



 **OPPORTUNITY**[™]
HOME SAN ANTONIO

REGULAR BOARD MEETING
JUNE 7, 2023



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

IN PERSON
818 S. Flores St.
San Antonio, TX 78204

BOARD OF COMMISSIONERS

Dr. Ana "Cha" Guzmán
Chair

Gabriel Lopez
Vice Chair

Gilbert Casillas
Commissioner

Dalia Contreras
Commissioner

Loren D. Dantzler
Commissioner

Olga Kauffman
Commissioner

Ignacio Perez
Commissioner

PRESIDENT & CEO

Ed Hinojosa, Jr.

REGULAR BOARD MEETING
1:00 p.m. | Wednesday | June 7, 2023

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 12:45 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.

CITIZENS TO BE HEARD

- 3. **Citizens to be Heard** at approximately 1:00 p.m. (may be heard after this time) Citizens wishing to speak on issues not related to items posted on the agenda should personally request to be placed on the Citizens to be Heard roster prior to 12:45 p.m. or register online and access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 12:45 p.m. Citizens will be given up to three minutes to speak. Each citizen will be permitted to speak only once at any regular Board Meeting. A Spanish/English translator will be available to citizens needing translation.

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

discuss the comments of speakers or respond to speakers during the Citizens to be Heard portion of the agenda.

PUBLIC HEARINGS

4. Public Hearing 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 plus related transaction costs, which may include MTW funds; 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)
5. Public Hearing regarding 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 (Timothy E. Alcott, Chief Legal and Real Estate Officer)
6. Public Hearing 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)

MINUTES

7. Minutes
 - Approval of the May 9, 2023, Regular Board meeting minutes
 - Approval of the May 17, 2023, Finance Committee meeting minutes
 - Approval of the May 17, 2023, Operations and Real Estate Committee meeting minutes

CONSENT ITEMS

8. Consideration and approval regarding Resolution 6355, adopting the Opportunity Home San Antonio Internal Audit Plan for Fiscal Year 2023-2024 (Allison Schlegel, Director of Internal Audit)
9. Consideration and approval regarding Resolution 6358, approving the Consolidated Operating Budget for Opportunity Home San Antonio and its affiliated entities for the fiscal year ending June 30, 2024 (Diana Kollodziej Fiedler, Chief Financial Officer)
10. Consideration and approval 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)

11. Consideration and approval 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)
12. Consideration and approval 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)
13. Consideration and approval 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)
14. Consideration and approval 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 plus related transaction costs, which may include MTW funds; 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)
15. Consideration and approval 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)
16. Consideration and approval 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)

INDIVIDUAL ITEM

17. Consideration and approval regarding Resolutions 6361 and 23FAC-06-07, authorizing a supplemental loan in connection with the permanent financing of the Tampico Apartments Project (Timothy E. Alcott, Chief Legal and Real Estate officer)

DISCUSSION ITEMS

18. Discussion regarding resident concerns

19. President's Report

- Mother's Day Celebration
- Leaven for Kids Grand Opening
- Internal Audit Month
- Asian American and Pacific Islander Heritage Month
- Thursday Talks: Unpacking the History of Housing
- Unlocking Success through Homeownership
- Spring Employee and Family Picnic
- Blanco Apartments Residents Return Home

20. Adjournment

Posted on: 06/02/2023 01:00 PM

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

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

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



MINUTES OF OPPORTUNITY HOME SAN ANTONIO REGULAR BOARD MEETING

Meeting Called to Order

I. Call to Order

Chair Guzman called the Regular Board Meeting of Opportunity Home San Antonio to order at 1:04 PM CDT on May 9, 2023. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

Chair Dr. Ana M. “Cha” Guzman, Vice-Chair Gabriel Lopez, Gilbert Casillas, Dalia Contreras, Loren D. Dantzler, Olga Kauffman.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Timothy E. Alcott, Chief Legal and Real Estate Officer; Stephanie Rodriguez, Director of Assisted Housing Programs; George Ayala, Director of Procurement; Joel Tabar, Director of Resident Services; Hector Martinez, Director of Construction Services and Sustainability; Melissa Garza, Director of Beacon Communities; Diana Kollodziej Fiedler, Chief Financial Officer; and Aaron Sladek, WOC Assistant Director of Finance and Accounting.

Eric A Rumberger, CPA and Chelsey Glass, CPA, CohnReznick LLP.

Vicky Cavazos Jones, Interpreter, BCC Languages LLC.

Board Members Absent:

Ignacio Perez.

Quorum:

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

Public Comment

II. Public Comment

Citizens are provided three minutes each to speak to any agenda item. There were no individuals signed up to speak. No individuals ceded their time.

Citizens to be Heard

III. Citizens to be Heard

Citizens wishing to speak on issues not related to items posted on the agenda were given three minutes to speak. There were three (3) citizens signed up to speak. Three citizens spoke. No citizens ceded their time.



Public Hearings

- IV. Public Hearing** regarding proposed Rosemont at University Park low-income housing tax credit project and the issuance of the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Rosemont at University Park), Series 2023 in an aggregate principal amount not to exceed \$35,000,000 (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Citizens are provided three minutes each to speak to the Public Hearings. There were no individuals signed up to speak. No individuals ceded their time.

- V. Public Hearing** regarding Fiesta Trails Apartments low-income housing tax credit project (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Citizens are provided three minutes each to speak to the Public Hearings. There were no individuals signed up to speak. No individuals ceded their time.

Minutes

- VI. Minutes**

Commissioner Contreras moved to approve the April 3, 2023, Regular Board Meeting minutes and April 19, 2023, Operations and Real Estate Committee Meeting minutes. Commissioner Kauffman seconded the motion. The motion carried with six (6) in favor and none against by a voice vote.

