	\$400.00	\$250.00	\$100.00	\$300.00	\$75.00	\$140.00	\$75.00	No Bid	No Bid	No Bid
#3-2	Homes to be sold Per Watering Service Only (for watering needed without other services)	\$275.00	\$500.00	\$350.00	\$125.00	\$50.00	\$150.00	\$30.00	\$55.00	\$30.00	No Bid	No Bid	No Bid
#3-3	Homes to be sold Per Mowing and Ground Maintenance Service Only (no watering needed)	\$175.00	\$350.00	\$225.00	\$165.00	\$65.00	\$185.00	\$45.00	\$85.00	\$45.00	No Bid	No Bid	No Bid
<b>Monthly Totals:</b>		<b>\$800.00</b>		<b>\$975.00</b>	<b>\$540.00</b>		<b>\$635.00</b>	<b>\$150.00</b>		<b>\$150.00</b>			)
<b>4 Vacant Lots (less 12")</b>													
#4-1	1/4 acre or less	\$89.00	\$175.00	\$150.00	\$75.00	\$60.00	\$120.00	\$90.00	\$90.00	\$135.00	No Bid	No Bid	No Bid
#4-2	Greater than 1/4 acre but less than or equal to 1/2 acre	\$124.00	\$225.00	\$169.00	\$120.00	\$80.00	\$160.00	\$135.00	\$125.00	\$180.00	No Bid	No Bid	No Bid
#4-3	Greater than 1/2 acre but less than or equal to 3/4 acre	\$149.00	\$275.00	\$195.00	\$142.00	\$95.00	\$190.00	\$180.00	\$170.00	\$225.00	No Bid	No Bid	No Bid
#4-4	Greater than 3/4 acre but less than or equal to 1 acre	\$174.00	\$325.00	\$275.00	\$180.00	\$120.00	\$240.00	\$225.00	\$215.00	\$225.00	No Bid	No Bid	No Bid
#4-5	Greater than 1 acre but less than or equal to 5 acres	\$399.00	\$700.00	\$550.00	\$675.00	\$450.00	\$900.00	\$360.00	\$350.00	\$405.00	No Bid	No Bid	No Bid
#4-6	Greater than 5 acres but less than or equal to 10 acres	\$824.00	\$1,400.00	\$975.00	\$1,200.00	\$800.00	\$1,600.00	\$720.00	\$710.00	\$765.00	No Bid	No Bid	No Bid
#4-7	Greater than 10 acres but less than or equal to 15 acres	\$1,089.00	\$1,950.00	\$1,200.00	\$1,575.00	\$1,050.00	\$2,100.00	\$1,440.00	\$1,430.00	\$1,485.00	No Bid	No Bid	No Bid
#4-8	Greater than 15 acres but less than or equal to 20 acres	\$1,389.00	\$2,475.00	\$1,595.00	\$1,875.00	\$1,250.00	\$2,500.00	\$2,160.00	\$2,150.00	\$2,205.00	No Bid	No Bid	No Bid
#4-9	Greater than 20 acres but less than or equal to 30 acres	\$1,689.00	\$3,150.00	\$2,300.00	\$2,100.00	\$1,400.00	\$2,800.00	\$2,880.00	\$2,870.00	\$2,925.00	No Bid	No Bid	No Bid
<b>Monthly Totals:</b>		<b>\$5,926.00</b>		<b>\$7,409.00</b>	<b>\$7,942.00</b>		<b>\$10,610.00</b>	<b>\$8,190.00</b>		<b>\$8,550.00</b>			
<b>5 Vacant Lot Surcharge Only (Over 12")</b>													
#5-1	1/4 acre or less	\$115.00			\$180.00			\$117.00			No Bid	No Bid	No Bid
#5-2	Greater than 1/4 acre but less than or equal to 1/2 acre	\$150.00			\$240.00			\$165.50			No Bid	No Bid	No Bid
#5-3	Greater than 1/2 acre but less than or equal to 3/4 acre	\$175.00			\$285.00			\$224.00			No Bid	No Bid	No Bid
#5-4	Greater than 3/4 acre but less than or equal to 1 acre	\$200.00			\$360.00			\$282.50			No Bid	No Bid	No Bid
#5-5	Greater than 1 acre but less than or equal to 5 acres	\$400.00			\$1,350.00			\$458.00			No Bid	No Bid	No Bid
#5-6	Greater than 5 acres but less than or equal to 10 acres	\$800.00			\$2,400.00			\$926.00			No Bid	No Bid	No Bid
#5-7	Greater than 10 acres but less than or equal to 15 acres	\$1,200.00			\$3,150.00			\$1,862.00			No Bid	No Bid	No Bid
#5-8	Greater than 15 acres but less than or equal to 20 acres	\$1,600.00			\$3,750.00			\$2,798.00			No Bid	No Bid	No Bid
#5-9	Greater than 20 acres but less than or equal to 30 acres	\$2,500.00			\$4,200.00			\$3,734.00			No Bid	No Bid	No Bid
<b>Monthly Totals:</b>		<b>\$7,140.00</b>		<b>\$0.00</b>	<b>\$15,915.00</b>		<b>\$0.00</b>	<b>\$10,567.00</b>		<b>\$0.00</b>			
<b>6 Victoria Commons</b>													
#6-1	Phase 2B: 643 Mount Zion: To include berm along IH37.	\$789.00	\$1,389.00	\$895.00	\$862.00	\$500.00	\$1,150.00	\$360.00	\$350.00	\$405.00	No Bid	No Bid	No Bid
#6-2	Phase 5: 400 Labor St. plus adjacent park area.	\$349.00	\$698.00	\$425.00	\$525.00	\$350.00	\$750.00	\$450.00	\$440.00	\$495.00	No Bid	No Bid	No Bid
<b>7 Victoria Commons Surcharge Only (Over 12")</b>													
#7-1	Phase 2B: 643 Mount Zion: To include berm along IH37.	\$989.00			\$1,500.00	\$750.00	\$2,250.00	\$468.00			No Bid	No Bid	No Bid
#7-2	Phase 5: 400 Labor St. plus adjacent park area.	\$549.00			\$1,050.00	\$525.00	\$1,575.00	\$558.00			No Bid	No Bid	No Bid
<b>Montly Totals:</b>		<b>\$58,291.00</b>		<b>\$64,457.00</b>	<b>\$83,338.00</b>		<b>\$89,360.00</b>	<b>\$62,917.00</b>		<b>\$57,105.00</b>	<b>\$15,255.00</b>		<b>\$30,509.90</b>



