



OPERATIONS AND REAL ESTATE
COMMITTEE MEETING
MAY 17, 2023

**VIRTUAL****Number:** (346) 248-7799**Meeting ID:** 93839434337#**Passcode:** 654170#**IN PERSON**

818 S. Flores St.

San Antonio, TX 78204

BOARD OF COMMISSIONERSDr. Ana "Cha" Guzmán
ChairGabriel Lopez
Vice ChairGilbert Casillas
CommissionerDalia Contreras
CommissionerLoren D. Dantzer
CommissionerOlga Kauffman
CommissionerIgnacio Perez
Commissioner**PRESIDENT & CEO**

Ed Hinojosa, Jr.

OPERATIONS AND REAL ESTATE COMMITTEE MEETING OR SPECIAL BOARD MEETING

2:00 p.m. | Wednesday | May 17, 2023

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

MEETING CALLED TO ORDER

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

PUBLIC COMMENT

2. **Public Comment** - Citizens are provided up to three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 1:45 p.m. A Spanish/English translator will be available to citizens needing translation.

Now is the time for public comments. 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 public comment portion of the agenda.

INDIVIDUAL ITEMS

3. Consideration and appropriate action regarding Resolution 6302, authorizing the award of a contract for Intrusion Protection and Security Cameras for multi-level properties to VIA Technology, LLC (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$1,286,078 for year one and \$302,767 for each of the years two and three; for a period of one year with the option to renew up to two additional one-year terms (George Ayala, Director of Procurement; Jo Ana Alvarado, Director of Innovative Technology; Domingo Ibarra, Director of Security)
4. Consideration and appropriate action regarding Resolution 6351, authorizing the revision of Resident-Paid Utility Allowances in accordance with HUD regulations to capture utility cost savings generated from energy and water conservation measures installed through Opportunity Home's Energy Performance Contract (Joel Tabar, Director of Resident Services)

5. Consideration and appropriate action regarding Resolution 6357, authorizing the award of contracts for resurfacing services organization wide to EA Contractor, LLC (HABE) and Rodeo Contracting, LLC (HABE, HUB) for an annual cumulative amount not to exceed \$500,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Melissa Garza, Director of Beacon Communities; Joel Tabar, Director of Resident Services)
6. Consideration and appropriate action regarding Resolution 6353, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for Opportunity Home San Antonio and its affiliated entities, for the Fiscal Year (FY) 2023-2024, for an estimated amount of \$5,076,468 (Diana Kollodziej Fiedler, Chief Financial Officer)
7. Consideration and appropriate action regarding Resolutions 6354, 23FAC-05-17, and 23DEV-05-17, approving the issuance of the Midcrown Senior Pavilion Apartments Promissory Note to Frost Bank in an amount not to exceed \$6,000,000, to be secured by a mortgage lien on the Midcrown Senior Pavilion Apartments and guaranteed by the San Antonio Housing Facility Corporation, the proceeds of which will be used to refinance an existing loan with Dwight Capital LLC; authorizing the San Antonio Housing Development Corporation to enter into the Midcrown Senior Pavilion LP (the "Partnership") as special limited partner and investor limited partner; authorizing the execution of an asset management sub management agreement for the general partner to assume the duties and responsibilities of the class B limited partner of the Partnership; authorizing the payment of costs in connection therewith in an amount not to exceed \$1,000,000; authorizing the President and CEO or designee to execute all documentation necessary to carry out the transaction; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)
8. Consideration and appropriate action regarding Resolutions 6359 and 23LVPFC-05-17, authorizing (i) the Las Varas Public Facility Corporation Tax-Exempt Multifamily Housing Revenue Bonds (Tigoni Villas Apartments) Series 2023 (the "Bonds"); (ii) the Las Varas Public Facility Corporation (the "Issuer" or "LVPFC") to approve Resolution 23LVPFC-05-17 authorizing the Bonds; and (iii) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)
9. Consideration and appropriate action regarding Resolutions 6360, 23FAC-05-18, and 23LVPFC-05-18, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Costa Almadena Apartments) Series 2023 (the "Bonds"); (ii) the Las Varas Public Facility Corporation (the "Issuer" or "LVPFC") to approve Resolution 23LVPFC-05-18 authorizing the Bonds; and (iii) San Antonio Housing Facility Corporation to approve 23SAHFC-05-18; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

DISCUSSION ITEMS

10. Discussion regarding Opportunity Home Recruitment and Staffing Update (Aiyana Longoria, Director of Human Resources)
11. Update and discussion regarding Compensation Study (Muriel Rhoder, Chief Administrative Officer)
12. Update and discussion regarding REAC scores (Joel Tabar, Director of Resident Services)
13. Discussion regarding Voucher Utilization at Opportunity Home properties (Richard Milk, Planning Officer; Sara Eaves, Assistant Director of Data Governance)
14. Discussion regarding resident concerns

CLOSED SESSION

15. Closed Session

Real Estate/Consultation with Attorney

Deliberate the management, purchase, exchange, lease or value of certain real properties and obtain legal advice regarding related legal issues pursuant to Texas Government Code Sec. 551.072 (real property) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Discussion with attorney regarding real estate and the development of affordable housing

Security Measures/Devices Update/Consultation with Attorney

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

- Discussion and consultation with attorney regarding the deployment and implementation of security personnel or devices, or to deliberate a security audit

Consultation with Attorney

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

- Consultation with attorney regarding legal claims raised by resident

REPORTS

- Procurement Activity Report
- Quarterly Demographic Procurement Report

RESOURCE

- Schedule of Units Under Development

16. Adjournment


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

"Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."


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

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

RESOLUTION 6302, AUTHORIZING THE AWARD OF A CONTRACT FOR INTRUSION PROTECTION AND SECURITY CAMERAS FOR MULTI-LEVEL PROPERTIES TO VIA TECHNOLOGY, LLC (DBE, ESBE, HABE, MBE, SBE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,286,078 FOR YEAR ONE AND \$302,767 FOR EACH OF THE YEARS TWO AND THREE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO TWO ADDITIONAL ONE-YEAR TERMS

DocuSigned by:



Ed Hinojosa, Jr.
President and CEO

DocuSigned by:


Jo Ana Alvarado
Director of Innovative Technology

DocuSigned by:


George Ayala
Director of Procurement

DocuSigned by:


Domingo Ibarra
Director of Security

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6302, authorizing the award of a contract for Intrusion Protection and Security Cameras for multi-level properties to VIA Technology, LLC (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$1,286,078 for year one and \$302,767 for each of the years two and three; for a period of one year with the option to renew up to two additional one-year terms.

SUMMARY:

Opportunity Home requires the services of a vendor to provide intrusion protection and security camera installation at 18 multi-level properties within Public Housing’s portfolio. This award will include: motion-activated security lights that will be installed outside of the buildings; 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; alarm system with motion-activated sensors on windows and doors; panic (silent alarm) system that will either be at a workstation or on a lanyard; cloud based cameras, 30 or better days of stored video footage that will be located at the 1st floor entry outside doors, outside of each elevator door, community room, and main office doors; and reports that will be accessible to readily identify incidents that occur daily to include motion detection, alarms, after-hours activity, and entry/exit of main entries.

On September 28, 2022, Opportunity Home issued a “Request For Proposals” (RFP) #2209-5333 for Intrusion Protection and Security Cameras for Multi-Level Properties, which closed on November 3, 2022. The RFP was published on the Opportunity Home’s E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 269 vendors. Four proposals were received in response to this solicitation: Lakeway Security, LLC (HABE, Section 3 Business); Okos, Inc; TSI Global, LLC (DIBE, ESBE, HABE, MBE, SBE, VBE); and VIA Technology, LLC (DBE, ESBE, HABE, MBE, SBE, Section 3 Business). All proposals were evaluated

OPPORTUNITY HOME SAN ANTONIO**May 17, 2023**

on the following criteria: experience, project management/implementation/technical solution, price, and Strength of the Section 3 and SWMBE plans. Best and Final Offers were requested twice from the two highest rated proposers that were due to Procurement on February 24, 2023 and April 14, 2023. Based on the above, staff are recommending a contract award to VIA Technology. They are the highest rated responsive and responsible proposer.

COMPANY PROFILE:

VIA Technology, LLC was established in 1995 and is headquartered in San Antonio with a field office in El Paso, Texas. This vendor has been certified as a DBE, ESBE, HBE, MBE, SBE by the South Central Texas Regional Certification Agency, a HUB by the State of Texas, and a Section 3 Business by Opportunity Home. They offer IT solutions to include, but are not limited to, security services, email/spam protection, cloud computing, network security, VoIP Services, and cabling services to clients in industries to include construction, federal, state, and local governments, educational institutions, and commercial clients. They specialize in services to include, but are not limited to: access control solutions, broadband services, cabling solutions, cloud computing, database development, disaster recovery, continuity planning, email solutions, hosted email, intrusion detection, IP Video Surveillance Solutions, IT assessment, planning services, messaging and collaboration solutions, network security services, WiFi implementation, design services, share point solutions, remote storage services, and video conferencing solutions. VIA Technology has received contract awards from cooperative programs to include the Department of Information Resources (DIR) and The Interlocal Purchasing System (TIPS). Their client list includes, but is not limited to, Bexar County, City of San Antonio, and various State of Texas Agencies, Universities, Colleges, School Districts, US Army, and US Air Force.

PRIOR AWARDS:

This vendor has received prior awards from Opportunity Home for the Turnkey portion of the WiFi Expansion Project and the first phase of Opportunity Home's WiFi expansion project that included the following communities: Alazan Apache Courts, Cassiano, and Lincoln Heights. They performed satisfactorily under these awarded contracts.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Jo Ana Alvarado, Director of Innovative Technology, and Domingo Ibarra, Director of Security, who will monitor the vendor's adherence to contract requirements and performance.

STRATEGIC OUTCOMES:

Opportunity Home residents feel safe.

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

Opportunity Home residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6302

Scoring Matrices

Procurement Process

**Opportunity Home San Antonio
Resolution 6302**

RESOLUTION 6302, AUTHORIZING THE AWARD OF A CONTRACT FOR INTRUSION PROTECTION AND SECURITY CAMERAS FOR MULTI-LEVEL PROPERTIES TO VIA TECHNOLOGY, LLC (DBE, ESBE, HABE, MBE, SBE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,286,078 FOR YEAR ONE AND \$302,767 FOR EACH OF THE YEARS TWO AND THREE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO TWO ADDITIONAL ONE-YEAR TERMS

WHEREAS, on September 28, 2022, Opportunity Home issued a “Request For Proposals” (RFP) #2209-5333 for Intrusion Protection and Security Cameras for Multi-Level Properties, which closed on November 3, 2022; and

WHEREAS, four responses were received in response to this solicitation. Best and Final Offers were requested twice from the two highest rated proposers that were due to Procurement on February 24, 2023 and April 14, 2023; and

WHEREAS, staff are recommending a contract award to VIA Technology. They are the highest rated responsive and responsible proposer.

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

- 1) Approves Resolution 6302, authorizing the award of a contract for Intrusion Protection and Security Cameras for multi-level properties to VIA Technology, LLC (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$1,286,078 for year one and \$302,767 for each of the years two and three; for a period of one year with the option to renew up to two additional one-year terms.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved on this 7th day of June 2023.

Ana M. “Cha” Guzman
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO



Scoring Summary_Active Submissions_ Original

	Total	Qualifications and Experience	Project Management/ Implementation/Quality Control:	Price Proposal	SWMBE utilization	Section 3 Utilization Plan	Section 3 Preference
Supplier	/ 100.1 pts	/ 30 pts	/ 35 pts	/ 25 pts	/ 5 pts	/ 5 pts	/ 0.1 pts
VIA Technology, LLC	77.47 pts	30 pts	31.5 pts	8.365 pts	3.5 pts	4 pts	0.1 pts
Lakeway Security LLC	71.56 pts	27 pts	29.75 pts	6.705 pts	3.5 pts	4.5 pts	0.1 pts
Okos Inc.	58 pts	15 pts	14 pts	25 pts	1.75 pts	2.25 pts	0 pts
TSI-Global LLC	54.54 pts	16.5 pts	22.75 pts	8.436 pts	3 pts	3.75 pts	0.1 pts



Scoring Summary_ Active Submissions_ BAFO 1

	Total	Qualifications and Experience	Project Management/ Implementation/Quality Control:	Price Proposal	SWMBE utilization	Section 3 Utilization Plan	Section 3 Preference
Supplier	/ 100.1 pts	/ 30 pts	/ 35 pts	/ 25 pts	/ 5 pts	/ 5 pts	/ 0.1 pts
VIA Technology, LLC	77.47 pts	30 pts	31.5 pts	8.365 pts	3.5 pts	4 pts	0.1 pts
Lakeway Security LLC	71.4 pts	27 pts	29.75 pts	6.555 pts	3.5 pts	4.5 pts	0.1 pts



Scoring Summary _ Active Submissions_ BAFO 2

	Total	Qualifications and Experience	Project Management/ Implementation/Quality Control:	Price Proposal	SWMBE utilization	Section 3 Utilization Plan	Section 3 Preference
Supplier	/ 100.1 pts	/ 30 pts	/ 35 pts	/ 25 pts	/ 5 pts	/ 5 pts	/ 0.1 pts
VIA Technology, LLC	77.71 pts	30 pts	31.5 pts	8.609 pts	3.5 pts	4 pts	0.1 pts
Lakeway Security LLC	71.38 pts	27 pts	29.75 pts	6.529 pts	3.5 pts	4.5 pts	0.1 pts

Intrusion Protection and Security Cameras for Multi-Level Properties

Procurement Process

Procurement Process

Solicitation Process

On September 28, 2022, Opportunity Home issued a “Request For Proposals” (RFP) #2209-5333 for **Intrusion Protection and Security Cameras for Multi-Level Properties**, which closed on November 3, 2022.

The RFP was published on multiple websites

Directly solicited to 10 vendors

Four bids were received

Evaluation criteria included:

- Experience
- Project Management/ Implementation/Technical Solution
- Price
- Strength of the Section 3 and SWMBE Plans

Staff is recommending contract award to **VIA Technology**. They are the highest rated responsive and responsible proposer.

Procurement Process


Financial Impact


The current award recommendation for Intrusion Protection and Security Cameras for multi-level properties to VIA Technology, LLC (DBE, ESBE, HABE, MBE, SBE, Section 3 Business) is for an annual cumulative amount not to exceed **\$1,286,078 for year one** and **\$302,767 for each of the years two and three.**

Award includes pricing for installation, annual monitoring and maintenance costs for the initial year and annual monitoring and maintenance costs for each of the years two and three

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

RESOLUTION 6351, AUTHORIZING THE REVISION OF RESIDENT-PAID UTILITY ALLOWANCES IN ACCORDANCE WITH HUD REGULATIONS TO CAPTURE UTILITY COST SAVINGS GENERATED FROM ENERGY AND WATER CONSERVATION MEASURES INSTALLED THROUGH OPPORTUNITY HOME'S ENERGY PERFORMANCE CONTRACT

DocuSigned by:

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

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Joel Tabar
Director of Resident Services

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6351, authorizing the revision of Resident-Paid Utility Allowances in accordance with HUD regulations to capture utility cost savings generated from energy and water conservation measures installed through Opportunity Home's Energy Performance Contract.

SUMMARY:

Opportunity Home San Antonio elected to undertake a HUD-Approved Phase II Energy Performance Contract (EPC) program, where energy and water conservation measures are financed through future energy and water cost savings. To capture the achieved utility savings, where residents pay their own utility bills, HUD requires public housing authorities to revise resident paid utility allowances to reflect the new utility consumption levels, as a result of utility savings generated from energy and water conservation measures. In addition, Opportunity Home will update other Public Housing authority utility allowances to adjust for changing utility prices.

This resolution will modify the resident paid utility allowances in accordance with Attachment A – Resident Paid Utility Allowance Revisions. Opportunity Home remains committed to being a sustainable agency, and actively elected to pursue a self-managed EPC Phase II, where energy and water conservation measures are financed with future utility cost reductions. Opportunity Home, in accordance with HUD and EPC guidelines, will revise resident paid utility allowances to reflect the new utility rates and consumption levels within dwelling units, as a result of the energy and water conservation measures installed through EPC Phase II.

Savings generated from the energy and water conservation measures will be captured by Opportunity Home to pay the debt service for the EPC project. After the completion of the utility allowance revisions, some residents may have a reduced utility allowance. However, due to the energy and water conservation measures installed, residents will consume less utilities; therefore, there will be no significant financial impact to most residents.

STRATEGIC OUTCOMES:

Opportunity Home San Antonio residents have access to affordable utilities.

OPPORTUNITY HOME SAN ANTONIO

May 17, 2023

ATTACHMENTS:

Resolution 6351

Attachment A - 2023 Resident-Paid Utility Allowance Revisions
Presentation

**Opportunity Home San Antonio
Resolution 6351**

RESOLUTION 6351, AUTHORIZING THE REVISION OF RESIDENT-PAID UTILITY ALLOWANCES IN ACCORDANCE WITH HUD REGULATIONS TO CAPTURE UTILITY COST SAVINGS GENERATED FROM ENERGY AND WATER CONSERVATION MEASURES INSTALLED THROUGH OPPORTUNITY HOME'S ENERGY PERFORMANCE CONTRACT

WHEREAS, Opportunity Home San Antonio elected to undertake a HUD-Approved Phase II Energy Performance Contract (EPC) program, where energy and water conservation measures are financed through future energy and water cost savings; and

WHEREAS, EPC II will be financed through the savings resulting from the reduction of utility consumption; and

WHEREAS, to capture EPC II savings where residents pay their own utility bills, HUD and EPC regulations require Opportunity Home to revise the resident paid utility allowances to reflect the new energy and water consumption levels resulting from energy and water conservation measures installed through EPC II; and

WHEREAS, staff requests authorization of the resident-paid utility allowances revisions as outlined in Attachment A - 2023 Resident-Paid Utility Allowance Revisions and in accordance with HUD and EPC II regulations.

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

- 1) Approves Resolution 6351, authorizing the revision of Resident-Paid Utility Allowances in accordance with HUD regulations to capture utility cost savings generated from energy and water conservation measures installed through Opportunity Home's Energy Performance Contract.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 7th day of June 2023.

Ana M. "Cha" Guzman
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
Alazan	0 Br	40	M	M	R	R	\$ 63.00	\$ 90.76
TX006000001	1 Br	16	M	M	R	R	73.00	104.33
TX06-6001.0	2 Br	412	M	M	R	R	86.00	125.06
Row/Townhouse (RW)	3 Br	33	M	M	R	R	114.00	162.16
Phase 1 Units	4 Br	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Alazan	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000001	1 Br	-	-	-	-	-	-	-
TX06-6001.1	2 Br	70	M	M	R	R	83.00	121.96
Row/Townhouse (RW)	3 Br	110	M	M	R	R	110.00	158.06
Phase 1 Units	4 Br	4	M	M	R	R	139.00	202.43
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Alazan-Guadalupe	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000001	1 Br	-	-	-	-	-	-	-
TX06-6127.0	2 Br	13	M	M	R	R	81.00	120.43
Semi-Detached (SD/duplex)	3 Br	38	R	R	R	R	227.00	304.58
Phase 1 Units	4 Br	5	R	R	R	R	292.00	394.43
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
			Trash	W&S	Elec	Gas		
Village East	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000002	1 Br	-	-	-	-	-	-	-
TX06-6035.1	2 Br	13	M	M	R	R	73.00	102.40
Row/Townhouse (RW)	3 Br	6	M	M	R	R	101.00	141.21
	4 Br	2	M	M	R	R	124.00	174.88
<i>Not in EPC</i>	5 Br	3	M	M	R	R	147.00	205.78
Olive Park	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000002	1 Br	-	-	-	-	-	-	-
TX06-6035.2	2 Br	12	M	M	R	R	81.00	112.05
Row/Townhouse (RW)	3 Br	11	M	M	R	R	115.00	159.39
	4 Br	3	M	M	R	R	138.00	191.92
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Lincoln Heights	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000003	1 Br	91	M	M	R	R	69.00	97.07
TX06-6005.0	2 Br	156	M	M	R	R	79.00	111.70
Walk-UP/Multifamily (WU)	3 Br	87	M	M	R	R	107.00	148.23
Phase 1 Units	4 Br	4	M	M	R	R	131.00	182.90
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
Cassiano	0 Br	-	-	-	-	-	\$ -	\$ -
	TX006000004	1 Br 24	M	M	R	R	72.00	104.84
	TX06-6006.0	2 Br 176	M	M	R	R	82.00	120.34
	Row/Townhouse (RW)	3 Br 144	M	M	R	R	110.00	158.54
	Phase 1 Units	4 Br 48	M	M	R	R	133.00	190.55
	<i>Included in EPC</i>	5 Br 8	M	M	R	R	156.00	223.36
Cassiano	0 Br	-	-	-	-	-	\$ -	\$ -
	TX006000004	1 Br -	-	-	-	-	-	-
	TX06-6020.2	2 Br -	-	-	-	-	-	-
	Row/Townhouse (RW)	3 Br 44	M	M	R	R	107.00	155.40
	Phase 1 Units	4 Br 37	M	M	R	R	130.00	186.79
	<i>Included in EPC</i>	5 Br 18	M	M	R	R	152.00	218.96
Villa Veramendi	0 Br	-	-	-	-	-	\$ -	\$ -
	TX006000007	1 Br 12	M	M	R	X	73.00	83.10
	TX06-6012.0	2 Br 62	M	M	R	X	94.00	106.31
	Row/Townhouse (RW)	3 Br 54	M	M	R	X	132.00	150.66
		4 Br 32	M	M	R	X	163.00	185.80
	<i>Included in EPC</i>	5 Br 6	M	M	R	X	193.00	220.09