Consent Items

- VII. Resolutions 6344**

Consideration and approval regarding Resolution 6344, approving of the Owner Incentive Payment policy for the Housing Choice Voucher (HCV) and Mainstream programs (Stephanie Rodriguez, Director of Assisted Housing Programs)

- VIII. Resolution 6345**

Consideration and approval regarding Resolution 6345, authorizing the award of contracts for make-ready services for Public Housing to A&S Landscaping Services (HABE, VBE), BR General Contractors, LLC (SBE, WBE), EA Contractor, LLC (HABE), Garcia Brothers Make Ready & Repairs (HABE), H1 Contracting, LLC (ESBE, HABE, MBE, SBE), and R&J Muniz Remodeling (HABE, WBE) for an annual cumulative amount not to exceed \$3,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Joel Tabar, Director of Resident Services)

- IX. Resolution 6346**

Consideration and approval regarding Resolution 6346, authorizing the award of a contract for disaster restoration and emergency recovery services to Gerloff



Company, Inc. through The Interlocal Purchasing System (TIPS) for an annual cumulative amount not to exceed \$10,000,000; for a period of one year with the option to renew up to two additional one-year terms (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

Main Motion Regarding Items 7-9

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

Individual Items

X. Resolution 6349

Consideration and approval regarding Resolution 6349, authorizing the expenditure of additional funds for waste disposal and recycling services to Waste Management of Texas, Inc.; for a period of one year with the option to renew up to two additional one-year terms (George Ayala, Director of Procurement; Melissa Garza, Director of Beacon Communities; Joel Tabar, Director of Resident Services)

Main Motion Regarding Resolution 6349

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

XI. Resolution 6320

Consideration and approval regarding Resolution 6320, accepting the independent auditor's report for the year ending June 30, 2022 (Diana Kollodziej Fiedler, Chief Financial Officer; Aaron Sladek, WOC Assistant Director of Finance and Accounting)

Main Motion Regarding Resolution 6320

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

Discussion Items

The following items were discussed with the Board:

XII. Discussion regarding resident concerns

The Board discussed three (3) resident concerns during this agenda item.

XIII. President's Report

- Walk for Autism
- Housing Stability Vouchers Awarded by HUD
- Vista at Interpark Grand Opening
- Frontera Crossing Grand Opening
- Girl Scouts Visit Jewett Circle Apartments



- Fiesta Shoebox Parade Float Contest
- J.Crew Donation
- Employees Selected to Receive Texas NAHRO Award
- Fiesta Fundraising Events
- Residents Show Off Their Fiesta Spirit

President and CEO Ed Hinojosa, Jr. announced that Opportunity Home San Antonio has been recommended for awards from the City of San Antonio's second round of bond funding.

XIV. Adjournment

The meeting adjourned at 2:10 PM CDT.

ATTEST:

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

Date

Ed Hinojosa, Jr.
President and CEO

Date



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

Meeting Called to Order

I. Call to Order:

Committee Chair Olga Kauffman called the Finance Committee Meeting of Opportunity Home San Antonio to order at 1:02 PM CDT on May 17, 2023. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

Board Chair Dr. Ana M. "Cha" Guzman, Vice-Chair Gabriel Lopez, Committee Chair Olga Kauffman, Gilbert Casillas, Dalia Contreras, and Ignacio Perez.

Adviser Present:

Valerie Carillo, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Diana Kollodziej Fiedler, Chief Financial Officer; Allison Schlegel, Director of Internal Audit; Brandee Perez, Chief Operating Officer; Priscilla Segovia, Accounting Supervisor; and Jennifer Mireles Lopez, Budget Manager.

Board Members Absent:

Loren D. Dantzer.

Quorum:

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

Public Comment

II. Public Comment

Citizens are provided three minutes each to speak to any agenda item. There were no individuals signed up to speak. No individuals ceded their time.

Individual Items

III. Resolution 6355

Consideration and appropriate action regarding Resolution 6355, adopting the Opportunity Home San Antonio Internal Audit Plan for Fiscal Year 2023-2024 (Allison Schlegel, Director of Internal Audit)

Main Motion Regarding Resolution 6355

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



IV. Resolution 6358

Consideration and appropriate action regarding Resolution 6358, approving the Consolidated Operating Budget for Opportunity Home San Antonio and its affiliated entities for the fiscal year ending June 30, 2024 (Diana Kollodziej Fiedler, Chief Financial Officer)

Main Motion Regarding Resolution 6358

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

Reports

- Quarterly Internal Audit Update
- Quarterly Financial Update

V. Adjournment

The meeting adjourned at 2:09 PM CDT.

ATTEST:

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

Date

Ed Hinojosa, Jr.
President and CEO

Date



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

I. Call to Order:

Committee Chair Gabriel Lopez called the Operations and Real Estate Committee Meeting of Opportunity Home San Antonio to order at 2:19 PM CDT on May 17, 2023. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

Board Chair Dr. Ana M. "Cha" Guzman, Vice-Chair Gabriel Lopez, Gilbert Casillas, Dalia Contreras, Olga Kauffman, and Ignacio Perez.

Adviser Present:

Valerie Carillo, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Domingo Ibarra, Director of Security; Melissa Garza, Director of Beacon Communities; Diana Kollodziej Fiedler, Chief Financial Officer; Timothy E. Alcott, Chief Legal and Real Estate Officer; Aiyana Longoria, Director of Human Resources; Muriel Rhoder, Chief Administrative Officer; Richard Milk, Planning Officer; Sara Eaves, Assistant Director of Data Governance; Brandee Perez, Chief Operating Officer; and Ruth Bautista, Assistant Director of Federal Housing Programs.

Vicky Cavazos Jones, Interpreter, BCC Languages LLC.

Board Members Absent:

Loren D. Dantzer.

Quorum:

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

II. Public Comment

Citizens are provided three minutes each to speak to any agenda item. There were no individuals who spoke during the meeting. No individuals ceded their time.

Individual Items

III. Resolution 6302

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 (Muriel Rhoder, Chief Administrative Officer; Domingo Ibarra, Director of Security)

Motion to Table Resolution 6302

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

IV. Resolution 6351

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 (Ruth Bautista, Assistant Director of Federal Housing Programs)

Main Motion Regarding Resolution 6351

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

V. Resolution 6357

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 (Muriel Rhoder, Chief Administrative Officer; Melissa Garza, Director of Beacon Communities)

Main Motion Regarding Resolution 6357

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

VI. Resolution 6353

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)

Main Motion Regarding Resolution 6353

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



VII. Resolutions 6354, 23FAC-05-17, and 23DEV-05-17

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)

Main Motion Regarding Resolutions 6354, 23FAC-05-17, and 23DEV-05-17

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

VIII. Resolutions 6359 and 23LVPFC-05-17

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)

Main Motion Regarding Resolutions 6359 and 23LVPFC-05-17

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

IX. Resolutions 6360, 23FAC-05-18, and 23LVPFC-05-18

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)



Main Motion Regarding Resolutions 6360, 23FAC-05-18, and 23LVPFC-05-18
Moved by Commissioner Contreras. Seconded by Commissioner Kauffman. The motion carried with six (6) in favor and none against by a voice vote.

