



JOIN MEETING
Villa Tranchese Apartments
 307 Marshall St.
 San Antonio, TX 78212

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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PRESIDENT & CEO
 Michael Reyes

SPECIAL BOARD MEETING

1:00 p.m. | Wednesday | April 16, 2025

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. The presiding Officer will also be present at this location.

MEETING CALLED TO ORDER

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

CITIZENS TO BE HEARD

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

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

INDIVIDUAL ITEMS

3. Consideration and appropriate action regarding Resolution 6744, authorizing the award of contracts for pest control services for Public Housing and administrative properties to Nova Pest Control LLC (AABE, ESBE, MBE, SBE), Pied Piper Pest Control Services, LLC (ESBE, HABE, MBE, SBE, WBE), and World Wide Pest Control Services, Inc. (HABE, MBE, SBE, WBE, HUB) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Ruth Bautista, Director of Public Housing)
4. Consideration and appropriate action regarding Resolution 6745, authorizing the award of a contract for access control and security cameras to Lakeway Security (HABE) for an amount not to exceed \$1,233,675 for year one and \$66,200 for years two through five for a period of



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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PRESIDENT & CEO

Michael Reyes

one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Jo Ana Alvarado, Chief Information Officer)

5. Consideration and appropriate action regarding Resolution 6746, authorizing the award of contracts for bulk pick-up services organization-wide to Bulk Away (AABE), Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business), Go About Doing Good Corporation dba Junk Shot of San Antonio North, and R&J Muniz Remodeling (HABE, Section 3 Business) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Ruth Bautista, Director of Public Housing; Victoria Febus, Director of Affordable Housing Communities)
6. Consideration and appropriate action regarding Resolution 6752, authorizing the award of contracts for purchase, installation, maintenance, and repair of residential HVAC systems to Air Stream General Construction Co., Inc. dba Air Stream Heating & A/C (DBE, HABE, MBE, SBE HUB), JRV Home Services (HABE), MJTR Contractors Ltd dba J National, and Premier Solutions, LLC for an annual cumulative amount not to exceed \$4,000,000; 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; Victoria Febus, Director of Affordable Housing Communities)
7. Consideration and appropriate action regarding Resolution 6751, approving the Creekside at Lookout aka Lookout Residences transaction, including authorizing the San Antonio Housing Facility Corporation to approve the Resolution 25FAC-04-02, authorizing its participation in the Creekside at Lookout aka Lookout Residences transaction and other matters in connection therewith (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

DISCUSSION ITEMS

8. Update and discussion regarding Opportunity Home Developments (Lorraine Robles, Chief Real Estate and Development Officer)
9. Update and discussion regarding Community Development Initiatives (CDI) (Jose Mascorro, Chief Operating Officer; Susan Ramos-Sossaman, Director of Community Development Initiatives)

CLOSED SESSION

10. Closed Session



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PRESIDENT & CEO

Michael Reyes

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).

- Consultation with attorney and consideration of employment contract for President and CEO

REPORT

- Procurement Activity Report

RESOURCE

- Developments Overview Table

11. Adjournment

Posted on: 4/9/2025 5:00 PM

*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For the convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk when the Board determines there is a need and a closed meeting is permitted.

"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."

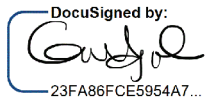
"Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."

OPPORTUNITY HOME SAN ANTONIO**April 16, 2025****BOARD OF COMMISSIONERS
Special Board Meeting**

RESOLUTION 6744, AUTHORIZING THE AWARD OF CONTRACTS FOR PEST CONTROL SERVICES FOR PUBLIC HOUSING AND ADMINISTRATIVE PROPERTIES TO NOVA PEST CONTROL LLC (AABE, ESBE, MBE, SBE), PIED PIPER PEST CONTROL SERVICES, LLC (ESBE, HABE, MBE, SBE, WBE), AND WORLD WIDE PEST CONTROL SERVICES, INC. (HABE, MBE, SBE, WBE, HUB) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$2,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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Michael Reyes
 President and CEO

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George Ayala
 Director of Procurement

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Ruth Bautista
 Director of Public Housing

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6744, authorizing the award of contracts for pest control services for Public Housing and Administrative properties to Nova Pest Control LLC (AABE, ESBE, MBE, SBE), Pied Piper Pest Control Services, LLC (ESBE, HABE, MBE, SBE, WBE), and World Wide Pest Control Services, Inc. (HABE, MBE, SBE, WBE, HUB) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

Opportunity Home requires the services of vendors to provide pest control services at various properties, including Public Housing, Opportunity Home single-family homes scattered throughout San Antonio (scattered sites), Central Office, and various other administrative properties. The vendor will work with staff and residents to undertake an Integrated Pest Management (IPM) program that relies on the combination of physical, cultural, biological, and/or chemical control of pests. It aims to integrate or incorporate all appropriate methods into an approach that provides needed pest control most safely using chemicals as a last resort. Opportunity Home's IPM plan promotes environmentally sensitive pest management, while preserving assets and protecting its residents' and employees' health and safety.

Services will include, but are not limited to, inspection, flushing, application, baiting, trapping, monitoring, clean-up, and treatment for German cockroaches, American cockroaches, ants, scorpions, spiders, silverfish, other crawling insects, flies, stored product pests (weevils, etc.), rodents, etc. Additional services may include bird deterrent, bat removal, snake removal, treatment of bed bugs, trapping of skunks, raccoons, possums, armadillos, exterior building rodent bait boxes, and treatment for fleas and ticks.

Public Housing Units will be serviced within 30 days (12 treatments per year); common areas within the Public Housing developments shall be serviced every 2 weeks (26 treatments per year) to include, but not limited to, offices, laundry rooms, lobby, dumpster areas, breezeways, halls, pool house, etc.; and scattered sites and administrative properties shall be serviced every other

month (7 treatments). Property assignments under this award will be determined by Opportunity Home property management.

On November 19, 2024, Opportunity Home issued a “Request For Proposals” (RFP) #2406-5508 for Pest Control Services for Public Housing and Administrative Properties, which closed on December 9, 2024. The IFB was published on Opportunity Home’s E-Procurement Website, the Hart Beat, and directly solicited to 59 vendors. Three proposals were received in response to the solicitation: Nova Pest Control LLC (AABE, ESBE, MBE, SBE), Pied Piper Pest Control LLC (ESBE, HABE, MBE, SBE, WBE), and World Wide Pest Control Inc. (HABE, MBE, SBE, WBE, HUB). All proposals were evaluated on the following criteria: experience, key personnel, IPM method, capacity, price proposal, the strength of the contractor’s Section 3 utilization plan, and the contractor’s SWMBE utilization statement. Staff are recommending contract awards to all proposers.

COMPANY PROFILES:

Nova Pest Control LLC was founded in 2018 and is headquartered in Cibolo, Texas. This vendor has been certified as an AABE, ESBE, MBE, and SBE by the South Central Texas Regional Certification Agency. They provide commercial and residential pest control services, including the control of ants, bees, bedbugs, crickets, critters, cockroaches, earwigs, fleas, grub worms, spiders, scorpions, termites, wasps, weeds, and wildlife. Their client list includes, but is not limited to, American Homes 4 Rent, Mule Group, RK Group, and University Health Hospital.

Pied Piper Pest Control was established in 1946 in San Antonio, Texas. This vendor has been certified as an ESBE, HABE, MBE, SBE, and WBE by the South Central Texas Regional Certification Agency and a Section 3 Business by Opportunity Home. They provide commercial and residential pest control services to industries that include assisted living communities, food processing plants, hospitality, industrial, managed properties, medical facilities, multi-units, offices, residential homes, and school districts. They specialize in treating ants, bed bugs, bees, cockroaches, fleas, mosquitoes, spiders, termites, and ticks. Their animal removal services include, but are not limited to, birds, possums, raccoons, rats and mice, skunks, snakes, and squirrels. Their client list includes, but is not limited to, Bexar County, the City of San Antonio, Alamo Colleges, Northeast Independent School District, Northside Independent School District, and the Texas Department of Transportation.

World Wide Pest Control was established in 1985. Their corporate office is in San Antonio, with field offices in Austin and Corpus Christi, Texas. This vendor has been certified as a HABE, MBE, SBE, and WBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas. They service the South Texas region from Temple to the Valley. Their company is comprised of various divisions, including commercial (office buildings, industrial warehouse, food processing and dairy plants, and restaurants); multi-family (apartments, highrise, condos, hospitals, and senior living), residential; bed bug control (chemical, heat electric, and heat propane); lawn services (fertilizer, aeration, and weed control); special projects (rodent, pigeon, bat, animal trapping to include raccoon, opossum, skunk, and live snake removal), and termite control (treatment, wood-destroying insects (WDI) reports, mold care). World Wide Pest Control has technicians available 24 hours a day, 7 days a week, including weekends and holidays. Their client list includes, but is not limited to, the Housing Authority of the City of Austin, Foresight Asset Management, and Greystar.

PRIOR AWARDS

Nova Pest Control LLC is contracted to provide pest control services for Opportunity Home's Affordable Housing Communities and has performed satisfactorily under the awarded contract.

Pied Piper Pest Control is contracted to provide pest control services for Public Housing and Administrative Properties and the organization's Affordable Housing Communities. This vendor has performed satisfactorily under all awarded contracts.

World Wide Pest Control is contracted with Opportunity Home to provide pest control services for Public Housing and Administrative properties and the organization's Affordable Housing Communities. They have performed satisfactorily under the awarded contracts.

CONTRACT OVERSIGHT:

Ruth Bautista, Director of Public Housing

STRATEGIC OUTCOMES:

Residents live in quality affordable housing.

Residents experience a high standard of housing assistance that improves continuously.

Staff thrive in career and professional work.

Community's economy and health benefits are sustained and improved for future generations.

ATTACHMENTS:

Resolution 6744

Scoring Matrix

Slides

**Opportunity Home San Antonio
Resolution 6744**

RESOLUTION 6744, AUTHORIZING THE AWARD OF CONTRACTS FOR PEST CONTROL SERVICES FOR PUBLIC HOUSING AND ADMINISTRATIVE PROPERTIES TO NOVA PEST CONTROL LLC (AABE, ESBE, MBE, SBE), PIED PIPER PEST CONTROL SERVICES, LLC (ESBE, HABE, MBE, SBE, WBE), AND WORLD WIDE PEST CONTROL SERVICES, INC. (HABE, MBE, SBE, WBE, HUB) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$2,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, Opportunity Home requires the services of vendors to provide pest control services at various properties, including public housing, Opportunity Home single-family homes scattered throughout San Antonio (scattered sites), Central Office, and various other administrative properties; and

WHEREAS, on November 19, 2024, Opportunity Home issued a “Request For Proposals” (RFP) #2406-5508 for Pest Control Services for Public Housing and Administrative Properties, which closed on December 9, 2024; and

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

WHEREAS, staff are recommending contract awards to all proposers.

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

- 1) Approves Resolution 6744, authorizing the award of contracts for pest control services for Public Housing and Administrative properties to Nova Pest Control LLC (AABE, ESBE, MBE, SBE), Pied Piper Pest Control Services, LLC (ESBE, HABE, MBE, SBE, WBE), and World Wide Pest Control Services, Inc. (HABE, MBE, SBE, WBE, HUB) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 7th day of May 2025.

Attested and approved as to form:

Gabriel Lopez

Chair, Board of Commissioners

Michael Reyes

President and CEO

Scoring Summary

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Pest Control Services for Public Housing and Administrative Properties

Procurement Process



Procurement Process

Solicitation Process

On November 19, 2024, Opportunity Home issued a “Request For Proposals” (RFP) #2406-5508 for Pest Control Services for Public Housing and Administrative Properties, which closed on December 9, 2024.



RFP was published on multiple websites

Directly solicited to **59** vendors

Three proposals were received

Evaluation criteria included:

- Experience
- Key Personnel
- Integrated Pest Management (IPM) Method
- Capacity
- Strength of the Contractor’s Section 3 and SWMBE Utilization Plans

Staff recommend contract awards to all proposers: **Nova pest Control LLC** (AABE, ESBE, MBE, SBE), **Pied Piper Pest Control Services LLC** (ESBE, HABE, MBE, SBE, WBE), and **World Wide Pest Control Services Inc.** (HABE, MBE, SBE, WBE, HUB)

Procurement Process

Financial Impact

The current award recommendation for Pest Control Services for Public Housing and Administrative Properties is not expected to exceed an annual cumulative amount of **\$2,000,000**



Award includes:

inspection, flushing, application, baiting, trapping, monitoring, clean-up and treatment for German cockroaches, American cockroaches, ants, scorpions, spiders, silverfish, other crawling insects, flies, stored product pests (weevils, etc.), rodents, etc.

Additional services may include:

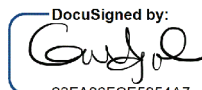
bird deterrent, bat removal, snake removal, treatment of bed bugs, trapping of skunks, raccoons, possums, armadillos, exterior building rodent bait boxes, and treatment for fleas and ticks

Public Housing Units will be serviced within 30 days (12 treatments per year); common areas within the Public Housing developments shall be serviced every 2 weeks (26 treatments per year) to include, but not limited to, offices, laundry rooms, lobby, dumpster areas, breezeways, halls, pool house, etc.; and scattered sites and administrative properties shall be serviced every other month (7 treatments). Property assignments under this award will be determined by Opportunity Home property management.

OPPORTUNITY HOME SAN ANTONIO**April 16, 2025****BOARD OF COMMISSIONERS
Special Board Meeting****RESOLUTION 6745, AUTHORIZING THE AWARD OF A CONTRACT FOR ACCESS CONTROL AND SECURITY CAMERAS TO LAKEWAY SECURITY (HABE) FOR AN AMOUNT NOT TO EXCEED \$1,233,675 FOR YEAR ONE AND \$66,200 FOR YEARS TWO THROUGH FIVE FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

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Michael Reyes
 President and CEO

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George Ayala
 Director of Procurement

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Jo Ana Alvarado
 Chief Information Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6745, authorizing the award of a contract for Access Control and Security Cameras to Lakeway Security (HABE) for an amount not to exceed \$1,233,675 for year one and \$66,200 for years two through five for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

Opportunity Home requires a vendor's services to provide intrusion protection, security cameras, access control, and panic button installation at various communities within Public Housing's portfolio. The services vary depending on the community's needs. This award will include motion-activated security lights, an upgraded entry door locking system for specified areas and property office buildings, motion detection and glass break devices for interior protection, exterior siren and strobe, an alarm system with motion-activated sensors on windows and doors, and a panic (silent alarm) system that will either be at a workstation or on a lanyard. The camera solution will be network-based, with the ability to view, store, and download video from the Opportunity Home San Antonio-wide area network; 30 or better days of stored video footage; access to systems securely from authorized computers or mobile devices; receipt of notifications via email or text with alerts; and a 24-hour backup battery system. This solution for accessing and downloading video will eliminate the need for continued costs for bandwidth and cloud access subscription costs, saving the Public Housing budget up to \$400,000 per year. The estimated time for completion of this project is 240 days.

PROCUREMENT PROCESS:

On December 19, 2024, Opportunity Home issued a "Request For Proposals" (RFP) #2501-5552 for Access Control and Security Cameras that closed on January 31, 2025. The RFP was published on Opportunity Home's E-Procurement Website, the Hart Beat, and directly solicited 13 vendors. Ten proposals were received in response to this solicitation: Azuris Consulting (SBE, VBE), CelPlan Technologies, Inc., Nice2GeekYou LLC (HABE), Lakeway Security (HABE), NexGen Security LLC, Stallion Infrastructure Services, Securitas Technology Corporation, Servexo Inc. dba Servexo Protective Services (AABE, DBE), VIA Technology (DBE, ESBE, HABE, MBE, SBE), and WTS Integrated, Inc. dba Watch Tower Security (HABE, WBE). One response was deemed non-responsive as the proposal did not meet the requirements of the RFP. All remaining

proposals were evaluated on the following criteria: experience, performance, and capacity; respondent's project management and implementation plan; respondent's quality control and warranty support; price proposal; and strength of the contractor's Section 3 and SWMBE utilization plan. Based on the above, the staff requests approval to award this project to Lakeway Security. They are the highest-rated qualified proposer.