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value		
			Trash	W&S	Elec	Gas				
O. P. Schnabel			0 Br	-	-	-	-	\$ -		
			1 Br	66	M	M	R	X	87.00	99.40
			2 Br	4	M	M	R	X	107.00	122.18
			3 Br	-	-	-	-	-	-	-
			4 Br	-	-	-	-	-	-	-
			5 Br	-	-	-	-	-	-	-
			<i>Not in EPC</i>		-	-	-	-	-	-
Sun Park Lane			0 Br	-	-	-	-	-	\$ -	\$ -
			1 Br	65	M	M	R	M	-	46.54
			2 Br	-	-	-	-	-	-	-
			3 Br	-	-	-	-	-	-	-
			4 Br	-	-	-	-	-	-	-
			5 Br	-	-	-	-	-	-	-
			<i>Included in EPC</i>		-	-	-	-	-	-
Frank Hornsby			0 Br	-	-	-	-	-	\$ -	\$ -
			1 Br	54	M	M	R	X	59.00	67.27
			2 Br	5	M	M	R	X	73.00	83.27
			3 Br	-	-	-	-	-	-	-
			4 Br	-	-	-	-	-	-	-
			5 Br	-	-	-	-	-	-	-
			<i>Included in EPC</i>		-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value	
			Trash	W&S	Elec	Gas			
Mission Park	0 Br	-	-	-	-	-	\$ -		
	TX006000012	1 Br	8	M	M	R	X	91.00	89.37
	TX06-6024.0	2 Br	43	M	M	R	X	107.00	107.45
	Row/Townhouse (RW)	3 Br	33	M	M	R	X	155.00	157.57
		4 Br	10	M	M	R	X	190.00	191.56
	<i>Included in EPC</i>	5 Br	6	M	M	R	X	226.00	227.20
Williamsburg	0 Br	-	-	-	-	-	-	\$ -	\$ -
	TX006000013	1 Br	15	M	M	R	M	41.00	37.37
	TX06-6033.3	2 Br	-	-	-	-	-	-	-
	Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-	-
	<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
College Park	0 Br	-	-	-	-	-	-	\$ -	\$ -
	TX006000014	1 Br	64	M	M	R	X	81.00	91.68
	TX06-6026.2	2 Br	14	M	M	R	X	104.00	118.39
	Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-	-
	<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
			Trash	W&S	Elec	Gas		
Parkview	0 Br	96	M	M	R	M	\$ 53.00	\$ 59.49
TX006000014	1 Br	52	M	M	R	M	59.00	66.83
TX06-6027.0	2 Br	4	M	M	R	M	70.00	79.27
Elevator Structure (ES)	3 Br	1	M	M	R	M	113.00	128.35
	4 Br	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Matt Garcia	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000016	1 Br	51	M	M	R	X	77.00	77.52
TX06-6055.0	2 Br	4	M	M	R	X	94.00	93.08
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Linda Lou	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000019	1 Br	4	M	M	R	M	38.00	36.51
TX06-6026.3	2 Br	-	-	-	-	-	-	-
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value	
			Trash	W&S	Elec	Gas			
Riverside Apts	0 Br	-	-	-	-	-	\$ -		
	TX006000019	1 Br	-	-	-	-	-		
	TX06-6031.0	2 Br	37	M	M	R	R	81.00	97.64
	Walk-UP/Multifamily (WU)	3 Br	37	M	M	R	R	98.00	119.76
		4 Br	-	-	-	-	-	-	-
	<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Linda Lou	0 Br	-	-	-	-	-	\$ -		
	TX006000019	1 Br	6	M	M	R	M	38.00	36.53
	TX06-6033.4	2 Br	-	-	-	-	-	-	-
	Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-	-
	<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Madonna	0 Br	-	-	-	-	-	\$ -		
	TX006000020	1 Br	36	M	M	R	M	-	35.93
	TX06-6032.1	2 Br	24	M	M	R	M	-	41.25
	Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-	-
	<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
Sahara Ramsey	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000020	1 Br	-	-	-	-	-	-	-
TX06-6032.2	2 Br	16	M	M	R	M	-	52.70
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Cheryl West	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000021	1 Br	4	M	M	R	R	58.00	71.36
TX06-6034.0	2 Br	38	M	M	R	R	67.00	83.82
Semi-Detached (SD) (duplex)	3 Br	34	M	M	R	R	102.00	123.36
	4 Br	6	M	M	R	R	127.00	154.54
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
T L Shaley	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000021	1 Br	10	R	R	R	R	138.00	136.69
TX06-6057.0	2 Br	28	R	R	R	R	175.00	173.83
Semi-Detached (SD) (duplex)	3 Br	24	R	R	R	R	261.00	255.02
	4 Br	4	R	R	R	R	334.00	330.92
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
			Trash	W&S	Elec	Gas	Total Dollar Value	Total Dollar Value
Col. Cisneros	0 Br	-	-	-	-	-	\$ -	\$ -
	TX006000022	1 Br 51	M	M	R	X	58.00	65.91
	TX06-6054.0	2 Br 4	M	M	R	X	71.00	80.57
	Row/Townhouse (RW)	3 Br -	-	-	-	-	-	-
		4 Br -	-	-	-	-	-	-
	<i>Included in EPC</i>	5 Br -	-	-	-	-	-	-
Park Square	0 Br	-	-	-	-	-	\$ -	\$ -
	TX006000023	1 Br 2	M	M	R	M	-	40.99
	TX06-6045.0	2 Br 12	M	M	R	M	-	63.48
	Row/Townhouse (RW)	3 Br 10	M	M	R	M	-	87.26
		4 Br 2	M	M	R	M	-	103.90
	<i>Not in EPC</i>	5 Br -	-	-	-	-	-	-
Kenwood Manor	0 Br	-	-	-	-	-	\$ -	\$ -
	TX006000023	1 Br -	-	-	-	-	-	-
	TX06-6046.0	2 Br -	-	-	-	-	-	-
	Walk-UP/Multifamily (WU)	3 Br 9	R	R	R	R	229.00	288.36
		4 Br -	-	-	-	-	-	-
	<i>Not in EPC</i>	5 Br -	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
Glen Park								
	0 Br	-	-	-	-	-	\$ -	\$ -
	TX006000023	1 Br	-	-	-	-	-	-
	TX06-6126.0	2 Br	10	R	M	R	120.00	147.45
	All Electric Units	2 Br	16	R	M	R	132.00	147.31
	Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-
	<i>Not in EPC</i>	4 Br	-	-	-	-	-	-
Highview Apt.								
	0 Br	-	-	-	-	-	\$ -	\$ -
	TX006000024	1 Br	6	M	M	R	-	39.19
	TX06-6043.0	2 Br	30	M	M	R	-	44.72
	Semi-Detached (SD) (duplex)	3 Br	28	M	M	R	-	64.47
		4 Br	4	M	M	R	-	80.15
	<i>Included in EPC</i>	5 Br	-	-	-	-	-	-
William Sinkin								
	0 Br	-	-	-	-	-	\$ -	\$ -
	TX006000024	1 Br	45	M	M	R	57.00	71.84
	TX06-6052.0	2 Br	5	M	M	R	72.00	91.63
	Semi-Detached (SD) (duplex)	3 Br	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-
	<i>Included in EPC</i>	5 Br	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
			Trash	W&S	Elec	Gas		
Cross Creek	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000025	1 Br	5	M	M	R	R	71.00	77.50
TX06-6044.0	2 Br	28	M	M	R	R	83.00	92.48
Row/Townhouse (RW)	3 Br	28	M	M	R	R	99.00	112.37
	4 Br	5	M	M	R	R	132.00	153.90
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Morris C. Beldon	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000025	1 Br	6	M	M	R	R	67.00	73.99
TX06-6049.0	2 Br	18	M	M	R	R	93.00	102.84
Row/Townhouse (RW)	3 Br	11	M	M	R	R	122.00	132.94
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
L.C. Rutledge	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000025	1 Br	10	M	M	R	R	67.00	72.58
TX06-6056.0	2 Br	28	M	M	R	R	80.00	87.81
Semi-Detached (SD) (duplex)	3 Br	24	M	M	R	R	106.00	118.83
	4 Br	4	M	M	R	R	129.00	146.40
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
			Trash	W&S	Elec	Gas	Total Dollar Value	Total Dollar Value
Westway	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000026	1 Br	22	M	M	R	X	74.00	83.61
TX06-6047.0	2 Br	42	M	M	R	X	88.00	99.63
Walk-UP/Multifamily (WU)	3 Br	62	M	M	R	X	125.00	141.79
	4 Br	26	M	M	R	X	154.00	174.84
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
H.B. Gonzalez	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000026	1 Br	47	M	M	R	M	62.00	58.61
TX06-6051.0	2 Br	4	M	M	R	M	74.00	71.06
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Francis Furey	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000027	1 Br	10	M	M	R	R	57.00	81.13
TX06-6050.0	2 Br	28	M	M	R	R	73.00	103.65
Semi-Detached (SD) (duplex)	3 Br	24	M	M	R	R	98.00	138.56
	4 Br	4	M	M	R	R	126.00	179.16
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	Total Dollar Value
			Trash	W&S	Elec	Gas		
Pin Oaks II	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000027	1 Br	4	M	M	R	R	62.00	70.59
TX06-6053.0	2 Br	13	M	M	R	R	78.00	90.21
Semi-Detached (SD) (duplex)	3 Br	3	M	M	R	R	103.00	122.51
	4 Br	2	M	M	R	R	126.00	153.72
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Charles Andrews	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000027	1 Br	-	-	-	-	-	-	-
TX06-6108.0	2 Br	-	-	-	-	-	-	-
Row/Townhouse (RW)	3 Br	52	M	M	R	X	117.00	132.93
	4 Br	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Lila Cockrell	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000028	1 Br	65	M	M	R	M	51.00	57.50
TX06-6058.0	2 Br	5	M	M	R	M	62.00	69.57
Elevator Structure (ES)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
South San								
	0 Br	-	-	-	-	\$ -	\$ -	
	TX006000028	1 Br 30	M	M	R	61.00	69.45	
	TX06-6130.0	2 Br -	-	-	-	-	-	
	Row/Townhouse (RW)	3 Br -	-	-	-	-	-	
		4 Br -	-	-	-	-	-	
	<i>Included in EPC</i>	5 Br -	-	-	-	-	-	
Raymundo Rangel								
	0 Br	-	-	-	-	\$ -	\$ -	
	TX006000030	1 Br 26	M	M	R	62.00	69.92	
	TX06-6129.0	2 Br -	-	-	-	-	-	
	Row/Townhouse (RW)	3 Br -	-	-	-	-	-	
		4 Br -	-	-	-	-	-	
	<i>Included in EPC</i>	5 Br -	-	-	-	-	-	
Mirasol Homes								
	1 Br	-	-	-	-	\$ -	\$ -	
	TX006000030	2 Br 28	R	M	R	117.00	149.38	
	TX06-6135.0	3 Br 15	R	M	R	180.00	202.20	
	Row/Townhouse (RW)	3 Br 78	R	R	R	264.00	301.64	
		4 Br 6	R	R	R	304.00	348.89	
	<i>Included in EPC</i>	5 Br 3	R	R	R	374.00	429.47	



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value	
			Trash	W&S	Elec	Gas			
Mirasol Townhomes									
	0 Br	-	-	-	-	\$ -	\$ -		
	TX006000030	1 Br	-	-	-	-	-		
	TX06-6137.0	2 Br	15	M	M	R	R	117.00	132.58
	Row/Townhouse (RW)	3 Br	9	M	M	R	R	180.00	180.81
		4 Br	-	-	-	-	-	-	-
	<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Mirasol Cottages									
	0 Br	-	-	-	-	\$ -	\$ -		
	TX006000030	1 Br	-	-	-	-	-		
	TX06-6138.0	2 Br	20	R	M	R	R	134.00	149.13
	Row/Townhouse (RW)	3 Br	-	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-	-
	<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Christ the King									
	0 Br	-	-	-	-	\$ -	\$ -		
	TX006000030	1 Br	45	R	M	R	X	79.00	86.70
	TX06-6143.0	2 Br	3	R	M	R	X	92.00	101.02
	Row/Townhouse (RW)	3 Br	-	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-	-
	<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
			Trash	W&S	Elec	Gas		
Spring View Scat.	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000031	1 Br	-	-	-	-	-	-	-
TX06-6125.0	2 Br	-	-	-	-	-	-	-
Single Family/Detached (SF)	3 Br	6	M	M	R	R	131.00	148.02
	4 Br	1	M	M	R	R	-	186.29
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Spring View	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000031	1 Br	-	-	-	-	-	-	-
TX06-6136.0	2 Br	84	M	M	R	R	102.00	116.41
Row/Townhouse (RW)	3 Br	24	M	M	R	R	131.00	149.51
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Spring View Sr.	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000031	1 Br	40	M	M	R	R	64.00	77.94
TX06-6140.0	2 Br	-	-	-	-	-	-	-
Row/Townhouse (RW)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
			Trash	W&S	Elec	Gas	Total Dollar Value	Total Dollar Value
Spring View Bldg C	0 Br	5	M	M	R	R	\$ -	\$ 68.32
TX006000031	1 Br	2	M	M	R	R	-	87.90
TX06-6147.0	2 Br	-	-	-	-	-	-	-
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Spring View Bldg B	0 Br	16	M	M	R	R	\$ -	\$ 68.61
TX006000031	1 Br	-	-	-	-	-	-	-
TX06-6148.0	2 Br	2	M	M	R	R	-	137.21
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Refugio	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000032	1 Br	19	M	M	R	X	110.00	124.52
TX06-6139.0	2 Br	20	M	M	R	X	126.00	143.37
Elevator Structure (ES)	3 Br	11	M	M	R	X	180.00	205.20
	4 Br	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
Scattered Sites	0 Br	-	-	-	-	-	-	
TX006000033	1 Br	-	-	-	-	-	-	
TX06-6123.6	2 Br	1	R	R	R	232.00	268.50	
Single Family/Detached (SF)	3 Br	52	R	R	R	262.00	343.45	
All Electric Units	3 Br	15	R	R	R	364.00	422.44	
<i>Not in EPC</i>	4 Br	4	R	R	R	332.00	424.53	
WC White	0 Br	-	-	-	-	-	-	
TX006000035	1 Br	69	M	M	R	78.00	91.65	
TX06-6042.0	2 Br	6	M	M	R	98.00	114.74	
Elevator Structure (ES)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	
San Juan I	0 Br	-	-	-	-	-	-	
TX006000037	1 Br	13	M	M	R	-	99.14	
TX06-6141.0	2 Br	16	M	M	R	-	121.52	
Walk-UP/Multifamily (WU)	3 Br	17	M	M	R	-	153.69	
	4 Br	-	-	-	-	-	-	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
Alhambra	0 Br	-	-	-	-	-	\$ -	
TX006000038	1 Br	9	M	M	R	X	-	
TX06-6146.0	2 Br	5	M	M	R	X	-	
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	
Hemisview	0 Br	-	-	-	-	-	\$ -	
TX006000051	1 Br	14	M	M	R	X	92.00	
TX06-0051.2	2 Br	26	M	M	R	X	118.00	
Elevator Structure (ES)	3 Br	9	M	M	R	X	155.00	
	4 Br	-	-	-	-	-	-	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	
San Juan II	0 Br	-	-	-	-	-	\$ -	
TX006000052	1 Br	2	M	M	R	M	-	
TX06-0052.2	2 Br	24	M	M	R	M	-	
Walk-UP/Multifamily (WU)	3 Br	20	M	M	R	M	-	
	4 Br	2	M	M	R	M	-	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	



RPU EPC Savings

			Utility Meter Type M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
			Trash	W&S	Elec	Gas	Total Dollar Value	Total Dollar Value
Sutton Oaks	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000053	1 Br	10	M	M	R	X	87.00	98.84
TX06-0053.2	2 Br	34	M	M	R	X	109.00	124.45
Walk-UP/Multifamily (WU)	3 Br	5	M	M	R	X	146.00	165.95
	4 Br	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Pin Oaks I	0 Br	12	M	M	R	M	\$ -	\$ 39.22
TX006000054	1 Br	36	M	M	R	M	-	46.92
TX06-0054.2	2 Br	2	M	M	R	M	-	55.33
Elevator Structure (ES)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Gardens at San Juan	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000055	1 Br	3	R	R	R	X	126.00	140.17
TX06-0099.0	2 Br	33	R	R	R	X	160.00	179.44
Walk-UP/Multifamily (WU)	3 Br	24	R	R	R	X	229.00	257.64
	4 Br	3	R	R	R	X	292.00	330.41
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value	
			Trash	W&S	Elec	Gas			
Park at Sutton Oaks			0 Br	-	-	-	-	\$ -	
	TX006000056	1 Br	5	M	M	R	X	-	80.07
	TX06-0999.0	2 Br	35	M	M	R	X	-	98.32
	Walk-UP/Multifamily (WU)	3 Br	7	M	M	R	X	-	138.35
		4 Br	2	M	M	R	X	-	176.29
	<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Converse Ranch I			0 Br	-	-	-	-	\$ -	\$ -
	TX006000149	1 Br	10	M	M	R	X	101.00	115.07
	TX06-6149.0	2 Br	9	M	M	R	X	129.00	146.37
	Walk-UP/Multifamily (WU)	3 Br	6	M	M	R	X	173.00	196.69
		4 Br	-	-	-	-	-	-	-
	<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Midcrowne			0 Br	-	-	-	-	\$ -	\$ -
	TX006000150	1 Br	20	M	M	R	X	85.00	96.15
	TX06-6150.0	2 Br	19	M	M	R	X	108.00	122.94
	Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-	-
	<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	Total Dollar Value
			Trash	W&S	Elec	Gas		
Converse Ranch II	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000151	1 Br	6	M	M	R	X	105.00	119.38
TX06-6151.0	2 Br	10	M	M	R	X	125.00	141.63
Walk-UP/Multifamily (WU)	3 Br	5	M	M	R	X	159.00	181.47
	4 Br	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-

2023 PH Utility Allowances

May 17, 2023

Overview

Utility Allowances

When determining a family's income-based rent, Opportunity Home San Antonio must use the utility allowance applicable to the type of dwelling unit leased by the family.

- Utility allowances are provided to families paying income-based rent, when the cost of utilities is not included in the rent amount.
- The utility allowance is subtracted from the total tenant payment.

Utility Allowance Revisions

Opportunity Home elected to undertake a HUD-Approved Phase II Energy Performance Contract (EPC) program, where energy and water conservation measures are financed through future energy and water cost savings.

HUD requires utility allowances to be revised **annually** to reflect the new utility consumption levels, as a result of utility savings generated from energy and water conservation measures through the program.

Utility Rate Updates

Residential utility rates from CPS Energy have **increased**.

Utilities increased within the last year on average by:

Electricity: **3.7%**

Gas: **84%**

Water and Sewer: **1.7%**

Underwent a complete rate structure change

Change from Existing Allowances

Group14 Engineering calculated utility allowances for **4,953** Opportunity Home Public Housing units using the HUD prescribed “Engineered” calculation methodology.

The updated allowances include changes in utility rates.

Total changes in rate allowances varied from:

- **1.8%** increases for sites with electricity and water
- Up to **37%** increases for sites with electricity and gas

Financial Impact


Savings generated from the energy and water conservation measures will be captured by Opportunity Home to pay the debt service for the EPC project.

- Due to the energy and water conservation measures installed, residents will consume less utilities; therefore, there will be no significant financial impact to most residents.
- Some residents *may* have a reduced utility allowance.

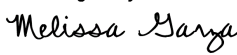
Questions?

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

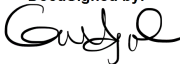
RESOLUTION 6357, AUTHORIZING THE AWARD OF CONTRACTS FOR RESURFACING SERVICES ORGANIZATION WIDE TO EA CONTRACTOR, LLC (HABE) AND RODEO CONTRACTING, LLC (HABE, HUB) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$500,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

DocuSigned by:

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Ed Hinojosa, Jr.


President and CEO

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Melissa Garza

Director of Beacon Communities

DocuSigned by:

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George Ayala

Director of Procurement

DocuSigned by:

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Joel Tabar

Director of Resident Services

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6357, authorizing the award of contracts for resurfacing services organization wide to EA Contractor, LLC (HABE) and Rodeo Contracting, LLC (HABE, HUB) for an annual cumulative amount not to exceed \$500,000; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

Opportunity Home San Antonio requires the services of contractors to provide resurfacing of bathtubs and shower pans to include surrounding walls, and kitchen and bathroom sinks; and refinishing of kitchen and bathroom countertops. These services will be provided on an as needed basis in both occupied and unoccupied units organization wide.

On March 8, 2023, Opportunity Home issued an "Invitation for Bids" (IFB) #2303-5375 for Resurfacing Sinks, Tubs, Showers, and Countertops, which closed on March 31, 2023. The IFB was published on Opportunity Home's E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 29 contractors. Five responses were received in response to this solicitation: BR General Contractors, LLC (SBE, WBE); EA Contractor, LLC (HABE); R&J Muniz Remodeling (HABE, SBE, WBE); Rodeo Contracting, LLC (HABE, HUB); and Texas Plumbing Solutions, LLC. All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, including past performance; quality of the goods or services; extent to which the goods or services meet Opportunity Home's needs; total long term cost; and any relevant criteria contained within the solicitation document. Based on the above, staff are recommending contract awards to the two lowest priced qualified respondents: EA Contractor, LLC and Rodeo Contracting, LLC.

COMPANY PROFILES:

EA Contractor, LLC was established in 2006 and is headquartered in San Antonio, Texas. This contractor self certifies as a HABE. They provide interior and exterior services to include, but not

OPPORTUNITY HOME SAN ANTONIO**May 17, 2023**

limited to, cabinetry, carpentry, concrete, cleaning, demolition, drywall, electrical, fencing, flooring, landscaping, leak repair, make-ready, masonry, painting, plumbing, resurfacing, remove and replace bathtubs and shower pans, roofing, and welding. Their client list includes GM Construction Co.; H1 Contracting; MH Contracting, LLC; Otima Investments, LLC; and Westland Real Estate Group.

Rodeo Contracting, LLC was founded in 2018 and is headquartered in San Antonio, Texas. This contractor self-certifies as a HABE and has been certified as a HUB by the State of Texas. They provide services of cleaning; drywall repair; painting; power washing and striping; water, fire, mold remediation and restoration; resurfacing; and trash removal and demolition. Their client list includes, but is not limited to, HELU Residential, Peak Renovations, Redpoint San Marcos, and The Ave San Marcos.

PRIOR AWARDS:

EA Contractor, LLC is currently under contract with Opportunity Home to provide resurfacing services, welding services, remove and replace bathtubs and shower pans, and was recently awarded a contract for make ready services for Beacon Communities and recommended for a contract award for make ready services for Public Housing. They have received prior awards from the organization for: removal and repair of fencing at Villa de Valencia, repair of Woodhill Apartment #2101-1, nursing room at Central Office, and various awards for micro and small purchases. They have performed satisfactorily under the awarded contracts.

Rodeo Contracting, LLC has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Melissa Garza, Director of Beacon Communities, and Joel Tabar, Director of Resident Services, who will monitor the vendor's adherence to contract requirements and performance.

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing.

Opportunity Home residents have sufficient food, water, clothing, and shelter.

ATTACHMENTS:

Resolution 6357

Bid Tabulation

Procurement Process

**Opportunity Home San Antonio
Resolution 6357**

RESOLUTION 6357, AUTHORIZING THE AWARD OF CONTRACTS FOR RESURFACING SERVICES ORGANIZATION WIDE TO EA CONTRACTOR, LLC (HABE) AND RODEO CONTRACTING, LLC (HABE, HUB) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$500,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on March 8, 2023, Opportunity Home issued an “Invitation for Bids” (IFB) #2303-5375 for Resurfacing Sinks, Tubs, Showers, and Countertops, which closed on March 31, 2023; and

WHEREAS, five responses were received in response to this solicitation; and

WHEREAS, staff are recommending contract awards to the two lowest priced qualified respondents: EA Contractor, LLC and Rodeo Contracting, LLC.

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

- 1) Approves Resolution 6357, authorizing the award of contracts for resurfacing services organization wide to EA Contractor, LLC (HABE) and Rodeo Contracting, LLC (HABE, HUB) for an annual cumulative amount not to exceed \$500,000; 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 on this 7th day of June 2023.

Ana M. “Cha” Guzman
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

Resurfacing Sinks, Tubs, Showers, and Countertops 2303-5375				Total Cost		Rodeo Contracting LLC		EA Contractor LLC		R & J Muñiz Remodeling		BR General Contractors, LLC		Texas Plumbing Solutions LLC	
Section 3 Preference (9% = \$15,337.35)						\$170,415.00 \$0.00		\$199,437.50 (\$15,337.35)		\$302,412.50 (\$15,337.35)		\$290,535.00 \$0.00		\$677,500.00 \$0.00	
				\$170,415.00		\$184,100.15		\$287,075.15		\$290,535.00		\$677,500.00			
#	Items	Quantity Required	UOM	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1															
#1-1	Standard size tub (5') Fast Cure	50	each	\$145	\$7,250.00	\$150	\$7,500.00	\$189	\$9,450.00	\$234	\$11,700.00	\$400	\$20,000.00		
#1-2	Standard size tub (5') Regular Cure	50	each	\$145	\$7,250.00	\$150	\$7,500.00	\$179	\$8,950.00	\$273	\$13,650.00	\$400	\$20,000.00		
#1-3	Standard size tub (5') extended Cure	50	each	\$145	\$7,250.00	\$150	\$7,500.00	\$175	\$8,750.00	\$312	\$15,600.00	\$400	\$20,000.00		
2															
#2-1	Standard size tub and surround (5' X7') Fast Cure	75	each	\$225	\$16,875.00	\$215	\$16,125.00	\$345	\$25,875.00	\$390	\$29,250.00	\$900	\$67,500.00		
#2-2	Standard size tub and surround (5' X7') Regular Cure	75	each	\$225	\$16,875.00	\$215	\$16,125.00	\$335	\$25,125.00	\$429	\$32,175.00	\$900	\$67,500.00		
#2-3	Standard size tub and surround (5' X7') Extended Cure	75	each	\$225	\$16,875.00	\$215	\$16,125.00	\$325	\$24,375.00	\$468	\$35,100.00	\$900	\$67,500.00		
3															
#3-1	Standard size Shower pan (up to 3' X 3') Fast cure	25	each	\$125	\$3,125.00	\$85	\$2,125.00	\$125	\$3,125.00	\$156	\$3,900.00	\$400	\$10,000.00		
#3-2	Standard size Shower pan (up to 3' X 3') Regular cure	25	each	\$125	\$3,125.00	\$85	\$2,125.00	\$120	\$3,000.00	\$188	\$4,700.00	\$400	\$10,000.00		
#3-3	Standard size Shower pan (up to 3' X 3') Extended cure	25	each	\$125	\$3,125.00	\$85	\$2,125.00	\$115	\$2,875.00	\$219	\$5,475.00	\$400	\$10,000.00		
#3-4	Large size shower pan (up to 3' x 5')	25	each	\$135	\$3,375.00	\$140	\$3,500.00	\$135	\$3,375.00	\$219	\$5,475.00	\$400	\$10,000.00		
4 Bit															
#4-1	Standard shower pan and surround (3' X 3' X 7') Fast cure	30	each	\$225	\$6,750.00	\$170	\$5,100.00	\$300	\$9,000.00	\$273	\$8,190.00	\$900	\$27,000.00		
#4-2	Standard shower pan and surround (3' X 3' X 7') Regular cure	30	each	\$225	\$6,750.00	\$170	\$5,100.00	\$295	\$8,850.00	\$312	\$9,360.00	\$900	\$27,000.00		
#4-3	Standard shower pan and surround (3' X 3' X 7') Extended cure	30	each	\$225	\$6,750.00	\$170	\$5,100.00	\$290	\$8,700.00	\$390	\$11,700.00	\$900	\$27,000.00		
5															
#5-1	Existing kitchen counter top, Fast cure	1500	sq. ft.	\$4.17	\$6,255.00	\$8.25	\$12,375.00	\$9.16	\$13,740.00	\$4.59	\$6,885.00	\$18	\$27,000.00		
#5-2	Existing kitchen counter top, Regular cure	1500	sq. ft.	\$4.17	\$6,255.00	\$8.25	\$12,375.00	\$9.06	\$13,590.00	\$5.96	\$8,940.00	\$18	\$27,000.00		
#5-3	Existing kitchen counter top, Extended cure	1500	sq. ft.	\$4.17	\$6,255.00	\$8.25	\$12,375.00	\$8.89	\$13,335.00	\$6.88	\$10,320.00	\$18	\$27,000.00		
6															
#6-1	Existing bathroom/vanity countertop, Fast cure	750	sq. ft.	\$3.90	\$2,925.00	\$14.95	\$11,212.50	\$18.28	\$13,710.00	\$6.42	\$4,815.00	\$18	\$13,500.00		
#6-2	Existing bathroom/vanity countertop, Regular cure	750	sq. ft.	\$3.90	\$2,925.00	\$14.95	\$11,212.50	\$17.45	\$13,087.50	\$8.83	\$6,622.50	\$18	\$13,500.00		
#6-3	Existing bathroom/vanity countertop, Extended cure	750	sq. ft.	\$3.90	\$2,925.00	\$14.95	\$11,212.50	\$17	\$12,750.00	\$10.43	\$7,822.50	\$18	\$13,500.00		
7															
#7-1	Single kitchen sink, Fast cure	50	each	\$50	\$2,500.00	\$50	\$2,500.00	\$125	\$6,250.00	\$78	\$3,900.00	\$200	\$10,000.00		
#7-2	Single kitchen sink, Regular cure	50	each	\$50	\$2,500.00	\$50	\$2,500.00	\$115	\$5,750.00	\$93.60	\$4,680.00	\$200	\$10,000.00		
#7-3	Single kitchen sink, Extended cure	50	each	\$50	\$2,500.00	\$50	\$2,500.00	\$110	\$5,500.00	\$117	\$5,850.00	\$200	\$10,000.00		
8															
#8-1	Double kitchen sink, Fast Cure	50	each	\$75	\$3,750.00	\$50	\$2,500.00	\$145	\$7,250.00	\$102	\$5,100.00	\$300	\$15,000.00		
#8-2	Double kitchen sink, Regular Cure	50	each	\$75	\$3,750.00	\$50	\$2,500.00	\$140	\$7,000.00	\$117	\$5,850.00	\$300	\$15,000.00		
#8-3	Double kitchen sink, Extended Cure	50	each	\$75	\$3,750.00	\$50	\$2,500.00	\$130	\$6,500.00	\$149	\$7,450.00	\$300	\$15,000.00		
9															
#9-1	Bathroom sink, Fast cure	100	each	\$50	\$5,000.00	\$50	\$5,000.00	\$125	\$12,500.00	\$63	\$6,300.00	\$200	\$20,000.00		
#9-2	Bathroom sink, Regular cure	100	each	\$50	\$5,000.00	\$50	\$5,000.00	\$115	\$11,500.00	\$70	\$7,000.00	\$200	\$20,000.00		
#9-3	Bathroom sink, Extended cure	100	each	\$50	\$5,000.00	\$50	\$5,000.00	\$110	\$11,000.00	\$86	\$8,600.00	\$200	\$20,000.00		
10															
#10-1	Additional charge for occupied units	75	each	\$50	\$3,750.00	\$35	\$2,625.00	\$100	\$7,500.00	\$55	\$4,125.00	\$500	\$37,500.00		

Resurfacing Services Organization Wide

Procurement Process

Procurement Process

Solicitation Process

On March 8, 2023, Opportunity Home issued an “Invitation for Bids” (IFB) #2303-5375 for **Resurfacing Sinks, Tubs, Showers and Countertops**, which closed on March 31, 2023.