Commissioner Contreras exited the meeting.

Discussion Items

The following items were discussed with the Board:

- X. Discussion regarding Opportunity Home Recruitment and Staffing Update**
(Aiyana Longoria, Director of Human Resources)
- XI. Update and discussion regarding Compensation Study** (Muriel Rhoder, Chief Administrative Officer)
- XII. Update and discussion regarding REAC scores** (Ruth Bautista, Assistant Director of Federal Housing Programs)
- XIII. Discussion regarding Voucher Utilization at Opportunity Home properties**
(Richard Milk, Planning Officer; Sara Eaves, Assistant Director of Data Governance)
- XIV. Discussion regarding resident concerns**
There were no resident concerns discussed during this item.

Board Counsel Valerie Carillo read the Board into Closed Session.

Vice Chair Lopez recessed the Operations and Real Estate Committee meeting and entered into Closed Session at 4:18 PM CDT.

Closed Session

XV. 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

The Board returned from Closed Session at 5:32 PM CDT.

The Board took up item 3 from the table.

III. Resolution 6302

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 (Muriel Rhoder, Chief Administrative Officer; Domingo Ibarra, Director of Security)

Main Motion Regarding Resolution 6302

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

REPORTS

- Procurement Activity Report
- Quarterly Demographic Procurement Report

RESOURCE

- Schedule of Units Under Development

XVI. Adjournment

XVII. Main Motion Regarding Adjournment

Moved by Commissioner Casillas. Seconded by Commissioner Kauffman. The meeting adjourned at 5:33 PM CDT. The motion carried with six (6) in favor and none against by a voice vote.



A COMMUNITY OF POSSIBILITIES

ATTEST:

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

Date

Ed Hinojosa, Jr.
President and CEO

Date

BOARD OF COMMISSIONERS
Regular Board Meeting

**RESOLUTION 6355, ADOPTING THE OPPORTUNITY HOME SAN ANTONIO INTERNAL
AUDIT PLAN FOR FISCAL YEAR 2023-2024**

DocuSigned by:

Ed Hinojosa Jr

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

Allison Schlegel

55FC0C2EC1624CD

Allison Schlegel
Director of Internal Audit

REQUESTED ACTION:

Consideration and approval regarding Resolution 6355, adopting the Opportunity Home San Antonio Internal Audit Plan for Fiscal Year 2023-2024.

SUMMARY:

The 2023-2024 Internal Audit Plan is a risk-based plan developed to determine that the priorities of the Internal Audit department are consistent with The Institute of Internal Auditors, Inc. (IIA) Definition of Internal Auditing, Code of Ethics, and International Standards for the Professional Practice of Internal Auditing (Standards), as well as, Opportunity Home San Antonio's (Opportunity Home) strategic goals. The IIA Standard 2020, "Communication and Approval" requires the Chief Audit Executive (CAE), i.e., the Director of Internal Audit, to communicate the internal audit activity's plans and resource requirements to senior management and the Board for review and approval. Opportunity Home's Internal Audit Plan is defined in the Opportunity Home Internal Audit Charter and included as part of the comprehensive internal audit program established pursuant to Opportunity Home's Internal Audit Policy. Internal Audit activities also align with Opportunity Home's strategic goal to transform core operations to be a high performing and financially strong organization. Final approval of the Internal Audit Plan for 2023-2024, resides with the Board of Commissioners.

The IIA Standard 2010, "Planning," requires the internal audit plan to be based on a documented risk assessment, undertaken at least annually, with input from senior management and the Board. Opportunity Home's CAE issued risk assessment surveys to the members of the Board of Commissioners, the Board's attorney, and to each member of senior management and multiple operational personnel. The results of these assessments were tabulated to identify the significant risk areas, which were then included as proposed audits for the 2023-2024 Internal Audit Plan.

Additionally, in accordance with the approved Internal Audit Charter: "At least twice a year, the Audit Committee will meet separately with the CAE to provide a status report on operations and to discuss any matters that the Audit Committee or the CAE believes should be discussed privately." The Internal Audit Charter also requires the CAE to communicate any significant deviation from the approved internal audit plan to the Audit Committee, the CEO, and the Legal

Opportunity Home San Antonio

June 7, 2023

and Compliance Officer, or equivalent, through periodic activity reports. This update provides the required communication, as follows:

- Internal Audit Plan Status – provided each quarter of the Fiscal Year
- Summary and Status of Management Corrective Action Plans (open action items only)

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6355

Presentation

**Opportunity Home San Antonio
Resolution 6355**

**RESOLUTION 6355, ADOPTING THE OPPORTUNITY HOME SAN ANTONIO INTERNAL
AUDIT PLAN FOR FISCAL YEAR 2023-2024**

WHEREAS, internal auditing is an independent, objective assurance and consulting activity designed to add value and improve Opportunity Home San Antonio (Opportunity Home) operations; and

WHEREAS, internal auditing helps Opportunity Home accomplish its mission by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes; and

WHEREAS, internal audit activities support all Opportunity Home strategic goals; and

WHEREAS, IIA Standard 2020, entitled "Communication and Approval," requires the Chief Audit Executive, i.e., the Director of Internal Audit, to communicate the internal audit activity's plans and resource requirements to senior management and the Board for review and approval.

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

- 1) Approves Resolution 6355, adopting the Opportunity Home San Antonio Internal Audit Plan for Fiscal Year 2023-2024, as attached to this Resolution.

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**

Internal Audit Plan 2023-2024

June 7, 2023

Objective

Review and adoption of the proposed 2023-2024 Internal Audit Plan by the Board, to set the priorities of the internal audit function for the fiscal year.