COMPANY PROFILE:

Lakeway Security was founded in 2010 and rebranded in 2020. They are headquartered in Austin, Texas, and have field office locations in Houston and San Antonio, Texas. This vendor is certified as an HABE. Lakeway Security specializes in high-end security infrastructure, surveillance systems, and wireless networking solutions for municipalities, corporate facilities, and mission-critical sites across the United States. Their expertise includes custom-built servers, network optimization, and advanced security camera analytics. Their client list includes the City of Austin, Homeless Shelter; City of Amarillo, Police Department and Court House; US Farathane; and Mission Critical, Gainesville, Texas.

PRIOR AWARDS:

This vendor has received prior awards from Opportunity Home for WiFi Expansion Project Cabling, Mounting, and Electrical and Turnkey WiFi Expansion. They have also received awards for small purchases and have performed satisfactorily under all awards.

CONTRACT OVERSIGHT:

Jo Ana Alvarado, Chief Information Officer

ATTACHMENTS:

Resolution 6745

Scoring Matrix

Slides

**Opportunity Home San Antonio
Resolution 6745**

RESOLUTION 6745, AUTHORIZING THE AWARD OF A CONTRACT FOR ACCESS CONTROL AND SECURITY CAMERAS TO LAKEWAY SECURITY (HABE) FOR AN AMOUNT NOT TO EXCEED \$1,233,675 FOR YEAR ONE AND \$66,200 FOR YEARS TWO THROUGH FIVE FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, Opportunity Home requires a vendor's services to provide intrusion protection, security cameras, access control, and panic button installation at various communities within Public Housing's portfolio; and

WHEREAS, on December 19, 2024, Opportunity Home issued a "Request For Proposals" (RFP) #2501-5552 for Access Control and Security Cameras that closed on January 31, 2025; and

WHEREAS, ten proposals were received in response to the solicitation. One response was deemed non-responsive, as the proposal did not meet the requirements of the RFP; and

WHEREAS, staff are requesting approval to award this project to Lakeway Security. 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 6745, authorizing the award of a contract for Access Control and Security Cameras to Lakeway Security (HABE) for an amount not to exceed \$1,233,675 for year one and \$66,200 for years two through five for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 7th day of May 2025.

Attested and approved as to form:

Gabriel Lopez

Chair, Board of Commissioners

Michael Reyes

President and CEO



RFP# 2501-5552 - Access Control and Security Cameras Scoring Summary

	Total	Experience, Performance, and Capacity:	Respondent's Project Management and Plan:	Respondent's Implementation and Quality Control:	Price Proposal	SWMBE utilization	Section 3 Utilization Plan
Supplier	/ 100 pts	/ 20 pts	/ 30 pts	/ 20 pts	/ 20 pts	/ 5 pts	/ 5 pts
Lakeway Security	83.00	17.33	26.00	17.33	17.34	3.00	2.00
VIA Technology	80.67	16.00	22.00	14.67	20.00	4.00	4.00
Securitas Technology	62.66	17.33	18.00	16.00	11.33	0.00	0.00
CelPlan Technologies	58.75	13.33	20.00	8.00	16.42	1.00	0.00
Azuris Consulting	58.42	9.33	18.00	12.00	18.08	1.00	0.00
Servexo	53.88	12.00	16.00	13.33	11.55	1.00	0.00
JTB-LLC	53.02	9.33	12.00	6.67	16.02	5.00	4.00
NextGen Security LLC	42.78	8.00	12.00	9.33	13.44	0.00	0.00
Watch Tower Security	32.62	6.67	8.00	5.33	7.62	4.00	1.00

Access Control and Security Cameras

Procurement Process



Procurement Process

Solicitation Process

On December 19, 2024, Opportunity Home issued a “Request For Proposals” (RFP) #2501-5552 for Access Control and Security Cameras that closed on January 31, 2025



RFP was published on multiple websites

Directly solicited to **13** vendors

Ten responses were received; **one** response was deemed non responsive.

Evaluation criteria included:

- Experience
- Project Management and Plan
- Implementation and Quality Control
- Price Proposal
- Strength of the vendor's Section 3 and SWMBE Plans

Staff recommend award of this project to **Lakeway Security**. They are the highest-rated qualified proposer.

Procurement Process

Financial Impact

The current award recommendation for access control and security cameras is not expected to exceed an amount of **\$1,233,675** for year one to include installation \$1,142,475, annual monitoring \$5,400, annual maintenance \$60,800, plus a \$25,000 contingency to allow for any additional work required to complete this project, and an annual cumulative amount not to exceed **\$66,200** for years two through five for annual monitoring and maintenance costs.




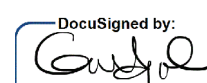
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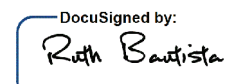
motion-activated security lights; an upgraded entry door locking system for specified areas and property office buildings; motion detection and glass break devices for interior protection; exterior siren and strobe; an alarm system with motion-activated sensors on windows and doors; and a panic (silent alarm) system that will either be at a workstation or on a lanyard. The camera solution will be network-based, with the ability to view, store, and download video from the Opportunity Home San Antonio-wide area network; 30 or better days of stored video footage; access to systems securely from authorized computers or mobile devices; receipt of notifications via email or text with alerts; and a 24-hour backup battery system.


OPPORTUNITY HOME SAN ANTONIO**April 16, 2025****BOARD OF COMMISSIONERS
Special Board Meeting**

RESOLUTION 6746, AUTHORIZING THE AWARD OF CONTRACTS FOR BULK PICK-UP SERVICES ORGANIZATION-WIDE TO BULK AWAY (AABE), WILL-LUC ENTERPRISES DBA JUNK KING SAN ANTONIO (WBE, SECTION 3 BUSINESS), GO ABOUT DOING GOOD CORPORATION DBA JUNK SHOT OF SAN ANTONIO NORTH, AND R&J MUNIZ REMODELING (HABE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$2,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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Michael Reyes
 President and CEO

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George Ayala
 Director of Procurement

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Ruth Bautista
 Director of Public Housing

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Victoria Febus
 Director of Affordable Housing
 Communities

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6746, authorizing the award of contracts for bulk pick-up services organization-wide to Bulk Away (AABE), Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business), Go About Doing Good Corporation dba Junk Shot of San Antonio North, and R&J Muniz Remodeling (HABE, Section 3 Business) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

Opportunity Home requires vendors to provide bulk waste pickup services organization-wide. This contract will be utilized to pick up items left in or around the trash dumpsters or at bulk waste areas too large to be accepted by Opportunity Home's waste disposal and recycling company. Solid waste items to be picked up may include furniture, mattresses, tires, brush, wood, appliances, or construction materials. Regulated materials, such as household cleaners (bleach, drain cleaners), tires, or pesticides may need disposal occasionally. These regulated materials shall be disposed of in accordance with federal, state, and local laws, regulations, and ordinances. The contractor must engage in recycling efforts for paper, glass, metal, and plastic products and have procedures to dispose of computers, monitors, TVs, refrigerators, stoves, etc. Opportunity Home may also utilize this service to clear out resident units when items are left behind by the resident after the unit is vacated. The vendor may be engaged by scheduled pick-up or, as needed, call-out service.

This award does not include the collection, transportation, or disposal of material generated in the event of a disaster, such as a hurricane, tornado, flood, fire, governmental decree or action,

terrorism, or other natural or manmade disaster. Opportunity Home will request pricing and an estimated time frame to remove such debris in such an event.

On July 17, 2024, Opportunity Home issued an "Invitation for Bids" (IFB) #2406-5509 for Bulk Pick-Up Services Organization-Wide, which closed on August 7, 2024. The IFB was published on Opportunity Home's E-Procurement Website, the Hart Beat, and directly solicited to 329 vendors.

Six proposals were received in response to the IFB: A&S Landscaping (HABE, Section 3 Business), Antu E/R Enterprises (ESBE, HABE, MBE, SBE, WBE, Section 3 Business), Bulk-Away LLC (AABE), Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business), Go About Doing Good Corporation dba Junk Shot of San Antonio North, and R&J Muniz Remodeling (HABE, WBE, Section 3 Business). All responses were evaluated on the following criteria: purchase price, the reputation of the bidder and their goods or services, quality of the goods or services, including past performance, the extent to which the goods or services meet Opportunity Home's needs, total long-term cost, and any relevant criteria contained within the solicitation document. Based on the above, staff recommend contract awards to Bulk Away, LLC, Will-Luc Enterprises dba Junk King San Antonio, Go About Doing Good Corporation dba Junk Shot of San Antonio North, and R&J Muniz Remodeling. They provided the lowest cost for delivering this service.

COMPANY PROFILES:

Bulk Away LLC was founded in 2018 and is headquartered in New Braunfels, Texas. This vendor self-certifies as AABE. They provide junk removal services for the multi-family industry, including furniture removal, apartment cleanouts, and single-item pickups. They also provide 20-yard roll-off dumpsters. Their client list includes, but is not limited to, Cortland Partners, Diamond Property Management, Franklin Platnick, GMC Property Management, Greystar Property Management, Lantower Residential, MC Companies, Pinnacle Property Management, Roscoe Property Management, Sandalwood Management, TI Communities, and United Apartment Group.

Will-Luc Enterprises LLC dba Junk King San Antonio was founded in 2017 and is headquartered in San Antonio, Texas. Junk King self-certifies as a WBE and has been certified by Opportunity Home as a Section 3 Business. They provide junk removal and bulk hauling services to San Antonio and the surrounding areas. Their client list includes, but is not limited to, Birdy Property Management, Hecht Real Estate Group, Real Property Management - Alamo, Sandalwood Management, Takumsi Stamping, and Warren Properties.

Go About Doing Good Corporation dba Junk Shot was established in 2022 and is headquartered in Schertz, Texas. Junk Shot provides junk removal services, including apartment trash outs and evictions. Their client list includes, but is not limited to, Greystar, Lockaway Storage, Open Door, Public Storage, Rock Canyon Apartments, The Ravinia Apartments, Villas at Bandera, and Willowbridge.

R&J Muniz Remodeling was founded in 2012 and is headquartered in San Antonio, Texas. This vendor self-certifies as an HABE and WBE and has been certified as a Section 3 Business by Opportunity Home. R&J Muniz Remodeling specializes in make-ready and home remodeling, with services that include drywall, sheetrock, painting and finishing, flooring, roofing and siding, tile and trim, windows and doors, cabinets, and appliance installation. Their client list includes,

but is not limited to, Ray M Autrey, First City Realtors Real Property Management Services, Reyes Lozano, and Union Stock Yards.

PRIOR AWARDS:

Bulk Away LLC has received prior awards from Opportunity Home to provide bulk pick-up services organization-wide and has performed satisfactorily under the awarded contracts.

Will-Luc Enterprises LLC dba Junk King San Antonio is contracted to provide bulk pick-up services organization-wide and has performed satisfactorily under the awarded contract.

Go About Doing Good Corporation dba Junk Shot has received no prior awards from Opportunity Home.

R&J Muniz Remodeling is contracted with Opportunity Home to provide unit-make-ready services for Affordable Housing Communities and Public Housing. Additionally, they have received various awards for micro and small purchases. They have performed satisfactorily under all awarded contracts.

CONTRACT OVERSIGHT:

Ruth Bautista, Director of Public Housing

Victoria Febus, Director of Affordable Housing Programs

STRATEGIC OUTCOMES:

Supports all strategic outcomes

ATTACHMENTS:

Resolution 6746

Bid Tabulation

Slides

**Opportunity Home San Antonio
Resolution 6746**

RESOLUTION 6746, AUTHORIZING THE AWARD OF CONTRACTS FOR BULK PICK-UP SERVICES ORGANIZATION-WIDE TO BULK AWAY (AABE), WILL-LUC ENTERPRISES DBA JUNK KING SAN ANTONIO (WBE, SECTION 3 BUSINESS), GO ABOUT DOING GOOD CORPORATION DBA JUNK SHOT OF SAN ANTONIO NORTH, AND R&J MUNIZ REMODELING (HABE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$2,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, Opportunity Home requires the services of vendors to provide bulk waste pick-up services organization-wide; and

WHEREAS, on July 17, 2024, Opportunity Home issued an "Invitation for Bids" (IFB) #2406-5509 for Bulk Pick-Up Services Organization-Wide, which closed on August 7, 2024; and

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

WHEREAS, staff recommend contract awards to Bulk Away, LLC, Will-Luc Enterprises dba Junk King San Antonio, Go About Doing Good Corporation dba Junk Shot of San Antonio North, and R&J Muniz Remodeling. They provided the lowest cost to provide this service.

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

- 1) Approves Resolution 6746, authorizing the award of contracts for bulk pick-up services organization-wide to Bulk Away (AABE), Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business), Go About Doing Good Corporation dba Junk Shot of San Antonio North, and R&J Muniz Remodeling (HABE, Section 3 Business) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 7th day of May 2025.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

President and CEO



Bid Tabulation
2406-5509 Bulk Pick-up Services Agency Wide

		A & S Landscaping Services	Antu E/R Enterprise llc	Bulk-Away, LLC	Junk King San Antonio	Junk Shot of San Antonio North	R & J Muñiz Remodeling
As Needed	UOM	Cost	Cost	Cost	Cost	Cost	Cost
Under 10 cu. yds.	Cu. Yd.	\$90.00	\$65.00	\$26.04	\$59.25	\$27.00	\$22.50
11 to 20 cu. yds.	Cu. Yd.	\$80.00	\$64.00	\$23.29	\$47.25	\$21.00	\$27.50
21 to 30 cu. yds.	Cu. Yd.	\$80.00	\$63.00	\$17.95	\$41.25	\$19.00	\$35.50
31 to 40 cu. yds.	Cu. Yd.	\$75.00	\$62.00	\$17.09	\$40.25	\$19.00	\$38.50
Scheduled	UOM	Cost	Cost	Cost	Cost	Cost	Cost
Under 10 cu. yds.	Cu. Yd.	\$90.00	\$64.00	\$26.04	\$54.00	\$27.00	\$22.50
11 to 20 cu. yds.	Cu. Yd.	\$80.00	\$63.00	\$23.29	\$44.75	\$21.00	\$27.50
21 to 30 cu. yds.	Cu. Yd.	\$80.00	\$62.00	\$17.95	\$39.75	\$19.00	\$35.50
31 to 40 cu. yds.	Cu. Yd.	\$75.00	\$61.00	\$17.09	\$36.50	\$19.00	\$38.50

		A & S Landscaping Services	Antu E/R Enterprise llc	Bulk-Away, LLC	Junk King San Antonio	Junk Shot of San Antonio North	R & J Muñiz Remodeling
Regulated Items	UOM	Cost	Cost	Cost	Cost	Cost	Cost
Passenger Car & Truck Tires	EA	\$25.00	\$75.00	\$30.00	\$71.50	\$40.00	\$17.50
Cost Per Additional Item		\$25.00	\$25.00	\$25.00	\$20.65	\$40.00	\$17.50
Oversized Tires	EA	\$60.00	\$78.00	\$30.00	\$75.65	\$70.00	\$24.50
Cost Per Additional Item		\$60.00	\$25.00	\$25.00	\$20.65	\$70.00	\$24.50
Dried Paint Containers	Cu. Yd.	\$50.00	\$60.00	\$5.00	\$55.00	\$29.00	\$38.50
Cost Per Additional Item		\$50.00	\$25.00	\$0.00	\$55.00	\$0.00	\$38.50
Television, Microwave, Computer, Monitor, etc.	EA	\$20.00	\$70.00	\$5.00	\$71.50	\$0.00	\$9.00
Cost Per Additional Item		\$20.00	\$25.00	\$5.00	\$20.65	\$0.00	\$9.00