IFB was published on multiple websites

Directly solicited to 29 contractors

Five bids were received

Evaluation criteria included:

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

Staff is recommending contract awards to **the two lowest priced qualified respondents.**

Procurement Process

Financial Impact


The current award recommendation for resurfacing services organization wide is not expected to exceed an annual cumulative amount of **\$500,000.**

Award includes pricing for resurfacing of bathtubs and shower pans to include surrounding walls, and kitchen and bathroom sinks; and refinishing of kitchen and bathroom countertops

OPPORTUNITY HOME SAN ANTONIO**May 17, 2023**

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

RESOLUTION 6353, AUTHORIZING THE PRESIDENT AND CEO TO RENEW OR PLACE INSURANCE POLICIES COVERING PROPERTY, LIABILITY, CYBER LIABILITY, EXCESS/UMBRELLA, DIRECTORS AND OFFICERS, EMPLOYMENT PRACTICES, WORKERS' COMPENSATION, AUTOMOBILE FLEET, FIDUCIARY, FIDELITY, FLOOD, AND BOILER AND MACHINERY FOR OPPORTUNITY HOME SAN ANTONIO AND ITS AFFILIATED ENTITIES, FOR FISCAL YEAR (FY) 2023-2024, FOR AN ESTIMATED AMOUNT OF \$5,076,468

DocuSigned by:

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Ed Hinojosa Jr.
President and CEO

DocuSigned by:

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Diana Kollodziej Fiedler
Chief Financial Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6353, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for Opportunity Home San Antonio and its affiliated entities, for the Fiscal Year (FY) 2023-2024, for an estimated amount of \$5,076,468.

SUMMARY:

The protection and preservation of Opportunity Home San Antonio's housing portfolio plays an important role in the stability and improvement of the quality of life of the residents that it serves.

The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to maintain adequate insurance coverage on all properties. Similarly, lenders and additional parties have these requirements for Beacon and other Opportunity Home affiliated interests.

On October 19, 2019, the Board of Commissioners approved awarding a contract to McGriff Insurance Services, Inc. as Opportunity Home's Broker of Record (BOR). The BOR serves as a consultant for insurance products in the market and presents Opportunity Home with the best options for consideration.

Annual efforts include cost and coverage comparisons in the market for Opportunity Home San Antonio's affordable housing portfolio and other insurance needs; selections are recommended based on the best cost and fit for Opportunity Home. The FY 2022-2023 Board approved request was \$5,044,271 and the total projected cost for FY 2023-2024 is estimated at \$5,076,468, which includes an additional fifteen percent for policy additions, premium increases, policy adjustments, coverage gaps, or to insure special events as they occur throughout the year. The policy period covered will be July 1, 2023, through June 30, 2024.

Premium increases are typically attributable to variable market conditions, claims loss history,

OPPORTUNITY HOME SAN ANTONIO**May 17, 2023**

policy limits of liability adjustments, filling coverage gaps, and catastrophic events. The market has been negatively impacted by COVID-19, inflation, and an increasing number of catastrophic weather events. The market for umbrella coverage continues to harden and has started to move toward tighter underwriting, greater restrictions, and higher pricing. The projections for umbrella coverage in this presentation are based on these new market conditions. Also, the requirements for obtaining cyber liability coverage continue to expand, but our IT department has been able to comply with these increasing mandates.

Historically, Opportunity Home San Antonio has been unable to obtain competitive pricing in the open market largely attributable to being classified in a high risk insured industry. Staff present this item each May, because per industry standards, the BOR is restricted from securing pricing until the May to June timeframe of each year. In order to secure the best possible products and pricing and ensure continuous coverage, Opportunity Home's staff seeks Board authorization to bind policies on or before June 30, 2023. Staff will provide the Board with an update including actual placement costs in a future committee meeting.

Renewal Process - Industry standard and best practices:

March 2023	Review/complete renewal applications
April 2023	Gather and submit related data to BOR, review market trends and pricing, discuss placement, negotiation or alternative strategies
May 2023	Recommend and request Board of Commissioners authorization; seek competitive premium indications in the open market and discuss recommendations with CFO
June 2023	Receive and review quotes on the entire portfolio, bind coverage
July 2023	Policies renewed or placed
Aug - Sep 2023	Provide updated placement costs to Board of Commissioners

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6353

Insurance Renewal Worksheet

**Opportunity Home San Antonio
Resolution 6353**

RESOLUTION 6353, AUTHORIZING THE PRESIDENT AND CEO TO RENEW OR PLACE INSURANCE POLICIES COVERING PROPERTY, LIABILITY, CYBER LIABILITY, EXCESS/UMBRELLA, DIRECTORS AND OFFICERS, EMPLOYMENT PRACTICES, WORKERS' COMPENSATION, AUTOMOBILE FLEET, FIDUCIARY, FIDELITY, FLOOD, AND BOILER AND MACHINERY FOR OPPORTUNITY HOME SAN ANTONIO AND ITS AFFILIATED ENTITIES, FOR FISCAL YEAR (FY) 2023-2024, FOR AN ESTIMATED AMOUNT OF \$5,076,468

WHEREAS, Opportunity Home San Antonio must maintain adequate insurance for its properties, its real estate assets, and the properties of its affiliates to protect itself, its residents, and employees; and

WHEREAS, the renewal or placement of insurance is necessary to comply with U.S. Department of Housing and Urban Development (HUD) requirements, lenders and additional interests' requirements, and is necessary to protect Opportunity Home's properties, residents, and staff; and

WHEREAS, Opportunity Home's Broker of Record, McGriff Insurance Services, Inc., provides Opportunity Home San Antonio with recommendations of the best available products and pricing; and

WHEREAS, staff recommends authorization to proceed with insurance policy renewals or placements in an amount estimated at \$5,076,468; and

WHEREAS, staff requests that the Board of Commissioners authorize the President and CEO's designee to execute all documents and transactions necessary to renew or place all insurance policies for Opportunity Home San Antonio and its affiliated entities.

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

- 1) Approves Resolution 6353, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for Opportunity Home San Antonio and its affiliated entities, for Fiscal Year (FY) 2023-2024, for an estimated amount of \$5,076,468; and
- 2) Authorizes the President and CEO's designee to execute all documents, extensions, and annual premium remuneration necessary to renew or place all insurance policies for Opportunity Home San Antonio and its affiliated entities.

Passed and approved the 7th day of June 2023.

**Ana M. "Cha" Guzman
Chair, Board of Commissioners**

Attested and approved as to form:

Ed Hinojosa Jr.
President and CEO

Fiscal Year 2023-2024 Insurance Renewals for SAHA and its Affiliates

Insurance Type or Insured Entity	2022-2023 Request to Board				2022-2023 Premiums				2023-2024 Request to Board			
	Property	Liability	Umbrella	Total	Property	Liability	Umbrella	Total	Property	Liability	Umbrella	Total
Individual Policies:												
Automobile Fleet	\$0	\$65,022	\$0	\$65,022	\$0	\$60,877	\$0	\$60,877	\$0	\$66,965	\$0	\$66,965
Cyber Liability	\$0	\$40,909	\$0	\$40,909	\$0	\$30,272	\$0	\$30,272	\$0	\$33,299	\$0	\$33,299
Fiduciary, EPL, and D&O	\$0	\$87,711	\$0	\$87,711	\$0	\$80,493	\$0	\$80,493	\$0	\$88,542	\$0	\$88,542
Fidelity/Crime	\$0	\$11,049	\$0	\$11,049	\$0	\$8,936	\$0	\$8,936	\$0	\$9,830	\$0	\$9,830
Workers' Compensation	\$0	\$204,437	\$0	\$204,437	\$0	\$140,409	\$0	\$140,409	\$0	\$154,450	\$0	\$154,450
Flood	\$19,121	\$0	\$0	\$19,121	\$20,832	\$0	\$0	\$20,832	\$22,915	\$0	\$0	\$22,915
Property and Liability Policies:												
Converse Ranch I	\$44,840	\$8,591	\$4,219	\$57,650	\$52,489	\$7,426	\$5,421	\$65,336	\$57,738	\$8,169	\$5,963	\$71,870
Durango Midrise, LP	\$98,840	\$15,741	\$7,375	\$121,956	\$82,280	\$13,204	\$6,606	\$102,090	\$90,508	\$14,524	\$7,267	\$112,299
Las Varas Public Facility Corporation: Vacant land	\$0	\$5,584	\$3,750	\$9,334	\$0	\$4,746	\$5,000	\$9,746	\$0	\$5,221	\$5,500	\$10,721
Public Housing	\$1,473,806	\$380,650	\$0	\$1,854,456	\$1,218,565	\$327,112	\$0	\$1,545,677	\$1,340,422	\$359,823	\$0	\$1,700,245
SAHA Boiler & Machinery	\$39,373	\$0	\$0	\$39,373	\$34,693	\$0	\$0	\$34,693	\$38,162	\$0	\$0	\$38,162
San Antonio Housing Development Corporation	\$237,908	\$45,854	\$14,420	\$298,181	\$305,769	\$48,537	\$17,232	\$371,538	\$336,346	\$53,391	\$18,955	\$408,692
San Antonio Housing Facility Corporation	\$582,314	\$114,740	\$35,491	\$732,545	\$497,071	\$110,450	\$39,018	\$646,539	\$646,778	\$171,495	\$52,920	\$871,193
Springhill Courtland Hts Public Facility Corporation	\$200,596	\$34,213	\$10,274	\$245,083	\$173,616	\$25,968	\$9,742	\$209,326	\$190,978	\$28,565	\$10,716	\$230,259
Woodhill Public Facility Corporation	\$268,138	\$45,080	\$13,603	\$326,820	\$230,190	\$35,356	\$38,298	\$303,844	\$253,209	\$38,892	\$42,127	\$334,228
Beacon Housing Solutions, LLC	\$215,073	\$44,455	\$13,149	\$272,676	\$184,863	\$37,996	\$14,096	\$236,955	\$203,349	\$41,796	\$15,506	\$260,651
Total Request/Cost of Insurance	\$3,180,007	\$1,104,036	\$102,280	\$4,386,322	\$2,800,369	\$931,782	\$135,413	\$3,867,563	\$3,180,406	\$1,074,960	\$158,954	\$4,414,320
Approximately 15% for additions, increases, adjustments, or events				\$657,948				\$1,176,678				\$662,148
Total Request including Additions				<u>\$5,044,271</u>				<u>\$5,044,241</u>				<u>\$5,076,468</u>
Increase/(Decrease) from 2022-2023 Premiums									\$380,037	\$143,178	\$23,541	
									13.57%	15.37%	17.38%	


OPPORTUNITY HOME SAN ANTONIO

May 17, 2023

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTIONS 6354, 23FAC-05-17, AND 23DEV-05-17, APPROVING THE ISSUANCE OF THE MIDCROWN SENIOR PAVILION APARTMENTS PROMISSORY NOTE TO FROST BANK IN AN AMOUNT NOT TO EXCEED \$6,000,000, TO BE SECURED BY A MORTGAGE LIEN ON THE MIDCROWN SENIOR PAVILION APARTMENTS AND GUARANTEED BY THE SAN ANTONIO HOUSING FACILITY CORPORATION, THE PROCEEDS OF WHICH WILL BE USED TO REFINANCE AN EXISTING LOAN WITH DWIGHT CAPITAL LLC; AUTHORIZING THE SAN ANTONIO HOUSING DEVELOPMENT CORPORATION TO ENTER INTO THE MIDCROWN SENIOR PAVILION LP (THE "PARTNERSHIP") AS SPECIAL LIMITED PARTNER AND INVESTOR LIMITED PARTNER; AUTHORIZING THE EXECUTION OF AN ASSET MANAGEMENT SUB MANAGEMENT AGREEMENT FOR THE GENERAL PARTNER TO ASSUME THE DUTIES AND RESPONSIBILITIES OF THE CLASS B LIMITED PARTNER OF THE PARTNERSHIP; AUTHORIZING THE PAYMENT OF COSTS IN CONNECTION THEREWITH IN AN AMOUNT NOT TO EXCEED \$1,000,000; AUTHORIZING THE PRESIDENT AND CEO OR DESIGNEE TO EXECUTE ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:



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Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:



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Timothy E. Alcott
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolutions 6354, 23FAC-05-17, and 23DEV-05-17, approving the issuance of the Midcrown Senior Pavilion Apartments Promissory Note to Frost Bank in an amount not to exceed \$6,000,000, to be secured by a mortgage lien on the Midcrown Senior Pavilion Apartments and guaranteed by the San Antonio Housing Facility Corporation, the proceeds of which will be used to refinance an existing loan with Dwight Capital LLC; authorizing the San Antonio Housing Development Corporation to enter into the Midcrown Senior Pavilion LP (the "Partnership") as special limited partner and investor limited partner; authorizing the execution of an asset management sub management agreement for the general partner to assume the duties and responsibilities of the class B limited partner of the Partnership; authorizing the payment of costs in connection therewith in an amount not to exceed \$1,000,000; authorizing the President and CEO or designee to execute all documentation necessary to carry out the transaction; and other matters in connection therewith.

SUMMARY:

Midcrown Senior Pavilion was developed with Alden Torch Financial as a 4% Tax Credit transaction. The development has exhausted the tax credit benefit and is now beyond the 15-year tax credit compliance period. Opportunity Home has been in discussions with Alden Torch about acquiring its ownership interests in the partnership now serving as the tenant of the

property. Opportunity Home has a 12-month purchase option on Midcrown Pavilion, which is effective at the end of the initial 15-year tax credit compliance period, which occurred on December 31, 2022. These resolutions authorize required actions to complete the acquisition and refinance the existing debt on the property to achieve cost savings.

STRATEGIC OUTCOMES:

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

Opportunity Home residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6354

Resolution 23FAC-05-17

Resolution 23DEV-05-17

Presentation

**CERTIFICATE FOR RESOLUTION
Resolution 6354**

The undersigned officer of Opportunity Home San Antonio, hereby certifies as follows:

In accordance with the bylaws of the Authority, the Board of Commissioners of the Authority (the "Board") held a meeting on June 7, 2023 (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 6354, APPROVING THE ISSUANCE OF THE MIDCROWN SENIOR PAVILION APARTMENTS PROMISSORY NOTE TO FROST BANK IN AN AMOUNT NOT TO EXCEED \$6,000,000, TO BE SECURED BY A MORTGAGE LIEN ON THE MIDCROWN SENIOR PAVILION APARTMENTS AND GUARANTEED BY THE SAN ANTONIO HOUSING FACILITY CORPORATION AS GUARANTOR, THE PROCEEDS OF WHICH WILL BE USED TO REFINANCE AN EXISTING LOAN WITH DWIGHT CAPITAL LLC; AUTHORIZING THE SAN ANTONIO HOUSING DEVELOPMENT CORPORATION TO ENTER INTO THE MIDCROWN SENIOR PAVILION LP (THE "PARTNERSHIP") AS SPECIAL LIMITED PARTNER AND INVESTOR LIMITED PARTNER; AUTHORIZING THE EXECUTION OF AN ASSET MANAGEMENT SUB MANAGEMENT AGREEMENT FOR THE GENERAL PARTNER TO ASSUME THE DUTIES AND RESPONSIBILITIES OF THE CLASS B LIMITED PARTNER OF THE PARTNERSHIP; AUTHORIZING THE PAYMENT OF COSTS IN CONNECTION THEREWITH IN AN AMOUNT NOT TO EXCEED \$1,000,000; AUTHORIZING THE PRESIDENT AND CEO OR DESIGNEE TO EXECUTE ALL DOCUMENTATION NECESSARY TO CARRY OUT THE 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.

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 Open Meetings Act and the Bylaws of the Issuer.

SIGNED and SEALED this 7th day of June 2023.



Ed Hinojosa, Jr.
President and CEO

**Opportunity Home San Antonio
Resolution 6354**

RESOLUTION 6354, APPROVING THE ISSUANCE OF THE MIDCROWN SENIOR PAVILION APARTMENTS PROMISSORY NOTE TO FROST BANK IN AN AMOUNT NOT TO EXCEED \$6,000,000, TO BE SECURED BY A MORTGAGE LIEN ON THE MIDCROWN SENIOR PAVILION APARTMENTS AND GUARANTEED BY SAN ANTONIO HOUSING FACILITY CORPORATION, THE PROCEEDS OF WHICH WILL BE USED TO REFINANCE AN EXISTING LOAN WITH DWIGHT CAPITAL LLC; AUTHORIZING THE SAN ANTONIO HOUSING DEVELOPMENT CORPORATION TO ENTER INTO THE MIDCROWN SENIOR PAVILION LP (THE "PARTNERSHIP") AS SPECIAL LIMITED PARTNER AND INVESTOR LIMITED PARTNER; AUTHORIZING THE EXECUTION OF AN ASSET MANAGEMENT SUB MANAGEMENT AGREEMENT FOR THE GENERAL PARTNER TO ASSUME THE DUTIES AND RESPONSIBILITIES OF THE CLASS B LIMITED PARTNER OF THE PARTNERSHIP; AUTHORIZING THE PAYMENT OF COSTS IN CONNECTION THEREWITH IN AN AMOUNT NOT TO EXCEED \$1,000,000; AUTHORIZING THE PRESIDENT AND CEO OR DESIGNEE TO EXECUTE ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Opportunity Home San Antonio of the City of San Antonio, Texas ("Opportunity Home"), has, pursuant to the Texas Public Facility Corporation 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 (the "Issuer"); and

WHEREAS, on March 1, 2023, Opportunity Home approved Resolution 6326 authorizing the refinance of existing debt currently outstanding in the approximate principal amount of \$5,900,000 (the "Refinancing Project") and secured by a lien on a 196-unit multifamily housing facility located at 5414 Midcrown Drive, San Antonio, Texas, known as Midcrown Senior Pavilion Apartments (the "Project") and acquisition of partnership interests in the Project; and

WHEREAS, in furtherance of the Refinancing Project, the Issuer proposes to enter into a Loan Agreement between Midcrown Senior Pavilion LP and/or the Issuer and Frost Bank ("Frost") dated on or before June 30, 2023, for a tax-exempt loan in an amount not to exceed \$6,000,000, as evidenced by a Promissory Note (the "Promissory Note") in the original principal amount not to exceed \$6,000,000 payable to the Bank, and secured by a Deed of Trust, Security Agreement - Financing Statement, Guaranty Agreement, and various closing documents, such as a Replacement Reserve and Security Agreement, Arbitration and Notice of Final Agreement and a Private Placement Letter (collectively, the "Loan Documents"); and

WHEREAS, the Promissory Note may be issued in a fixed rate or variable rate format and sold to Frost upon the terms and conditions outlined in the term sheet submitted by Frost; and

WHEREAS, in the event a variable rate Promissory Note is executed, it will be swapped to a fixed rate pursuant to an ISDA Master Agreement and other associated documents entered into with Frost (the "Swap Documents"); and

WHEREAS, Frost is requiring the Board of Directors of the Issuer (the "Board") to specifically

approve the Loan Documents and, if necessary, the Swap Documents and requiring the Board to hire a financial advisor regarding the Swap; and

WHEREAS, if necessary, the Board will select Hilltop Securities (“Hilltop”) as its financial advisor for the Swap based upon its prior relationship with Hilltop; and

WHEREAS, the Issuer is authorized to borrow proceeds received pursuant to the Promissory Note, the Issuer is authorized to issue the Promissory Note, and Opportunity Home has approved the issuance of the Promissory Note in accordance with the Act; and

WHEREAS, the Board hereby authorizes the Issuer (i) to borrow proceeds pursuant to the Promissory Note in an amount not to exceed \$6,000,000 for the purpose of providing funds for the Refinancing Project, all pursuant to and in accordance with the terms and conditions provided under the Loan Documents, and (ii) to expend other legally available funds, which may be MTW Funds, in an amount not to exceed \$1,000,000 to pay the costs of the Refinancing Project and other costs connected with the acquisition of partnership interests in the Project; and

WHEREAS, the Promissory Note is a special, limited obligation of the Issuer and the obligations of the Issuer shall never constitute an indebtedness, an obligation, or a loan of credit of the State of Texas, Opportunity Home, the County of Bexar, Texas, the City of San Antonio, Texas, or any other political subdivision of the State of Texas, with the meaning of any constitutional provisions or statutory limitations; and

WHEREAS, this Board of Commissioners has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Promissory Note and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms and sales price of the Promissory Note and the manner of disbursing the proceeds thereof are advisable.

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

Section 1. The terms of the Loan Documents, and if applicable, the Swap Documents are hereby approved.

Section 2. The issuance of the Promissory Note, the Swap Documents, the Loan Documents are hereby authorized and approved, and the President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer or any of them, of the Issuer, are hereby authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be), the Swap Documents, Loan Documents, and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Promissory Note, all upon the terms herein approved, and the executing officer is authorized to negotiate and approve such changes in the terms of each such instrument as such officer shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officer and this Board

shall be conclusively evidenced by the execution and delivery of such documents. The Issuer is authorized to hire Hilltop Securities as its financial advisor regarding the Swap.

Section 3. The Promissory Note in the principal amount not to exceed \$6,000,000 in substantially the form and substance set forth in the Loan Documents, is hereby approved, and the President, the Vice President, the Secretary/Treasurer and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Promissory Note or have their facsimile signatures placed upon it, and the signatures of such officers are hereby authorized and directed to be affixed or placed in facsimile on the Promissory Note.

Section 4. The Issuer is authorized to expend other legally available funds, which may be MTW Funds, in an amount not to exceed \$1,000,000 to pay the costs of the Refinancing Project and other costs connected with the acquisition of partnership interests in the Project.

Section 5. All action not inconsistent with provisions of this Resolution heretofore taken by this Board of Commissioners and the officers of the Issuer directed toward the Refinancing Project and the issuance of the Promissory Note shall be and the same hereby is ratified, approved and confirmed. 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 instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 6. After the Promissory Note is issued, this Resolution shall be and remain irrevocable until the Promissory Note or interest thereon shall have been fully paid or provisions for payment shall have been made pursuant to the Indenture.

Section 7. Cantu Harden Montoya LLP has been engaged as legal counsel and Bond Counsel to the financing.

Section 8. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 9. 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 10. 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 11. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 12. This Resolution shall be in force and effect from and after its passage.

Section 13. The Board hereby authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 7th day of June 2023.