**Bid Tabulation**  
**2406-5505**  
**Mowing and Grounds Maintenance for Administrative and Public Housing**  
**Additional Services**

#	Items	UOM	QTY	Cutrite, LLC	Lariat Property	R & C
				Unit Price	Maintenance Unit Price	Landscape LLC Unit Price
1						
#1-1	Installation of additional groundcover beds to include border and top soil, potting soil and mulch, fertilizer and plants. Minimum 3 or 4 inch plant with not more than 18 inch centers.	Sq. ft.	1	\$4.00	\$6.00	\$17.50
#1-2	Installation of additional flower beds to include border and top soil, potting soil and mulch, fertilizer and plants. Minimum 3 or 4 inch plant on 12 inch centers.	Sq. ft.	1	\$4.50	\$7.00	\$20.00
#1-3	Planting of 1 gallon xeriscape perennials	Each	1	\$9	\$25.00	\$18.75
#1-4	Planting of 1 gallon xeriscape shrubs	Each	1	\$9	\$25.00	\$18.75
#1-5	Planting of 3 gallon xeriscape shrubs	Each	1	\$15	\$50.00	\$31.25
#1-6	Planting of 5 gallon xeriscape shrubs	Each	1	\$15	\$65.00	\$46.25
#1-7	Planting of 10 gallon xeriscape shrubs	Each	1	\$25	\$50.00	\$93.25
#1-8	Planting of 3 gallon trees	Each	1	\$30	\$65.00	\$75.00
#1-9	Planting of 5 gallon trees	Each	1	\$30	\$65.00	\$100.00
#1-10	Planting of up to 10 gallon trees	Each	1	\$40.00	\$75.00	\$250.00
#1-11	Planting of up to 25 gallon trees	Each	1	\$75	\$100.00	\$500.00
#1-12	Planting of sod-St. Augustine	Sq. ft.	1	\$2	\$5.00	\$1.56
#1-13	Planting of sod-Bermuda, Princess, Riviera or Black Jack. Must be drought tolerant, vendor must identify variety prior to installation.	Sq. ft.	1	\$1.95	\$5.00	\$1.56
#1-14	Plugging of St. Augustine 12 inch centers.	Sq. ft.	1	\$0.95	No Bid	\$1.88
#1-15	Seeding-Bermuda, Princess, Riviera or Black Jack. Must be drought tolerant, vendor must identify variety prior to installation.	Sq. ft.	1	\$0.30	No Bid	\$0.31
#1-16	Installation of Bermuda Hydro-mulch	Sq. ft.	1	\$0.22	No Bid	\$0.63
#1-17	Seeding of Winter Rye	Sq. ft.	1	\$0.65	No Bid	\$1.00
#1-18	Haul-off and legal disposal of regulated materials to include but not limited to tires, televisions, computers, microwaves, etc.	Cu. Yd.	1	\$750.00	\$250.00	\$312.50
#1-19	Haul-off and Legal disposal of Non Hazardous materials to include but not limited to bulk items such as mattresses, furniture, etc.	Cu. Yd.	1	\$1,000.00	\$500.00	\$187.50
#1-20	Soil/Earth Removal	Cu. Yd.	1	\$250.00	\$500.00	\$112.50
#1-21	Install Fill Dirt	Cu. Yd.	1	\$150.00	\$150.00	\$112.50
#1-22	Application of non-organic fungicide	Sq. Yd.	1	\$0.08	No Bid	\$3.44
#1-23	Application of organic fungicide	Sq. Yd.	1	\$0.08	No Bid	\$3.75
#1-24	Application of Cedar Mulch	Sq. ft.	1	\$0.95	\$5.00	\$1.88
#1-25	Install Playground Rubber Mulch (crumb rubber)	Cu. Yd.	1	\$350.00	No Bid	\$187.50
#1-26	Install Playground Wood Fiber Mulch	Cu. Yd.	1	\$285.00	\$175.00	\$125.00
#1-27	Install Top Soil (Sandy loam or equal)	Cu. Yd.	1	\$175.00	\$150.00	\$112.50
#1-28	Remove weeds from walking trails	Hour	1	\$75.00	\$125.00	\$50.00
#1-29	Add decomposed granite to walking trails	Cu. Yd.	1	\$250.00	\$200.00	\$156.25