		A & S Landscaping Services	Antu E/R Enterprise llc	Bulk-Away, LLC	Junk King San Antonio	Junk Shot of San Antonio North	R & J Muñiz Remodeling
Small - Large Items	UOM	Cost	Cost	Cost	Cost	Cost	Cost
Trash-out Service Fee:	EA	\$125.00	\$525.00	\$525.00 Unit price plus the load weight on truck	\$262.50	\$150.00	\$500.00
Cost Per Additional Item		\$125.00	\$35.00		\$0.00	\$5.00	N/A
Refrigerator / Freezer	EA	\$50.00	\$75.50	\$25.00	\$65.50	NO BID	\$17.50
Cost Per Additional Item		\$50.00	\$35.00	\$20.00	\$28.25	NO BID	\$17.50
Washer / Dryer	EA	\$50.00	\$75.50	\$25.00	\$65.50	NO BID	\$17.50
Cost Per Additional Item		\$50.00	\$35.00	\$20.00	\$28.25	NO BID	\$17.50
Couch / Love Seat	EA	\$10.00	\$125.50	\$75.00	\$90.25	NO BID	\$25.00
Cost Per Additional Item		\$10.00	\$43.00	\$45.00	\$34.25	NO BID	\$25.00
Dressers / Tables	EA	\$10.00	\$75.50	\$45.00	\$65.50	NO BID	\$25.00
Cost Per Additional Item		\$10.00	\$41.25	\$45.00	\$28.25	NO BID	\$25.00
Bed Frames (all sizes)	EA	\$5.00	\$50.25	\$15.00	\$43.75	NO BID	\$15.00
Cost Per Additional Item		\$5.00	\$35.00	\$10.00	\$24.75	NO BID	\$15.00
Mattress/Boxspring: Twin / Full	EA	\$30.00	\$75.50	\$50.00	\$68.75	NO BID	\$79.00
Cost Per Additional Item		\$30.00	\$38.71	\$45.00	\$37.25	NO BID	\$79.00
Mattress/Boxspring: Queen / King	EA	\$30.00	\$150.00	\$75.00	\$118.75	NO BID	\$79.00
Cost Per Additional Item		\$30.00	\$45.00	\$65.00	\$68.75	NO BID	\$79.00
Mattress/Boxspring: Disposal Fee	EA	\$30.00	\$150.00	\$35.00	\$37.00	NO BID	\$79.00
Cost Per Additional Item		\$30.00	\$45.50	\$35.00	\$37.00	NO BID	\$79.00
Additional Removal Fee (Mattress, Electronics or Other Items)	EA	\$50.00	\$250.00	\$35.00	\$37.00	NO BID	\$79.00
Cost Per Additional Item		\$50.00	\$250.00	\$35.00	\$37.00	NO BID	\$79.00

Roll off Container		A & S Landscaping Services	Antu E/R Enterprise llc	Bulk-Away, LLC	Junk King San Antonio	Junk Shot of San Antonio North	R & J Muñiz Remodeling
Items	UOM	Cost	Cost	Cost	Cost	Cost	Cost
10 Cubic Yards	Cu. Yds.	No Bid	\$1,022.00	No Bid	No Bid	No Bid	\$519.00
15 Cubic Yards	Cu. Yds.	\$1,100.00	\$1,096.00	\$455.00	No Bid		\$689.00
20 Cubic Yards	Cu. Yds.	\$1,300.00	\$1,278.00	\$505.00	No Bid		\$779.00
30 Cubic Yards	Cu. Yds.	\$1,800.00	\$1,290.00	No Bid	No Bid		\$957.00
40 Cubic Yards	Cu. Yds.	\$2,300.00	\$1,416.00	No Bid	No Bid		\$984.00
		Mobilization Time: 2 days	Mobilization Time: 1 day		Mobilization Time: 0 days	Mobilization Time: 2 days	Mobilization Time: 0 days

Bulk Pick-Up Services Organization Wide

Procurement Process



Procurement Process

Solicitation Process

On July 17, 2024, Opportunity Home issued an “Invitation for Bids” (IFB) #2406-5509 for Bulk Pick-Up Services Organization-Wide, which closed on August 7, 2024.



IFB was published on multiple websites

Directly solicited to **329** vendors

Six responses were received

Evaluation criteria included:

- Purchase Price
- Reputation of the bidder and their 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 recommend contract awards to **Bulk Away** (AABE), **Will-Luc Enterprises dba Junk King San Antonio** (WBE, Section 3 Business), **Go About Doing Good Corporation dba Junk Shot of San Antonio North**, and **R&J Muniz Remodeling** (HABE, Section 3 Business). They provided the lowest cost to provide this service.

Procurement Process

Financial Impact

The current award recommendation for bulk pick up services organization wide is not expected to exceed an annual cumulative amount of **\$2,000,000**




Award includes:

pick-up of items left in or around the trash dumpsters or at bulk waste areas that are too large to be accepted by Opportunity Home's waste disposal and recycling company. Items to be picked up may include furniture, mattresses, tires, brush, wood, appliances, or construction materials. Regulated materials such as household cleaners (bleach, drain cleaners), tires, or pesticides may need disposal on occasion and shall be disposed of in accordance with federal, state, and local laws, regulations, and ordinances. The contractor is required to engage in recycling efforts for paper, glass, metal, and plastic products and have procedures in place for the disposal of computers, monitors, and TVs. Opportunity Home may also utilize this service to clear out resident units, when items are left behind by the resident after the unit is vacated.

This award does not include the collection, transportation, or disposal of material generated in the event of a disaster, such as a hurricane, tornado, flood, fire, governmental decree or action, terrorism, or other natural or manmade disaster. In such an event, Opportunity Home will request pricing and an estimated time frame for the removal of such debris.

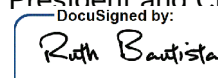
OPPORTUNITY HOME SAN ANTONIO**April 16, 2025****BOARD OF COMMISSIONERS
Special Board Meeting**

RESOLUTION 6752, AUTHORIZING THE AWARD OF CONTRACTS FOR THE PURCHASE, INSTALLATION, MAINTENANCE, AND REPAIR OF RESIDENTIAL HVAC SYSTEMS TO AIR STREAM GENERAL CONSTRUCTION CO., INC. DBA AIR STREAM HEATING & A/C (DBE, HABE, MBE, SBE HUB), JRV HOME SERVICES (HABE), MJTR CONTRACTORS LTD DBA J NATIONAL, AND PREMIER SOLUTIONS, LLC FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$4,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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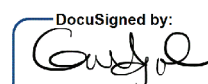
Michael Reyes

President and CFO

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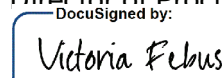
Ruth Bautista

Director of Public Housing

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George Ayala

Director of Procurement

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Victoria FebusDirector of Affordable Housing
Communities**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6752, authorizing the award of contracts for the purchase, installation, maintenance, and repair of residential HVAC systems to Air Stream General Construction Co., Inc. dba Air Stream Heating & A/C (DBE, HABE, MBE, SBE HUB), JRV Home Services (HABE), MJTR Contractors Ltd dba J National, and Premier Solutions, LLC for an annual cumulative amount not to exceed \$4,000,000; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

Opportunity Home has a variety of makes and models of residential HVAC and mini split systems, including Goodman, American Standard, Carrier, Trane, etc., ranging from 1-1/2 to 5 tons. The organization requires vendors' services to purchase, install, provide routine maintenance, and repair these systems organization-wide.

On February 19, 2025, Opportunity Home issued a "Request For Proposals" (RFP) #2502-5559 for purchasing, installing, maintaining, and repairing residential HVAC systems, which closed on March 11, 2025. The IFB was published on Opportunity Home's E-Procurement website, the Hart Beat, and directly solicited to 301 vendors. Seven proposals were received in response to the RFP: Air-Stream General Construction Co., Inc dba Air Stream Heating & A/C (DBE, HABE, MBE, SBE, HUB); MJTR Contractors Ltd dba J National; JRV Construction LLC (HABE); Omega General & Electrical Contractors LLC (HABE); Premier Comfort Service Company, Inc. (DBE, ESBE, HABE, MBE, SBE, WBE); Premier Solutions LLC; and Xsail Mechanical A/C & Heating. All proposers were evaluated on the following criteria: experience, capacity and support, strength of supply network, capacity, price proposal, and the vendor's Section 3 and SWMBE utilization plans. Based on the above, staff recommend contract awards to the four highest-rated proposers.

COMPANY PROFILES:

Air Stream General Construction Co., Inc. dba Air Stream Heating & A/C was established in 1974 and is headquartered in San Antonio, Texas. Air Stream has been certified as a DBE, HABE, MBE, and SBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas. They provide services including, but not limited to, air conditioning and heating design and installation, general maintenance, mechanical support, air duct cleaning, and green products and services. Their client list includes, but is not limited to, the City of San Antonio, CPS Energy, San Antonio Water Systems, South West ISD, and Texas A&M Engineering Extension Service.

MJTR Contractors Ltd dba J National was founded in 2000 and is headquartered in Carrollton, Texas, with field office locations in Dallas, Houston, and San Antonio, Texas. They are a general contractor offering services in disaster restoration, electrical, heating and cooling, plumbing, remodeling, roofing, sewer repair, and commercial, residential, and multi-family renovations. Their client list includes, but is not limited to, Allied Orion Group, Alpha Barnes, Anterra, Berkshire Communities, Capstone Real Estate Services, Cirrus Asset Living Property Management, Cushman and Wakefield, Greystar, LEDIC Realty Company, Lincoln Property Company, Lighthouse Property Management, The Lynd Company, and United Apartment Group.

JRV Construction LLC was established in 2020 and is headquartered in San Antonio, Texas. This vendor self-certifies as a HABE. JRV provides residential heating and air conditioning, new construction and commercial HVAC services, and electrical and indoor air quality services to customers in San Antonio and surrounding areas. Their client list includes AH Corporation, AMSTAR, Inc., Fulton Development Group, LLC, Joseph Creek Homes, Nicholson Professional Consulting, NRP Group, Texas Med Clinic, and the Texas Military Department.

Premier Solutions LLC was founded in 2021 and is headquartered in Schertz, Texas. It is a full-service HVAC maintenance, repair, and installation vendor offering services to residential and commercial customers. Its client list includes, but is not limited to, the Archdiocese of San Antonio, Target Logistics, San Antonio Kidney Disease Centers, and YMCA San Antonio.

PRIOR AWARDS:

Air Stream General Construction Co., Inc. dba Air Stream Heating & A/C has received prior awards and is contracted with Opportunity Home to provide purchase, installation, maintenance, and repair of residential HVAC systems and has performed satisfactorily under the awarded contracts.

MJTR Contractors Ltd dba J National was recently awarded a contract for HVAC unit installation for Mirasol Homes and is performing satisfactorily.

JRV Construction LLC was recently awarded a contract for HVAC Unit installation for Cottage Creek I and has performed satisfactorily under the awarded contract.

Premier Solutions LLC has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:

Ruth Bautista, Director of Public Housing

Victoria Febus, Director of Affordable Housing Communities

STRATEGIC OUTCOMES:

Residents live in quality affordable housing.

Residents experience a high standard of housing assistance that improves continuously.

ATTACHMENTS:

Resolution 6752

Scoring Matrix

Slides

**Opportunity Home San Antonio
Resolution 6752**

RESOLUTION 6752, AUTHORIZING THE AWARD OF CONTRACTS FOR THE PURCHASE, INSTALLATION, MAINTENANCE, AND REPAIR OF RESIDENTIAL HVAC SYSTEMS TO AIR STREAM GENERAL CONSTRUCTION CO., INC. DBA AIR STREAM HEATING & A/C (DBE, HABE, MBE, SBE HUB), JRV HOME SERVICES (HABE), MJTR CONTRACTORS LTD DBA J NATIONAL, AND PREMIER SOLUTIONS, LLC FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$4,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, Opportunity Home requires the services of vendors for the purchase, installation, routine maintenance, and repair of various residential HVAC and mini split systems; and

WHEREAS, on February 19, 2025, Opportunity Home issued a “Request For Proposals” (RFP) #2502-5559 for the purchase, installation, maintenance, and repair of residential HVAC systems, which closed on March 11, 2025; and

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

WHEREAS, staff is recommending contract awards to the four highest-rated proposers.

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

- 1) Approves Resolution 6752, authorizing the award of contracts for the purchase, installation, maintenance, and repair of residential HVAC systems to Air Stream General Construction Co., Inc. dba Air Stream Heating & A/C (DBE, HABE, MBE, SBE HUB), JRV Home Services (HABE), MJTR Contractors Ltd dba J National, and Premier Solutions, LLC for an annual cumulative amount not to exceed \$4,000,000; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 7th day of May 2025.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

President and CEO



Scoring Matrix

2502-5559 Purchase, Installation, Maintenance, and Repair of Residential HVAC Systems

Active Submissions

	Total	Experience	Capacity and Support:	Strength of Supply Network:	Price Proposal	SWMBE utilization	Section 3 Utilization Plan
Supplier	/ 100 pts	/ 30 pts	/ 25 pts	/ 10 pts	/ 25 pts	/ 5 pts	/ 5 pts
Air-Stream General Construction Co., Inc.	76.72 pts	25.5 pts	21.25 pts	9.5 pts	14.47 pts	4 pts	2 pts
J NATIONAL	72.95 pts	21 pts	21.25 pts	6.5 pts	18.2 pts	4 pts	2 pts
JRV Home Services	68.76 pts	27 pts	20 pts	8 pts	7.762 pts	4 pts	2 pts
Premier Solutions LLC	65.59 pts	24 pts	20 pts	8 pts	9.588 pts	3 pts	1 pts
Premier Comfort Service Company, Inc.	65.07 pts	22.5 pts	18.75 pts	8.5 pts	9.317 pts	4 pts	2 pts
XSAIL Mechanical A/C and Heating	63.27 pts	22.5 pts	20 pts	7.5 pts	9.274 pts	4 pts	0 pts
Omega General & Electrical Contractors LLC.	59.25 pts	15 pts	11.25 pts	2 pts	25 pts	4 pts	2 pts

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Page 1 of 1

Purchase Installation, Maintenance, and Repair of Residential HVAC Systems

Procurement Process



Procurement Process

Solicitation Process

On February 19, 2025, Opportunity Home issued a “Request For Proposals” (RFP) #2502-5559 for the Purchase, Installation, Maintenance, and Repair of Residential HVAC Systems, which closed on March 11, 2025



RFP was published on multiple websites

Directly solicited to **301** vendors

Seven responses were received

Evaluation criteria included:

- Experience
- Capacity and Support
- Strength of Supply network
- Capacity
- Price Proposal
- Strength of the Contractor’s Section 3 and SWMBE Utilization Plans

Staff recommend contract awards to the four highest rated proposers: Air Stream General Construction Co., Inc. dba Air Stream Heating & A/C (DBE, HABE, MBE, SBE HUB), JRV Home Services (HABE), MJTR Contractors Ltd dba J National, and Premier Solutions, LLC

Procurement Process

Financial Impact

The current award recommendation for the purchase, installation, maintenance, and repair of residential HVAC systems is not expected to exceed an annual cumulative amount of **\$4,000,000**



Award includes, but is not limited to:

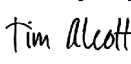
purchase, installation, routine maintenance, and repair of various HVAC and Mini Split systems organization-wide to include Goodman, American Standard, Carrier, and Trane.

BOARD OF COMMISSIONERS
Special Board Meeting

RESOLUTION 6751, APPROVING THE CREEKSIDE AT LOOKOUT AKA LOOKOUT RESIDENCES TRANSACTION, INCLUDING AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE RESOLUTION 25FAC-04-02, AUTHORIZING ITS PARTICIPATION IN THE CREEKSIDE AT LOOKOUT AKA LOOKOUT RESIDENCES TRANSACTION AND OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:

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Michael Reyes
 President and CEO

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Timothy Alcott
 Executive Vice President of Development
 and General Counsel

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6751, approving the Creekside at Lookout aka Lookout Residences transaction, including authorizing the San Antonio Housing Facility Corporation to approve the Resolution 25FAC-04-02, authorizing its participation in the Creekside at Lookout aka Lookout Residences transaction and other matters in connection therewith.