Ana M. "Cha" Guzman
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

**San Antonio Housing Facility Corporation
Resolution 23FAC-05-17**

RESOLUTION 23FAC-05-17, APPROVING THE ISSUANCE OF THE MIDCROWN SENIOR PAVILION APARTMENTS PROMISSORY NOTE TO FROST BANK IN AN AMOUNT NOT TO EXCEED \$6,000,000, TO BE SECURED BY A MORTGAGE LIEN ON THE MIDCROWN SENIOR PAVILION APARTMENTS AND GUARANTEED BY SAN ANTONIO HOUSING FACILITY CORPORATION, THE PROCEEDS OF WHICH WILL BE USED TO REFINANCE AN EXISTING LOAN WITH DWIGHT CAPITAL LLC; AUTHORIZING THE EXECUTION OF AN ASSET MANAGEMENT SUB MANAGEMENT AGREEMENT FOR THE GENERAL PARTNER TO ASSUME THE DUTIES AND RESPONSIBILITIES OF THE CLASS B LIMITED PARTNER OF THE PARTNERSHIP; AUTHORIZING THE PAYMENT OF COSTS IN CONNECTION THEREWITH IN AN AMOUNT NOT TO EXCEED \$1,000,000; AUTHORIZING THE PRESIDENT AND CEO OR DESIGNEE TO EXECUTE ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Opportunity Home San Antonio of the City of San Antonio, Texas (“Opportunity Home”), has, pursuant to the Texas Public Facility Corporation 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 (the “Issuer”); and

WHEREAS, on March 1, 2023, Opportunity Home approved Resolution 6326 authorizing the refinance of existing debt currently outstanding in the approximate principal amount of \$5,900,000 (the “Refinancing Project”) and secured by a lien on a 196-unit multifamily housing facility located at 5414 Midcrown Drive, San Antonio, Texas, known as Midcrown Senior Pavilion Apartments (the “Project”) and acquisition of partnership interests in the Project; and

WHEREAS, in furtherance of the Refinancing Project, the Issuer proposes to enter into a Loan Agreement between Midcrown Senior Pavilion LP and/or the Issuer and Frost Bank (“Frost”) dated on or before June 30, 2023, for a tax-exempt loan in an amount not to exceed \$6,000,000, as evidenced by a Promissory Note (the “Promissory Note”) in the original principal amount not to exceed \$6,000,000 payable to the Bank, and secured by a Deed of Trust, Security Agreement – Financing Statement, Guaranty Agreement, and various closing documents, such as a Replacement Reserve and Security Agreement, Arbitration and Notice of Final Agreement and a Private Placement Letter (collectively, the “Loan Documents”); and

WHEREAS, the Promissory Note may be issued in a fixed rate or variable rate format and sold to Frost upon the terms and conditions outlined in the term sheet submitted by Frost; and

WHEREAS, in the event a variable rate Promissory Note is executed, it will be swapped to a fixed rate pursuant to an ISDA Master Agreement and other associated documents entered into with Frost (the “Swap Documents”); and

WHEREAS, Frost is requiring the Board of Directors of the Issuer (the “Board”) to specifically approve the Loan Documents and, if necessary, the Swap Documents and requiring the Board to hire a financial advisor regarding the Swap; and

WHEREAS, if necessary, the Board will select Hilltop Securities (“Hilltop”) as its financial advisor for the Swap based upon its prior relationship with Hilltop; and

WHEREAS, the Issuer is authorized to borrow proceeds received pursuant to the Promissory Note, the Issuer is authorized to issue the Promissory Note, and Opportunity Home has approved the issuance of the Promissory Note in accordance with the Act; and

WHEREAS, the Board hereby authorizes the Issuer (i) to borrow proceeds pursuant to the Promissory Note in an amount not to exceed \$6,000,000 for the purpose of providing funds for the Refinancing Project, all pursuant to and in accordance with the terms and conditions provided under the Loan Documents, and (ii) to expend other legally available funds in an amount not to exceed \$1,000,000 to pay the costs of the Refinancing Project and other costs connected with the acquisition of partnership interests in the Project; and

WHEREAS, the Promissory Note is a special, limited obligation of the Issuer and the obligations of the Issuer shall never constitute an indebtedness, an obligation, or a loan of credit of the State of Texas, Opportunity Home, the County of Bexar, Texas, the City of San Antonio, Texas, or any other political subdivision of the State of Texas, with the meaning of any constitutional provisions or statutory limitations; and

WHEREAS, this Board of Directors has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Promissory Note and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms and sales price of the Promissory Note and the manner of disbursing the proceeds thereof are advisable.

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

Section 1. The terms of the Loan Documents, and if applicable, the Swap Documents are hereby approved.

Section 2. The issuance of the Promissory Note, the Swap Documents, the Loan Documents are hereby authorized and approved, and the President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer or any of them, of the Issuer, are hereby authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be), the Swap Documents, Loan Documents, and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Promissory Note, all upon the terms herein approved, and the executing officer is authorized to negotiate and approve such changes in the terms of each such instrument as such officer shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officer and this Board shall be conclusively evidenced by the execution and delivery of such documents. The Issuer is authorized to hire Hilltop Securities as its financial advisor regarding the Swap.

Section 3. The Promissory Note in the principal amount not to exceed \$6,000,000

in substantially the form and substance set forth in the Loan Documents, is hereby approved, and the President, the Vice President, the Secretary/Treasurer and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Promissory Note or have their facsimile signatures placed upon it, and the signatures of such officers are hereby authorized and directed to be affixed or placed in facsimile on the Promissory Note.

Section 4. The Issuer is authorized to expend other legally available funds, which may be MTW Funds, in an amount not to exceed \$1,000,000 to pay the costs of the Refinancing Project and other costs connected with the acquisition of partnership interests in the Project.

Section 5. All action not inconsistent with provisions of this Resolution heretofore taken by this Board of Directors and the officers of the Issuer directed toward the Refinancing Project and the issuance of the Promissory Note shall be and the same hereby is ratified, approved and confirmed. 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 instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 6. After the Promissory Note is issued, this Resolution shall be and remain irrevocable until the Promissory Note or interest thereon shall have been fully paid or provisions for payment shall have been made pursuant to the Indenture.

Section 7. Cantu Harden Montoya LLP has been engaged as legal counsel and Bond Counsel to the financing.

Section 8. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 9. 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 10. 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 11. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 12. This Resolution shall be in force and effect from and after its passage.

Section 13. The Secretary/Treasurer or designee is authorized to execute all necessary documents and extensions in connection herewith.

Passed and approved the 7th day of June 2023.

Ana M. "Cha" Guzman
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

CERTIFICATE FOR RESOLUTION
RESOLUTION 23DEV-05-17

The undersigned officer of the San Antonio Housing Development Corporation, a Texas nonprofit public facility corporation created pursuant to the laws of the State of Texas (“SAHDC”) hereby certifies as follows:

1. In accordance with the bylaws of SAHDC, the Board of Directors of SAHDC (the “Board”) held a meeting on June 7, 2023 (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 23DEV-05-17, AUTHORIZING (I) ADMISSION OF SAHDC OR AN AFFILIATE THEREOF AS THE SPECIAL LIMITED PARTNER AND INVESTOR LIMITED PARTNER OF MIDCROWN SENIOR PAVILION LP (THE “PARTNERSHIP”); (II) EXECUTION OF ALL DOCUMENTATION IN CONNECTION WITH SAHDC’S ADMISSION INTO THE PARTNERSHIP AND THE REFINANCE OF AN EXISTING LOAN OF THE PARTNERSHIP; (III) AND, OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED this 7th day of June 2023.

Ed Hinojosa, Jr.
Secretary/Treasurer

**San Antonio Housing Development Corporation
Resolution 23DEV-05-17**

RESOLUTION 23DEV-05-17, AUTHORIZING (I) ADMISSION OF SAHDC OR AN AFFILIATE THEREOF AS THE SPECIAL LIMITED PARTNER AND INVESTOR LIMITED PARTNER OF MIDCROWNE SENIOR PAVILION LP (THE “PARTNERSHIP”); (II) EXECUTION OF ALL DOCUMENTATION IN CONNECTION WITH SAHDC’S ADMISSION INTO THE PARTNERSHIP AND THE REFINANCE OF AN EXISTING LOAN OF THE PARTNERSHIP; (III) AND, OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Opportunity Home San Antonio of the City of San Antonio, Texas (“Opportunity Home”), has, pursuant to the Texas Public Facility Corporation 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 (the “Issuer”); and

WHEREAS, on March 1, 2023, Opportunity Home approved Resolution 6326 authorizing the refinance of existing debt currently outstanding in the amount of approximately \$5,900,000 (the “Refinancing Project”) and secured by a lien on a 196-unit multifamily housing facility located at 5414 Midcrown Drive, San Antonio, Texas, known as Midcrown Senior Pavilion Apartments (the “Project”) and acquisition of partnership interests in the Project; and

WHEREAS, on March 1, 2023, San Antonio Housing Development Corporation (“SAHDC”) approved Resolution 23DEV-02-02 authorizing SAHDC to enter into and acquire interests in the Partnership, and to participate in the Refinancing Project; and

WHEREAS, in furtherance of the Refinancing Project, the Issuer proposes to enter into a Loan Agreement between the Partnership and/or the Issuer and Frost Bank (“Frost”) dated on or before June 30, 2023, for a tax-exempt loan in an amount not to exceed \$6,000,000, as evidenced by a Promissory Note (the “Promissory Note”) in the original principal amount not to exceed \$6,000,000 payable to the Bank, and secured by a Deed of Trust, Security Agreement – Financing Statement, and various closing documents, such as a Replacement Reserve and Security Agreement, Arbitration and Notice of Final Agreement and a Private Placement Letter (collectively, the “Loan Documents”); and

WHEREAS, the Promissory Note may be issued in a fixed rate or variable rate format and sold to Frost upon the terms and conditions outlined in the term sheet submitted by Frost; and

WHEREAS, in the event a variable rate Promissory Note is executed, it will be swapped to a fixed rate pursuant to an ISDA Master Agreement and other associated documents entered into with Frost (the “Swap Documents”); and

WHEREAS, Frost is requiring the Board of Directors of the Issuer (the “Board”) to specifically approve the Loan Documents and, if necessary, the Swap Documents and requiring the Board to hire a financial advisor regarding the Swap; and

WHEREAS, if necessary, the Board will select Hilltop Securities (“Hilltop”) as its financial advisor for the Swap based upon its prior relationship with Hilltop; and

WHEREAS, the Issuer is authorized to borrow proceeds received pursuant to the Promissory Note, the Issuer is authorized to issue the Promissory Note, and Opportunity Home has approved the issuance of the Promissory Note in accordance with the Act; and

WHEREAS, the Board hereby authorizes SAHDC to (i) enter into and acquire interests in the Partnership; (ii) execute all documentation in connection with SAHDC's admission into the Partnership and the Refinancing Project; and (iii) take all other action necessary in furtherance thereof.

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

Section 1. The admission of SAHDC or a newly created affiliate thereof as a Special Limited Partner and Investor Limited Partner of the Partnership ("Limited Partner") is hereby approved and the President, any Vice President, the Secretary/Treasurer, and any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute the documents required to be executed by SAHDC in order to effect such admission.

Section 2. The terms of the Loan Documents are hereby authorized and approved, when such documents are approved by the officer designated as the signatory on such document(s).

Section 3. The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Loan Documents, the Swap Documents (if any), and all other documents and certificates relating to the Refinancing Project and the admission of the Limited Partner into the Partnership. Approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 4. The President, any Vice President, the Secretary/Treasurer, and the Assistant Secretary/Treasurer, or any of them, and, if required by the form of the document, the Secretary/Treasurer and any Assistant Secretary/Treasurer, or any of them, of the Limited Partner are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by the Limited Partner, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer 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 SAHDC, 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 5. All action and resolutions, not inconsistent with provisions of this Resolution heretofore taken by this Board and the officers of SAHDC directed toward the admission of Limited Partner into the Partnership and the Refinancing Project shall be and the same hereby is extended, ratified, approved, and confirmed. 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 instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 6. The Board has expressly determined and hereby confirms that its admission into the Partnership and participation in the Refinancing Project will promote the public purposes in the Act and will accomplish a valid public purpose of the Authority by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 7. The Promissory Note and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Loan Documents to secure payment of the Promissory Note, and under no circumstances shall the Promissory Note be payable from any other revenues, funds, assets, or income of the Issuer.

Section 8. The Promissory Note shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the City, or any other political subdivision or governmental unit.

Section 9. This Resolution shall be and remain irrevocable until the Promissory Note and interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Loan Documents.

Section 10. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Promissory Note is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 11. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Passed and approved the 7th day of June 2023.

Ana M. "Cha" Guzman
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

Midcrown Senior Pavilion

Timothy E. Alcott | Chief Legal and Real Estate Officer



MIDCROWN PAVILION



MIDCROWN PAVILION
5415 Midcrown Dr. | San Antonio, TX 78218

Midcrown Senior Pavilion

Overview

A 196-unit multifamily housing facility located at 5414 Midcrown Dr., San Antonio, Texas.

- 157 Tax credit only units at 60% AMI or below
- 39 Public housing units
- Midcrown Senior Pavilion was developed with Alden Torch Financial as a 4% Tax Credit transaction.
- The development is now beyond the 15-year tax credit compliance period.
- These resolutions authorize required actions to complete the acquisition and refinance the existing debt on the property to achieve cost savings.

Midcrown Senior Pavilion

Refinance Details


- Refinance existing debt \$5,900,000
- Promissory Note with Frost Bank not to Exceed \$6,000,000 used to refinance loan with Dwight Capital, LLC
- Move forward with Purchase Sale Agreement to buyout the Special Limited and Investor Limited Partner interest \$350,000
- Change in Property Management from Capstone to San Antonio Housing Facility Corporation
- Closing Costs, which may be MTW Funds, not to exceed \$1,000,000

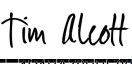
OPPORTUNITY HOME SAN ANTONIO

May 17, 2023

BOARD OF COMMISSIONERS
Operations And Real Estate Committee Meeting

RESOLUTIONS 6359 AND 23LVPFC-05-17, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS (TIGONI VILLAS) SERIES 2023 (THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION (THE "ISSUER" OR "LVPFC") TO APPROVE RESOLUTION 23LVPFC-05-17 AUTHORIZING THE BONDS; AND (III) OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:

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Ed Hinojosa, Jr.
President and CEO

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Timothy E. Alcott
Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolutions 6359 and 23LVPFC-05-17, authorizing (i) the Las Varas Public Facility Corporation Tax-Exempt Multifamily Housing Revenue Bonds (Tigoni Villas Apartments) Series 2023 (the "Bonds"); (ii) the Las Varas Public Facility Corporation (the "Issuer" or "LVPFC") to approve Resolution 23LVPFC-05-17 authorizing the Bonds; and (iii) other matters in connection therewith.

SUMMARY:

Final approval of the issuance of the Bonds for the Tigoni Villas Apartments Project (the "Project"), a rehabilitation project proposed by DevCo Preservation, LLC, located at 1527 West Sunshine Drive. The Project will consist of 140 affordable units, all of which will be low income housing tax credit units serving families whose incomes average 60% or less of area median income (AMI), as follows:

- 16% of units reserved for individuals or families whose income is no greater than 30% AMI;
- 9% of units reserved for individuals or families whose income is no greater than 40% AMI;
- 26% of units reserved for individuals or families whose income is no greater than 50% AMI; and
- 49% of units reserved for individuals or families whose income is no greater than 60% AMI.

Up to \$20,000,000 of tax-exempt Bonds will be issued by LVPFC and purchased by Citibank, and such amount will be issued to finance the acquisition, rehabilitation, and/or equipping of the Project. The land and existing improvements (together, the "Premises") will be owned by Las Varas Public Facility Corporation, which will lease the Premises to the Project partnership.

We are targeting a closing date in June or July 2023, and construction is expected to begin in August 2023.

STRATEGIC OUTCOMES:

Opportunity Home residents have a sufficient supply of affordable housing options

OPPORTUNITY HOME SAN ANTONIO

May 17, 2023

Opportunity Home residents live in quality affordable housing

ATTACHMENTS:

Resolution 6359

Resolution 23LVPFC-05-17

Presentation

**CERTIFICATE FOR RESOLUTION
RESOLUTION 6359**

The undersigned officer of the Opportunity Home of the City of San Antonio, Texas (the “Authority”) hereby certifies as follows:

1. In accordance with the bylaws of the Authority, the Board of Commissioners of the Authority (the “Board”) held a meeting on June 7, 2023 (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 6359, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS (TIGONI VILLAS) SERIES 2023 (THE “BONDS”); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION (THE “ISSUER” OR “LVPFC”) TO APPROVE RESOLUTION 23LVPFC-05-17 AUTHORIZING THE BONDS; AND (III) 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 state statutes and the Bylaws of the Authority.

SIGNED AND SEALED this 7th day of June 2023.



Ed Hinojosa, Jr.
President and CEO

**Opportunity Home San Antonio
Resolution 6359**

RESOLUTION 6359, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS (TIGONI VILLAS) SERIES 2023 (THE “BONDS”); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION (THE “ISSUER” OR “LVPFC”) TO APPROVE RESOLUTION 23LVPFC-5-17 AUTHORIZING THE BONDS; AND (III) OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Opportunity Home San Antonio of the City of San Antonio, Texas (the “Authority”) has created the Las Varas Public Facility Corporation (the “Issuer”) to finance affordable housing on its behalf; and

WHEREAS, the Issuer has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, rehabilitation and improvement of land, improvements, and related property, which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within the City of San Antonio, Texas, for such persons of low or moderate income, and to refund such bonds; and

WHEREAS, the Issuer has been requested to issue its “Tax-Exempt Multifamily Housing Revenue Bonds (Tigoni Villas Apartments) Series 2023” in the aggregate principal amount not to exceed \$20,000,000 (the “Bonds”), the proceeds of which will be used to finance the cost of acquiring, rehabilitating, and/or equipping an existing 140-unit apartment facility to be known as the Tigoni Villas Apartments, located at 1527 West Sunshine Drive, San Antonio, Bexar County, Texas (the “Project”) for Tigoni Preservation Apartments, LP, a Texas limited partnership, or a related person or affiliate thereof (the “Borrower”); and

WHEREAS, the Issuer desires to issue the Bonds pursuant to a Funding Loan Agreement (the “Funding Loan Agreement”) among Citibank, N.A., as funding lender (the “Funding Lender”), the Issuer, as governmental lender, and U.S. Bank National Association, as fiscal agent (the “Fiscal Agent”), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Borrower Loan Agreement (the “Borrower Loan Agreement”) between the Issuer and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer, the Fiscal Agent, and the Borrower; and

WHEREAS, the loan will be evidenced by a promissory note issued under the Borrower Loan Agreement (the “Note”) and a Multifamily Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (the “Security Instrument”) by the Issuer in favor of the Fiscal Agent; and

WHEREAS, a Bond Purchase Agreement (the “Purchase Agreement”), setting forth certain terms and conditions upon which the Funding Lender will purchase the Bonds; and

WHEREAS, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

WHEREAS, pursuant to 303.071 of the Texas Local Government Code, the Board of Commissioners of the Authority (the "Board") must approve and authorize the issuance of the Bonds by the Issuer; and

WHEREAS, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquisition, rehabilitation, and/or equipping 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 Issuer to enter into the transactions described above so that the Borrower may acquire, rehabilitate, and/or equip the Project; and

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Bonds and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Bonds and the manner of disbursing the proceeds thereof are advisable.

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

Section 1. The proposed development and the terms of the Bonds, the Funding Loan Agreement, the Borrower Loan Agreement, the Regulatory Agreement, the Security Instrument, and the Purchase Agreement are hereby authorized and approved.

Section 2. The Chairman, any Vice Chairman, the Secretary/Treasurer (or Interim Secretary/Treasurer), and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the financing of the Project or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 3. The Board has expressly determined and hereby confirms that the issuance of the Bonds to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 4. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Funding Loan Agreement to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer.

Section 5. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the County of Bexar, the City of San Antonio, the Authority, or any other political subdivision or governmental unit.

Section 6. After the Bonds are issued, this Resolution shall be and remain irrevocable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Funding Loan Agreement.

Section 7. The Board hereby approves Resolution 23LVPFC-05-17 and authorizes the Bonds to be issued in connection with the Project.

Section 8. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 9. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

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 the 7th day of June 2023.

Ana M “Cha” Guzman
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 23LVPFC-05-17**

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

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the “Board”) held a meeting on June 7, 2023 (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 23LVPFC-05-17, AUTHORIZING THE LAS VARAS PUBLIC
FACILITY CORPORATION TAX-EXEMPT MULTIFAMILY HOUSING REVENUE
BONDS (TIGONI VILLAS APARTMENTS), SERIES 2023; AND OTHER
MATTERS IN CONNECTION THEREWITH**

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

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

SIGNED this 7th day of June 2023.

Ed Hinojosa, Jr.
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 23LVPFC-05-17**

RESOLUTION 23LVPFC-05-17, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS (TIGONI VILLAS APARTMENTS), SERIES 2023; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Las Varas Public Facility Corporation (the “Issuer”) has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, rehabilitation, and improvement of land, improvements, and related property, which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within San Antonio, Texas, for such persons of low or moderate income, and to refund such bonds; and

WHEREAS, the Issuer has been requested to issue its “Tax-Exempt Multifamily Housing Revenue Bonds (Tigoni Villas Apartments), Series 2023” in the aggregate principal amount not to exceed \$20,000,000 (the “Bonds”), the proceeds of which will be used to finance the cost of acquiring, rehabilitating, and/or equipping an existing 140-unit apartment facility to be known as the Tigoni Villas Apartments, located at 1527 West Sunshine Drive, San Antonio, Bexar County, Texas (the “Project”) for Tigoni Preservation Apartments, LP, a Texas limited partnership, or a related person or affiliate thereof (the “Borrower”); and

WHEREAS, the Issuer desires to issue the Bonds pursuant to a Funding Loan Agreement (the “Funding Loan Agreement”) among Citibank, N.A., as funding lender (the “Funding Lender”), the Issuer, as governmental lender, and U.S. Bank National Association, as fiscal agent (the “Fiscal Agent”), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Borrower Loan Agreement (the “Borrower Loan Agreement”) between the Issuer, as governmental lender, and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer, the Fiscal Agent, and the Borrower; and

WHEREAS, the loan will be evidenced by a promissory note issued under the Borrower Loan Agreement (the “Note”) and a Multifamily Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (the “Security Instrument”) by the Issuer in favor of the Fiscal Agent; and

WHEREAS, the Issuer will be presented with a bond purchase agreement (the “Purchase Agreement”), setting forth certain terms and conditions upon which the Funding Lender will purchase the Bonds; and

WHEREAS, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

WHEREAS, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquiring, rehabilitating, and/or equipping the Project; and

WHEREAS, the Board of Directors of the Issuer (the “Board”) has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Bonds and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Bonds and the manner of disbursing the proceeds thereof are advisable.

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

Section 1. The terms of the Funding Loan Agreement, the Borrower Loan Agreement, the Regulatory Agreement, the Security Instrument, and the Purchase Agreement are hereby authorized and approved, when such documents are approved by the officer designated as the signatory on such document(s).

Section 2. The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Funding Loan Agreement, the Borrower Loan Agreement, the Regulatory Agreement, the Security Instrument, the Purchase Agreement, and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the loan of the proceeds thereof to the Borrower, all upon the terms herein approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in the terms of or amendment to each such instrument as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The Bonds, in the aggregate principal amount of not to exceed \$20,000,000, with an interest rate (not including applicable premium) not to exceed 7% as set forth in the Funding Loan Agreement, and with a maturity date not to exceed July 1, 2063, in substantially the form and substance set forth in the Funding Loan Agreement, are hereby approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Bonds or have their facsimile signatures placed upon them, and such officers are hereby authorized and directed to deliver the Bonds, and the seal of the Issuer is hereby authorized and directed to be affixed or placed by facsimile on the Bonds, if required. Authentication of the Bonds upon the terms and conditions and in the manner described in the Funding Loan Agreement as the same may be modified is authorized by this Resolution. The final principal amounts, interest rates, maturity dates (not to exceed the amounts, the rates, and the maximum term set forth above), and final redemption dates and prices for the Bonds shall be set forth in the final form of the Funding Loan Agreement, and the execution and delivery of the Funding Loan Agreement and any agreements relating to the purchase of the Bonds by the Funding Lender by the President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, shall constitute approval of the agreed final principal amounts of, interest rates on the Bonds, maturity dates of the Bonds, and the final redemption dates and prices for the Bonds. The proceeds of the Bonds are hereby authorized to be utilized

as set forth herein and in the Funding Loan Agreement and the Borrower Loan Agreement.

Section 4. The Fiscal Agent shall be U.S. Bank National Association.

Section 5. Cantu Harden Montoya LLP, as Bond Counsel, is hereby ratified as the hearing officer for purposes of the public TEFRA hearing regarding the Project.

Section 6. The President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute and deliver to the Fiscal Agent the written request of the Issuer for the authentication and delivery of the Bonds by the Fiscal Agent in accordance with the Funding Loan Agreement and the Borrower Loan Agreement.

Section 7. All action and resolutions, not inconsistent with provisions of this Resolution heretofore taken by this Board and the officers of the Issuer directed toward the financing of the Project and the issuance of the Bonds shall be and the same hereby is extended, ratified, approved, and confirmed. 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 instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 8. The Board has expressly determined and hereby confirms that the issuance of the Bonds to assist in the financing of the Project will promote the public purposes in the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 9. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Funding Loan Agreement to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer.