Background

- The Internal Audit Department adheres to The Institute of Internal Auditors, Inc. (IIA) Definition of Internal Auditing, Code of Ethics, and the following International Standards for the Professional Practice of Internal Auditing (Standards), as documented in the approved Internal Audit Policy and Internal Audit Charter.
- The IIA Standard 2010, “Planning,” Section A1, requires the following: “The internal Audit activity’s plan of engagements must be based on a documented risk assessment, undertaken at least annually. The input of senior management and the board must be considered in this process.”
- The IIA Standard 2020, “Communication and Approval,” requires the following: “The Chief Audit Executive (CAE) must communicate the internal audit’s activity plans and resource requirements, including significant interim changes, to senior management and the board for review and approval. The CAE must also communicate the impact of resource limitations.”

Process for Developing the 2023-2024 Internal Audit Plan

Risk Assessment Survey conducted

Key variables assessed

- Public disclosure implications
- Increased Senior Management and/or Commissioner interest
- Internal and/or external compliance requirements

Other considerations

Oversight provided by other entities, including

- Independent Financial and Compliance Audits
- Regulatory Audits and Reviews
- Other Third-Party Reviews

Time since last audit

Process for Developing the 2023-2024 Internal Audit Plan

Risk Assessment Implementation

- Google Form with an option to interview
- Risk Assessment Methodology continued to focus on key variables, and providing an option for “no risk” helped to focus on processes identified with risk
- Risk Assessment Survey responses were received from the Board of Commissioners, Opportunity Home Executive Leadership, and Opportunity Home staff
- 77% response rate
- Feedback to format was positive and the Risk Assessment will continue to build upon feedback received
- The proposed audits were discussed with the CEO and Executive Leadership

Risk Assessment Survey Results

Significant alignment with Board of Commissioners and Opportunity Home Staff. Topics of Highest Interest:

Asset Management

- Financing and refinancing of real estate assets

Beacon Communities

- Program Exits process; focus on collection efforts and tracking
- Affordable program regulatory and Fair Housing compliance

Procurement

- Oversight of vendor compliance for Section 3 and Small, Women, Minority Owned Business (SWMBE) requirements

Risk Assessment Survey Results (Cont.)

Significant alignment with Board of Commissioners and Opportunity Home Staff. Topics of Highest Interest:

Human Resources

- Recruitment process — marketing, interviewing, selection, documentation, and background checks

Safety and Security

- Triage High Severity Incidents (severity index of incidents requiring resource intensive immediate intervention)

Risk Assessment Survey Results (Cont.)

Business Process	Board of Commissioners	Opportunity Home Staff
Assisted Housing Triennial recertification(s) for all households		X
Community Development Initiatives (CDI) Grant compliance and financial performance (e.g., timely expenditures)		X
Construction Services Oversight of new development construction	X	X
Human Resources Employee Relations — investigators, terminations, and grievance processes		X

Proposed Plan for FY 2023-2024

Internal Audit also participates in various committees throughout the organization providing opinions on internal controls, and may conduct requested audits, as needed.

1st Qtr. (July – Sept.)	2nd Qtr. (Oct. – Dec.)	3rd Qtr. (Jan. – March)	4th Qtr. (April – June)
Internal Audits			
Beacon Communities Repayment Agreements (carry over from FY 2022-2023)	Procurement – Oversight of vendor compliance for Section 3 and Small, Women, Minority Owned Business Enterprises (SWMBE) requirements	Human Resources – Recruitment process – marketing, interviewing, selection documentation, and background checks	Safety and Security – Triage High Severity Incidents (severity index of incidents requiring resource intensive immediate intervention)
Asset Management – Financing and refinancing of real estate assets			Beacon Communities – Affordable program regulatory and Fair Housing compliance
Compliance Reviews			
Assisted Housing Programs	Assisted Housing Programs	Assisted Housing Programs	Assisted Housing Programs
Beacon Communities/Mixed Income	Beacon Communities/Mixed Income	Beacon Communities/Mixed Income	Beacon Communities/Mixed Income
Public Housing	Public Housing	Public Housing	Public Housing
FSS Escrow Disbursement and TP/DPUY Funding	FSS Escrow Disbursement and TP/DPUY Funding	FSS Escrow Disbursement and TP/DPUY Funding	FSS Escrow Disbursement and TP/DPUY Funding

Questions?

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6358, APPROVING THE CONSOLIDATED OPERATING BUDGET FOR
OPPORTUNITY HOME SAN ANTONIO AND ITS AFFILIATED ENTITIES FOR THE FISCAL
YEAR ENDING JUNE 30, 2024

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

DocuSigned by:
Diana Fiedler
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Diana Kollodziej Fiedler
Chief Financial Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6358, approving the Consolidated Operating Budget for Opportunity Home San Antonio and its affiliated entities for the fiscal year ending June 30, 2024.

SUMMARY:

The budget is to help the organization plan operational activities, while considering established goals with respect to the current and future funding environment. The budget has been developed in support of Opportunity Home’s Strategic Plan Outcomes:

Employee Outcomes

- Employees thrive at work
- Employees manage data effectively and ensure quality and security of data
- Employees develop, review and implement the organization’s strategic priorities

Resident Outcomes

- Residents have meaningful housing choices
- Residents live in quality homes
- Residents feel safe

Community Outcomes

- Enhance organizational image and relationships with the community

Value Outcomes

- **Equity:** Residents’ race or ethnicity does not determine or predict any housing assistance outcomes
- **Compassion:** Residents experience compassionate housing assistance that relieves suffering and improves their quality of life
- **Excellence:** Residents experience a high standard of housing assistance that improves continuously

All departmental and operational budgets were prepared in accordance with the following:

OPPORTUNITY HOME SAN ANTONIO**June 7, 2023**

- Budgets are based on the Organization's Strategic Plan Outcomes.
- Due to current economic conditions, budgets reflect expense increases due to inflation.
- Section 8 HAP is budgeted at an estimated 99% funding proration.
- An estimate of 91% proration was used for Section 8 Administration funding.
- Public Housing property budgets reflect estimated subsidy funding at a 95.5% proration with a target occupancy of 96%.
- A targeted average occupancy of 97% was used to budget the Beacon properties.

Staff has been working on the Fiscal Year 2023-2024 budget process since October 2022. While staff continues to monitor the federal funding information, budgets were prepared using estimates based on available information.

Managers worked diligently to produce operating budgets for their areas of responsibility. Officers and Directors have met with the Executive team to present their budgets and have made all appropriate adjustments.