SUMMARY:

Opportunity Home seeks approval to undertake the Creekside at Lookout aka Lookout Residences transaction (the "Project") for the acquisition of land and construction of a new multifamily development in partnership with Athena Domain Inc. or an affiliate thereof (the "Developer"). The approval request includes entrance into debt and equity financing for the Project. The Project consists of 232 multifamily housing units with the following affordability: 24 units will be set aside for individuals and families earning up to 60% of AMI, 93 units will be set aside for individuals and families earning less than 80% of AMI, and 115 units will be set as market-rate units.

The Project will be located at 15407 Lookout Rd., San Antonio, Texas, on land currently owned by the Developer. San Antonio Housing Facility Corporation ("SAHFC") will acquire the land and improvements, once constructed, and immediately lease the land and improvements to Creekside MF P3, LP (the "Partnership") pursuant to a long-term lease agreement. An affiliate of the Developer will be the Partnership's general partner, and a subsidiary of SAHFC will be the special limited partner of the Partnership pursuant to a partnership agreement.

The total development cost is to be approximately \$49,000,000. Financing will be provided by Mason Joseph, LLC or an affiliate thereof using a loan in an amount not to exceed \$50,000,000, which may be insured by the U.S. Department of Housing and Urban Development

OPPORTUNITY HOME SAN ANTONIO

April 16, 2025

under the Section 221(d)(4) program, for the acquisition, development, and long-term operations of the Project. No financing from SAHFC or any affiliate is needed. The Developer will provide all required guaranties for the financing.

We are targeting a closing date in Q4 2025.

The Board is being asked to authorize all actions now understood to be necessary to finance, construct, acquire, own, and operate the Project.

The attached Resolutions approve SAHFC to participate in and enter into documentation for the Project.

STRATEGIC OUTCOMES:

Residents have a sufficient supply of affordable housing options.

Residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6751

Resolution 25FAC-04-02

Slides

**Opportunity Home San Antonio
Resolution 6751**

RESOLUTION 6751, APPROVING THE CREEKSIDE AT LOOKOUT AKA LOOKOUT RESIDENCES TRANSACTION, INCLUDING AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE RESOLUTION 25FAC-04-02 AUTHORIZING ITS PARTICIPATION IN THE CREEKSIDE AT LOOKOUT AKA LOOKOUT RESIDENCES TRANSACTION AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, aka 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 (“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 participate in the acquisition, ownership, development, construction, and operation of a multifamily residential apartment community consisting of approximately 232 units and associated amenities to be known as the Creekside at Lookout, aka Lookout Residences (the “Project”), and to be located on certain real property located at or about 15407 Lookout Road, San Antonio, Texas 78233 (the “Land,” and together with the Project, the “Property”) in collaboration with Athena Domain Inc., or an affiliate thereof (the “Developer”); and

WHEREAS, SAHFC will acquire the Property and will lease the Property to the Creekside MF P3, LP, a Texas limited partnership (the “Partnership”), pursuant to a long-term lease agreement to allow for the Partnership’s operation of the Project; and

WHEREAS, a wholly-owned subsidiary limited liability company of SAHFC will serve as the special limited partner of the Partnership, and a single-asset entity affiliate of the Developer will serve as the general partner of the Partnership; and

WHEREAS, the acquisition, development, and construction of the Project will be financed using equity and a conventional loan, which may be insured by the U.S. Department of Housing and Urban Development under the Section 221(d)(4) program (collectively, the “Financing”); and

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

WHEREAS, in order to save costs associated with sales taxes on construction materials, SAHFC may serve as the general contractor for the construction of the Project; and

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

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

- 1) Approves the Project.
- 2) Approves Resolution 25FAC-04-02, authorizing the transactions for the Project and the participation of SAHFC or an affiliate thereof in the Project.
- 3) Authorizes Officers of the Authority, or any of them each in their individual capacity, 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.

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 7th day of May 2025.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 25FAC-04-02**

The undersigned officer of the San Antonio Housing Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas ("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 May 7, 2025 (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 25FAC-04-02, APPROVING THE CREEKSIDE AT LOOKOUT
AKA LOOKOUT RESIDENCES TRANSACTION, INCLUDING THE EXECUTION
OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION;
AUTHORIZING THE ACQUISITION OF THE PROPERTY FOR THE
TRANSACTION AND THE LEASE OF SUCH PROPERTY FOR THE
TRANSACTION; AUTHORIZING THE ACQUISITION OF A PARTNERSHIP
INTEREST IN MF P3, LP; AUTHORIZING THE FINANCING FOR SUCH
TRANSACTION; 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 7th day of May 2025.



Michael Reyes
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 25FAC-04-02**

RESOLUTION 25FAC-04-02, AUTHORIZING THE CREEKSIDE AT LOOKOUT AKA LOOKOUT RESIDENCES TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTION; AUTHORIZING THE ACQUISITION OF THE PROPERTY FOR THE TRANSACTION AND THE LEASE OF SUCH PROPERTY FOR THE TRANSACTION; AUTHORIZING THE ACQUISITION OF A PARTNERSHIP INTEREST IN MF P3, LP; AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas aka 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 participate in the acquisition, ownership, development, construction, and operation of a multifamily residential apartment community consisting of approximately 232 units and associated amenities to be known as the Creekside at Lookout, aka Lookout Residences (the “Project”), and to be located on certain real property located at or about 15407 Lookout Road, San Antonio, Texas 78233 (the “Land”, and together with the Project, the “Property”) in collaboration with Athena Domain Inc., or an affiliate thereof (the “Developer”); and

WHEREAS, SAHFC will acquire the Property and will lease the Property to the Creekside MF P3, LP, a Texas limited partnership (the “Partnership”), pursuant to a long-term lease agreement (the “Lease”) to allow for the Partnership’s operation of the Project, and may enter into a regulatory agreement setting forth the required affordability restrictions of the Project (the “Regulatory Agreement”); and

WHEREAS, at the request of the Partnership, SAHFC has agreed to serve as the sole member of the special limited partner of the Partnership in connection with the operation of the Project (the “SLP”), with single-asset entity affiliate of the Developer acting as the sole general partner of the Partnership; and

WHEREAS, SAHFC and SLP desire to enter into certain equity documents related to the admission of the SLP and/or one or more of affiliates of Developer that may serve as an investor limited partner of the Partnership (collectively, the “ILP”), including, without limitation, an amended and restated agreement of limited partnership (the “LPA”), a property management agreement, closing certificates, and other related documents contemplated thereby (collectively, the “Equity Documents”); and

WHEREAS, the Partnership desires to obtain a loan from Mason Joseph, LLC or an affiliate thereof (the “Lender”) in an amount not to exceed \$50,000,000, which may be insured by the U.S. Department of Housing and Urban Development under the Section 221(d)(4) program (the “Loan”), and in connection therewith the SAHFC may be required to enter into, execute and deliver a joinder to the deed of trust, financing statements, various assignments and pledges, lessor estoppel, and any other documents evidencing, securing, governing or necessary or convenient in connection with the Loan (collectively, the “Loan Documents”); and

WHEREAS, the parties intend that, based on the contemplated transaction and participation by SAHFC, the Property will be eligible for a full exemption from property taxes pursuant to Section 303 of the Texas Local Government Code; and

WHEREAS, to reduce the cost of the Project by eliminating the sales tax on the construction materials used to build the Project, SAHFC or an affiliate thereof will serve as the general contractor and enter into any required construction contracts and ancillary documents (collectively, the “Construction 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 so that the Partnership may construct the Project; and

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

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

Section 1. The Project and the various forms of financing contemplated for the Project, including, but not limited to, the Loan Documents, the Equity Documents, the Lease, the Regulatory Agreement, and the Construction Documents (collectively, the “Transaction Documents”) are hereby authorized and approved and the President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary, or any of them acting alone, are hereby authorized to execute the documents required to be executed by SAHFC and/or the SLP in order to effectuate such transactions.

Section 2. The acquisition and ownership of the Property, the lease of the Property pursuant to Lease, the entrance into the Regulatory Agreement setting forth the required affordability restrictions for the Project, and entrance into other documents related thereto are hereby authorized and approved and the President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary, or any of them acting alone, are hereby authorized to execute the documents required to be executed by SAHFC and/or the SLP in order to effectuate such transactions.

Section 3. The acquisition of a membership interest in the SLP by SAHFC and the acquisition of a partnership interest in the Partnership by the SLP pursuant to the LPA and other Equity Documents are hereby authorized and approved, and the President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary, or any of them acting alone, are hereby

authorized to execute the documents required to be executed by SAHFC and/or the SLP in order to effectuate such transactions.

Section 4. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them acting alone, are hereby authorized to execute any and all documentation required for the financing, acquisition, development, construction, ownership, and operation of the Project, including, but not limited to, the Transaction Documents, and all other documents relating to the financing, acquisition, development, construction, ownership, and operation of the Project to which SAHFC and/or SLP is a party.

Section 5. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them acting alone, and, if required by the form of the document, the Secretary and any Assistant Secretary, 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. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, 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.

Section 6. 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 7. 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 8. 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 9. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 10. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 11. This Resolution shall be in force and effect from and after its passage.

Passed and approved this 7th day of May 2025.

Gabriel Lopez

President, Board of Directors

Attested and approved as to form:

Michael Reyes

Secretary/Treasurer

Creekside at Lookout aka Lookout Residences



Overview

- Requesting approval for San Antonio Housing Facility Corporation to participate in Creekside at Lookout aka Lookout Residences transaction, as Landlord and Special Limited Partner.
- This project was previously approved by the Board on December 4, 2024, with the commitment to return to the Board for final approval.
- The project will go to City Council in April for approval.
- The Project, which is a PFC deal, will be owned by San Antonio Housing Facilities Corporation, a public facility corporation formed by the Housing Authority of the City of San Antonio, doing business as Opportunity Home (the “PFC”).
- The land located at 15407 Lookout Rd. is owned by an affiliate of Athena Domain Inc., (“Developer”) and will be conveyed to the PFC.
- The Public Facility Corporation (PFC) structure is an essential tool to promote the development of high-quality, mixed-income housing
 - PFCs provide workforce housing for middle-income families that are not currently served by housing tax credits or market-rate developments, while also stimulating growth and revitalization in targeted areas.

Overview of Developer

Athena Domain, Inc

Home base: San Antonio, TX

Territory: Texas

Length in Business: Since 2007 (17 years)

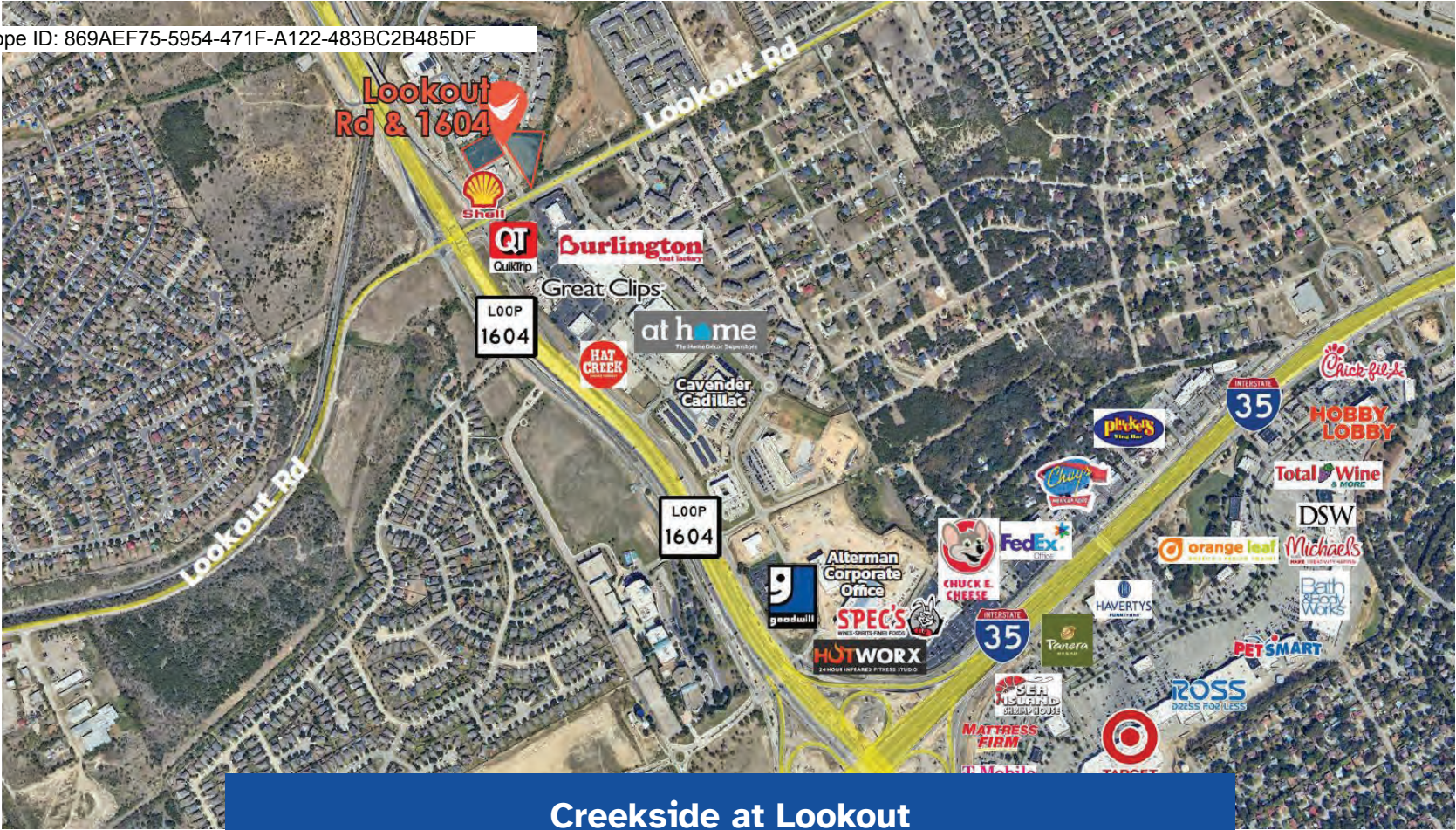
Compliance record: Clean

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, office, etc. Past and current projects valued at over \$500M and over 800 acres.

Past partnerships with housing authorities: Partnered with San Antonio Housing Trust on three (3) PFC projects in San Antonio. Two projects built and stabilized. One under construction.

Current inventory: Two projects stabilized. One under construction.





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

Development Information



City Council District 10

Judson ISD

Total Units: 232

4 units ≤ 60% AMI

93 units ≤ 80% AMI

115 units Market Rate

Unit Mix

1 bedroom - 143 units

2 bedroom - 89 units

PFC Deal

Section 303

PROFORMA BREAKDOWN (approximate)

Land Costs	\$4,000,000
Construction Costs	\$34,015,399
Other soft costs, etc.	\$11,219,909
<i>Per Unit Cost</i>	<i>\$212,221</i>
<i>Rentable per Square Foot cost</i>	<i>\$255.64</i>
Total Development Cost	\$49,235,308

Questions?