Section 10. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the City, or any other political subdivision or governmental unit.

Section 11. After the Bonds are issued, this Resolution shall be and remain irrevocable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Funding Loan Agreement.

Section 12. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be

deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 13. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Passed and approved the 7th day of June 2023.

Ana M. "Cha" Guzman
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

Tigoni Villas Bond Authorization

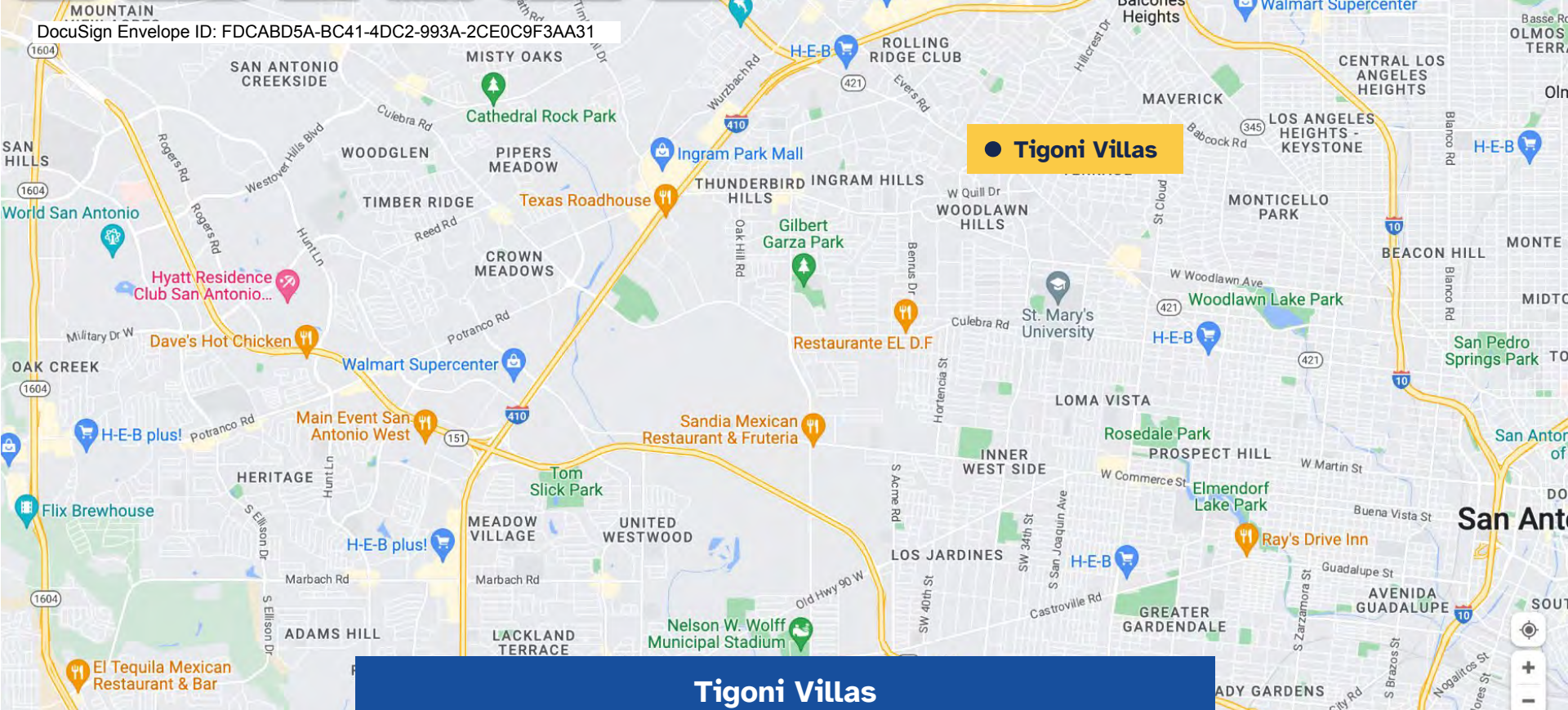
Timothy E. Alcott | Chief Legal and Real Estate Officer

Tigoni Villas



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Tigoni Villas
1527 West Sunshine Drive

AUTHORIZING BONDS


Tigoni Villas


Final approval of the issuance of the Bonds for the Tigoni Villas Apartments Project (the “Project”), a rehabilitation project proposed by DevCo Preservation, LLC, located at 1527 West Sunshine Drive.

- Total Project Cost - \$24,000,000
- 140 affordable units - 60% or less (AMI)
- 16% of units reserved for individuals or families whose income is no greater than 30% AMI;
- 9% of units reserved for individuals or families whose income is no greater than 40% AMI;
- 26% of units reserved for individuals or families whose income is no greater than 50% AMI; and
- 49% of units reserved for individuals or families whose income is no greater than 60% AMI.
- Bond Issuer Fee - \$200,000

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTION 6360, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (COSTA ALMADENA APARTMENTS) SERIES 2023 (THE “BONDS”); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION (THE “ISSUER” OR “LVPFC”) TO APPROVE RESOLUTION 23LVPFC-05-18 AUTHORIZING THE BONDS; (III) SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE 23FAC-05-18; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:

D7D46F73613F4FA...
Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

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Timothy E. Alcott
Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6360, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Costa Almadena Apartments) Series 2023 (the “Bonds”); (ii) the Las Varas Public Facility Corporation (the “Issuer” or “LVPFC”) to approve Resolution 23LVPFC-05-18 authorizing the Bonds; and (iii) San Antonio Housing Facility Corporation to approve 23FAC-05-18; and (iv) other matters in connection therewith.

SUMMARY:

Final approval of the issuance of the Bonds for the Costa Almadena Apartments Project (the “Project”), a rehabilitation project proposed by DevCo Preservation, LLC, located at 6222 S. New Braunfels, San Antonio, Bexar County, Texas 78223. The Project will consist of 176 units, all of which will be made available to families whose income is 60% or less of the median income. In addition, the rents will be restricted to the Texas Department of Housing Tax Credit rents for the tenant income adjusted for family size. These restrictions will remain in place for 30 years.

Up to \$25,000,000 of tax-exempt Bonds will be issued by LVPFC and purchased by Red Stone A7 III LLC, and such amount will be issued to finance the acquiring, rehabilitating, and equipping the Project. The land and existing improvements (together, the “Premises”) will be owned by Las Varas Public Facility Corporation, which will lease the Premises to the Project partnership. The San Antonio Housing Facility Corporation will participate in the project as a general partner of the partnership.

We are targeting a closing in June or July 2023.

STRATEGIC OUTCOMES:

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

ATTACHMENTS:

Resolution 6360

OPPORTUNITY HOME SAN ANTONIO

May 17, 2023

Resolution 23LVPFC-05-18
Resolution 23FAC-05-18
Presentation

CERTIFICATE FOR RESOLUTION 6360

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

1. In accordance with the bylaws of the Authority, the Board of Commissioners of the Authority (the "Board") held a meeting on June 7, 2023 (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 6360, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (COSTA ALMADENA APARTMENTS) SERIES 2023 (THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION (THE "ISSUER" OR "LVPFC") TO APPROVE RESOLUTION 23LVPFC-05-18 AUTHORIZING THE BONDS; (III) SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE 23FAC-05-18; AND (IV) 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 state statutes and the Bylaws of the Authority.

SIGNED AND SEALED this 7th day of June 2023.



Ed Hinojosa, Jr.
President and CEO

**Opportunity Home San Antonio
Resolution 6360**

RESOLUTION 6360, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (COSTA ALMADENA APARTMENTS) SERIES 2023 (THE “BONDS”); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION (THE “ISSUER” OR “LVPFC”) TO APPROVE RESOLUTION 23LVPFC-05-18 AUTHORIZING THE BONDS; (III) SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE 23FAC-05-18; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Opportunity Home San Antonio of the City of San Antonio, Texas (the “Authority”) has created the Las Varas Public Facility Corporation (the “Issuer”) to finance affordable housing on its behalf; and

WHEREAS, the Issuer has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, rehabilitation and improvement of land, improvements, and related property, which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within the City of San Antonio, Texas, for such persons of low or moderate income, and to refund such bonds; and

WHEREAS, the Issuer currently serves as the sole member of the general partner for the Project (as defined below); and

WHEREAS, the San Antonio Housing Facility Corporation (“SAHFC”) has been requested to serve as a substitute sole member of a new general partner entity to be substituted into the existing partnership for the Project; and

WHEREAS, the Issuer has been requested to issue its “Multifamily Housing Revenue Bonds (Costa Almadena Apartments) Series 2023” in the aggregate principal amount not to exceed \$25,000,000 (the “Bonds”), the proceeds of which will be used to finance the cost of acquiring, rehabilitating, and equipping an existing 176-unit apartment facility to be known as the Costa Almadena Apartments, located at 6222 S. New Braunfels, San Antonio, Bexar County, Texas 78223 (the “Project”) for DevCo Preservation, LLC or an affiliate thereof (the “Borrower”); and

WHEREAS, the Issuer desires to issue the Bonds pursuant to an Indenture of Trust (the “Indenture”) between the Issuer and a national banking association to be appointed as trustee (the “Trustee”), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Loan Agreement (the “Loan Agreement”) between the Issuer and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer, the Trustee, and the Borrower (collectively, the “Financing”); and

WHEREAS, the loan will be evidenced by a promissory note issued under the Loan Agreement (the “Borrower Note”) and a Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (the “Security Instrument”) from the Borrower in favor of the Trustee; and

WHEREAS, the Issuer will issue the Bonds in an amount not to exceed \$25,000,000 and loan all of such proceeds to the Borrower; and

WHEREAS, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

WHEREAS, pursuant to 303.071 of the Texas Local Government Code, the Board of Commissioners of the Authority (the “Board”) must approve and authorize the issuance of the tax-exempt bonds by the Issuer; and

WHEREAS, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquisition, rehabilitation, and equipping 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 Issuer to enter into the transactions described above so that the Borrower may rehabilitate the Project; and

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Bonds and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Bonds and the manner of disbursing the proceeds thereof are advisable.

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

Section 1. The proposed development and the terms of the Bonds, the Indenture, the Loan Agreement, the Regulatory Agreement, and the Security Instrument are hereby authorized and approved.

Section 2. The Chairman, any Vice Chairman, the Secretary/Treasurer (or Interim Secretary/Treasurer), and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the financing of the Project or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 3. The Board has expressly determined and hereby confirms that the issuance of the Bonds to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 4. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Indenture to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer.

Section 5. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the County of Bexar, the City of San Antonio, the Authority, or any other political subdivision or governmental unit.

Section 6. After the Bonds are issued, this Resolution shall be and remain irrevocable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Indenture.

Section 7. The Board hereby approves Resolution 23LVPCF-05-18 and authorizes the Bonds to be issued in connection with the Project.

Section 8. The Board hereby approves Resolution 23FAC-05-18 and authorizes SAHFC or an affiliate thereof to serve as the sole member of the substitute general partner of the partnership.

Section 9. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 10. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Section 11. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 12. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 7th day of June 2023.

Ana M. "Cha" Guzman
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 23FAC-05-18**

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 June 7, 2023 (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 23FAC-05-18, AUTHORIZING (I) ADMISSION OF SAHFC OR AN AFFILIATE THEREOF AS THE GENERAL PARTNER OF THE COSTA ALMADENA PROJECT PARTNERSHIP; (II) EXECUTION OF ALL DOCUMENTATION IN CONNECTION WITH THE ISSUANCE OF THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (COSTA ALMADENA APARTMENTS) SERIES 2023; (III) AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED and SEALED this 7th day of June 2023.



Ed Hinojosa, Jr.
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 23FAC-05-18**

RESOLUTION 23FAC-05-18, AUTHORIZING (I) ADMISSION OF SAHFC OR AN AFFILIATE THEREOF AS THE GENERAL PARTNER OF THE COSTA ALMADENA PROJECT PARTNERSHIP; (II) EXECUTION OF ALL DOCUMENTATION IN CONNECTION WITH THE ISSUANCE OF THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (COSTA ALMADENA APARTMENTS) SERIES 2023; (III) AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Opportunity Home San Antonio of the City of 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, DevCo Preservation, LLC (the “Borrower”) seeks to form a Texas limited liability partnership (the “Partnership”), will be formed to acquire, rehabilitate, and equip an existing 176-unit apartment facility to be known as the Costa Almadena Apartments, located at 6222 S. New Braunfels, San Antonio, Bexar County, Texas 78223 (the “Project”); and

WHEREAS, the Borrower has requested that SAHFC enter into the Partnership as a general partner; and

WHEREAS, in connection with the Project, Las Varas Public Facility Corporation, as issuer (“Issuer”) has been requested to issue its “Multifamily Housing Revenue Bonds (Costa Almadena Apartments) Series 2023” in the aggregate principal amount not to exceed \$25,000,000 (together, the “Bonds”), the proceeds of which will be used to finance the Project; and

WHEREAS, the Issuer desires to issue the Bonds pursuant to an Indenture of Trust (the “Indenture”) between the Issuer and U.S. Bank National Association, as trustee (the “Trustee”), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Loan Agreement (the “Loan Agreement”) between the Issuer and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer, the Trustee, and the Borrower (collectively, the “Financing”); and

WHEREAS, the loan will be evidenced by a promissory note issued under the Loan Agreement (the “Borrower Note”) and a Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (the “Security Instrument”) from the Borrower in favor of the Trustee; and

WHEREAS, the Issuer will issue the Bonds in an amount not to exceed \$25,000,000 and loan all of such proceeds to the Borrower; and

WHEREAS, in connection with the Financing and the execution and delivery of the Bonds (the “Bond Financing”), the Borrower, SAHFC, and/or the Issuer will be required to enter into certain agreements, including, but not limited to, the Indenture, the Loan Agreement, Bond Purchase Agreement, the Bonds, the Borrower Note, a Regulatory Agreement and Declaration of Restrictive Covenants, the Security Instrument, a Ground Lease, documents necessary to effect the Bond Financing (the “Bond Documents”), equity documents, ground lease documents, and subordinate

debt documents (collectively, the “Transaction Documents”); and

WHEREAS, the developer, on behalf of the Borrower, has applied for Low Income Housing Tax Credits (“LIHTCs”) from the Texas Department of Housing and Community Affairs (“TDHCA”); and

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

WHEREAS, the Borrower will contribute equity to the rehabilitation of the Project, which will be raised from the sale of tax credits (the “Equity Financing”); and

WHEREAS, in connection with the Equity Financing, the Borrower, SAHFC, and/or the Issuer will be required to enter into certain agreements, including, but not limited to, an Amended and Restated Limited Partnership Agreement, a Development Agreement, Management Agreement, Architect’s Agreement, Construction Contract, and other agreements and closing certificates (the “Equity Documents”); and

WHEREAS, to reduce the cost of the Project by eliminating sales tax on the construction of the Project, the Issuer will serve as the general contractor and enter into any required construction contracts and ancillary documents (the “Construction Documents”); and

WHEREAS, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

WHEREAS, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquiring, rehabilitating, and equipping the Project; and

WHEREAS, the Board of Directors of the Issuer (the “Board”) has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Bonds and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Bonds and the manner of disbursing the proceeds thereof are advisable.

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

Section 1. The admission of SAHFC or a newly created affiliate thereof as a general partner of the Partnership (“General Partner”) is hereby approved and the President, any Vice President, the Secretary/Treasurer, and any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute the documents required to be executed by SAHFC in order to effect such admission.

Section 2. The terms of the Indenture, the Loan Agreement, the Regulatory Agreement, and the Security Instrument are hereby authorized and approved, when such documents are approved by the officer designated as the signatory on such document(s).

Section 3. The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Indenture, the Loan Agreement, the Regulatory Agreement, and the Security Instrument, the Bond Documents, the Transaction Documents, the Equity Documents, the Construction Documents, the TDHCA Documents, the Ground Lease, all other documents relating to the Financing, the Bond Financing, and the Equity Financing to which the Borrower, General Partner, and the Issuer are a party, and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the loan of the proceeds thereof to the Borrower, all upon the terms herein approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in the terms of or amendment to each such instrument as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 4. The President, any Vice President, the Secretary/Treasurer, and the Assistant Secretary/Treasurer, or any of them, and, if required by the form of the document, the Secretary/Treasurer and any Assistant Secretary/Treasurer, or any of them, of SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer 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 5. All action and resolutions, not inconsistent with provisions of this Resolution heretofore taken by this Board and the officers of SAHFC directed toward the admission of General Partner into the Partnership, the financing of the Project and the issuance of the Bonds shall be and the same hereby is extended, ratified, approved, and confirmed. 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 instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 6. The Board has expressly determined and hereby confirms that its admission into the Partnership and participation in the financing of the Project will promote the public purposes in the Act and will accomplish a valid public purpose of the Authority by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 7. The Bonds and the interest thereon shall be limited obligations of the

Issuer payable solely from the revenues, funds, and assets pledged under the Indenture to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer.

Section 8. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the City, or any other political subdivision or governmental unit.

Section 9. After the Bonds are issued, this Resolution shall be and remain irrevocable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Indenture.

Section 10. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 11. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Passed and approved the 7th day of June 2023.

Ana M. "Cha" Guzman
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

CERTIFICATE FOR RESOLUTION 23LVPFC-05-18

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

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the “Board”) held a meeting on June 7, 2023 (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 23LVPFC-05-18, AUTHORIZING THE ISSUANCE OF THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (COSTA ALMADENA APARTMENTS) SERIES 2023, AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED this 7th day of June 2023.

Ed Hinojosa, Jr.
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 23LVPFC-05-18**

RESOLUTION 23LVPFC-05-18, AUTHORIZING THE ISSUANCE OF THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (COSTA ALMADENA APARTMENTS) SERIES 2023, AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Las Varas Public Facility Corporation (the “Issuer”) has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, and improvement of land, improvements, and related property, which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within San Antonio, Texas, for such persons of low or moderate income, and to refund such bonds; and

WHEREAS, the Issuer has been requested to issue its “Multifamily Housing Revenue Bonds (Costa Almadena Apartments) Series 2023” in the aggregate principal amount not to exceed \$25,000,000 (the “Bonds”), the proceeds of which will be used to finance the cost of acquiring, rehabilitating, and equipping an existing 176-unit apartment facility to be known as the Costa Almadena Apartments, located at 6222 S. New Braunfels, San Antonio, Bexar County, Texas 78223 (the “Project”) for DevCo Preservation, LLC or an affiliate thereof (the “Borrower”); and

WHEREAS, the Issuer desires to issue the Bonds pursuant to an Indenture of Trust (the “Indenture”) between the Issuer and a national banking association to be appointed as trustee (the “Trustee”), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Loan Agreement (the “Loan Agreement”) between the Issuer and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer, the Trustee, and the Borrower (collectively, the “Financing”); and

WHEREAS, the loan will be evidenced by a promissory note issued under the Loan Agreement (the “Borrower Note”) and a Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (the “Security Instrument”) from the Borrower in favor of the Trustee; and

WHEREAS, the Issuer will issue the Bonds in an amount not to exceed \$25,000,000 and loan all of such proceeds to the Borrower; and

WHEREAS, in connection with the Financing and the execution and delivery of the Bonds (the “Bond Financing”), the Borrower, SAHFC Costa Almadena GP, LLC, as general partner of Borrower (“General Partner”), and/or the Issuer will be required to enter into certain agreements, including, but not limited to, the Indenture, the Loan Agreement, Bond Purchase Agreement, the Bonds, the Borrower Note, a Regulatory Agreement and Declaration of Restrictive Covenants, the Security Instrument, a Ground Lease, documents necessary to effect the Bond Financing (the “Bond Documents”), equity documents, ground lease documents, and subordinate debt documents (collectively, the “Transaction Documents”); and

WHEREAS, the Borrower, has applied for Low Income Housing Tax Credits (“LIHTCs”) from the Texas Department of Housing and Community Affairs (“TDHCA”); and

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

WHEREAS, the Borrower will contribute equity to the rehabilitation of the Project, which will be raised from the sale of tax credits (the “Equity Financing”); and

WHEREAS, in connection with the Equity Financing, the Borrower, the General Partner, and/or the Issuer will be required to enter into certain agreements, including, but not limited to, an Amended and Restated Limited Partnership Agreement, a Development Agreement, Management Agreement, Architect’s Agreement, Construction Contract, and other agreements and closing certificates (the “Equity Documents”); and

WHEREAS, to reduce the cost of the Project by eliminating sales tax on the construction of the Project, the Issuer will serve as the general contractor and enter into any required construction contracts and ancillary documents (the “Construction Documents”); and

WHEREAS, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

WHEREAS, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquiring, rehabilitating, and equipping the Project; and

WHEREAS, the Board of Directors of the Issuer (the “Board”) has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Bonds and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Bonds and the manner of disbursing the proceeds thereof are advisable.

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

Section 1. The terms of the Indenture, the Loan Agreement, the Regulatory Agreement, and the Security Instrument are hereby authorized and approved, when such documents are approved by the officer designated as the signatory on such document(s).

Section 2. The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Indenture, the Loan Agreement, the Regulatory Agreement, and the Security Instrument, the Bond Documents, the Transaction Documents, the Equity Documents, the Construction Documents, the TDHCA Documents, the Ground Lease, all other documents relating to the Financing, the Bond Financing, and the Equity Financing to which the Borrower, the General Partner, and the Issuer are a party, and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the loan of the proceeds thereof to the Borrower, all upon the terms herein approved, and the President, the Vice President, the

Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in the terms of or amendment to each such instrument as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The Bonds, in the aggregate principal amount of not to exceed \$25,000,000, with an interest rate (not including applicable premium) not to exceed 8% as set forth in the Indenture, and with a maturity date not to exceed July 1, 2068, in substantially the form and substance set forth in the Indenture, are hereby approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Bonds or have their facsimile signatures placed upon them, and such officers are hereby authorized and directed to deliver the Bonds, and the seal of the Issuer is hereby authorized and directed to be affixed or placed by facsimile on the Bonds, if required. Authentication of the Bonds upon the terms and conditions and in the manner described in the Indenture as the same may be modified is authorized by this Resolution. The final principal amounts, interest rates, maturity dates (not to exceed the amounts, the rates, and the maximum term set forth above), and final redemption dates and prices for the Bonds shall be set forth in the final form of the Indenture, and the execution and delivery of the Indenture and any agreements relating to the purchase of the Bonds by the President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, shall constitute approval of the agreed final principal amounts of, interest rates on the Bonds, maturity dates of the Bonds, and the final redemption dates and prices for the Bonds. The proceeds of the Bonds are hereby authorized to be utilized as set forth herein and in the Indenture and the Loan Agreement.

Section 4. The Trustee shall be selected by Borrower.

Section 5. Cantu Harden Montoya LLP, as Bond Counsel, is hereby ratified as the hearing officer for purposes of the public TEFRA hearing regarding the Project, and such public hearing was validly held.

Section 6. The President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute and deliver to the Fiscal Agent the written request of the Issuer for the authentication and delivery of the Bonds by the Fiscal Agent in accordance with the Indenture and the Loan Agreement.

Section 7. All action and resolutions, not inconsistent with provisions of this Resolution heretofore taken by this Board and the officers of the Issuer directed toward the financing of the Project and the issuance of the Bonds shall be and the same hereby is extended, ratified, approved, and confirmed. 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 instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 8. The Board has expressly determined and hereby confirms that the issuance of the Bonds to assist in the financing of the Project will promote the public purposes in the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low

and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 9. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Indenture to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer.

Section 10. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the City, or any other political subdivision or governmental unit.

Section 11. After the Bonds are issued, this Resolution shall be and remain irrevocable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Indenture.

Section 12. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 13. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Passed and approved the 7th day of June 2023.