**Bid Tabulation - Awarded**  
**2406-5505**

**Mowing and Grounds Maintenance for Administrative and Public Housing**  
**Additional Services**

#	Items	UOM	QTY	A & S Landscaping Services Unit Price	B&T DEPENDABLE SERVICES L.L.C. Unit Price	Blue Lacy Landscape & Maintenance Co Unit Price	Champion Lawn Care Unit Price
1							
#1-1	Installation of additional groundcover beds to include border and top soil, potting soil and mulch, fertilizer and plants. Minimum 3 or 4 inch plant with not more than 18 inch centers.	Sq. ft.	1	\$18.00	\$15.00	\$6.90	\$25.00
#1-2	Installation of additional flower beds to include border and top soil, potting soil and mulch, fertilizer and plants. Minimum 3 or 4 inch plant on 12 inch centers.	Sq. ft.	1	\$20.00	\$15.00	\$6.90	\$25.00
#1-3	Planting of 1 gallon xeriscape perennials	Each	1	\$20.00	\$10.00	\$6.00	\$18.00
#1-4	Planting of 1 gallon xeriscape shrubs	Each	1	\$25.00	\$10.00	\$6.00	\$15.00
#1-5	Planting of 3 gallon xeriscape shrubs	Each	1	\$40.00	\$15.00	\$16.50	\$20.00
#1-6	Planting of 5 gallon xeriscape shrubs	Each	1	\$50.00	\$35.00	\$19.00	\$25.00
#1-7	Planting of 10 gallon xeriscape shrubs	Each	1	\$75.00	\$65.00	\$40.00	\$35.00
#1-8	Planting of 3 gallon trees	Each	1	\$60.00	\$60.00	\$24.00	\$60.00
#1-9	Planting of 5 gallon trees	Each	1	\$85.00	\$150.00	\$40.00	\$90.00
#1-10	Planting of up to 10 gallon trees	Each	1	\$150.00	\$250.00	\$65.00	\$200.00
#1-11	Planting of up to 25 gallon trees	Each	1	\$250.00	\$365.00	\$110.00	\$300.00
#1-12	Planting of sod-St. Augustine	Sq. ft.	1	\$2.25	\$1.25	\$5.05	\$4.50
#1-13	Planting of sod-Bermuda, Princess, Riviera or Black Jack. Must be drought tolerant, vendor must identify variety prior to installation.	Sq. ft.	1	\$2.25	\$1.50	\$1.12	\$3.50
#1-14	Plugging of St. Augustine 12 inch centers.	Sq. ft.	1	\$4.00	\$2.00	No Bid	\$4.00
#1-15	Seeding-Bermuda, Princess, Riviera or Black Jack. Must be drought tolerant, vendor must identify variety prior to installation.	Sq. ft.	1	\$2.00	\$0.50	\$1.12	\$4.50
#1-16	Installation of Bermuda Hydro-mulch	Sq. ft.	1	\$4.00	\$0.40	No Bid	No Bid
#1-17	Seeding of Winter Rye	Sq. ft.	1	\$3.00	\$0.50	\$10.00	No Bid
#1-18	Haul-off and legal disposal of regulated materials to include but not limited to tires, televisions, computers, microwaves, etc.	Cu. Yd.	1	\$150.00	\$180.00	\$175.00	No Bid
#1-19	Haul-off and Legal disposal of Non Hazardous materials to include but not limited to bulk items such as mattresses, furniture, etc.	Cu. Yd.	1	\$150.00	\$180.00	\$125.00	No Bid
#1-20	Soil/Earth Removal	Cu. Yd.	1	\$150.00	\$150.00	\$25.00	\$100.00
#1-21	Install Fill Dirt	Cu. Yd.	1	\$150.00	\$100.00	\$52.00	\$30.00
#1-22	Application of non-organic fungicide	Sq. Yd.	1	\$10.00	\$4.25	\$2.00	No Bid
#1-23	Application of organic fungicide	Sq. Yd.	1	\$18.00	\$4.25	\$6.00	No Bid
#1-24	Application of Cedar Mulch	Sq. ft.	1	\$5.00	\$4.00	\$12.00	\$20.00
#1-25	Install Playground Rubber Mulch (crumb rubber)	Cu. Yd.	1	\$110.00	\$150.00	\$100.00	No Bid
#1-26	Install Playground Wood Fiber Mulch	Cu. Yd.	1	\$130.00	\$135.00	No Bid	No Bid
#1-27	Install Top Soil (Sandy loam or equal)	Cu. Yd.	1	\$125.00	\$150.00	\$74.00	\$30.00
#1-28	Remove weeds from walking trails	Hour	1	\$75.00	\$38.00	\$45.00	\$75.00
#1-29	Add decomposed granite to walking trails	Cu. Yd.	1	\$140.00	\$165.00	\$98.00	No Bid

# Mowing and Grounds Maintenance for Administrative and Public Housing Properties

Procurement Process

## Procurement Process

# Solicitation Process

On July 11, 2024, Opportunity Home issued an “Invitation for Bids” **(IFB) #2406-5505** for Mowing and Ground Maintenance for Administrative and Public Housing Properties, which closed on August 8, 2024.

IFB was published on multiple websites

Directly solicited to **37** vendors

**Seven** bids were received

### Evaluation criteria included:

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

Staff are recommending contract awards to A&S Landscaping Services (HABE), B&T Dependable Services LLC (AABE, DBE, DIBE, ESBE, MBE, SBE, VBE), Blue Lacy Landscape and Maintenance Co. (HABE), and Champion Lawncare (HABE, WBE). They provided the lowest overall cost to provide this service.