Development Update



Board Consideration



One project with a private developer

- Creekside at Lookout

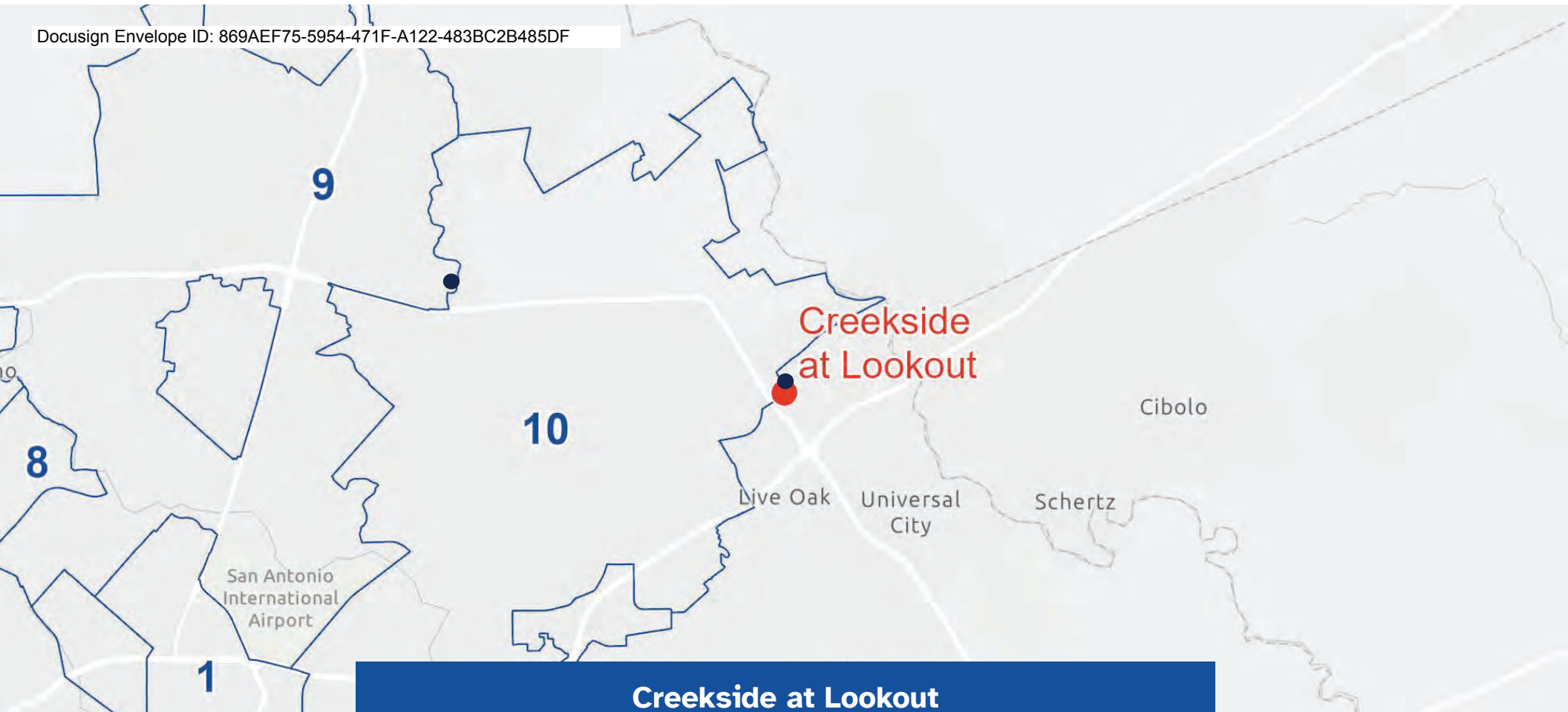
232 total units

- Unit Mix
 - **24 units** ≤ 60% AMI
 - **93 units** ≤ 80% AMI
 - **115 units** Market Rate

Approximately **\$50 million** development cost

Project funding structure includes

- **PFC Section 303**



Board Approved

15 projects with private developers

- Augustine I
- Augustine II
- Bristol at Preserve I
- Bristol at Preserve II
- Riverbreeze
- Emberstone
- La Ventana
- Lakeside Lofts
- Pearsall Place
- North/South Pond
- The Legacy at Lackland
- Summit at Crownridge
- Overlook
- Canyon Golf Apartments
- Central at Commerce

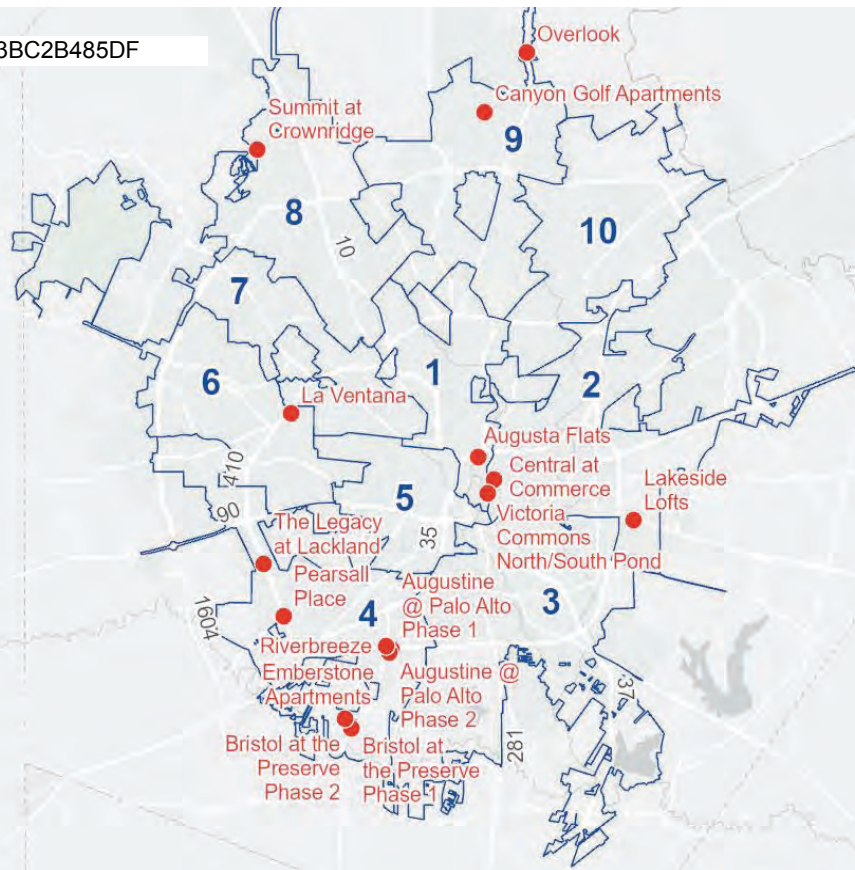
4,465 total units

- Unit Mix
 - 2 units at 20% AMI
 - 334 units at 30% AMI
 - 10 units at 40% AMI
 - 56 units at 50% AMI
 - 1,902 units at 60% AMI
 - 715 units at 70% AMI
 - 644 units at 80% AMI
 - 792 units at Market Rate

Approximately \$1.1 Billion in development cost

Project funding structure includes

- 4% Tax Credits and Bonds
- 9% Tax Credits
- Public Facility Corporation (PFC) Deals
- Essential Functions Bond



Board Approved Bond Inducement and or Developer - Potential Partnership

StreetMap contributors, and the GIS User Community

Under Construction

Eight projects with private/self developers

- Victoria Commons Townhomes
- Josephine
- Potranco
- WRI Single Family
- Snowden
- Palo Alto
- Vista at Silver Oaks
- Vista at Reed

1,248 total units

- Unit Mix
 - 2 units at 20% AMI
 - 42 units at 30% AMI
 - 16 units at 40% AMI
 - 121 units at 50%AMI
 - 460 units at 60% AMI
 - 28 units at 70% AMI
 - 268 units at 80% AMI
 - 311 units at Market Rate

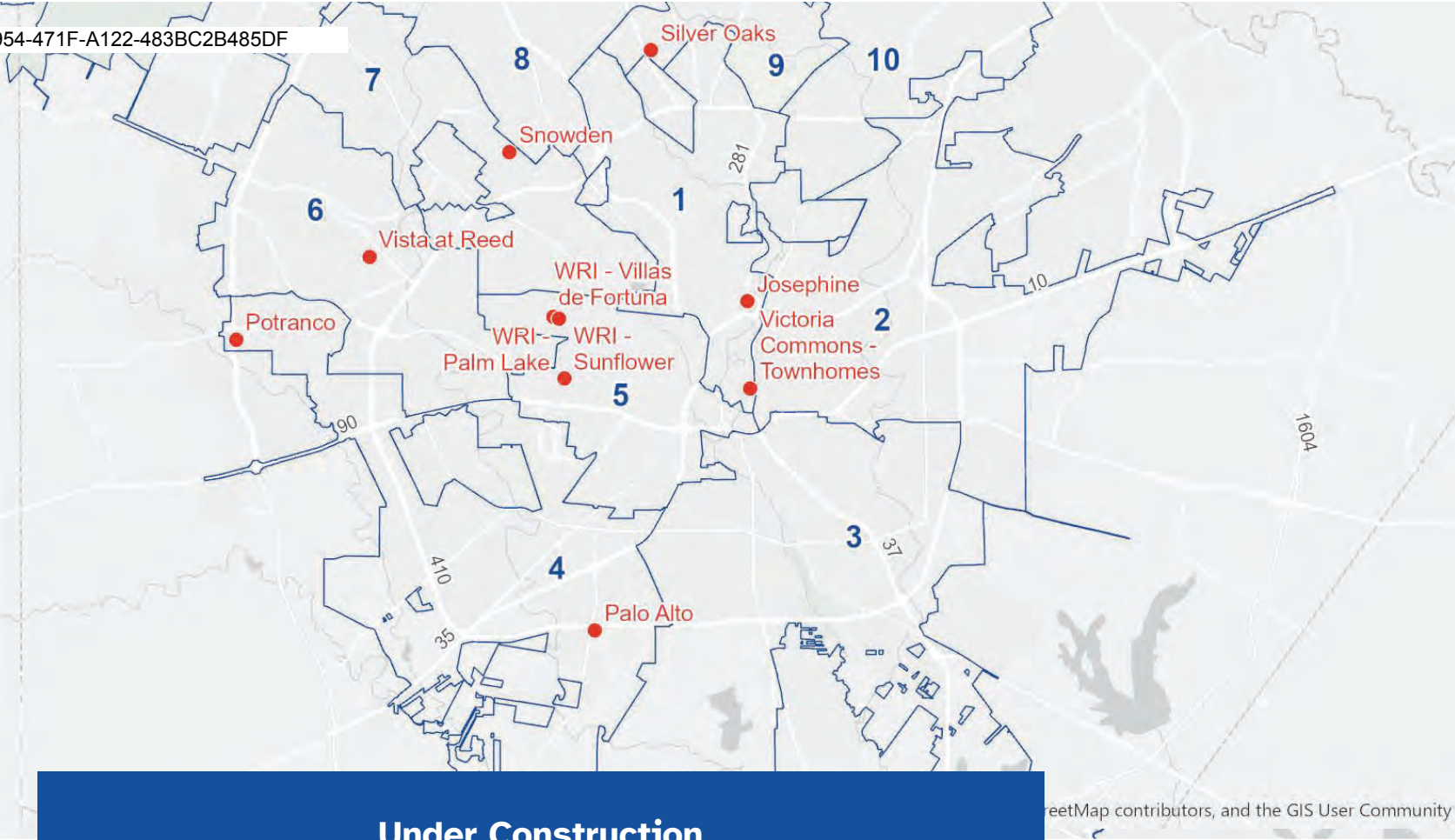


Approximately \$306 Million in development cost

Project funding structure includes

- Public Facility Corporation (PFC) Deals
- 9% Tax Credits
- 4% Tax Credits and Bonds
- HUD 221 (d)(4)
- HOPE VI Grant/Litigation Funds/Sales Proceeds
- CoSA Housing Bonds





Stabilization and Conversion

Five Projects

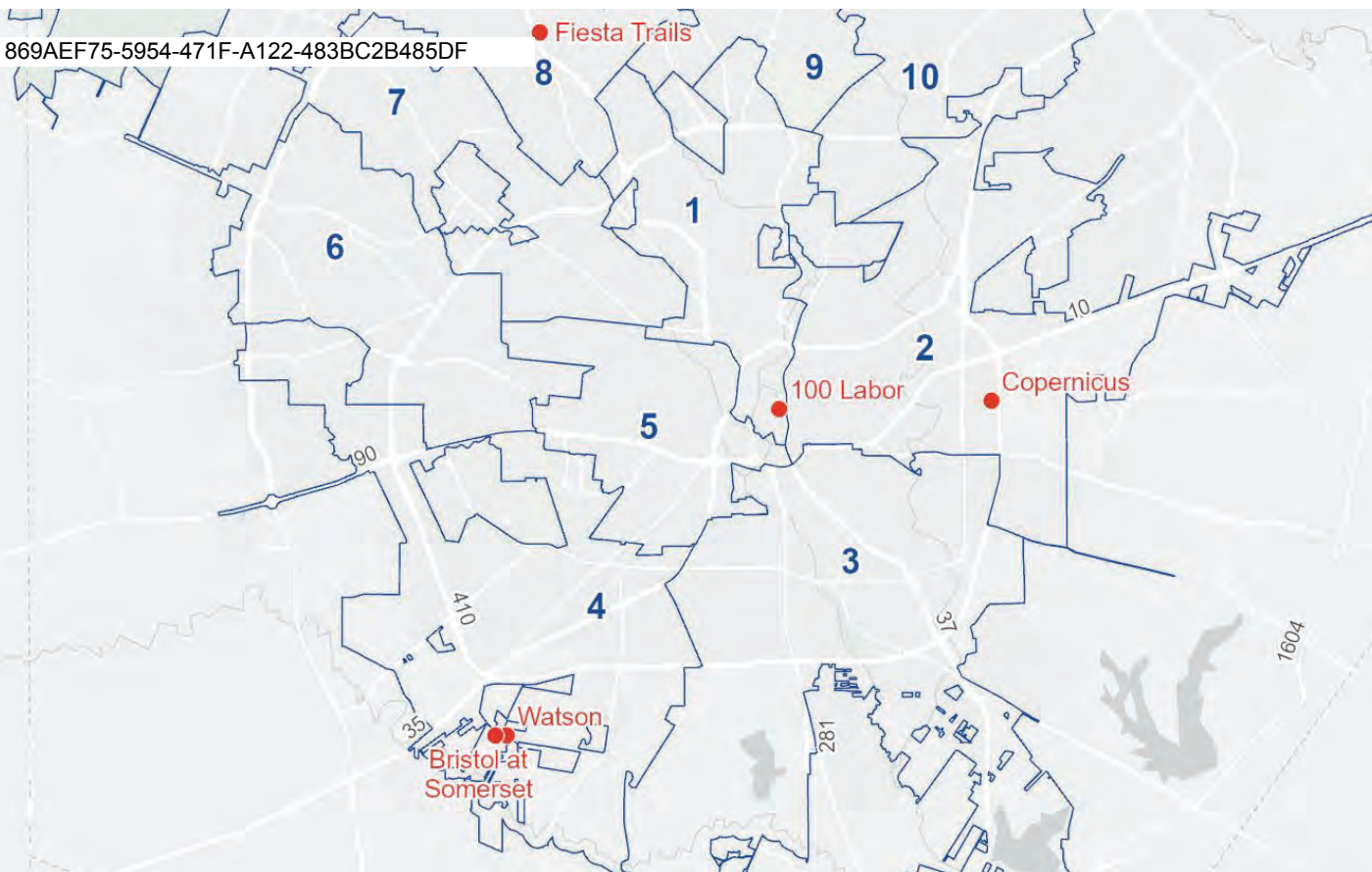
- Bristol at Somerset
- 100 Labor
- Fiesta Trails (Baltazar)
- Copernicus
- Watson

1,287 total units

- Unit Mix
 - 18 units at 30% AMI
 - 35 units at 40% AMI
 - 47 units at 50% AMI
 - 939 units at 60% AMI
 - 35 units at 70% AMI
 - 169 units at Market Rate

Project funding structure includes

- 4% Tax Credits and Bonds
- 9% Tax Credits
- HUD 221(d)(4)