Ana M. "Cha" Guzman
Chair, Board of Directors

Attested and approved as to form:

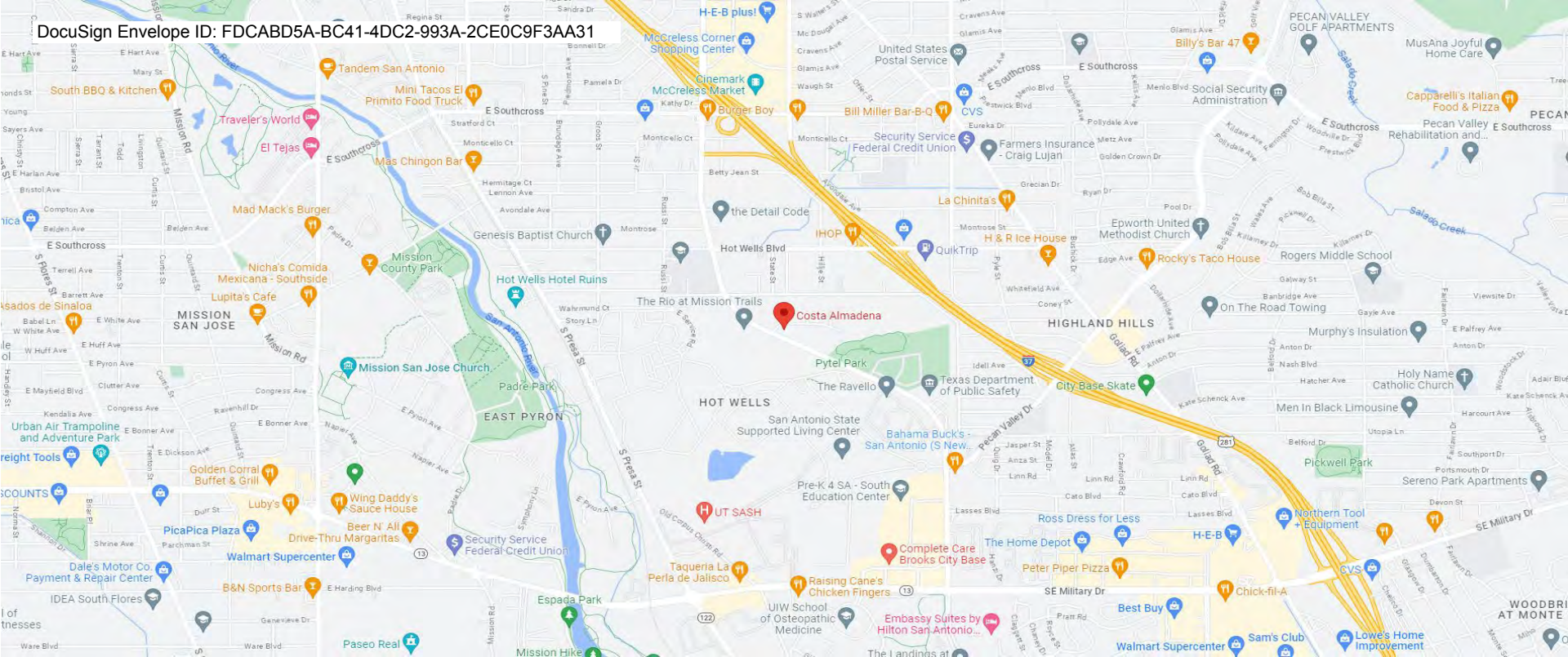
Ed Hinojosa, Jr.
Secretary/Treasurer

Costa Almadena Bond Authorization

Timothy E. Alcott | Chief Legal and Real Estate Officer



COSTA ALMADENA



Costa Almadena
6222 S. New Braunfels | San Antonio, Texas 78223

AUTHORIZING BONDS

Costa Almadena

Final approval of the issuance of the Bonds for the Costa Almadena Apartments Project (the “Project”), a rehabilitation project proposed by DevCo Preservation, LLC, located at 6222 S. New Braunfels, San Antonio, Bexar County, Texas 78223.

- Total Project Cost \$25,000,000
- 176 units available to families whose income is 60% or less of the median income
- Bond Issuer Fee of \$250,000

Recruitment Update

Fiscal Year Activity: July 1, 2022 - May 1, 2023

AGENDA

- **Year To Date FY 22-23**
 - Total Headcount
 - Variance
 - Actual Vacancies

- **Staffing by Department FY 22-23**

- **Recruitment Processes**
 - Promotions/Working Out of Class
 - Temporary Status Employees

- **Recruitment and Marketing Activity**

Year to Date FY 22-23

Total Headcount

DESCRIPTION	7/1/22 - 05/01/23
FT Headcount On 7/1/2022	506
New Hires	136
Departures	118
Total Headcount	524

Year to Date FY 22-23

Variance

DESCRIPTION	7/1/22 - 05/01/23
Current Budgeted Position 07/01/22	673
Net New Positions Through 05/01/23	13
Current Total Headcount	-524
Variance	162

Year to Date FY 22-23

Actual Vacancies

DESCRIPTION	7/1/22 - 05/01/23
Variance on 05/01/23	162
Positions on Hold	-16
Temp Status, WOCs, Interims, PreScreen Process	-91
Actual Vacancies	55

Total Full Time Staff by Department

July 1, 2022 – May 1, 2022

TOTALS FOR THE PERIOD													
07/01/22 through 05/01/23													
Department	FT HC ON 07/01/2022	FT HIRES	TRANSFERS IN	TRANSFERS OUT	Add C&D	FT TERMS	CURRENT FT HC	BUDGETED FT	BUDGET VARIANCE	HOLDS	TEMP/WOC OR PRE-HIRE	BUDGET VACANCIES	
Asset Management	4	0	1	0	5	-1	4	5	1	0	-1	0	
Assisted Housing Programs	49	20	2	-1	70	-13	57	68	11	0	-7	4	
Beacon	93	32	1	-1	125	-28	97	134	37	-14	-18	5	
Community Development Initiatives	44	15	3	-2	60	-18	42	58	16	0	-10	6	
Construction	10	1	0	0	11	0	11	14	3	0	0	3	
DSNR	5	1	2	-1	7	0	7	9	2	0	0	2	
Equity Diversity Inclusion	0	1	0	0	1	0	1	1	0	0	0	0	
Executive	9	0	0	0	9	0	9	9	0	0	0	0	
Finance and Accounting	20	8	0	0	28	-7	21	26	5	-2	-3	0	
General Services	5	0	0	0	5	0	5	6	1	0	0	1	
Human Resources	11	2	0	0	13	-2	11	13	2	0	-1	1	
Innovative Technology	8	4	0	0	12	-3	9	14	5	0	-2	3	
Internal Audit	4	1	0	0	5	0	5	5	0	0	0	0	
Legal	2	0	0	0	2	0	2	2	0	0	0	0	
Operations Support	42	13	0	0	55	-11	44	58	14	0	-5	9	
Policy And Planning	4	0	0	0	4	0	4	6	2	0	0	2	
Procurement	7	3	0	-1	9	-2	7	7	0	0	0	0	
Public Affairs	7	1	1	0	9	-4	5	9	4	0	-2	2	
Public Housing	173	32	1	-4	202	-29	173	232	59	0	-42	17	
Regulatory Oversight	3	1	0	-1	3	0	3	3	0	0	0	0	
Risk Management	2	1	0	0	3	0	3	3	0	0	0	0	
Security	4	0	0	0	4	0	4	4	0	0	0	0	
TOTAL	506	136	11	-11	643	-418	524	686	162	-16	-91	55	

Recruitment Processing

July 1, 2022 – May 1, 2023

Promotions

- 62 Formal Promotions
- 8 Current Working Out of Class (WOC)

Temporary Status Activity

- 70 Active Temporary Status Employees
- 8 Project Temps
- 78 Transitions from Temporary Status to Full Time Hires

Recruitment Activity

New Hire Bonus

New Hire Bonus has been implemented; 17 Full-time, hourly staff hired after December 5, 2022 and retained 45 days have been paid, 17 more are pending payment this month.

Temporary Status Conversion

HR continuing to work with departments in the recruitment and conversion of temps

Compensation and Classification Survey

Survey data received at the end of April 2023

Marketing Activity

Express News

- Started a traditional print “Sunday Run” on April 23 and April 30
- 250,000 targeted impressions delivered to mobile devices (over 30 days)
- 200,000 targeted ads on mobile/desktop viewing via MySA.com (over 30 days)
- Facebook and Instagram boost
- Virtual Career Fair (April 24, 2023 — May 31, 2023)

Marketing Activity

Top Workplaces San Antonio

The Gold Standard of Employer Recognition

- **Survey will launch on May 10, 2023 and close on May 27, 2023**
 - Questions asked cover: Engagement, Culture Drivers, and Workplace Basics
 - Need a 30% response rate (min of 160 employees to take the survey)
- **Competitive Advantage** | If survey responses rank us as a top workplace in San Antonio we will receive a “Top Workplaces” credential for one year, and be published with the title in the Express News.

Questions?

TOTALS FOR THE PERIOD
07/01/22 through 05/01/23

Department	FT HC ON 07/01/2022	FT HIRES	TRANSFERS IN	TRANSFERS OUT	Add C&D	FT TERMS	CURRENT FT HC	BUDGETED FT	BUDGET VARIANC E	HOLDS	TEMP/WOC OR PRE-HIRE	BUDGET VACANCIES	VACANCY RATE
Asset Management	4	0	1	0	5	-1	4	5	1	0	-1	0	20.00%
Assisted Housing Programs	49	20	2	-1	70	-13	57	68	11	0	-7	4	16.18%
Beacon	93	32	1	-1	125	-28	97	134	37	-14	-18	5	27.61%
Community Development Initiatives	44	15	3	-2	60	-18	42	58	16	0	-10	6	27.59%
Construction	10	1	0	0	11	0	11	14	3	0	0	3	21.43%
DSNR	5	1	2	-1	7	0	7	9	2	0	0	2	22.22%
Equity Diversity Inclusion	0	1	0	0	1	0	1	1	0	0	0	0	0.00%
Executive	9	0	0	0	9	0	9	9	0	0	0	0	0.00%
Finance and Accounting	20	8	0	0	28	-7	21	26	5	-2	-3	0	19.23%
General Services	5	0	0	0	5	0	5	6	1	0	0	1	16.67%
Human Resources	11	2	0	0	13	-2	11	13	2	0	-1	1	15.38%
Innovative Technology	8	4	0	0	12	-3	9	14	5	0	-2	3	35.71%
Internal Audit	4	1	0	0	5	0	5	5	0	0	0	0	0.00%
Legal	2	0	0	0	2	0	2	2	0	0	0	0	0.00%
Operations Support	42	13	0	0	55	-11	44	58	14	0	-5	9	24.14%
Policy And Planning	4	0	0	0	4	0	4	6	2	0	0	2	33.33%
Procurement	7	3	0	-1	9	-2	7	7	0	0	0	0	0.00%
Public Affairs	7	1	1	0	9	-4	5	9	4	0	-2	2	44.44%
Public Housing	173	32	1	-4	202	-29	173	232	59	0	-42	17	25.43%
Regulatory Oversight	3	1	0	-1	3	0	3	3	0	0	0	0	0.00%
Risk Management	2	1	0	0	3	0	3	3	0	0	0	0	0.00%
Security	4	0	0	0	4	0	4	4	0	0	0	0	0.00%
TOTAL	506	136	11	-11	642	-118	524	686	162	-16	-91	55	23.62%

Compensation Study Results 2023

Muriel Rhoder | Chief Administrative Officer

COMPENSATION STUDY 2023

Background

The previous compensation study results were implemented in November 2019. At that time, the organization went from 30 grades to eleven classifications.

The previous \$11.76 minimum was increased to \$15.00, which was within the living wage range at that time for San Antonio.

Process to Commence the Study

- Created a Compensation Study Committee in November 2021 to assist in identifying the scope of the study
- Issued RFP 2201-5243 for Compensation and Classification Study on January 20, 2022
- The Recommendation for Award to Gallagher Benefit Services was approved on April 5, 2022, after evaluation by the Compensation Study Committee

COMPENSATION STUDY 2023

Process

The kick-off to the Compensation Study began May 9, 2022, with a requested completion date of January 31, 2023.

Study Timeline

- Held kick-off meetings with the Consultants and the Compensation Study Committee and with the ELT on May 16, 2023.
- Job Descriptions were updated and Job Surveys were completed on Sept. 22, 2022.
- Benchmark positions for the Study were determined and requests for participation in the Study issued to local organizations and housing authorities in late Oct. 2022.
- Due to negligible feedback, other Study data was obtained from published records of the five largest cities in Texas, as well as five similar sized housing authorities to determine the organization's pay as compared to market.

COMPENSATION STUDY 2023

Initial Results

Initial results from the Study were received in late March 2023 with “final” results received in late April 2023.

Review Process

- The demographics of staff were used as a baseline for determining the new minimum salaries
- The new minimum needed to take into consideration the living wages in San Antonio based upon demographics, as well as the ability for the organization to pay the new salaries and sustain them
- Compression factors were also included to ensure longer tenured employees received consideration, as part of the process

COMPENSATION STUDY 2023

Final Results

After review of the initial results, modifications were determined to be needed to ensure the implementation of the new salary minimums could be sustained by the operating budget.

- **The new minimum for staff is set at \$20.00.** This aligns with being in the living wage continuum for the demographics of our staff.
- Minimum wages for other local public entities, such as the CoSA, were adjusted to at or near \$20.00 per hour last year.
- Compression has also been factored into the new salaries for classifications up to the Analyst/Supervisor level at 3, 5, and 9 year tenures.

Compensation Study Impact

Recruitment and Retention

Recruitment and Retention continue to be detrimental to the success of the organization.

Opportunity Home has always relied on its outstanding benefits, but current candidates and employees are being attracted by higher starting salaries in a very competitive job market.

- Vacancies for entry level positions in Operations departments have historically been difficult to fill and to develop tenure. This understaffing has also resulted in an ongoing salary surplus in the budget.
- FY 2022-2023 has also seen turnover and difficulty in filling higher level management positions and positions that required degrees or advanced experience.
- The Compensation Study also evaluated current benefits; we are competitive and top-tier in our offerings.
- By meeting the market in pay, and continuing to offer meaningful benefits, employees will have less incentive to leave. Staying with the organization will provide pathways for employee development and planned succession.

New Classification Levels

Grade	MIN Annual	MID Annual	MAX Annual	MIN Hourly	MID Hourly	MAX Hourly
CLER	41,600.00	54,288.00	66,976.00	20.000	26.100	32.200
SPC	44,928.00	58,631.04	72,334.08	21.600	28.188	34.776
SRSPC	47,174.40	61,562.59	75,950.78	22.680	29.597	36.515
CORD	50,122.80	65,410.25	80,697.71	24.098	31.447	38.797
ANSUP	62,653.50	81,762.82	100,872.14	30.122	39.309	48.496
MGR1	68,918.85	89,939.10	110,959.35	33.134	43.240	53.346
MGR2	75,810.74	98,933.01	122,055.28	36.447	47.564	58.680
MGR3	83,391.81	108,826.31	134,260.81	40.092	52.320	64.548
ASDIR	90,897.07	118,620.68	146,344.28	43.701	57.029	70.358
DIR	110,894.43	144,717.23	178,540.03	53.315	69.576	85.837
OFCR	147,657.12	196,937.63	246,218.15	70.989	94.682	118.374

Questions?

MEMORANDUM

To: Operations and Real Estate Committee

From: Ed Hinojosa, Jr., President and CEO

Presented by: Joel Tabar, Director of Resident Services

RE: Update and Discussion regarding REAC Scores

SUMMARY:

The U.S. Department of Housing and Urban Development's (HUD) Real Estate Assessment Center (REAC) issues public housing agencies (PHA) an overall score based on the physical condition of a development site, buildings, common areas, and interior of dwelling units.

The purpose of REAC inspections is to ensure that Opportunity Home's portfolio is maintained in a decent, safe, and sanitary condition. All properties containing Public Housing units may be inspected, including traditional Public Housing (PH) managed by Opportunity Home and properties under contract to be managed by third-parties (outside-managed properties).

REAC scores are assessed using a range from 0 to 100 points. A score in the 80s exempts that property from obtaining another REAC inspection for two years, while a score in the 90s exempts that property from obtaining another REAC inspection for three years.

Due to the Covid-19 Pandemic, REAC inspections were paused for all Opportunity Home Public Housing units in 2020 and 2021 and resumed in 2022. As a result, HUD moved forward with the most recent score on record.

Previous REAC Scores:

Below are the average scores across Opportunity Home's portfolio within the past five years:

Table 1. Average REAC Scores for Opportunity Home-Managed Properties (FY18 - FY22)

FY18	68
FY19	86
FY20	Paused
FY21	Paused
FY22	75

Opportunity Home San Antonio**May 17, 2023**

Below are the average scores across Opportunity Home's outside-managed portfolio within the past five years:

Table 2. Average REAC Scores for Outside-Managed Properties (FY18 - FY22)

FY18	82
FY19	53
FY20	Paused
FY21	Paused
FY22	73

Below is the list of all REAC scores across Opportunity Home and outside-managed properties/companies with the last year they were inspected, and the resulting REAC score:

Table 3. Last Inspection and REAC Score by Property / Companies

	Year	Score
Alazan / Apache / Guadalupe**	2022	67
Alhambra	2022	80
Blanco / San Pedro Arms	2022	84
Cassiano Homes**	2022	79
Cheryl West / TL Shaley**	2022	51
College Park / Parkview	2022	93
Converse Ranch I	2022	92
Converse Ranch II	2022	94
Cross Creek / Rutledge / Beldon	2022	83
East Meadows**	2022	83
Fair Avenue / Matt Garcia	2022	94
Francis Furey / Charles Andrews / Pin Oak II**	2022	70
Gardens at San Juan Square**	2019	50
Hemisview Village**	2022	72
Highview**	2022	69
Jewett Circle / Cisneros	2022	94
Kenwood North / Kenwood Manor / Glen Park / Park Square	2022	84
Lewis Chatham	2022	96
Lila Cockrell / South San**	2022	79
Lincoln Heights Courts**	2022	61
Madonna / Sahara Ramsey	2022	88

Table 3. Last Inspection and REAC Score by Property / Companies

	Year	Score
Midcrown Pavilion**	2022	78
Mirasol / Chris the King / Raymundo Rangel**	2022	60
Mission Park	2022	58
Pin Oak I	2022	96
Refugio**	2022	59
Riverside / Midway / Linda Lou**	2022	66
San Juan Square I**	2022	62
San Juan Square II**	2022	73
Scattered Sites**	2022	64
Springview**	2022	60
Sun Park Lane / Frank Hornsby^	2019	88
Sutton Oaks**	2022	56
Tarry Towne / Escondida / Williamsburg**	2022	71
The Park at Sutton Oaks**	2022	72
Victoria Plaza / OP Schnabel	2022	88
Villa Hermosa / Marie Mcguire	2022	84
Villa Tranchese**	2022	43
Villa Veramendi**	2022	64
WC White	2022	99
Westway / Henry B. Gonzalez**	2022	52
Wheatley / Olive Park / Village East**	2022	82

^Non-scoring 2022 NSPIRE test inspection conducted
**Properties that will be inspected using NSPIRE Standards beginning July 1, 2023

Over the past two years, HUD's Real Estate Assessment Center (REAC) has been working on updating and improving its physical inspection model. Beginning July 2023, HUD will begin to phase in a new physical inspection model called the National Standards for the Physical Inspection of Real Estate (NSPIRE) for all Public Housing Units. HUD plans to begin NSPIRE inspections for the 26 properties indicated in the chart above starting July 1, 2023.

During the planning phase, HUD began a two-year, voluntary demonstration to better identify potential adjustments to standards, protocols, and processes prior to nationwide implementation. This demonstration involved a diverse, representative group of stakeholders, including other HUD offices, public housing authorities (PHAs), and property owners and agents (POAs). During the demonstration, volunteer properties around the nation participated in inspections using the new protocol and had the chance to provide feedback. Opportunity Home

Opportunity Home San Antonio

May 17, 2023

participated in the demonstration period and 22 units were subject to non-scoring NSPIRE inspections at one Asset Management Project (AMP).

The NSPIRE physical inspection model will replace the existing Uniform Physical Condition Standards (UPCS) used for PH REAC Inspections and the Housing Quality Standards (HQS) used for the Housing Choice Voucher Program (HCV) with the purpose of implementing consistent inspection standards across all HUD-assisted properties. Additionally, the new NSPIRE standards place an increased emphasis on the health and safety of residents by primarily focusing on standards within the unit and reducing the inspectable area.

PROPOSED ACTION:

None at this time.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENT:

Presentation

2022 REAC Updates

May 17, 2023

Overview

Real Estate Assessment Center (REAC)

The U.S. Department of Housing and Urban Development's (HUD) Real Estate Assessment Center (REAC) issues public housing agencies (PHA) an overall score based on the physical condition of the inspectable areas.

These inspections are to ensure portfolios are maintained are in decent, safe, and sanitary condition.

Based on physical condition of inspectable areas:

- Development site
- Exteriors
- Systems
- Common areas
- Interior of dwelling units

Overview

REAC Inspection Scoring Model

Scores for each area will be different every year as scoring models change based on the size of Asset Management Projects (AMPs)

- Score in 80s exempts property/AMP from REAC inspection for **two years**
- Score in 90s exempts property/AMP from REAC inspection for **three years**

# of Buildings	Multiplier
1	20
2	10
4	5
5	4
7	3
10	2
13	1.5

Average REAC Scores

Past Five Fiscal Years (FY)

*REAC inspections were suspended in 2020 and 2021 due to COVID-19

Average REAC Scores for Opportunity Home-Managed Properties (FY18 - FY22)

FY18	68
FY19	86
FY20	Paused
FY21	Paused
FY22	75

Average REAC Scores for Outside-Managed Properties (FY18 - FY22)

FY18	82
FY19	53
FY20	Paused
FY21	Paused
FY22	73

Latest REAC Scores

The table reflects REAC scores across Opportunity Home and outside-managed properties/companies with the last year they were inspected and the resulting REAC score.

Last Inspection and REAC Score by Property / Companies

Property / Company	Year	Score
AMP		
Alazan / Apache / Guadalupe**	2022	67
Alhambra	2022	80
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Lewis Chatham	2022	96
Lila Cockrell / South San**	2022	79
Lincoln Heights Courts**	2022	61
Madonna / Sahara Ramsey	2022	88

*Non-scoring 2022 NSPIRE test inspection conducted

**Properties that will be inspected using NSPIRE Standards beginning July 1, 2023

Continued

Latest REAC Scores

The table reflects REAC scores across Opportunity Home and outside-managed properties/companies with the last year they were inspected and the resulting REAC score.

Last Inspection and REAC Score by Property / Companies		
	Year	Score
AMP		
Midcrown Pavilion**	2022	78
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Sun Park Lane / Frank Hornsby*	2019	88
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Villa Veramendi**	2022	64
WC White	2022	99
Westway / Henry B. Gonzalez**	2022	52
Wheatley / Olive Park / Village East**	2022	82

*Non-scoring 2022 NSPIRE test inspection conducted
 **Properties that will be inspected using NSPIRE Standards beginning July 1, 2023

New NSPIRE Physical Inspection Standards

Beginning July 2023, HUD will begin to phase in a new physical inspection model called the National Standards for the Physical Inspection of Real Estate (NSPIRE) for all Public Housing Units.

26 PH Properties are scheduled to be inspected using the new NSPIRE physical inspection standards starting **July 1, 2023.**

Overview

New NSPIRE Physical Inspection Standards

Inspectable Area

The inspectable area was reduced to **three** indicators:

- Units
- Outside
- Inside

Inspection Types

Self-Inspection

- Properties will inspect and submit results electronically to HUD annually

NSPIRE

- Conducted by inspectors and PHAs every 1-3 years

NSPIRE Plus

- HUD inspectors may conduct additional Quality Assurance inspections

Deficiency Categories

Severe Health & Safety

- Will generate an emergency work order (24 hours)

Moderate Health & Safety

- Requires routine maintenance (30 days to repair)

Advisory

- Will produce discretionary maintenance needs

Questions?

Opportunity Home Property Vouchers

Richard Milk
Planning Officer



Sara Eaves
Assistant Director
Policy & Planning / Data Governance

Today

01

Data Governance & GIS

02

AMI restrictions

03

Voucher trends

04

Questions / Suggestions

Background

Board interest in how we manage these data assets:

- Multi-family developments
 - Unit counts by AMI
 - Rent regulations
- Voucher utilization at Opportunity Home multi-family developments

Enabling Functions

Data Governance

Geographic Information System (GIS)

Geographic Information System (GIS)

We are able to integrate existing administrative data and geospatial data to perform mapping and analysis of

- real estate assets (vacant, single family, multi-family)
- utilization of vouchers
- key neighborhood initiatives including community asset mapping
- SAFMR and mobility patterns

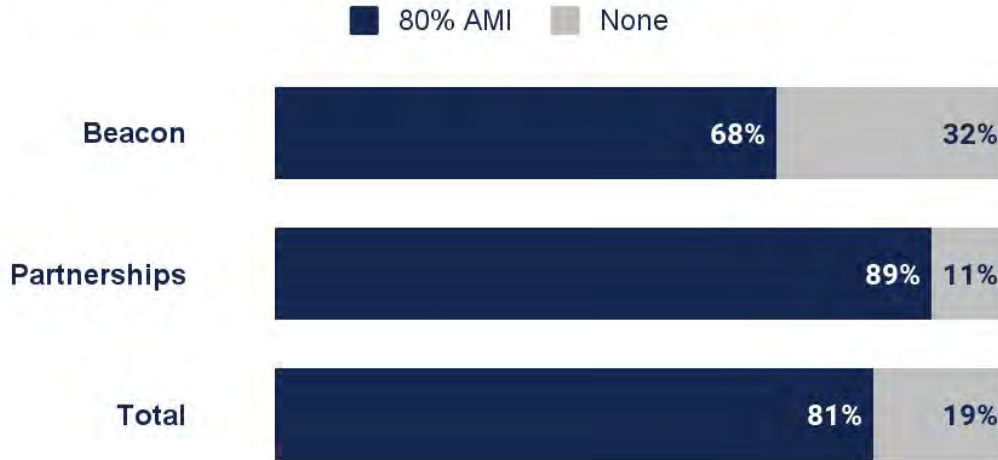


GIS, or geographic information systems, are computer-based tools used to store, visualize, analyze, and interpret geographic data. Geographic data (also called spatial, or geospatial data) identifies the geographic location of features.

Data without spatial reference doesn't provide geographic context and without geographic context, you can't fully understand the world that we live in today.

Area Median Income (AMI) Unit Restrictions

Majority of units (81%) are restricted at 80% AMI or below.