## Procurement Process

# Financial Impact

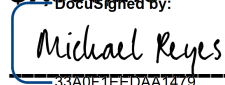
The current award recommendation for mowing and grounds maintenance for Administrative and Public Housing Properties is not expected to exceed an annual cumulative amount of **\$1,000,000.**

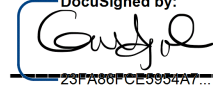
**Award includes, but is not limited to:**  
mowing, edging, and ground clean up;  
trimming, pruning of trees up to eight feet  
from ground level; installation of  
groundcover, top soil, potting soil, and  
mulch; planting of various shrubs, trees,  
and grass, fertilizing; and chemical  
treatments, if required

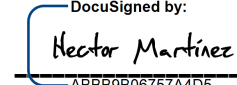
# Questions?

**BOARD OF COMMISSIONERS  
Regular Board Meeting**

**RESOLUTION 6615, AUTHORIZING THE AWARD OF A CONTRACT FOR RIVERSIDE APARTMENTS EXTERIOR RENOVATIONS AND SITE IMPROVEMENTS TO ALL PRO GENERAL CONSTRUCTION, INC. (DBE, HABE) FOR AN AMOUNT NOT TO EXCEED \$7,883,216.**

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**Michael Reyes**  
Acting President and CEO

DocuSigned by:  
  
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**George Ayala**  
Director of Procurement

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**Hector Martinez**  
Director of Construction Services and Sustainability

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6615, authorizing the award of a contract for Riverside Apartments exterior renovations and site improvements to All Pro General Construction, Inc. (DBE, HABE) for an amount not to exceed \$7,883,216.

**SUMMARY:**

Riverside Apartments, part of Public Housing’s portfolio, was built in 1960 and serves family households. The community comprises 23 buildings, including 37 two-bedroom and 37 three-bedroom units. It is located within City Council District 1.

Riverside Apartments exterior renovations and site improvements is a capital improvement project comprising exterior renovations for twenty-three multi-family residential buildings and the on-site administration building. The Project includes renovating the community room within the existing administration building, a renovated tenant mail area, a new maintenance building, dumpster pads, new mechanical equipment and mechanical screens, and site signage. All twenty-three (23) buildings (74 units) will be renovated while continuously occupied. All wood siding and damaged studs will be replaced with new wood studs and fiber cement board siding as scheduled. The existing brick shall be receiving new paint and trim as specified. The exterior finish modifications consist of comprehensive roof replacement, sheathing where applicable, new windows to be replaced non-destructively, new second-floor egress windows to be replaced non-destructively, cementitious siding replacement as specified, and repair and replace existing veneer brick with new brick to match existing as spelled out in drawings. This scope of work is a general brief description. The estimated completion time for this project is 558 days.

**PROCUREMENT PROCESS:**

On October 4, 2024, Opportunity Home issued a “Request For Proposals” (RFP) #2410-5535 for Riverside Apartments exterior renovations and site improvements that closed on October 25, 2024. The RFP was published on Opportunity Home’s E-Procurement Website, the Hart Beat, and directly solicited to 11,179 vendors. The two proposals received in response to this solicitation were from All Pro General Construction, Inc. (DBE, HABE) and BR General Contractors (SBE, WBE). Both proposals were evaluated on the following criteria: experience, project management plan, financial capacity and viability, cost proposal, and strength of the contractor’s Section 3 and SWMBE utilization plans. On November 12, 2024, best and final offers were requested from

**OPPORTUNITY HOME SAN ANTONIO****December 4, 2024**

both proposers and were due to Procurement on November 15, 2025. Neither proposer responded therefore, the original submission was considered their best and final offer. Staff are recommending the award of this project to All Pro General Construction, as they are the highest-rated qualified proposer.

**COMPANY PROFILE:**

**All Pro General Construction** was founded in 1999 and is headquartered in San Antonio, Texas. The South Central Texas Regional Certification Agency has certified this contractor as a DBE and self-certifies as a HBE. They are a commercial contractor providing services in the areas of planning, design work, demolition, excavation/grading/land clearing, concrete foundation, framing, mechanical, electrical, plumbing, drywall, interior finishes, painting, exterior finishes, masonry, metal buildings, and maintenance and repair services. Their client list includes Bexar County, the City of Seguin, Hollywood Park Fire Department, Lackland Independent School District, and Texas Parks and Wildlife.