Stabilization and Lease Up

StreetMap contributors, and the GIS User Community

Future Development



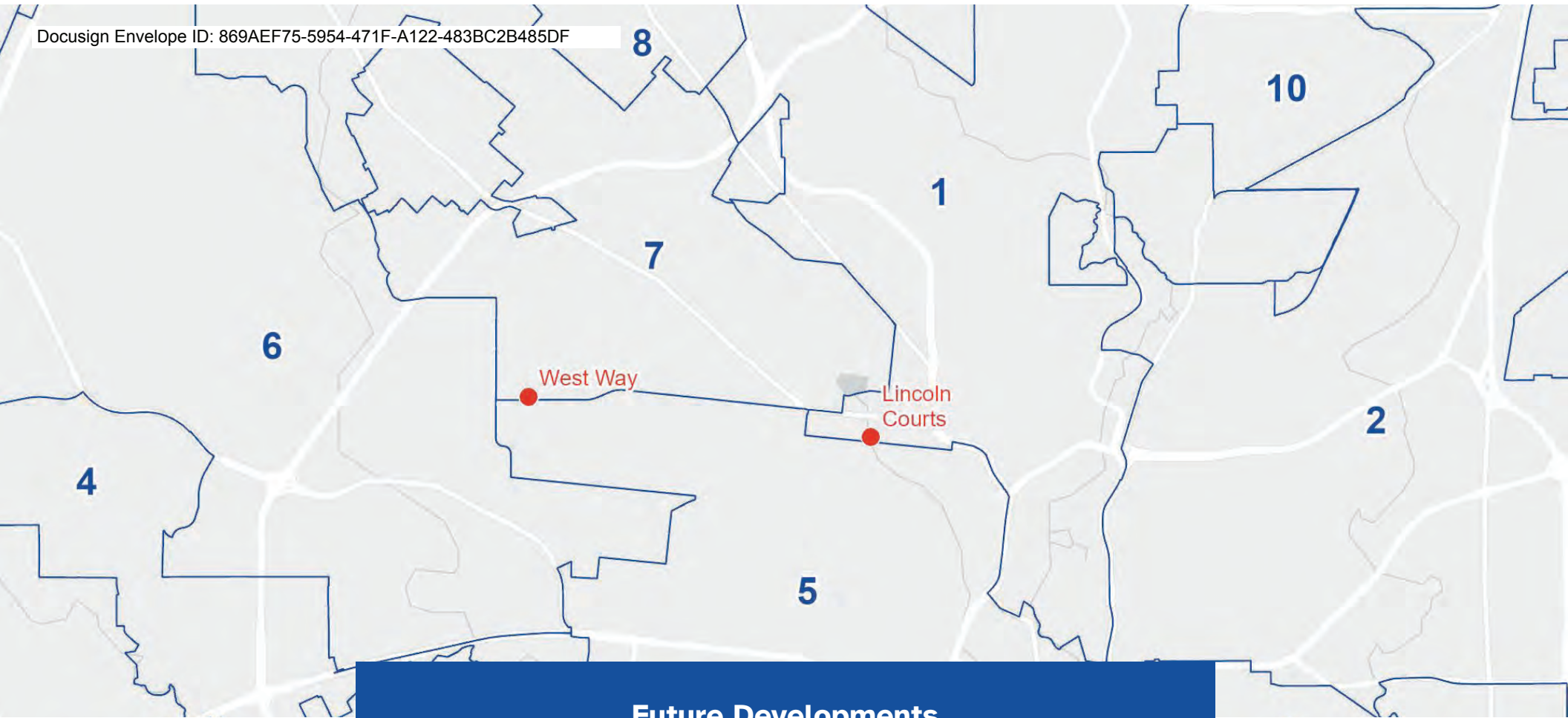
Lincoln Heights Courts

- 1315 N Elmendorf St, 78207
- 338 PH Units
- Status: pending ERR



Westway

- 5627 Culebra, 78228
- 152 PH Units
- Status: exploratory phase



Bond Issuance



Ingram Square

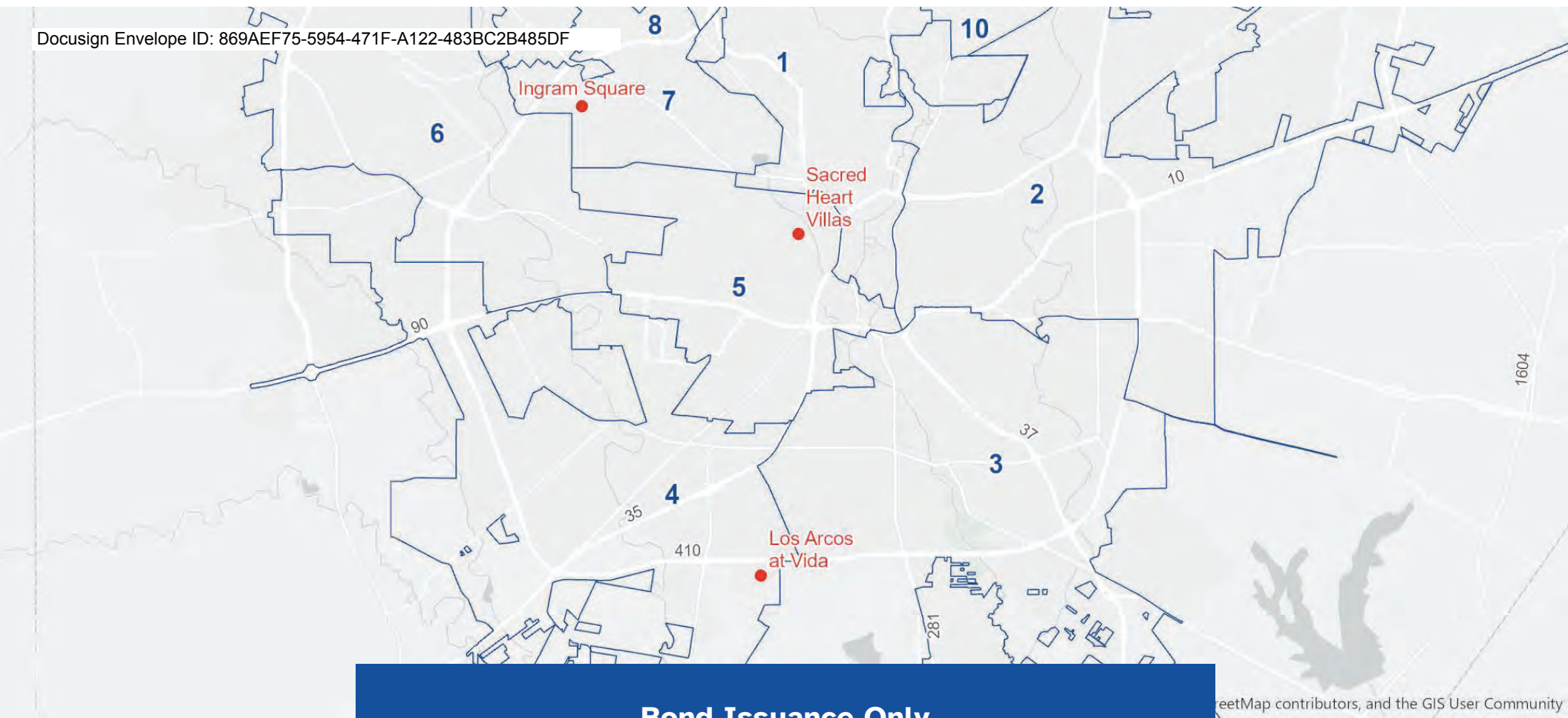
- 5901 Flynn Drive, San Antonio, TX 78228
- Related Companies
- 120 Units
 - 60 Units at 40% AMI
 - 60 Units at 50% AMI

Los Arcos at Vida

- 10210 S Zarzamora St, San Antonio, TX 78224
- 324 Units
 - 49 Units at 30% AMI
 - 161 Units at 60% AMI
 - 114 Units at 70% AMI

Sacred Heart

- 120 S. Trinity Street, San Antonio, Texas 78207
- 48 Units
 - 48 Units at 60% AMI



Bond Issuance Only

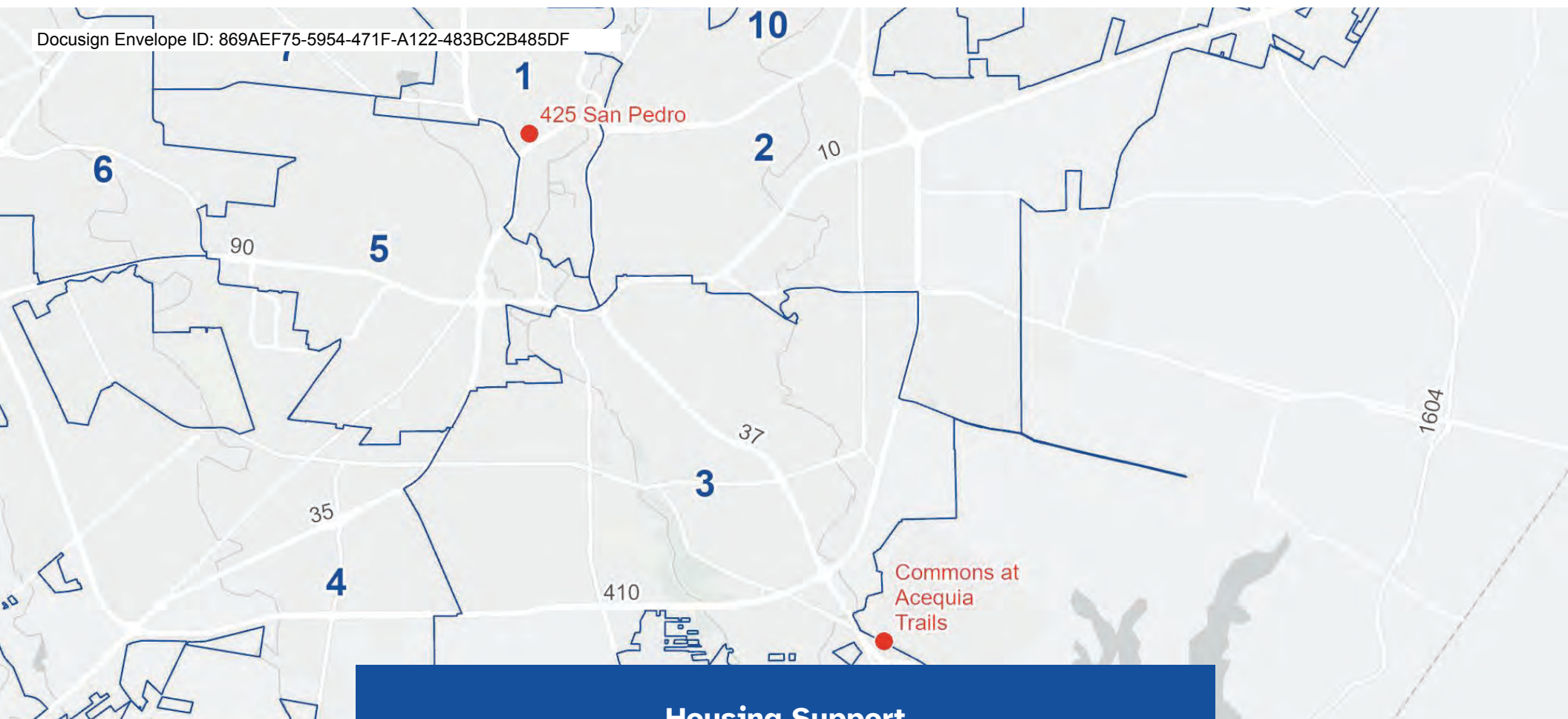
Other Housing Support

Four25 San Pedro Apartments

- 425 San Pedro Ave, San Antonio, TX 78212
- SAMMinistries, San Antonio Housing Trust
- 80 Units
- 25 Project Based Vouchers

Commons at Acequia Trails

- NW Corner of S Presa St and Old Corpus Christi Rd
- SAMMinistries
- 201 Units
- 80 Project Based Vouchers



Housing Support

Questions?



Community Development Initiatives (CDI)



Funding

SOURCES OF FUNDS

- PH Add-On
- HUD Grants
- Grants
- MTW

Programming

- EDS
- FSS, ROSS, Jobs Plus
- ConnectHomeSA
- ConnectHomeSA, Resident Leadership, Youth Programming



Program Types



Self-Sufficiency
Promote the development of local strategies to coordinate public and private resources to help program participants obtain employment that will enable them to achieve economic independence and reduce dependence on welfare assistance and rental subsidies.



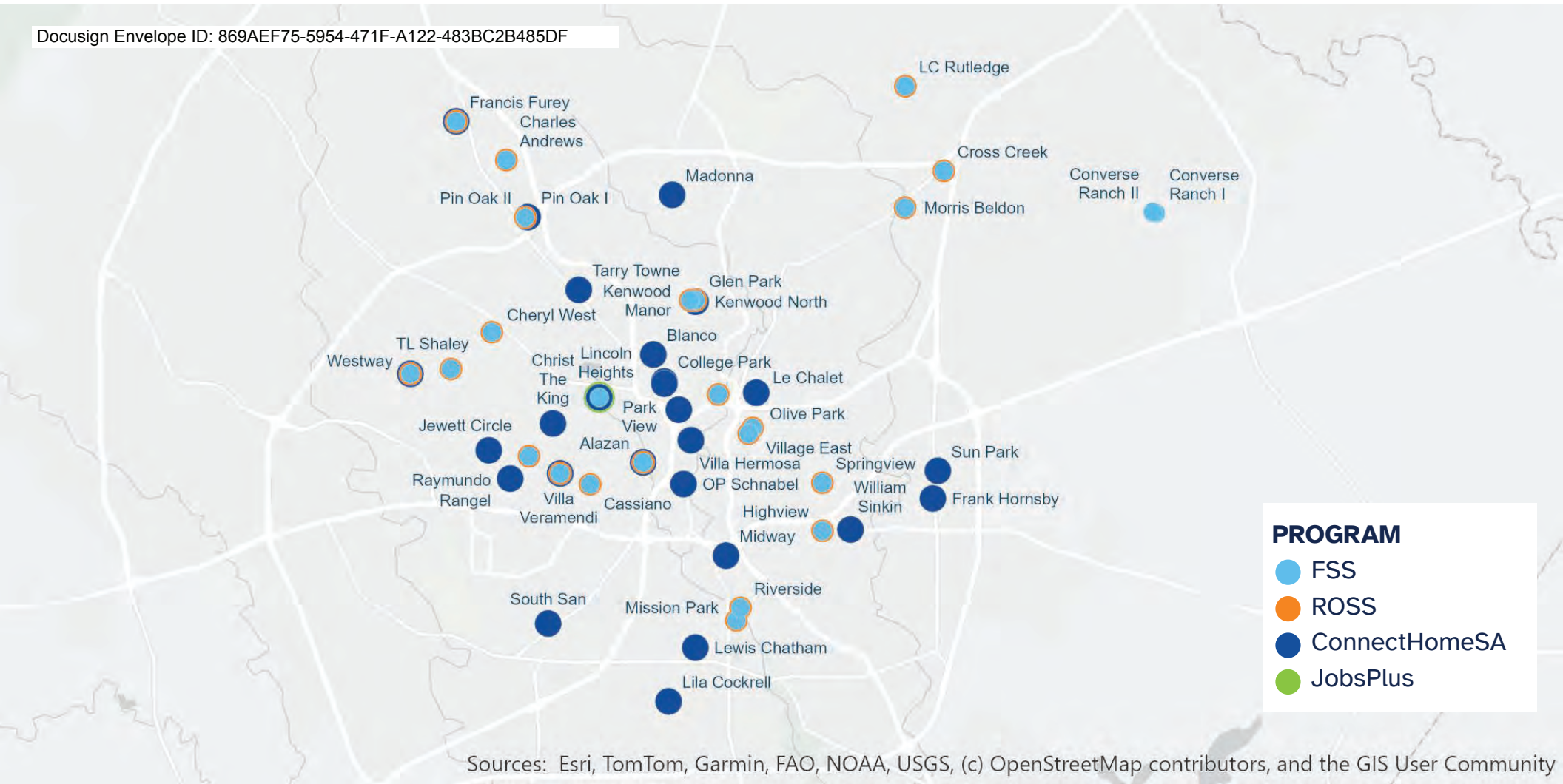
Age-in-Place
Assist resident population to continue to live in place, independently, without having to move to more expensive assisted care environments.