Staff has focused on making prudent departmental and budgetary decisions while considering the existing uncertain funding environment compounded by the impact of inflation. As operations continue to adjust in this environment, we will continue to balance the needs of our families with these financial possibilities. The organization will also continue identifying and implementing solutions that will build on existing strengths and deliver services effectively and efficiently, while being innovative, ethical, and nimble.

Following review by the Finance Committee, the budget will be presented to the full Board of Commissioners for consideration and approval at the June 7, 2023, meeting.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6358
HUD form 52574
Presentation

**Opportunity Home San Antonio
Resolution 6358**

RESOLUTION 6358, APPROVING THE CONSOLIDATED OPERATING BUDGET FOR OPPORTUNITY HOME SAN ANTONIO AND ITS AFFILIATED ENTITIES FOR THE FISCAL YEAR ENDING JUNE 30, 2024

WHEREAS, the fiscal year of Opportunity Home San Antonio and its affiliated entities runs from July 1 through June 30; and

WHEREAS, the Commissioners of Opportunity Home San Antonio are responsible for the adoption of its operating budget under its Rules of Governance; and

WHEREAS, the U.S. Department of Housing and Urban Development requires Opportunity Home San Antonio adopt a public housing budget for its approval; and

WHEREAS, Opportunity Home San Antonio has prepared a Consolidated Operating Budget that maintains the long-term financial health of the organization and the ability to provide quality housing and services; and

WHEREAS, the Opportunity Home San Antonio Moving to Work (MTW) funds are available and obligated consistent with the MTW Plan as follows:

Sources:

- MTW Funds- \$68 million

Uses:

- Section 8 funding shortfall - \$1 million
- Public Housing operating shortfall - \$5 million
- Resident Services (CDI) - \$2.4 million
- Central Office operating shortfall - \$1 million
- Alazan Phase I and Predevelopment Costs - \$17 million
- Investment in MTW units at Tax Credit/Beacon Properties - \$9.5 million
- Balance of Snowden Development Funding Gap - \$6.5 million
- Investment in Midcrowne and Ravello Properties - \$5 million
- Acquisition of additional interest in the Horizon Pointe Property - \$5 million
- Additional Impact of Compensation Study - \$2.4 million
- Alazan Future Phases - \$5.7 million
- Building Readiness for Child Care centers - \$3 million
- Additional Investment in the 100 Labor Street Project - \$2.5 million
- Preservation of Affordable Housing - \$2 million

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

- 1) Reviewed the Consolidated Budget and has found that the final plan is reasonable in that it indicates a source of funding adequate to cover proposed expenditures; and
- 2) Approves Resolution 6358, approving the Consolidated Operating Budget for Opportunity Home San Antonio and its affiliated entities for the Fiscal Year Ending June 30, 2024, and the obligation of funds as described in this Resolution and included in the referenced Consolidated Operating Budget; and
- 3) Authorizes the President and CEO and the Board Chair to submit and sign the HUD forms related to this Operating Budget.

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

PHA Board Resolution

Approving Operating Budget

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 07/31/2019)

Public reporting burden for this collection of information is estimated to average **10 minutes per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: San Antonio Housing Authority

PHA Code: TX006

PHA Fiscal Year Beginning: 07/01/2023

Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on: 06/07/2023
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Ana M. "Cha" Guzman	Signature:	Date: 06/07/2023
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Budget Workshop

Proposed Goals and Budget Fiscal Year 2023 – 2024
June 7, 2023

Agenda

BACKGROUND

- Significant Accomplishments in FY 2022-2023
- Mission Statement and Strategic Plan Outcomes
- What We Do
- Who We Serve

FUNDING ENVIRONMENT

- Federal Funding Trend
- Federal Funding Update

OPPORTUNITY HOME FY 2023-2024 BUDGET

- FY 2023-2024 Consolidated Budget - Revenues and Expenses
- MTW Proposed Uses
- Staffing Count and Organizational Chart
- Agency Goals and Priorities

FY22-23 Opportunity Home and Partner Accomplishments

- Awarded 41 **Stability Housing Vouchers**
- Awarded \$17.4M in **City Bond Funds** for Alazan, WRI, Cottage Creek, Woodhill, and Pecan Hill
- Received \$4.1M in **federal earmark funding** for Fair Ave, Alazan, and Cassiano
- Completed Victoria Plaza **renovations**; 50 individuals returned home
- Completed **beautification** projects at our Public Housing Communities
- Collaborated with multiple organizations to host a **Landlord Symposium**
- Increased 1,724 of affordable homes in our community through **expansion of Local Non Traditional units**
- Board approval of **anti-bullying policy** for Public Housing communities

Mission

Improve the lives of our residents by providing quality affordable housing and building sustainable, thriving communities

Strategic Plan Outcomes

Employee Outcomes

- Employees thrive at work
- Employees manage data effectively and ensure quality and security of data
- Employees develop, review and implement the organization's strategic priorities

Resident Outcomes

- Residents have meaningful housing choices
- Residents live in quality homes
- Residents feel safe

Community Outcomes

- Enhance organizational image and relationships with the community

Value Outcomes

- **Equity:** Residents' race or ethnicity does not determine or predict any housing assistance outcomes
- **Compassion:** Residents experience compassionate housing assistance that relieves suffering and improves their quality of life
- **Excellence:** Residents experience a high standard of housing assistance that improves continuously

The Need in San Antonio

1 in 15

San Antonians are on an Opportunity Home waiting list.

98,534

households as of April 1, 2023.

The number has continued to grow since the beginning of the pandemic.

What We Do

Opportunity Home improves the lives of our residents by providing quality affordable housing and building sustainable, thriving communities. We manage public housing and voucher programs under the Moving to Work Designation. Other portfolios and special voucher programs offer mixed affordability through programs like the low-income housing tax credit.

61,700

San Antonians served

11%

of the local rental market

6,070

Public Housing Homes

4,270

Beacon Homes

7,333

enrolled in Community Development Initiatives core programs

7,197

Partnership Homes

13,789

Assisted Housing Vouchers

Source: Opportunity Home San Antonio Monitoring Dashboard, as of Fiscal Year 2022-2023 Quarter 3 (March 31, 2023)

Who We Serve

Public Housing and Voucher Programs serve **41,700 individuals**.