**PRIOR AWARDS:**

They have received prior awards from Opportunity Home for Dr. Charles Andrews site building, fencing, interior, and parking area improvements; Westway sewer, site drainage, and solar site lighting improvements; Castle Point Rehabilitation and Site Improvements; Woodhill domestic hot water improvements; Sahara Ramsey sewer and foundation repairs; Jewett Circle structural and foundation repairs; roof repair and replacement at Sunshine Plaza; and replacement of a retaining wall at Alazan. They have performed satisfactorily under the awarded contracts.

**CONTRACT OVERSIGHT:**

Hector Martinez, Director of Construction Services and Sustainability

**STRATEGIC OUTCOMES:**

Supports all strategic outcomes.

**ATTACHMENTS:**

Resolution 6615  
Scoring Matrix  
Slides

**Opportunity Home San Antonio  
Resolution 6615**

**RESOLUTION 6615, AUTHORIZING THE AWARD OF A CONTRACT FOR RIVERSIDE APARTMENTS EXTERIOR RENOVATIONS AND SITE IMPROVEMENTS TO ALL PRO GENERAL CONSTRUCTION, INC. (DBE, HABE) FOR AN AMOUNT NOT TO EXCEED \$7,883,216.**

**WHEREAS**, Riverside Apartments exterior renovations and site improvements is a capital improvement project comprising exterior renovations for twenty-three multi-family residential buildings and the on-site administration building; and

**WHEREAS**, on October 4, 2024, Opportunity Home issued a "Request For Proposals" (RFP) #2410-5535 for Riverside Apartments exterior renovations and site improvements that closed on October 25, 2024; and

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

**WHEREAS**, on November 12, 2024, best and final offers were requested from both proposers that were due to Procurement on November 15, 2025. Neither proposer responded therefore, the original submission was considered their best and final offer; and

**WHEREAS**, staff recommends awarding this project to All Pro General Construction, Inc. (DBE, HABE) as they are the highest-rated qualified proposer.

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

- 1) Approves Resolution 6615, authorizing the award of a contract for Riverside Apartments exterior renovations and site improvements to All Pro General Construction, Inc. (DBE, HABE) for an amount not to exceed \$7,883,216.
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