Resident Leadership
Improve the quality of life, resident satisfaction, and encourage participation in self-help initiatives to enable residents to create a positive living environment for families living in public housing.



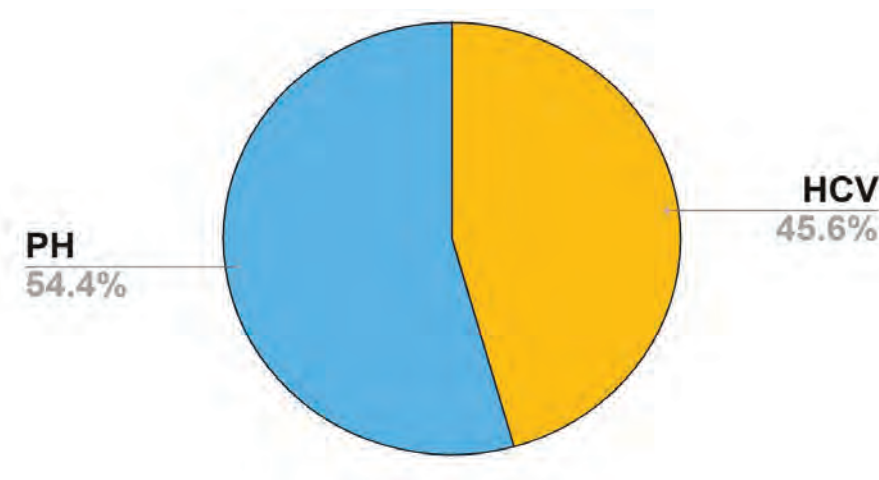
Youth Services
Aims to provide a safe environment and support for educational success, focusing on creating opportunities for discovery, joyful learning and celebrating academic success.





Multifamily

FSS: PH/HCV
Residents



KEY PARTICIPANT ATTRIBUTES

956 active participants

Average income: \$8,743

Average income for employed: \$18,315

Age Range: 19-72

78% have children

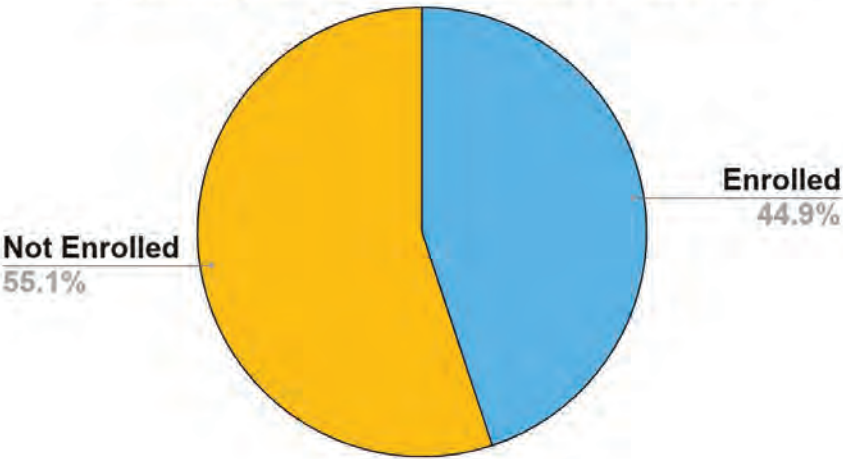
74% have high school diploma

48% employed

Multifamily

Jobs Plus: Lincoln Heights Residents

Lincoln Heights: Workable Enrollment in Jobs Plus



KEY PARTICIPANT ATTRIBUTES

133 Active participants

296 Work able

Age Range: **18-74**

Average Income: **\$8,195**

Average Income for Employed: **\$16,903**

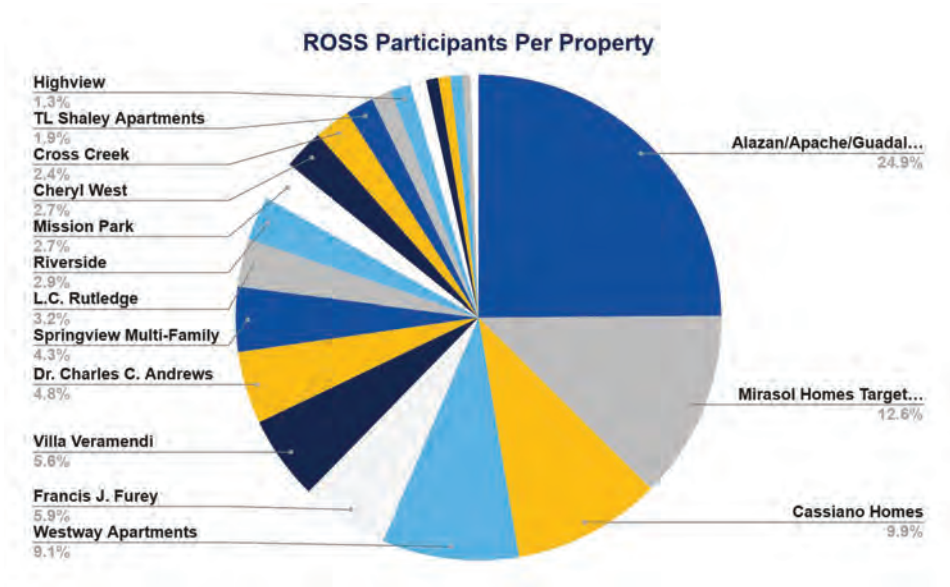
68% have children

65% have high school diploma

48% employed

Multifamily

ROSS: Residents from 24 PH communities



KEY PARTICIPANT ATTRIBUTES

438 Active participants

Age Range: 8-79

Average Income: \$5,562

Average Income for Employed: \$15,208

79% have children

68% have high school diploma

37% employed

Elderly and Disabled Services

Program Eligibility

Residents from Elderly and Disabled designated properties are eligible to receive direct services from EDS staff to include: assessments, referrals, and participation in social and community building activities.

Partner Program Eligibility

Eligibility for partner programs are determined by the partnering agencies and include the following:

San Antonio Food Bank: adults aged 60+

CoSA HEAL program: any resident at the four host sites can enroll



KEY PARTICIPANT ATTRIBUTES

33 EDS properties

2,145 residents

555 residents assessed

757 resident referred (1,287 total referrals)

1,702 residents engaged in services

Accomplishments



Family Self-Sufficiency

- **1,161** enrolled
- **956** currently active
- **389** current participants have earned escrow
- **40** graduates
 - **9** moved out of housing
 - **3** purchased a home
- **\$538,936** in escrow awarded
- **85** participants gained employment
- **3,290** referrals made
- **Partnerships**
 - **9** Financial Literacy classes with River City Federal Credit Union
 - **6** Career Readiness Classes with Empower House
 - **22** High School Diploma Graduates in partnership with South Texas Leadership Center



Jobs Plus

- **133** currently enrolled; **198** to date
- **119** currently enrolled in Jobs Plus Earned Income Disregard (JPEID); **174** to date
- **32** receiving JPEID credit; **43** to date
- **5** participants completed food handlers class
- **Partnerships**
 - Providence Place delivers weekly diapers and wipes to residents of Opportunity Home and local community members: **7** Jobs Plus members and **7** non-Lincoln Heights residents to date
 - Jobs Plus members to date have participated in a Bi-Monthly, 10-week, Health Club hosted by UT Health
 - **14** participants enrolled in a High School Diploma Program with South Texas Leadership Center to-date; **6** Completed, **5** pending graduation.



ROSS

- **20%** surveyed at **17 properties**
 - Rated concerns from serious to not a problem
 - Identified interests
 - Identified difficulties
- **180** assessed
- **70%** linked to a referral or service
- **217** participated in food distribution
- **438** Active Residents Enrolled
- Hosted **52 events** across **14 properties**



EDS

Nutrition Programs

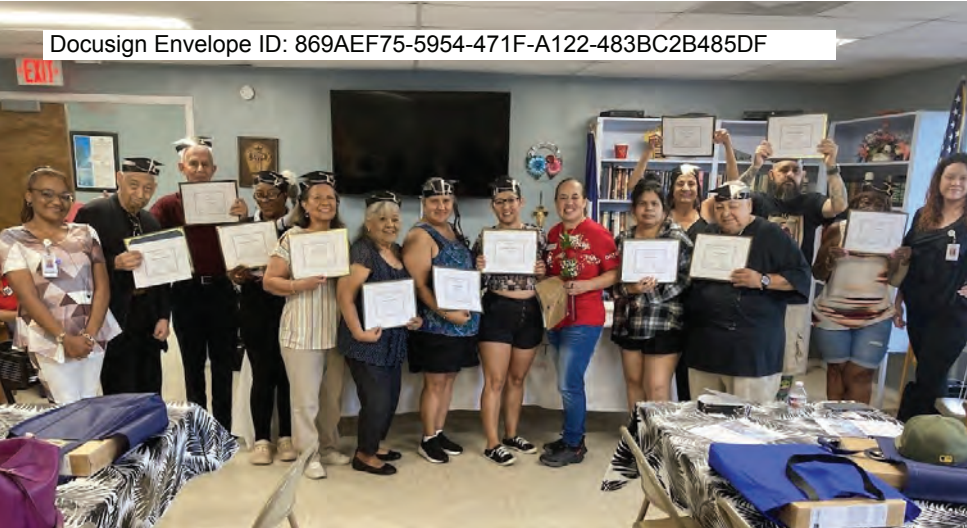
- Project HOPE serves **529** residents and **72** community members across **15** sites.
- CSFP serves **399** residents and **62** community members across **15** sites.
- HEAL served **115** residents at Parkview, Villa Tranchese, Fair, and Kenwood North for a total of **810** meals served in February 2025.

Botanical Gardens

- Shuttle Access for **9** Trips, **78** residents

Continue to seek partners, group events to support independent living and the ability to age in place.

- Chrome Essentials via Senior Planet
- Project Cool via Catholic Charities
- Benefits Assistance and Nutrition Workshops via SAFB
- Bingocize via AACOG
- Growing and Nourishing Series via Texas A&M Agrilife Extension



ConnectHomeSA

- **10** senior classes
- **9** adult classes
- **2** youth/teen classes
- **77** devices distributed to seniors
- **125** devices distributed to adults
- **18 devices** distributed to youth/teens (14 – 17 years)
- **17 labs** updated
- **Grants:** Nancy Smith Hurd Foundation, AARP Community Block Challenge



Resident Leadership

- 5 New Council Elections
- 6 Partial Elections
- 6 Councils currently in Nominations
- 4 Active Resident Councils
- 5 Partial Resident Councils
- 2 Resident Council Trainings
- 24 Individual Resident Council Leadership Training



Youth Services

- **DoSeum** — One session, **425** in attendance
- **4,622** of books distributed at over **20** communities, and annual events
- Received approx. **3,000 of 19,000** new books
- **Leaven Kids** — Riverside (**20**) , Westway (**21**)
- **HIS Bridgebuilders** — **35 enrolled**; First - Sixth grade
- **Teen Tech** — **2 events, 16 enrollment**, 13-18 ages
- Scholarships Fall 2024/Spring 2025 (**36**); REACH (**69**)
 - **2** scholarship recipients, residents from Alazan, and Mirasol earned their Bachelor Degree
 - **1** scholarship recipient, resident of Lincoln Heights, earned her BSW from OLLU and is set to graduate with MSW from OLLU in Spring 2025
- **13** HAI Scholarships submitted; **5** SWNAHRO Scholarships submitted
- **18** posters submitted for NAHRO competition

Partner Name	Services Provided
Big Mama’s Safe House	Basic needs, mentoring, and referrals.
Center for Healthcare Services	Intensive case management to eligible low-income individuals/families with disabilities in accordance with the specific parameters and limitations.
Community Tech Network	Digital skills training for up to 10 Opportunity Home staff (Resident Ambassadors and ConnectHome staff), 25 digital devices with 6 months of internet service. Access to curriculum from CTN's multilingual library and ongoing support, while committing to serve at least 100 people using the training.
DoSeum	Strengthens relationships among kids, their teachers, and their caregivers by providing joyful learning and discovery for all three groups. Family nights at the Doseum.



Partner Name	Services Provided
Leaven Kids	Tutoring, mentoring, STEM activities, and outdoor play to Opportunity Home residents and their families. Located at Riverside and Westway Apartments.
The American Indians in Texas at the Spanish Colonial Missions (AIT-SCM)	Also known locally as The Fatherhood Campaign, this partnership offers community support, mentorship, and life skills training; by facilitating resident workshops, parenting classes, domestic violence prevention programs, men's healing circles, and doula services.
Empower House	Parenting courses, digital navigator assistance, development courses, domestic violence awareness programs, and mental health counseling services.
HIS BridgeBuilders	Delivers out-of-school and community engagement holistic programs designed specifically for the youth and families of Opportunity Home. These services are currently offered at the Cassiano Community Room.

Partner Name	Services Provided
Older Adults Technology Services (OATS) From AARP	Delivered digital literacy by OATS, helping residents aged 50 and older improve social connections, health and wellness, civic participation, economic security, creativity, and lifelong learning.
River City Federal Credit Union	Practical financial education to all community residents, regardless of citizenship status, while also teaching essential steps for financial success, including establishing savings plans, building credit, accessing responsible lending options, and avoiding predatory lenders.
MindShiftED	Provides parent advocacy education through structured support groups and comprehensive Academy of Powerful Parents sessions, empowering families with essential skills and resources.

Partner Name	Services Provided
AVANCE-San Antonio, Inc.	Provide comprehensive wraparound services, including Parenting, Early Childhood Education/Care, Caminos al Futuro, and Co-case management, to 15 Jobs-Plus Lincoln residents.
Family Service Association of San Antonio, Inc.	Connects residents to job training and financial resources through an efficient referral system and give youth access to STEM and technology education through the Best Buy Teen Tech Center.
San Antonio Botanical Garden	Provide shuttle transportation to the Garden with free admission, allowing for guided tours, celebration days, self-exploration, and various enrichment activities including planting, art, cooking programs, and special exhibits.
Harpers Chapel	Empowering Lincoln residents through comprehensive after-school programs, essential needs assistance (clothing/food pantry), workforce development, teen life skills training, and additional community support services.



Partner Name	Services Provided
Alamo Colleges Economic and Workforce Development	Career Exploratory and Skills Enhancement classes, certification training in high-demand occupations.
South Texas Leadership Center	On-site high school diploma tutoring and tuition discount.
Providence Place	Provides baby items (diapers, wipes, etc.) parenting classes, employment readiness, and leadership.
Workforce Solutions Alamo	Introductory work in Texas training, onsite resource assistance, annual job fair at jobs plus site.
Family Service Association	Financial Counseling and workforce development services.
Avance	Comprehensive wraparound services: Parenting, Early Childhood Education/Care, and Caminos al Futuro and Co-case management.

Partner Name	Services Provided
Restore Education	Adult Education services including GED preparation and workforce training classes for ROSS activities.
Labor On Demand	Resume training and review and Interview Skills Training
Goodwill	Job Readiness and Placement Services and/or in-kind support for Jobs Plus activities.
San Antonio Food Bank	Food Distribution, Client Service Benefits, Nutrition Education Classes
Project Quest	Direct Programming and wraparound services



Upcoming Events

Mothers Day Celebration
Friday, May 9, 2025

Resident Advisory Board Launch
Fall 2025

Fathers Day Fiesta
Saturday, June 14, 2025

Scholarships and REACH Awards
August 1, 2025 (tentative)

Resident Council Training
June 5, 2025



Opportunities

- Pursue Grants
- Formalize partnerships — MOUs
- Utilize assessments to identify individual and community needs
- Build on best practices
- Engage with residents

Questions?



OPPORTUNITY HOME SAN ANTONIO

April 16, 2025

MEMORANDUM

To: Board of Commissioners

From: Michael Reyes, President and CEO

Presented by: George Ayala, Director of Procurement

RE: Procurement Activity Report

DS
MR

SUMMARY:**CURRENT SOLICITATIONS:**

There is one Invitation for Bids (IFB) and three Requests for Proposals (RFP) currently advertised. The IFB is for boiler and chiller maintenance and repair services, and the RFPs are for various security services, fire watch services, and recruitment services.