Affordability Programs that set AMI restrictions

HOME Investment Partnerships Program (HOME)

Low-Income Housing Tax Credit Program (Tax Credit)

Project Based Rental Assistance Program (PBRA)

Public Housing (PH)

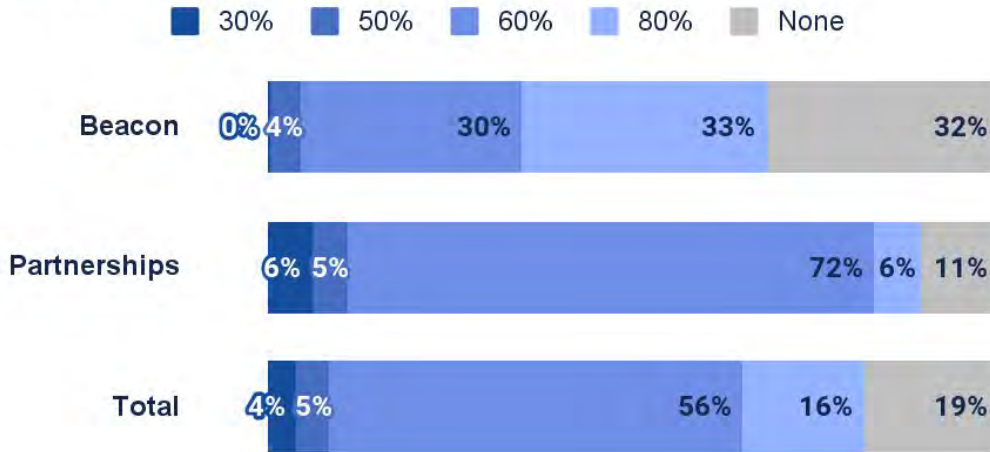
Affordable Housing Program (AHP)

Housing Choice Voucher (HCV) Program

Multifamily Bond Programs (Bond)

Area Median Income (AMI) Unit Restrictions

Most units (56%) are restricted at 60% AMI



Affordability Programs that set AMI restrictions

HOME Investment Partnerships Program (HOME)

Low-Income Housing Tax Credit Program (Tax Credit)

Project Based Rental Assistance Program (PBRA)

Public Housing (PH)

Affordable Housing Program (AHP)

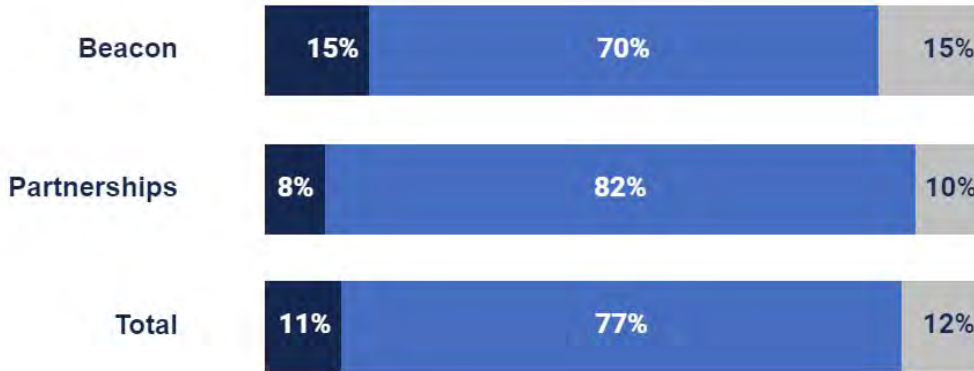
Housing Choice Voucher (HCV) Program

Multifamily Bond Programs (Bond)

Rent Regulations

Most units (77%) have rent regulatory controls

Income based rents Rent controls No rent controls

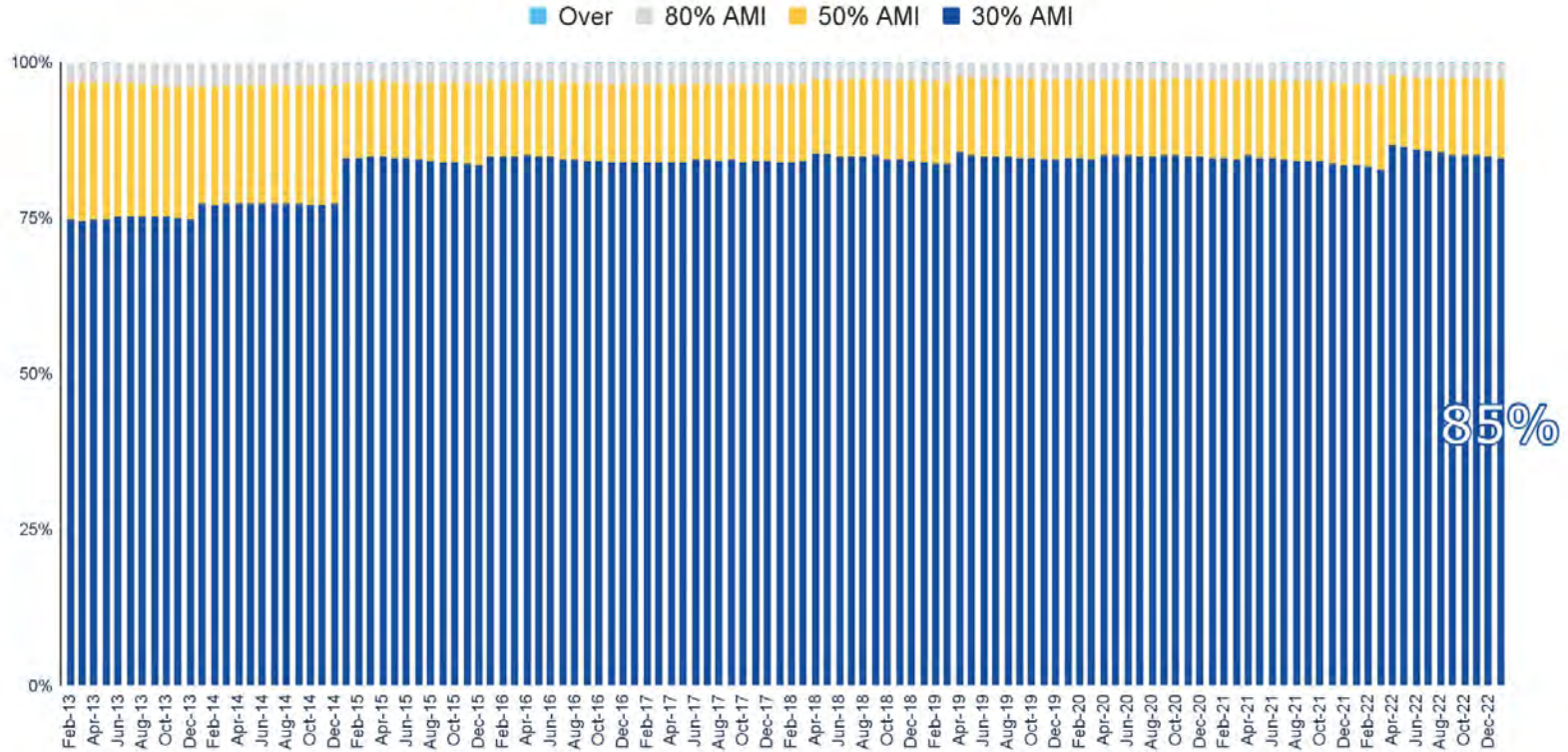


Affordability Programs that outline how rents are set

- HOME Investment Partnerships Program (HOME)
- Low-Income Housing Tax Credit Program (Tax Credit)
- Project Based Rental Assistance Program (PBRA)
- Public Housing (PH)
- Affordable Housing Program (AHP)
- Housing Choice Voucher (HCV) Program
- Multifamily Bond Programs (Bond)

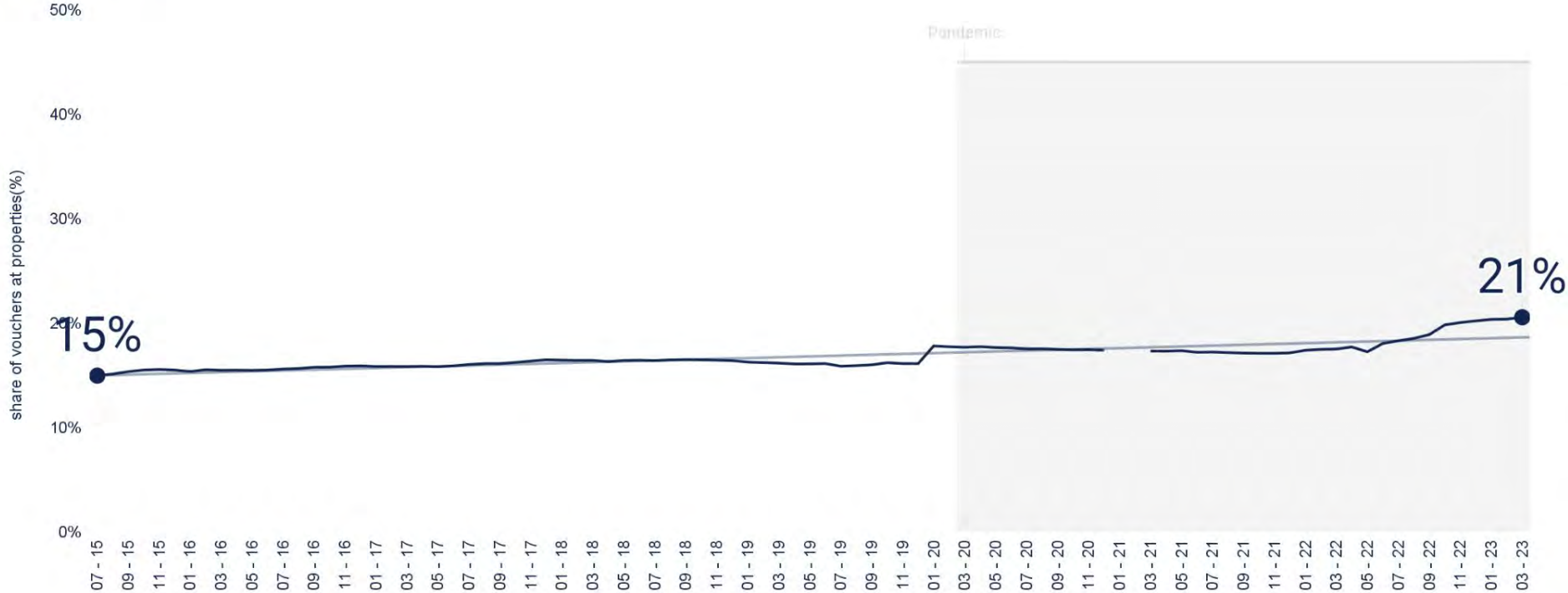
85% of households with a voucher are at or below 30% AMI

% of Households with a voucher by AMI income level (2013 to 2023)



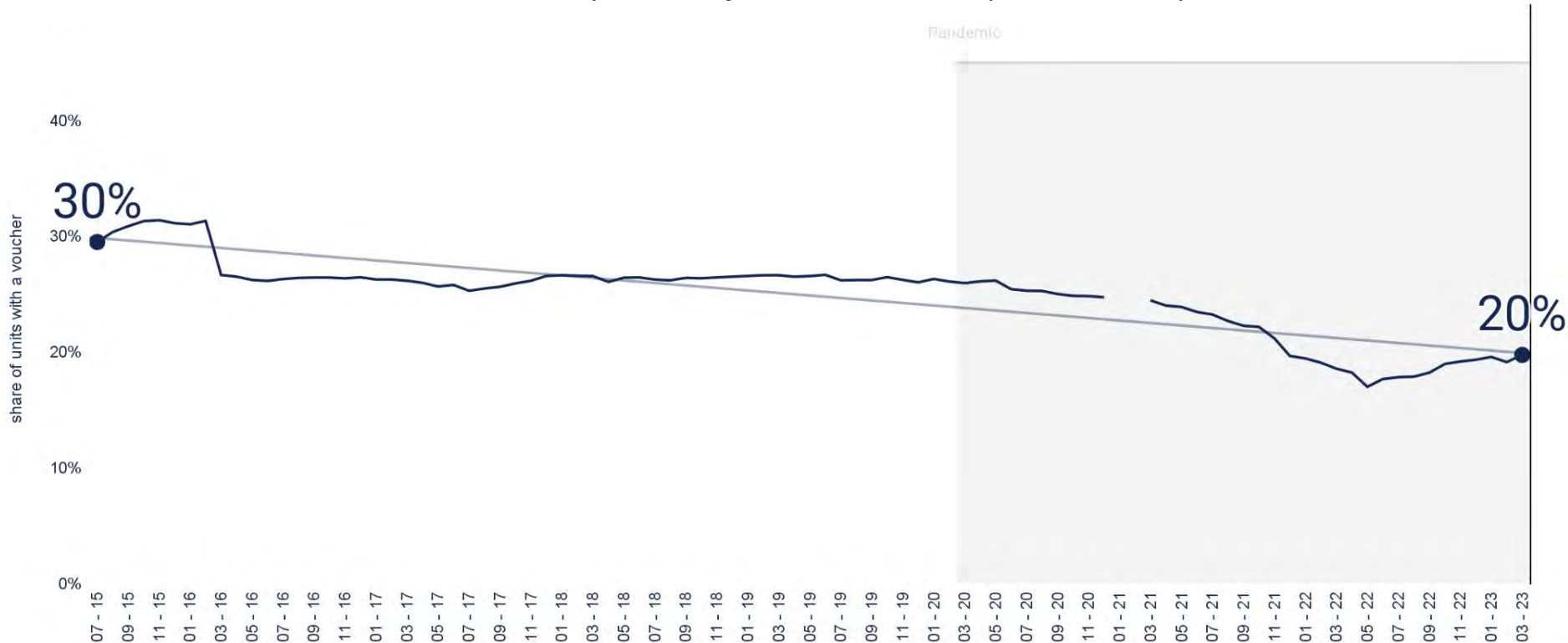
Share of vouchers at Opportunity Home properties has increased by 6%

% of Vouchers used at Beacon Communities and Partnerships (2015 to 2023)



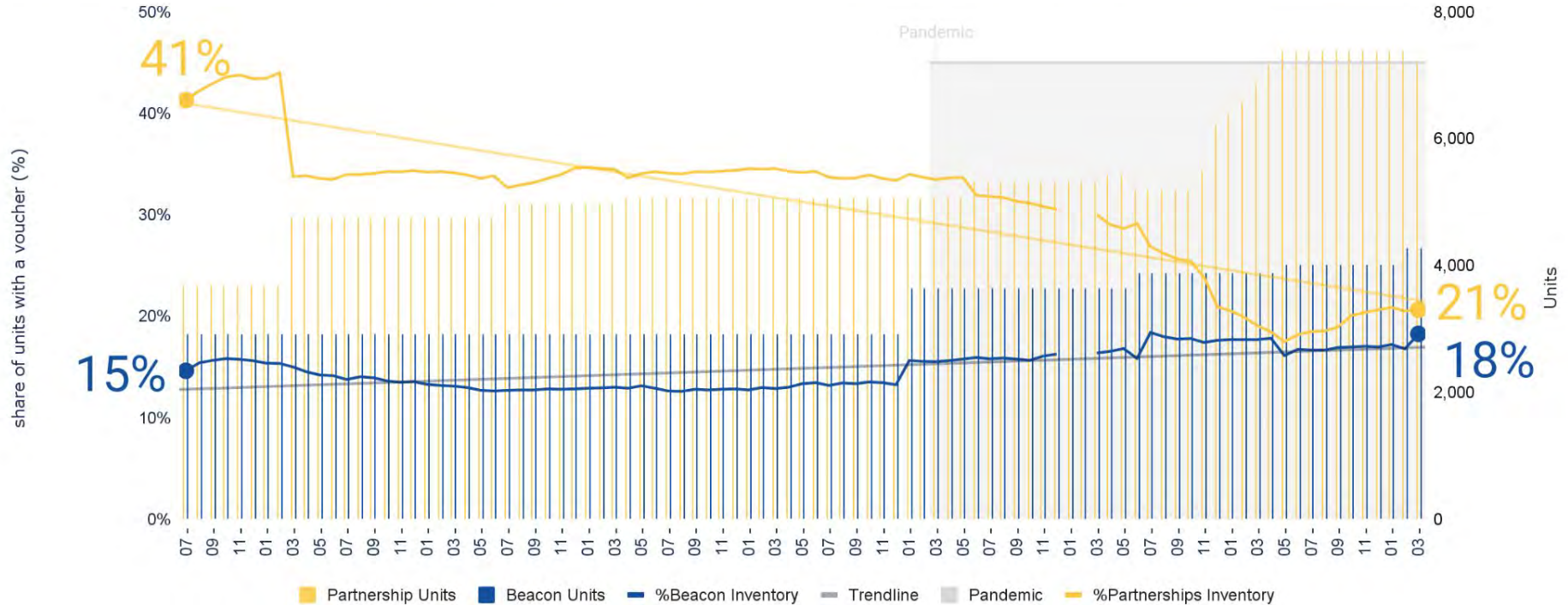
Share of units with a voucher decreased by 10%

% of Beacon Communities and Partnerships units by a voucher holder (2015 to 2023)

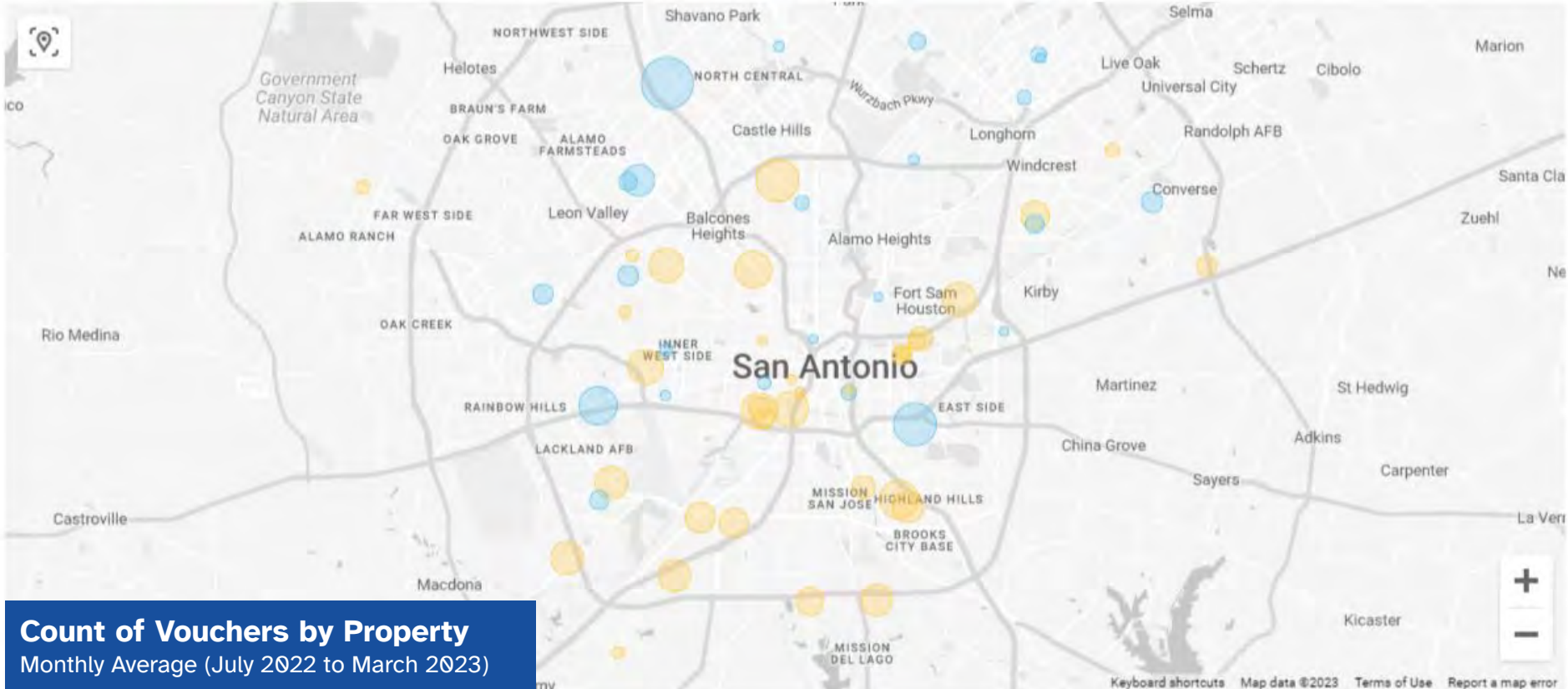


Share of Partnerships units with a voucher decreased by 20% while share of Beacon units with a voucher increased by 3%

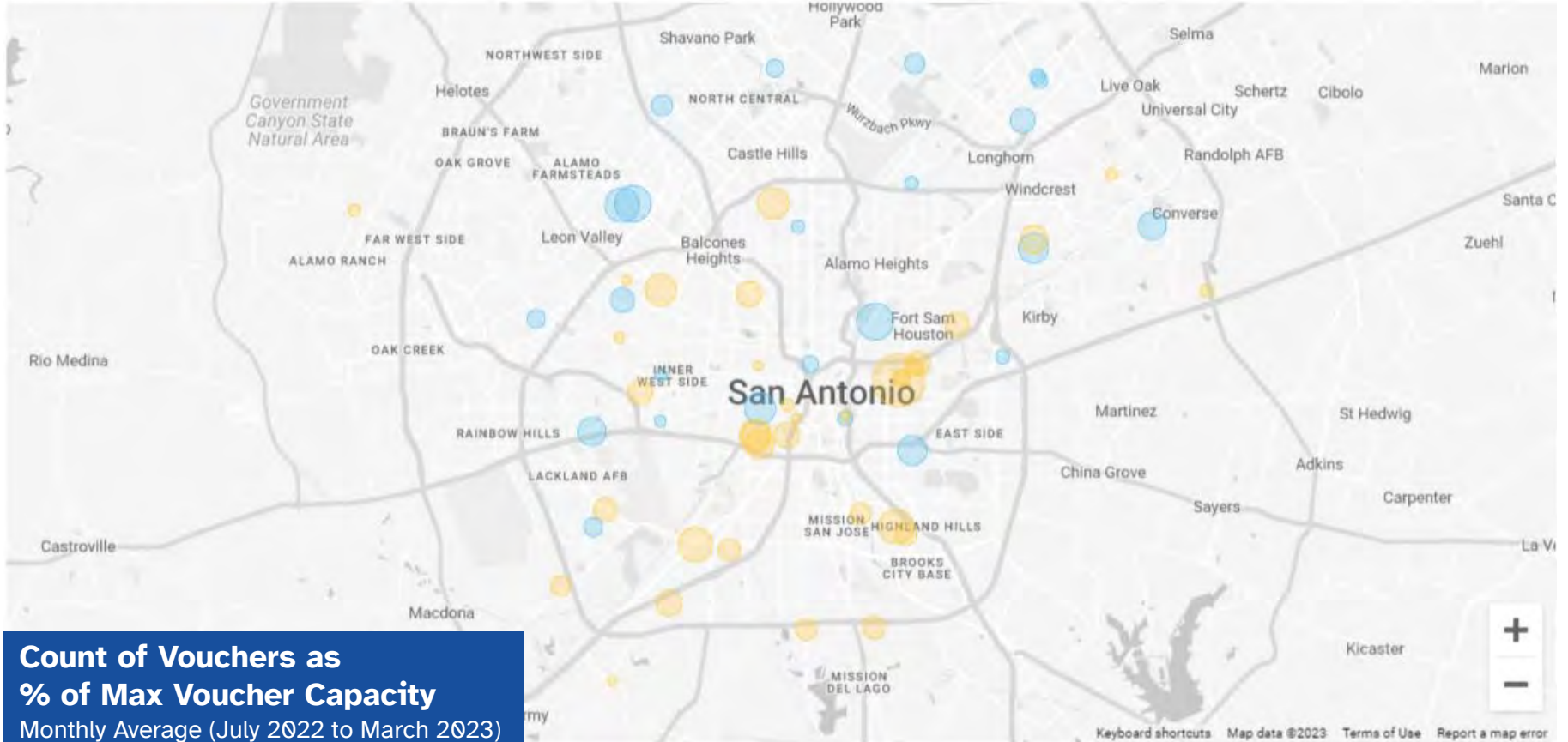
% of Beacon Communities and Partnerships units with a voucher holder (2015 to 2023)



1 • ● 119 ● Beacon ● Partnerships



1% * ● 78% ● Partnerships ● Beacon



Improving our data maturity

Next Steps

The organization continues to implement key elements of our data strategy:

- continue to build out mission critical data in the data warehouse
- continue to integrate data from various systems to enable “360” view
- implement data quality initiatives at the portfolio/department level

What should we be considering as we continue this work?

By Property

MAX VOUCHER CAPACITY & SHARE WITH VOUCHERS

Max voucher capacity is defined as the total units that are expected to be available for a voucher holder to rent. Public housing and PBRA units are not included in the count.

Current FYTD Monthly Voucher Average is the average number of vouchers from July to March 2023 that were located at the property. *This figure may differ slightly from rent rolls and other administrative data due to timing and methodology.*

% of Max Voucher Capacity occupied with a voucher reflects the **Current FYTD Monthly Voucher Average** divided by the **Max Voucher Capacity**.