**Passed and approved this 4th day of December 2024.**

\_\_\_\_\_  
**Gabriel Lopez**  
Chair, Board of Commissioners

**Attested and approved as to form:**

\_\_\_\_\_  
**Michael Reyes**  
Acting President and CEO





A COMMUNITY OF POSSIBILITIES

## 2410-5535 - Riverside Apartments Exterior Renovations and Site Improvements Scoring Summary

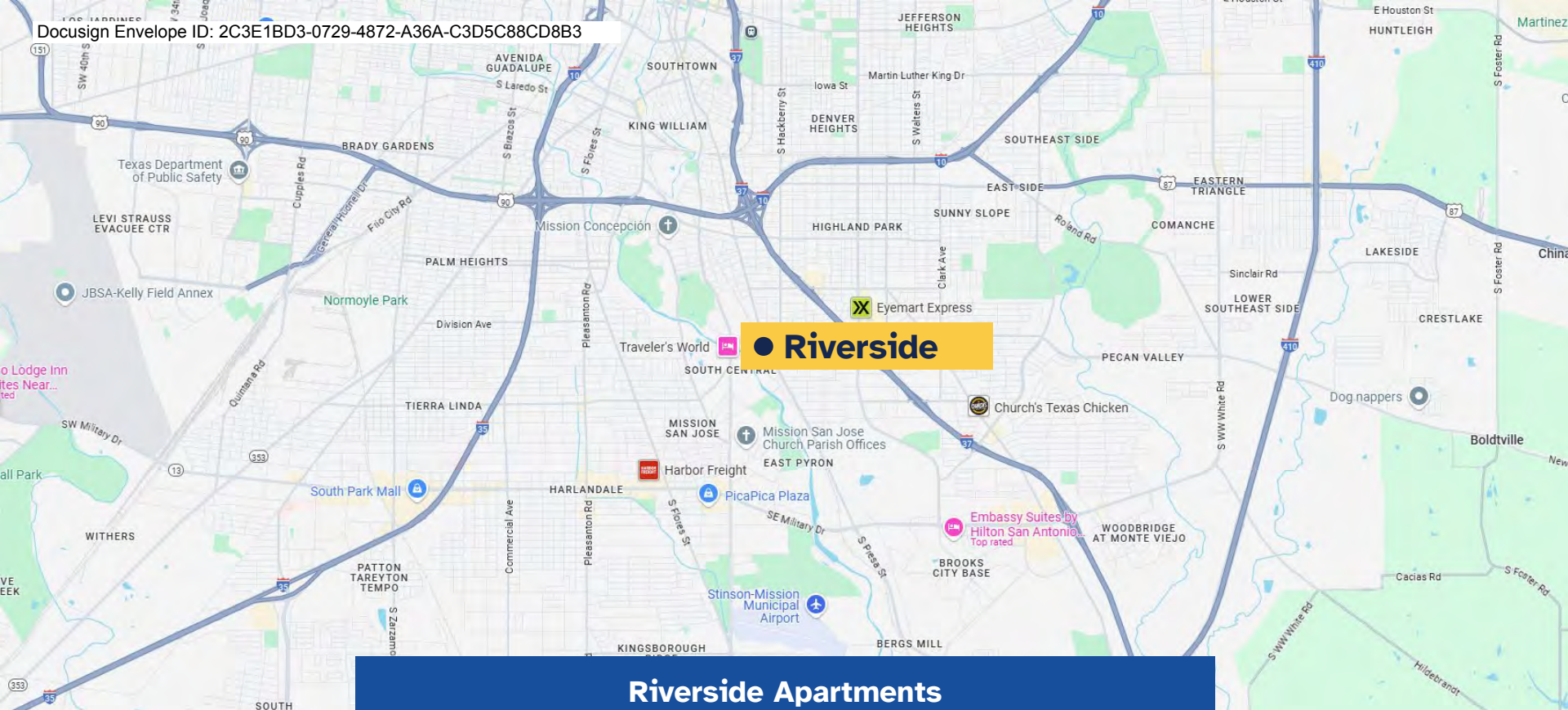
	Total	QUALIFICATIONS AND RELEVANT EXPERIENCE	PROJECT MANAGEMENT ABILITY AND TECHNICAL RESPONSE	Financial Capacity and Viability	Strength of the Respondent's Section 3 Program Utilization Plan	Strength of the Respondent's S/W/MBE Utilization Statement	COST OF WORK/FEE
Supplier	/ 100 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 5 pts	/ 5 pts	/ 40 pts
All Pro General Construction Inc.	70.72	13.33	11.00	11.00	1.00	5.00	29.38
BR General Contractors, LLC	70.67	10.67	7.00	7.00	1.00	5.00	40.00

# Riverside Apartments Exterior Renovations and Site Improvements

Procurement Process



## Riverside Apartments



**Riverside Apartments**  
515 Riverside Dr, San Antonio, TX 78223

## Procurement Process

# Solicitation Process

On October 4, 2024, Opportunity Home issued a “Request For Proposals” (**RFP**) **#2410-5535** for Riverside Apartments Exterior Renovations and Site Improvements that closed on October 25, 2024.

RFP was published on multiple websites

Directly solicited to **11,179** vendors

**Two** bids were received

### Evaluation criteria included:

- Experience
- Project Management Plan
- Financial Capacity and Viability
- Cost Proposal
- Strength of the Section 3 and SWMBE Utilization Plans

Staff are recommending award of this project to **All Pro General Contraction, Inc.** They are the highest rated qualified proposer.

## Procurement Process

# Financial Impact

The current award recommendation for Riverside Apartments Exterior Renovations and Site Improvements is not expected to exceed a base bid in the amount of **\$6,787,000**; Alternate Add #1 Pavilion **\$168,360**; Alternate Add #2 Playground Equipment **\$127,200**; Alternate Add #3 Entry Shade Structure **\$84,000**; 10% contingency **\$716,656**. Total project cost **\$7,883,216**.

## Award includes:

Exterior renovations for twenty-three multi-family residential buildings and the on-site administration building. The Project includes renovating the community room within the existing administration building, a renovated tenant mail area, a new maintenance building, dumpster pads, new mechanical equipment and mechanical screens, and site signage. All wood siding and damaged studs will be replaced with new wood studs and fiber cement board siding. The existing brick shall be receiving new paint and trim. The exterior finish modifications consist of comprehensive roof replacement, sheathing where applicable, new windows to be replaced non-destructively, new second floor egress windows to be replaced non-destructively, and repair and replace existing veneer brick with new brick to match existing.