CLOSED/PENDING SOLICITATIONS:

Seven solicitations have closed and are currently being evaluated. The solicitations are for foundation repair and stabilization for William Sinkin, strategic planning, Cottage Creek Apartments asphalt and concrete improvements, debt collection services, lead hazard removal at Cassiano Homes Apartments, security cameras at Village East Apartments, and environmental review consultant.

SOLICITATIONS IN DEVELOPMENT:

Procurement is currently working on several advertisement solicitations. These include: office cleaning services, conflict resolution and de-escalation skills training, grant writer, exterior safety and solar LED lighting for Urban Farm, HCV lobby renovations, development initiative consulting services, commercial property management, large repositioning, executive recruitment services, ombudsman/dispute resolution services, irrigation services, and inspection, evaluation, repair, and/or stabilization of foundations.

PROPOSED ACTION:

None at this time.

STRATEGIC OUTCOMES:

Supports all strategic outcomes

Procurement Activity Report as of April 4, 2025				
Solicitations Currently being Advertised				
Opportunity Home Department	Type	Solicitation Name	Bidders Conference	Closes
Public Housing	IFB	Boiler and Chiller Maintenance and Repair Services	N/A	04/15/2025
Organization-Wide	RFP	Various Security Services	N/A	04/22/2025
Organization-Wide	RFP	Firewatch Services	N/A	04/22/2025
Human Resources	RFP	Recruitment Services	N/A	04/23/2025
Board Items			Date Closed	
Organization-Wide	IFB	Bulk Pick-Up Services Organization Wide	8/7/2024	April 16, 2025 Special Board Meeting and May 7, 2025 Regular Board Meeting
Administrative Properties and Public Housing	RFP	Pest Control Services for Public Housing and Administrative Properties	12/09/2024	
Innovative Technology	RFP	Access Control and Security Cameras	01/31/2025	
Organization-Wide	RFP	Purchase, Installation, Maintenance, and Repair of Residential HVAC Systems	03/11/2025	
Solicitations Under Evaluation				
Public Housing	IFB	Foundation Repair and Stabilization for William Sinkin	10/04/2024	Procurement Negotiations, Due Diligence, and Evaluation
Strategy, Data and Innovation	RFP	Strategic Planning	02/05/2025	
Affordable Housing Communities	IFB	Cottage Creek Apartments Asphalt and Concrete Improvements	02/12/2025	
Organization-Wide	RFP	Debt Collection Services	02/19/2025	
Public Housing	IFB	Lead Hazard Removal at Cassiano Homes Apartments	03/11/2025	
Public Housing	QQ	Security Cameras at Village East Apartments	03/17/2025	
Organization-Wide	RFQ	Environmental Review Consultant	03/17/2025	
Future Solicitations		Solicitation Name	Anticipated Month of Release	
Affordable Housing Communities (AHC)		Office Cleaning Services	Department Hold	
Community Development Initiatives		Conflict Resolution and De Escalation Skills Training	April 2025	
		Grant Writer	April 2025	
Construction Services and Sustainability		Exterior Safety and Solar LED Lighting for Urban Farm	April 2025	
		HCV Lobby Renovations	April 2025	
Development Services and Neighborhood Revitalization		Development Initiative Consulting Services	Department Hold	
Executive		Commercial Property Management	April 2025	
		Large Repositioning	April 2025	
Human Resources		Executive Recruitment Services	April 2025	
		Ombudsman/Dispute Resolution Services	April 2025	
Organization-Wide		Irrigation Services	April 2025	
		Inspection, Evaluation, Repair, and/or Stabilization of Foundations	Department Hold	

Opportunity Home Department	Solicitation Name	Vendor	Amount	Date
Awards Under President and CEO Expanded Authority				
Organization-Wide	Ongoing Security Services	Texas Lawman Security & Traffic Control Services	\$250,000	3/17/2025
Executive	Consulting Management Services	Du & Associates	\$250,000	3/31/2025
Executive	RAD and other Redevelopment Consulting Services	TAG Revitalization Services	\$250,000	3/31/2025
Organization-Wide	Fire Watch Services	Austin Fire Watch Service, LLC; Fast Guard Service World Wide; and Penn Apartment Staffing, LLC	\$250,000	4/1/2025
Awards Under Contracting Officer Authority				
Public Housing	Wall and Ceiling Repairs for Unit 501 at Highview Apartments	BP Construction Company	\$8,403	3/11/2025
Human Resources	Urgent Care, Physicals, Alcohol-Drug Testing	Concentra Medical Centers	\$50,000	3/14/2025
IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules))				
There were no awards under this category during the reporting period.				

Income Mix																			
Project Name	District	Location	Developer	Deal Type	Financing	Board Approval Date	Targeted Date	Total Dev Cost	Estimated Developer Fees	Cost Per Unit	# Units	Income Based (LNT)	PBRA	PH	PBV	20%	30%	40%	50%
Future Development																			
Lincoln Courts	D1	1315 N Elmendorf St, San Antonio, TX 78207	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0
West Way	D1	5627 Culebra, San Antonio, TX 78228	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0
Total								\$0	\$0	\$0	0	0	0	0	0	0	0	0	0
Board Consideration																			
Creekside at Lookout	D10	15407 Lookout Rd, San Antonio, TX 78233	Athena Domain Inc	PFC	PFC	12-4-24	TBD	\$49,235,308	TBD	\$215,944	232	0	0	0	0	0	0	0	0
Total								\$49,235,308	\$0	\$215,944	232	0	0	0	0	0	0	0	0
Board Approved Bond Inducement and or Developer - Potential Partnership																			
Augustine @ Palo Alto Phase 1	D4	Near SE corner of SH 16 and Loop 410	Louis Poppoon Development Consulting, LTD	Tax Credit	4% Tax Credit & Bonds	12/6/2023	05/2025	\$81,179,517	\$2,380,305	\$233,274	348	0	0	0	0	0	52	0	0
Augustine @ Palo Alto Phase 2	D4	Near SE corner of SH 16 and Loop 410	Louis Poppoon Development Consulting, LTD	Tax Credit	4% Tax Credit & Bonds	12/6/2023	08/2026	\$84,260,546	\$2,546,753	\$226,507	372	0	0	0	0	0	56	0	0
Bristol at the Preserve (phase 1)	D4	Southwest Corner of SH 16 and Watson Road	Louis Poppoon Development Consulting, LTD	Tax Credit	4% Tax Credit & Bonds	9/24/2024	9/24/2024	\$88,600,000	\$9,100,000	\$254,598	348	0	0	0	0	0	52	0	0
Bristol at the Preserve (phase 2)	D4	Southwest Corner of SH 16 and Watson Road	Louis Poppoon Development Consulting, LTD	Tax Credit	4% Tax Credit & Bonds	9/24/2024	TBD	\$97,600,000	\$9,500,000	\$254,167	384	0	0	0	0	0	57	0	0
Canyon Golf Apartments	D9	NWC Canyon Golf & Stone Oak Pkwy 78205	Fulcrum Development	PFC	HUD 221(d)(4)	TBD	TBD	\$64,429,742	\$0	\$244,052	264	0	0	0	0	0	0	26	0
Central at Commerce	D2	1231 E Commerce St, San Antonio, TX 78205	Union Development LLC	Tax Credit	4% Tax Credit & Bonds	TBD	TBD	\$72,344,259	TBD	\$152,753	244	0	0	0	0	0	25	0	25
Emberstone Apartments	D4	N of 14970 Watson Rd	Kittie Properties	Tax Credit	4% Tax Credit & Bonds	9/4/2024	5/2025	\$58,007,611	TBD	\$234,849	247	0	0	0	0	0	25	0	0
La Ventana	D6	2802 Cinema Ridge, San Antonio, TX 78238	Marcus Build	PFC	PFC	8/20/2024	9/24/2024	\$57,988,449	\$1,000,570	\$213,193	272	0	0	0	0	0	0	0	0
Lakeside Lofts	D2	5606 US Highway 87 E, San Antonio, TX 78222	The NRP Group	Tax Credit	4% Tax Credit & Bonds	4/2/2025	TBD	\$90,844,733	TBD	\$270,371	336	0	0	0	0	0	34	0	0
Overlook	D9	Overlook Parkway and U.S. Highway 281, San Antonio, Texas	Fulcrum Development & LYND	PFC	HUD 221(d)(4)	TBD	TBD	\$79,125,364	\$0	\$219,793	360	0	0	0	0	0	0	0	0
Riverbreeze	D4	410 SW Loop and Palo Alto Road	Kittie Properties	Tax Credit	4% Tax Credit & Bonds	6/12/2024	12/2024	\$71,613,997	\$2,318,525	\$271,265	264	0	0	0	0	0	27	0	0
Pearsall Place	D4	SW Loop 410 and Old Persall Rd 78255	LDG Development	Tax Credit	4% Tax Credit & Bonds	10/9/2024	TBD	\$75,223,466	TBD	\$298,506	252	0	0	0	0	0	0	0	0
Summit at Crownridge	D8	19302 Babcock Rd San Antonio, Tx 78255	Journeyman Group	PFC	HUD 221(d)(4)	TBD	TBD	\$62,945,003	\$0	\$210,518	299	0	0	0	0	0	0	0	0
The Legacy at Lackland	D4	South of SW Loop 410 & Medina Base Rd., San Antonio, TX 78227	Atlantic Pacific Companies	Tax Credit	9% Tax Credits	TBD	TBD	\$21,376,159	\$2,374,769	\$55,768	78	0	0	0	0	2	6	0	21
Victoria Commons - North/South Pond	D1	North of 643 Mount Zion, San Antonio, TX 78210	Catellus Development Corporation	PFC	Essential Functions Bond	10/4/2023	07/2025	\$96,305,043	\$5,275,579	\$242,582	397	0	0	0	0	0	10	10	10
Total								\$1,101,843,889	\$34,496,501	\$3,382,196	4465	0	0	0	0	2	344	10	56
Estimated Completion Date																			
Under Construction																			
Victoria Commons - Townhomes	D1	Northeast of 643 Mount Zion, San Antonio, TX 78210	Catellus Development Corporation	Private Market	TBD	9/5/2019	07/2025	TBD	TBD	\$0	TBD	0	0	0	0	0	0	0	0
Josephine	D1	210 W Josephine St, San Antonio, TX 78212	LYND	PFC	Conventional Loan	8/13/2020	08/2024	\$75,058,518	\$250,000	\$288,687	260	0	0	0	0	0	0	0	0
Snowden Road	D7	7223 Snowden Road, San Antonio, TX 78240	Opportunity Home San Antonio	Self Developed (Tax ...	9% Tax Credits	9/7/2022	3/2025	\$36,757,843	\$2,196,751	\$272,280	135	0	0	0	0	0	14	0	54
Palo Alto	D4	9930 Poteet Jourdan Freeway, San Antonio, TX 78224	Pathway MF, LLC	Tax Credit	4% Tax Credit/Bonds/HUD 221(d)(4)	4/6/2022	4/2024	\$71,503,356	\$2,194,806	\$212,808	336	0	0	0	0	0	16	16	32
Potranco	D4	202 W Loop 1604 S, San Antonio, TX 78245	LYND	PFC	Conventional Loan	12/3/2020	12/2024	\$67,914,812	\$250,000	\$188,652	360	0	0	0	0	0	0	0	0
Vista at Silver Oaks	D9	11333 Brazil Dr., San Antonio, TX 78213	Atlantic Pacific Companies	Tax Credit	9% Tax Credits	4/3/2023	2/2025	\$28,147,350	\$2,361,340	\$370,360	76	0	0	0	0	0	8	0	22
Vista at Reed	D6	8401 Reed Road, San Antonio, TX 78251	Atlantic Pacific Companies	Tax Credit	9% Tax Credits	12/6/2023	06/2025	\$22,000,248	\$721,544	\$392,862	56	0	0	0	0	2	4	0	13
Westside Reinvestment Initiative (WRI)	D5	The Villa De Fortuna Subdivision The Palmlake Subdivision The Sunflower Subdivision	Opportunity Home San Antonio	Self Developed	Hope VI/Sale Proceeds/CoSA Bonds	3/1/2023	02/2026	\$4,775,795	\$0	\$191,032	25	0	0	0	0	0	0	0	0
Total								\$306,157,922	\$7,974,441	\$1,916,680	1248	0	0	0	0	2	42	16	121

											Income Mix																	
Project Name	District	Location	Developer	Deal Type	Financing	Board Approval Date	Targeted Dated	Total Dev Cost	Estimated Developer Fees	Cost Per Unit	# Units	Income Based (LNT)	PBRA	PH	PBV	20%	30%	40%	50%	60%	70%	80%	Market					
							Estimated Stabilization Date																					
Stabilization/Lease-Up																												
Bristol at Somerset	D4	12955 Fischer Rd., San Antonio, TX 78703	Louis Poppoon Development Consulting, LTD	Tax Credit	4% Tax Credit & Bonds	5/6/2021	06/2025	\$63,331,807	\$7,500,000	\$181,988	348	0	0	0	0	0	0	0	0	348	0	0	0					
Seven07 Lofts (Copernicus)	D2	707 SE Loop 410 Acc Rd, San Antonio, TX 78220	The NRP Group	Tax Credit	4% Tax Credit & Bonds	4/1/2021	07/2024	\$55,389,378	\$6,009,000	\$174,180	318	0	0	0	0	0	0	17	17	267	17	0	0					
Frontera Crossing (Watson)	D4	13139 Watson Rd, Von Ormy, TX 78073	The NRP Group	Tax Credit	4% Tax Credit & Bonds	4/1/2021	08/2024	\$60,567,278	\$6,803,000	\$174,044	348	0	0	0	0	0	0	18	18	294	18	0	0					
100 Labor	D1	110 Labor St, San Antonio, TX 78210	Franklin Development	Beacon Communities	HUD 221(d)(4)	6/4/2020	03/2025	\$53,973,515	\$3,318,932	\$253,397	213	0	44	0	0	0	0	0	0	0	0	169						
The Baltazar (Fiesta Trails)	D8	12055 W Interstate 10, San Antonio, Tx 78230	The NRP Group	Tax Credit	9% Tax Credits	3/1/2023	7/2025	\$21,112,430	\$425,000	\$351,874	60	0	0	0	0	0	18	0	12	30	0	0	0					
Total								\$254,374,408	\$24,055,932	\$1,135,483	1287	0	44	0	0	0	18	35	47	939	35	0	169					
Grand Total								\$1,711,611,527	\$66,526,875	\$6,650,303	7232	0	44	0	0	4	404	61	224	3325	778	1005	1387					
Bond Issuance Only								Bond Fee																				
Ingram Square	D7	5901 Flynn Drive, San Antonio, TX 78228	Related Companies	Tax Credit	4% Tax Credit & Bonds	8/2/2023	N/A	\$170,000	N/A	\$1,417	120	0	0	0	0	0	0	60	60	0	0	0	0					
Sacred Heart Villas	D5	120 S. Trinity Street, San Antonio, Texas 78207	The Cesar Chavez Foundation	Tax Credit	4% Tax Credit & Bonds	10/9/2024	TBD	\$18,474,654	TBD	TBD	48	0	0	0	0	0	0	0	0	48	0	0	0					
Total								\$18,644,654	\$0	\$1,417	168	0	0	0	0	0	0	60	60	48	0	0	0					
Converted								Estimated Stabilization Date																				
Horizon Pointe	D2	2411 Woodlake Pkwy, Converse, TX 78109	Integrated Realty Group, Inc.	Tax Credit	4% Tax Credit/Bonds/HUD 221(d)(4)	10/7/2021	12/2024	\$47,805,876	\$2,684,692	\$153,224	312	0	0	0	0	0	20	35	106	0	151	0	0					
Augusta Flats	D1	714 McCullough Ave, San Antonio, TX 78215	LYND	PFC	PFC	9/17/2024	TBD	\$51,044,450	\$250,000	\$196,325	260	0	0	0	0	0	0	0	0	23	0	107	130					