Property	Year Built	Total Units	Max Voucher Capacity	Current FYTD Monthly Voucher Average	% of Max Voucher Capacity occupied with voucher
Wheatley Park Senior Living	2017	80	38	30	78%
Claremont	1998	4	4	2	50%
Towering Oaks	1983	128	128	63	49%
The Alhambra Apartments	2008	140	126	59	47%
Costa Almadena	2008	176	176	82	47%
Courtland Heights	1985	56	56	26	46%
Mirabella Senior Apts	2011	172	172	71	41%
Elan Gardens	2009	228	228	94	41%
The Gardens at San Juan Square	2014	252	189	76	40%
Villa de San Alfonso	1993	29	29	12	40%
San Juan Square I	2008	143	97	38	39%
Rosemont at Highland Park	2007	252	252	94	37%
San Juan Square II	2010	144	96	34	36%
Villas Costa de Valencia	2007	230	230	81	35%
Midcrown Seniors Pavillion	2007	196	157	55	35%
Converse Ranch I	2007	124	99	34	35%
Primrose at Monticello	2008	248	248	77	31%
Costa Mirada	2008	212	212	65	31%
Artisan at Creekside	2010	252	252	75	30%
Encanta Villa	1985	56	56	16	29%
Rosemont at Bethel Place (aka Parque Bonito)	2005	250	250	72	29%
Sutton Oaks Phase I	2010	194	145	41	28%
Artisan at Salado Falls	2008	252	252	70	28%
Legacy at Science Park	2003	120	120	33	28%
Vesta Port Royal	2019	252	252	67	26%
Vesta at Marshall Meadows	2019	250	250	62	25%
Primrose at Mission Hills	2007	252	252	62	25%
Artisan at Mission Creek	2007	252	252	58	23%
Woodhill	1974	532	532	119	22%
Vesta at Mission del Rio	2019	180	180	40	22%
Rosemont at University Park	2008	240	240	52	22%

Property	Year Built	Total Units	Max Voucher Capacity	Current FYTD Monthly Voucher Average	% of Max Voucher Capacity occupied with voucher
Rosemont at University Park	2008	240	240	52	22%
Burning Tree	1983	108	108	22	21%
The Scott (Trader Flats)	2022	324	324	67	21%
Homestead	1973	157	157	28	18%
Legacy on Crown Meadows	2004	192	192	32	17%
The Park at Sutton Oaks	2013	208	159	25	16%
Churchill Estates	1984	40	40	6	16%
Cottage Creek I & II	1973	449	181	27	15%
Warren House	1997	7	7	1	14%
Villa de Valencia	1983	104	30	4	13%
East Meadows I	2017	215	144	19	13%
Legacy at O'Connor	2003	150	150	19	13%
Refugio Street Apartments	2004	210	160	18	12%
East Meadows II	2020	119	77	8	11%
Dietrich Rd.	1984	30	30	3	10%
The Arcadian (aka 1604 Lofts)	2022	324	324	32	10%
Castle Point	1984	220	220	17	8%
Bella Claire	1972	67	67	5	8%
Arroyo Seco	2019	200	200	15	7%
Legacy at Alazan	2022	88	48	3	7%
ELEVATE at Kitty Hawk (aka Kitty Hawk)	2022	212	212	14	7%
Monterrey Park	1986	200	200	12	6%
La Providencia	1984	90	90	5	5%
Mira Vista Ranch (aka Mira Vista)	2022	312	288	11	4%
Majestic Ranch Apartment Homes	2021	288	288	10	3%
Hemisview Village	2010	245	196	6	3%
Aspire at Tampico	2022	200	200	5	3%
Frontera Crossing (Watson Road)	2023	348	345	8	2%
Artisan at Ruiz	2021	102	102	1	1%

0% 10% 20%

OPPORTUNITY HOME SAN ANTONIO**May 17, 2023****MEMORANDUM**

To: Board of Commissioners

From: Ed Hinojosa Jr., President and CEO

Presented by: George M. Ayala, Director of Procurement

RE: Procurement Activity Report

DS
EHAJ

SUMMARY:

Through the first calendar quarter ending March 31, 2023, the Opportunity Home's Procurement Department awarded 15 formal and 4 informal solicitations, receiving a total of 56 responses. This resulted in an average number of responses per formal solicitation of 3.2 and 3.25 responses per informal solicitations, for an overall average response rate of 2.95 per solicitation. New contracts awarded through the 1st calendar quarter ending March 31, 2023, were \$13,868,839; contract renewals in the amount of \$2,610,961, and \$3,250,000 in blanket awards, which resulted in a grand total awarded of \$19,729,800. Of this total, \$10,593,811 or 53.69 percent was awarded to Small, Women-Owned, and Minority Business Enterprises (SWMBE), and \$2,933,751 or 47.86 percent, was awarded to Section 3 business concerns.

Through the calendar quarter ending on March 31, 2023, Opportunity Home contractors reported:

0 - Current Section 3 workers,
0 - Current targeted Section 3 workers,
0 - Non-Section 3 worker,

47 - Non-targeted Section 3 workers,
50 - New Section 3 workers, and
3 - New targeted Section 3 workers.

Of the total number of workers which is: 100; 53 of the new hires qualified as Section 3 individuals; of that number, 3 of the new hires qualified as Targeted Section 3 individuals, in total 53% percent of all hires have a Section 3 designation.

The labor hours breakdown by category is as follows:

0 - Total Current Section 3 Workers labor hours
0 - Total Current Targeted Section 3 Workers labor hours
1,060.3 - Total New Section 3 Workers labor hours
353.5 - Total New Targeted Section 3 Workers labor hours

Through the calendar quarter ending March 31, 2023, Opportunity Home has hired 3 Section 3 employees into full-time positions within the organization.

OPPORTUNITY HOME SAN ANTONIO**May 17, 2023****CURRENT SOLICITATIONS:**

There are currently three Invitation for Bids, one Requests for Proposals, one Request For Qualifications, and and three Quick Quotes currently being advertised. The Invitation For Bids are for Floor Plans for Opportunity Home; HVAC Units, Accessories, and Parts; and Swimming Pool Maintenance and Repairs. The Requests for Proposals is for Website Hosting and Maintenance; the Request For Qualifications is for Architectural, Engineering and Forensic Consulting Services; and the Quick Quotes are for Playground Removal at Villa Veramendi; Burning Tree: Balcony Repair; and Cross Creek Drainage Repair.

CLOSED/PENDING SOLICITATIONS:

There are five solicitations that have closed and are currently being evaluated. The solicitations are for Pension Audit Plan; Public Relations Consulting Services; Safety and Security Exterior Solar LED Power Pole Mounted Light Systems; Construction Project Management Services; and, Foundation Stabilization for Alazan/Apache, Cassiano and Park Square.

SOLICITATIONS IN DEVELOPMENT:

Procurement is currently working on a number of solicitations for advertisement. These include: Fair Market Rent Survey; Consulting Services for Rental Market Study; Physical Needs Assessment; Property Management Software for Beacon Communities; Office Cleaning Services; Parcel Lockers; Interior/Exterior Signage for Snowden Apartments; Commercial Real Estate Broker; Development Initiative Consulting Services; Commercial Property Management; Administrator for Opportunity Home's 457(b) Plan; Cloud Unified Communication and Collaboration Solutions; Intrusion Protection for Springview; Debt Collection Services; Irrigation Services; Training for Assisted Housing Programs, Beacon and Public Housing; Towing Services; Cabinets; Inspection, Evaluation, Repair, and/or Stabilization of Foundations; and, Rent Comparability Study.

BLANKET AWARDS:

Contract Title	Number of Awards	Amount of Blanket Award	Expenditures 1st Quarter 2023
Architectural and Engineering Services	8	\$1,500,000	\$282,388
Architectural & Engineering and Other Forensic Consulting Services	4	\$1,500,000	\$282,388
Abatement of Hazardous Materials	2	\$250,000	\$0
Automated and Manual Bulk Pick Up Services	2	\$550,000	\$109,355
Carpet and Flooring Purchase, Replacement, and Installation	3	\$1,000,000	\$229,933
Concrete and Asphalt			

OPPORTUNITY HOME SAN ANTONIO**May 17, 2023**

Maintenance and Repair	2	\$1,000,000	\$145,727
Consulting and Guidance on HUD and Other Affordable Housing Programs	2	\$100,000	\$0
Electrical Maintenance & Repair	2	\$500,000	\$157,167
Engineering, Environmental	6	\$1,200,000	\$5,630
Engineering, Professional	6	\$1,500,000	\$113,757
Executive and Management Coaching	3	\$250,000	\$44,442
Exterior and Interior Painting	2	\$250,000	\$21,822
Inspection, Service, and Replacement of Fire Extinguishers	2	\$250,000	\$54,888
Land Surveyor Services	3	\$250,000	\$0
Legal Services	7	\$500,000	\$14,479
Bond/Mixed Finance Counsel	5	1% of Bond of Issue	
Special Counsel Board Matters	1	\$125,000	\$6,638
Make Ready Services for Public Housing	3	\$2,200,000	\$704,566
Mowing and Grounds Maintenance for Beacon Communities	4	\$500,000	\$85,024
Mowing and Grounds Maintenance for Public Housing	4	\$1,000,000	\$216,610
Painting Services for Beacon Communities	2	\$245,000	\$213,862
Painting, Exterior and Interior	2	\$250,000	\$21,822
Pest Control for Beacon Communities	2	\$420,000	\$18,405

OPPORTUNITY HOME SAN ANTONIO**May 17, 2023**

Pest Control for Various Opportunity Home Public Housing and Administrative Properties	2	\$650,000	\$19,505
Plumbing and Related Maintenance Services	2	\$3,000,000	\$622,252
Public Relations Consulting Services	2	\$150,000	\$10,890
On Call Real Estate Appraisal Services	2	\$250,000	\$0
Real Estate Broker Services, Residential	2	\$250,000	\$5,500
Recertification Services	2	\$500,000	\$19,850
Shingle roof repair and limited replacement	3	\$2,000,000	\$16,583
Temporary and Contract Personnel Services	4	\$3,670,112	\$961,027
Uniform Apparel Custom Embroidery & Imprinting Services	2	\$500,000	\$4,163

PROPOSED ACTION:

None at this time.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENT:Procurement Activity Report
Business Categories

Categories of Procurements

SAHA Department	Solicitation Name	Vendor	Amount	Date
Awards Under President and CEO Expanded Authority				
Construction Services and Sustainability	Automatic Doors at Victoria Plaza	Door Control Services	\$150,410.00	04/15/2023
Awards Under Contracting Officer Authority				
Public Housing	Concrete games for Cassiano	Doty & Sons	\$10,991.00	04/05/2023
Assisted Housing Programs	Rent Reasonableness Software Maintenance	Emphasys	\$29,589.00	04/11/2023
Innovative Technology	Email encryption	Virtru	\$15,840.00	04/11/2023
Communications and Public Affairs	Decal Removal and Replacement	Wyrld Media Group	\$7,268.45	04/24/2023
Construction Services and Sustainability	Installation of 20 Carbon Monoxide Detectors	ADT	\$45,725.90	04/24/2023
IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules)				
Innovative Technology	No awards were made under this category during the reporting period			

Procurement Activity Report as of May 1, 2023

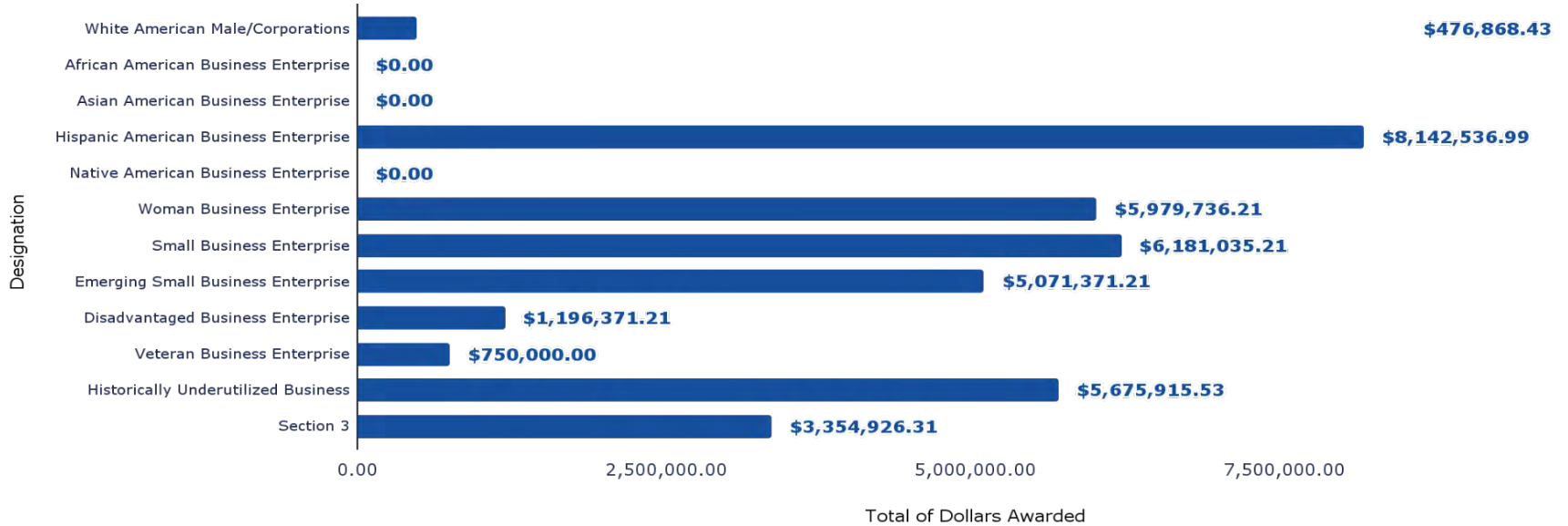
Procurement Activity Report as of May 1, 2023				
Solicitations Currently being Advertised				
SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
Public Housing	QQ	Playground Removal at Villa Veramendi	N/A	05/04/2023
Agency Wide	IFB	Floor Plans for Opportunity Home	04/20/2023	05/04/2023
Beacon Communities	QQ	Burning Tree: Balcony Repair	N/A	05/05/2023
Agency Wide	IFB	HVAC Units, Accessories, and Parts	04/27/2023	05/11/2023
Beacon Communities	IFB	Swimming Pool Maintenance and Repairs	05/01/2023	05/11/2023
Public Housing	QQ	Cross Creek Drainage Repair	N/A	05/12/2023
Organization Wide	RFQ	Architectural, Engineering and Forensic Consulting Services	N/A	05/12/2023
Communications and Public Affairs	RFP	Website Hosting and Maintenance	05/04/2023	05/18/2023
Board Items				
Public Housing	IFB	Intrusion Protection and Security Cameras for Multi-Level Properties	11/3/2022	May 17, 2023 Operations and Real Estate Committee Meeting and June 7, 2023 Regular Board Meeting
Organization Wide	Coop Award	Resurfacing Sinks, Tubs, Showers, and Countertops	3/1/2023	
Solicitations Under Evaluation				
Human Resources	RFP	Pension Plan Audit	01/13/2023	Procurement Negotiations, Due Diligence, and Evaluation
Communications and Public Affairs	RFP	Public Relations Consulting Services	03/09/2023	
Construction Services and Sustainability	IFB	Safety and Security Exterior Solar LED Power Pole Mounted Light Systems	03/31/2023	
Agency Wide	RFP	Construction Project Management Services	04/05/2023	
Public Housing	IFB	Foundation Stabilization for Alazan/Apache, Cassiano and Park Square	04/10/2023	
Future Solicitations		Solicitation Name	Anticipated Month of Release	
Beacon Communities		Fair Market Rent Survey	Interagency Agreement	
		Consulting Services for Rental Market Study	Interagency Agreement	
		Physical Needs Assessment	Department Hold	
		Property Management Software for Beacon Communities	Coop Award	
		Office Cleaning Services	April 2023	
DSNR		Parcel Lockers	Department Hold	
		Interior/Exterior Signage for Snowden Apartments	Department Hold	
		Commercial Real Estate Broker	May 2023	
		Development Initiative Consulting Services	May 2023	
Executive		Commercial Property Management	May 2023	
Human Resources		Administrator for Opportunity Home's 457(b) Plan	May 2023	
Innovative Technology		Cloud Unified Communication and Collaboration Solution	Coop Award	
Public Housing		Intrusion Protection for Springview	May 2023	
Organization Wide		Debt Collection Services	Organization Hold	
		Irrigation Services	May 2023	
		Training for Assisted Housing Programs, Beacon and Public Housing	May 2023	
		Towing Services	May 2023	
		Cabinets	May 2023	
		Inspection, Evaluation, Repair and/or Stabilization of Foundations	May 2023	
		Rent Comparability Study	May 2023	

Demographic Report

Business Enterprise Designations

January – March 31, 2023

Awarded Amount by Business Enterprise Designation



Project Name	District	Developer	Financing	Est Closing Date	TotalDevCost	Developer Fees	Tax Credit Equity	Tax Abatement	# Units	PH/PBV	Income Mix																																								
											30%	40%	50%	60%	70%	80%	Market																																		
Financing Closed (under Construction)																																																			
1604 Lofts	D2	NRP	4% Tax Credits & Bonds	Closed	\$56,663,651	\$6,158,000	\$17,072,192	\$1,201,269	324			33	0	224	67	0																																			
Aspire at Tampico*	D5	Mission DG	4% Tax Credits & Bonds	Closed	\$34,115,710	\$4,205,093	\$7,379,055	\$723,253	200			9	10	18	68	21	10	64																																	
Trader Flats (The Scott)	D4	NRP	4% Tax Credits & Bonds	Closed	\$55,753,169	\$5,847,000	\$16,984,301	\$1,181,967	324			33	0	224	67	0																																			
Culebra Crossing	D6	Lynd	HUD 221(d)(4)	Closed	\$50,123,889	\$250,000	\$0	\$1,062,626	327			0	0	0	0	164	163																																		
Kitty Hawk Flats	Converse	NRP	4% Tax Credits & Bonds	Closed	\$40,503,098	\$4,331,000	\$12,387,511	\$858,666	212			22	0	135	55	0																																			
Legacy at Alazan*	D5	NRP	9% Tax Credits	Closed	\$19,155,261	\$1,960,000	\$14,061,093	\$406,092	88	40				40	0	0	8																																		
100 Labor*	D1	Franklin	HUD 221(d)(4)	Closed	\$52,438,321	\$3,318,932	\$0	\$1,111,692	213			27	17	0	0	169																																			
Watson Road (Frontera Crossing Apartments)	D4	NRP	4% Tax Credits & Bonds	Closed	\$60,567,278	\$6,803,000	\$24,735,526	\$1,284,026	348				18	18	294	18	0	0																																	
Copernicus (Seven07 Lofts)	D2	NRP	4% Tax Credits & Bonds	Closed	\$55,389,378	\$6,009,000	\$22,199,005	\$1,174,255	318				17	17	267	17	0	0																																	
Vista at Interpark	D9	Atlantic Pacific Comm.	9% Tax Credits	Closed	\$17,554,339	\$1,827,570	\$13,948,605	\$372,152	64			7	16	41																																					
Vista at Everest	D1	Atlantic Pacific Comm.	9% Tax Credits	Closed	\$18,109,812	\$1,823,814	\$13,948,605	\$383,928	64			7	16	41																																					
Bristol at Somerset	D4	Louis Poppon Development Consulting	4% Tax Credit & Bonds	Closed	\$63,331,807	\$7,500,000	\$25,552,709	\$1,342,634	348			0	0	0	348	0	0	0																																	
Horizon Pointe	D2	Integrated Realty Group	4% Tax Credits & Bonds	Closed	\$65,639,352	\$7,498,298	\$25,025,832	\$1,391,554	312			20	35	106	0	151	0	0																																	
Josephine	D1	Lynd	Conventional Loan	Closed	\$68,463,888	\$250,000	\$0	\$1,451,434	259			0	0	26	104	129																																			
Palo Alto	D4	Streamline	4% Tax Credits & Bonds	Closed	\$67,848,057	\$7,562,045	\$24,188,411	\$1,438,379	336			16	16	32	244	28																																			
Potranco	D4	Lynd	Conventional Loan	Closed	\$67,914,812	\$250,000	\$0	\$1,439,794	360			0	0	36	144	180																																			
Snowden Road*	D7	Opportunity Home	9% Tax Credits	Closed	\$34,700,554	\$2,599,000	\$13,948,605	\$735,652	135	54		14	26	41																																					
Vista at Silver Oaks		Atlantic Pacific Comm.	9% Tax Credits	Pending	\$24,183,539	\$2,307,314	\$18,398,160	\$512,691	76	0		8	0	23	45	0	0																																		
Total					\$852,455,915	\$70,500,066	\$249,829,610	\$18,072,065	4308	94	0	196	96	289	2074	357	489	713																																	
Board Has Approved																																																			
Board Provided Final Approval																																																			
The Sorrento # (resyndication of tax credits)	D7	Fairfield Residential	4% Tax Credits & Bonds	acquisition closed (tax credits resyndication closed 6/21/22)	\$41,061,812	\$1,521,984	\$22,474,000	TBD	248	0		38	0	0	210	0	0	0																																	
Bethel Place # (resyndication of tax credits)	D6	Fairfield Residential	4% Tax Credits & Bonds	acquisition closed (tax credits resyndication closed 6/24/22)	\$42,812,000	\$1,824,099	\$25,787,962	TBD	250	0		38	0	0	212	0	0	0																																	
Rosemont at University Park (resyndication of tax credits)	D4	Roers Companies	4% Tax Credits & Bonds	acquisition closing estimated 7/31/22	TBD	TBD	TBD	TBD	240	0		36	0	0	204	0	0	0																																	
Costa Almadena (resyndication of tax credits)	D3	DEVCO	4% Tax Credits & Bonds	acquisition closed (tax credits pending)	TBD	TBD	TBD	TBD	176	0		27	0	0	149	0	0	0																																	
Tigoni Villas (resyndication of tax credits)	D7	DEVCO	4% Tax Credits & Bonds	acquisition closed (tax credits pending)	TBD	N/A issuance of bonds only	TBD	N/A	140	0		22	12	22	84	0	0	0																																	
The Ravello (purchase of limited partnership interest)	D3	Opportunity Home will own 100% of partnership	N/A	11/1/22	N/A	N/A	N/A	TBD	252	0		0	0	0	252	0	0	0																																	
San Juan II (purchase of limited partnership interest)	D5	Opportunity Home will own 100% of partnership	N/A	5/25/22	N/A	N/A	N/A	TBD	144	48		15	0	0	123	0	0	6																																	
Fiesta Trails	D8	NRP	9% Tax Credits	Pending	\$21,112,430	\$2,038,000	\$13,386,161	\$447,584	60			18	12	30																																					
Viento Apartments	D4	NRP	4% Tax Credits & Bonds	Pending	\$82,000,000	N/A Issuance of	N/A	N/A	324	49				161	114																																				
Total					\$186,986,242	\$5,384,083	\$61,648,123	\$3,964,108	1834	97		194	12	195	1378	0	0	6																																	
Board Approved Bond Inducement																																																			
Artisan at Springview*	D2	Franklin	4% Tax Credits & Bonds	Pending	\$64,001,571	\$7,044,312	\$25,074,843	\$1,356,833	325	65		0	8	181	53	18	0																																		
Victoria Commons - North Pond*	D1	Catellus	TBD	Pending	TBD	TBD	TBD	TBD	TBD			TBD	TBD	TBD	TBD	TBD																																			
Total					\$64,001,571	\$7,044,312	\$27,089,803	\$1,356,833	325	65		0	0	8	181	53	18	0																																	
Board Approved the Developer																																																			
Victoria Commons - South Pond*	D1	Catellus	TBD	Pending	TBD	TBD	TBD	TBD	TBD			TBD	TBD	TBD	TBD	TBD																																			
Victoria Commons - Townhomes*	D1	Catellus	TBD	Pending	TBD	TBD	TBD	TBD	TBD			TBD	TBD	TBD	TBD	TBD																																			
Total					\$0	\$0	\$0	\$0	0	0		0	0	0	0	0																																			
Pending Board Consideration																																																			
Alazan Courts*	D5	TBD	TBD	Pending Board Consideration	TBD	TBD	TBD																																												
Vista at Reed	D6	Atlantic Pacific Comm.	9% Tax Credits	Pending Board Consideration	\$22,000,428	\$2,420,130	\$17,998,200	\$466,409	70			2	5	19	44																																				
Vista at Henderson Pass	D10	Atlantic Pacific Comm.	9% Tax Credits	Pending Board Consideration	\$21,830,038	\$2,531,903	\$17,998,200	\$462,797	66			2	5	17	42																																				
Rainbow Lofts	D3	NRP	9% Tax Credits	Pending Board Consideration	\$20,461,005	\$2,046,000	\$15,603,068	\$433,773	60			6		24	30																																				
Total					\$64,291,471	\$6,998,033	\$51,599,468	\$1,362,979	196	0		4	16	0	60	116	0	0																																	
Grand Total					\$1,167,735,199	\$89,926,494	\$390,167,004	\$24,755,986	6,663	256	4	406	108	552	3,749	410	507	719																																	

*Opportunity Home owned land
 ^ Historical Tax Credits
 # Total development cost = acquisition price plus rehab soft and hard costs