94%

with one head
of household

46%

with children

2.5

household size

\$10,800

Median income

52%

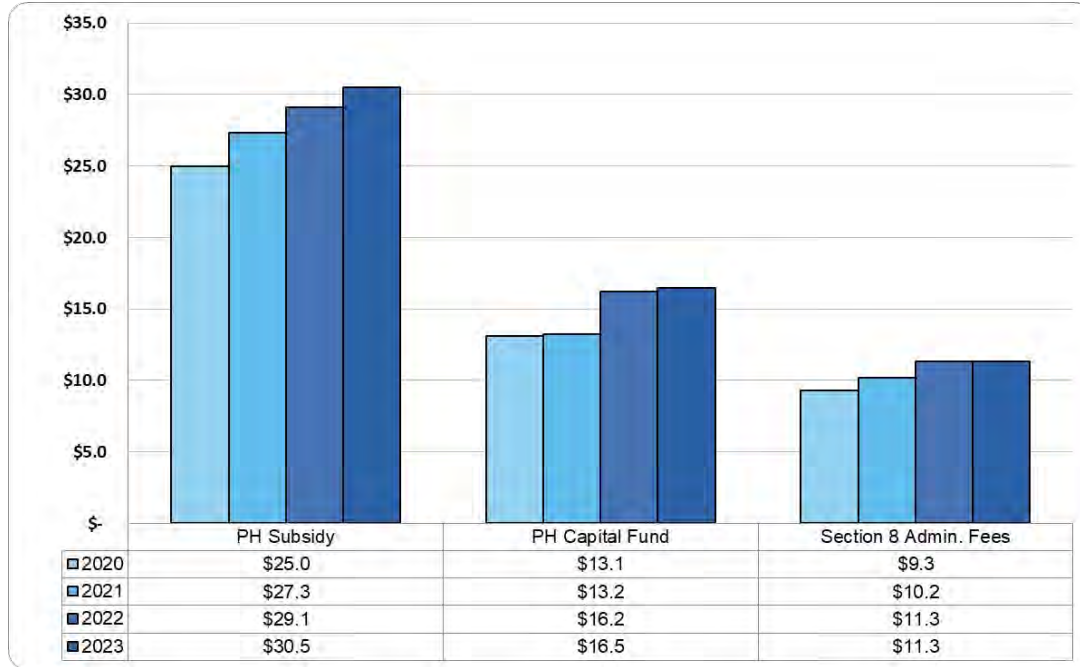
with fixed income
(SS, SSI, Pension)

32%

with earned
income
(Wages)

Source: Opportunity Home San Antonio Demographic Tracker,
as of Fiscal Year 2022-2023 Quarter 3 (March 31, 2023)

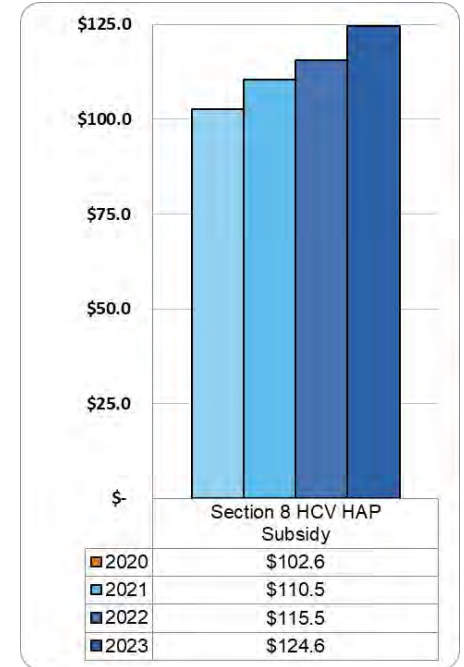
Federal Funding Trend



4.81%

1.85%

-%



7.88%

**Percentage Change
2023 vs 2022**

- Section 8 Housing Choice Voucher information indicated above does not include any Section 8 special programs
- Section 8 Choice Voucher HAP proration was 99.4% in 2020, 100.29% in 2021, 100% in 2022 and 100% in 2023
- Section 8 Admin Fee proration was 81.05% in 2020, 85.8% in 2021, 89.39% in 2022 and is projected to be 89.00% in 2023
- PH Operating Fund proration was 97.16% in 2020, 96.74% in 2021, 104.94% in 2022 and 95.51% in 2023

Federal Funding Update

- On **December 23, 2022**, President Biden signed into law the **2023 Consolidated Appropriations Act**. In general, the bill's funding levels represent a compromise between the House and Senate bills, providing most HUD programs with modest increases from 2022 enacted levels. It proposes:
- **\$30.2 billion for Tenant-based rental assistance**, a \$2.8 billion increase over the 2022 enacted level. Of this amount, \$26.4 billion is for Section 8 Housing Choice Voucher contract renewals, which is \$2.3 billion more from FY 2022 and should be sufficient to fund all renewals.
- **\$3.3 billion for the Public Housing Capital Fund**, an decrease of \$8 million over the 2022 enacted level.
- **\$5.1 billion for Public Housing operating subsidies**, an increase of \$70 million over the 2022 enacted level.
- **\$14.9 billion for Project-Based Rental Assistance**, an increase of \$967 million over the 2022 enacted level, which should be sufficient to renew all expiring contracts.
- **\$350 million for the Choice Neighborhoods Initiative**, level funding compared to the 2022 enacted level.
- **\$1.5 billion for the HOME Investment Partnership Programs**, level funding compared to the 2022 enacted level.
- **\$3.6 billion for Homeless Assistance Grants**, an increase of \$332 million over the 2022 enacted level.