# Questions?





# 2025 BOARD OF COMMISSIONERS CALENDAR

JAN	FEB	MARCH	APRIL
<p><b>JAN. 22</b></p> <ul style="list-style-type: none"> <li>1 PM Operations and Real Estate Committee Meeting</li> </ul>	<p><b>FEB. 5</b></p> <ul style="list-style-type: none"> <li>1 PM Regular Board Meeting</li> </ul> <hr/> <p><b>FEB. 19</b></p> <ul style="list-style-type: none"> <li>1 PM Finance Committee Meeting</li> <li>2 PM Operations and Real Estate Committee Meeting</li> </ul>	<p><b>MARCH 6</b></p> <ul style="list-style-type: none"> <li>1 PM Regular Board Meeting</li> </ul> <hr/> <p><b>MARCH 18</b></p> <ul style="list-style-type: none"> <li>1 PM Operations and Real Estate Committee Meeting</li> </ul>	<p><b>APRIL 2</b></p> <ul style="list-style-type: none"> <li>1 PM Regular Board Meeting</li> </ul> <hr/> <p><b>APRIL 16</b></p> <ul style="list-style-type: none"> <li>1 PM Operations and Real Estate Committee Meeting</li> </ul>
MAY	JUNE	JULY	AUG
<p><b>MAY 7</b></p> <ul style="list-style-type: none"> <li>1 PM Regular Board Meeting</li> </ul> <hr/> <p><b>MAY 21</b></p> <ul style="list-style-type: none"> <li>1 PM Finance Committee Meeting</li> <li>2 PM Operations and Real Estate Committee Meeting</li> </ul>	<p><b>JUNE 4</b></p> <ul style="list-style-type: none"> <li>1 PM Regular Board Meeting</li> </ul>	<p><b>JULY 16</b></p> <ul style="list-style-type: none"> <li>1 PM Operations and Real Estate Committee Meeting</li> </ul>	<p><b>AUG. 6</b></p> <ul style="list-style-type: none"> <li>1 PM Regular Board Meeting</li> </ul> <hr/> <p><b>AUG. 20</b></p> <ul style="list-style-type: none"> <li>1 PM Finance Committee Meeting</li> <li>2 PM Operations and Real Estate Committee Meeting</li> </ul>
SEPT	OCT	NOV	DEC
<p><b>SEPT. 3</b></p> <ul style="list-style-type: none"> <li>1 PM Regular Board Meeting</li> </ul> <hr/> <p><b>SEPT. 17</b></p> <ul style="list-style-type: none"> <li>1 PM Operations and Real Estate Committee Meeting</li> </ul>	<p><b>OCT. 1</b></p> <ul style="list-style-type: none"> <li>1 PM Regular Board Meeting</li> </ul> <hr/> <p><b>OCT. 22</b></p> <ul style="list-style-type: none"> <li>1 PM Operations and Real Estate Committee Meeting</li> </ul>	<p><b>NOV. 5</b></p> <ul style="list-style-type: none"> <li>1 PM Regular Board Meeting</li> </ul> <hr/> <p><b>NOV. 19</b></p> <ul style="list-style-type: none"> <li>1 PM Finance Committee Meeting</li> <li>2 PM Operations and Real Estate Committee Meeting</li> </ul>	<p><b>DEC. 3</b></p> <ul style="list-style-type: none"> <li>1 PM Regular Board Meeting</li> </ul>

**BOARD OF COMMISSIONERS**  
 Gabriel Lopez, Chair • Gilbert Casillas, Vice Chair  
 Barbara Ankamah Burford • Dalia Contreras  
 Estrellita Garcia-Diaz • Janet Garcia • Leilah Powell

**FINANCE COMMITTEE**  
 Dalia Contreras, Chair • Estrellita Garcia-Diaz • Leilah Powell

**OPERATIONS AND REAL ESTATE COMMITTEE**  
 Gilbert Casillas, Chair • Barbara Ankamah Burford • Janet Garcia