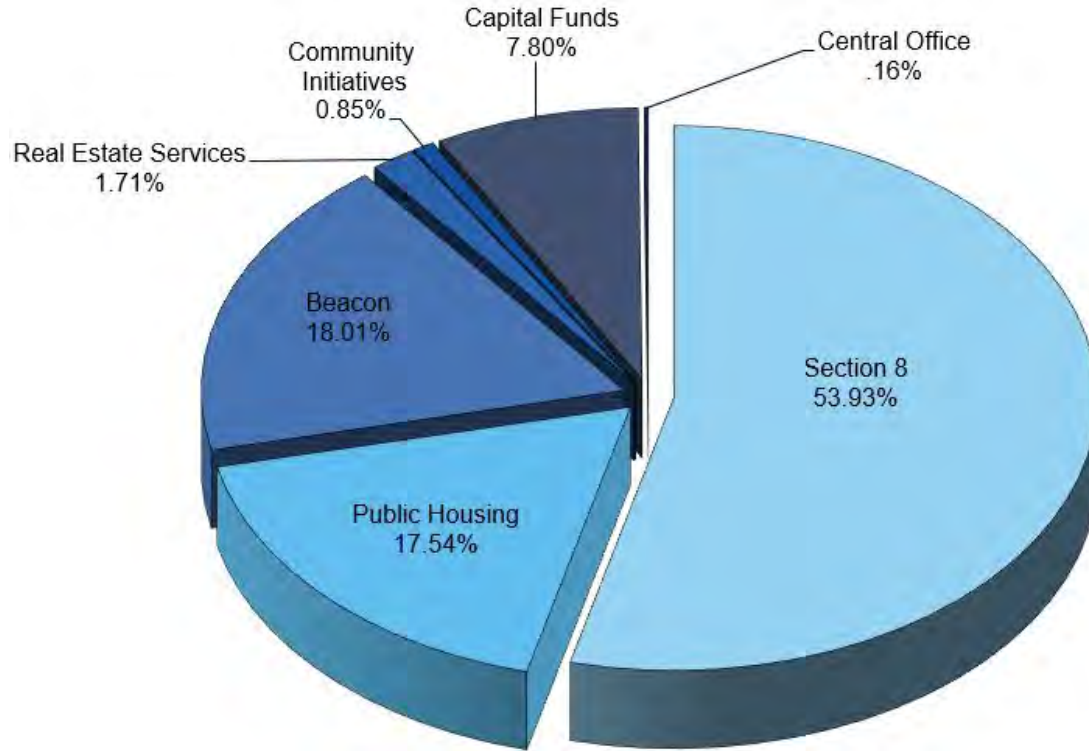
Average HAP By Calendar Year

YEAR	HAP COST PER UNIT	\$ INCREASE	% INCREASE
2018	\$618.65		
2019	\$631.23	\$12.58	2.03%
2020	\$647.68	\$16.45	2.61%
2021	\$642.16	-\$5.52	-.85%
2022	\$666.67	\$24.51	3.82%
2023	\$699.85	\$33.18	4.98%
2024*	\$767.81	\$67.96	9.71%

* **Projected**

FYE 2024 Consolidated Revenue

\$258.0 Million

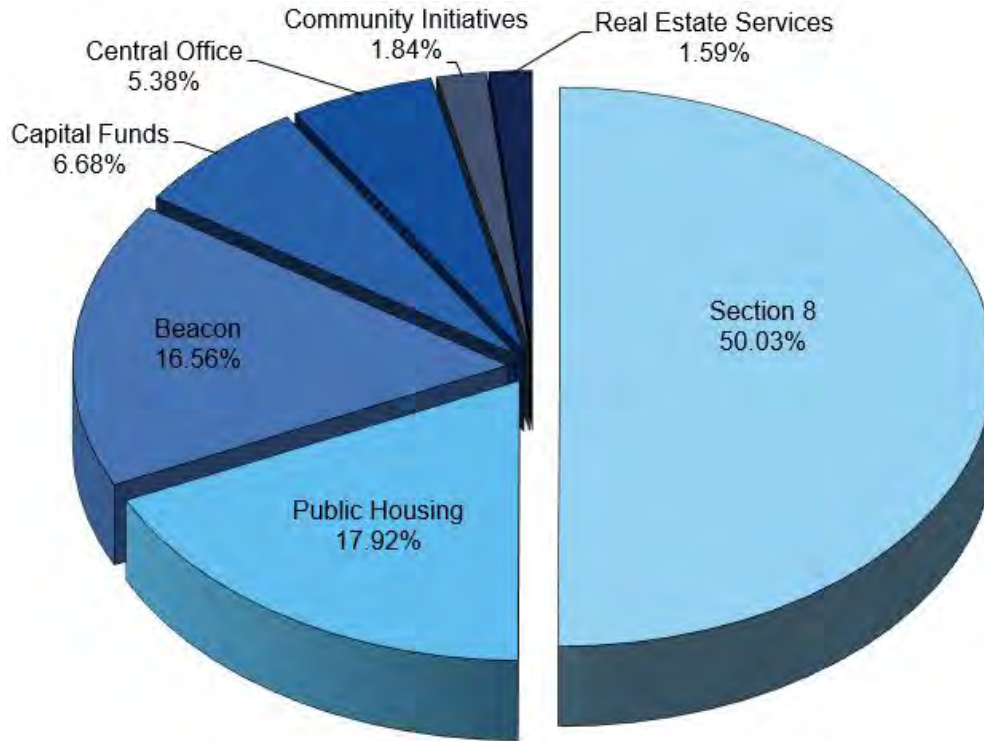


LINE OF BUSINESS	PROJECTED Revenue (MIL)
□ Section 8	\$139.1
□ Public Housing	\$ 45.3
■ Beacon	\$ 46.5
■ Real Estate Services	\$ 4.4
■ Community Initiatives	\$ 2.2
■ Capital Funds	\$20.1
■ Central Office	\$ 0.4

- Revenue above reflects Fiscal Year funding as opposed to Slide 7, which reflects HUD Calendar Year funding
- Section 8 Revenue includes all special programs

FYE 2024 Consolidated Expenses

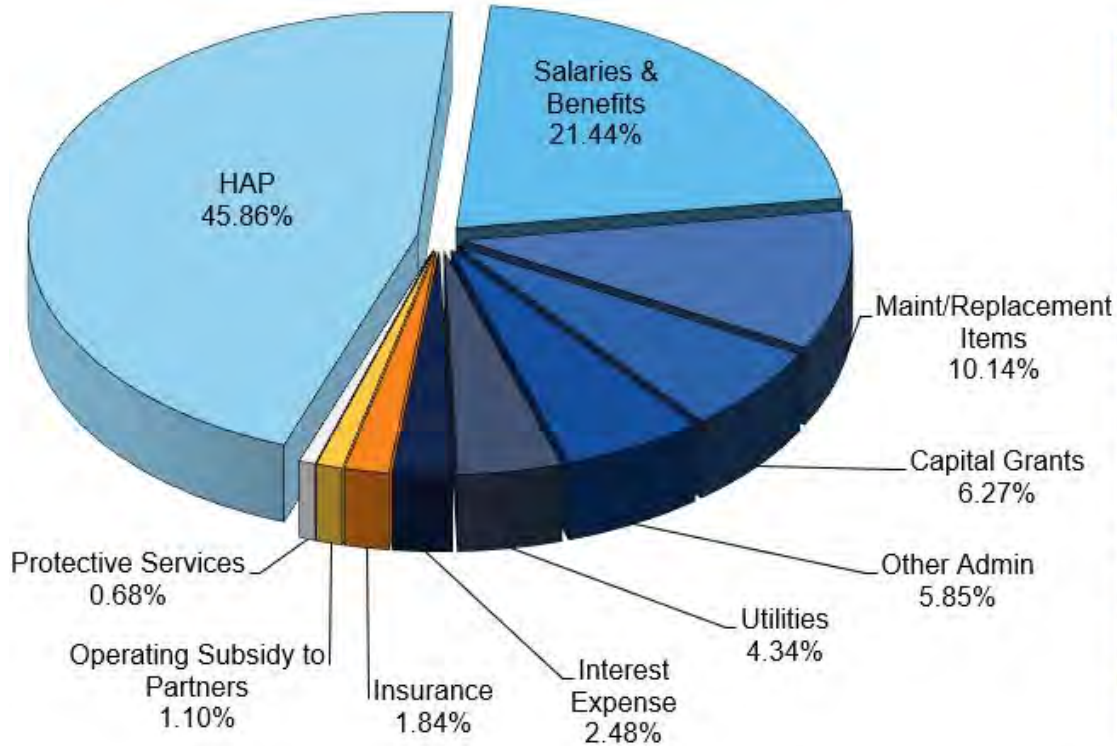
\$253.1 Million



LINE OF BUSINESS	PROJECTED EXPENSES (MIL)
Section 8	\$126.8
Public Housing	\$45.3
Beacon	\$41.9
Capital Funds	\$16.9
Central Office	\$ 13.6
Community Initiatives	\$4.6
Real Estate Services	\$4.0

FYE 2024 Consolidated Expenses

\$253.1 Million



BUDGET LINE ITEM	PROJECTED EXPENSES (MIL)
□ HAP	\$116.0
▣ Salaries & Benefits	\$54.2
▣ Maint/Replacement Items	\$25.7
▣ Capital Grants Transfer (PH)	\$15.9
▣ Admin. & Other	\$14.8
▣ Utilities	\$11.0
▣ Interest Expense	\$6.3
▣ Insurance	\$4.7
▣ Operating Subsidy to Partners	\$2.8
□ Protective Services	\$1.7

Operating Budget by Line of Business

(Millions)

DESCRIPTION	PUBLIC HOUSING	SECTION 8	BEACON	CENTRAL OFFICE	CDI/ RESIDENT SERVICES	SUBTOTAL OPERATIONS	REAL ESTATE	CAPITAL	ELIM	TOTAL
Operating Revenue¹	\$44.2	\$139.1	\$46.8	\$1.6	\$2.2	\$233.9	\$4.2	\$20.1	-\$1.6	\$256.6
Operating Expenses										
Salaries and Benefits	15.9	7.3	11.0	13.7	3.4	51.3	2.9	-	-	54.2
Repairs and Maintenance	12.9	-	8.5	0.5	-	21.9	0.1	0.2	-	22.2
Utilities	6.2	-	4.6	0.2	-	11.0	-	-	-	11.0
Protective Services	0.9	-	0.7	0.1	-	1.7	-	-	-	1.7
Insurance	1.8	0.1	2.6	0.1	-	4.6	0.1	-	-	4.7
HAP Expense	-	116.0	-	-	-	116.0	-	-	-	116.0
Other Expenses	3.9	3.5	3.2	3.0	1.2	14.8	1.0	-	-1.5	14.3
Total Operating Expenses	41.6	126.9	30.6	17.6	4.6	221.3	4.1	0.2	-1.5	224.1
Net Operating Income	\$2.6	\$12.2	\$16.2	-\$16.0	-\$2.4	\$12.6	\$0.1	\$19.9	-\$0.1	\$32.5
Non-Operating Income (Expense)										
Interest Income	1.4	-	0.2	-	-	1.6	0.3	-	-0.5	1.4
Non-Operating ²	-9.0	-3.8	-11.9	15.0	0.0	-9.7	-	-4.0	0.6	-13.1
Capital Grants Transfer	-	-	-	-	-	-	-	-15.9	-	-15.9
Total Non-Operating Income (Expense):	-7.6	-3.8	-11.7	15.0	0.0	-8.1	0.3	-19.9	0.1	-27.6
Surplus or (Deficit)³	-\$5.0	\$8.4	\$4.5	-\$1.0	-\$2.4	\$4.5	\$0.4	\$0.0	\$0.0	\$4.9
MTW Transfers	5.0	-8.4	0.0	1.0	2.4	0.0	-	-	-	-
Net Surplus or (Deficit) after MTW Transfer	\$0.0	\$0.0	\$4.5	\$0.0	\$0.0	\$4.5	\$0.4	\$0.0	\$0.0	\$4.9

¹ Section 8 Revenue reflects a \$9.4 million increase to account for 48 of 217 transfers which generate from Section 8.

² Management Fee and Interest Expense are the primary sources of the listed Non-Operating Expenses, but also includes Replacement/Extraordinary items.

³ Beacon net surplus of \$4.5 million does not include \$3 million in principal payments on loans or any bank required debt service coverage ratio which averages 1.19%.

Public Housing Five-Year Capital Plan

SOURCE OF FUNDS	ESTIMATED AMOUNTS				
	2023	2024	2025	2026	2027
CFP Grant	\$16,484,164	\$16,000,000	\$16,000,000	\$16,000,000	\$16,000,000
FY23 EDI Community Project Funding (CPF)	\$4,160,000	\$0	\$0	\$0	\$0
Total	\$20,644,164	\$16,000,000	\$16,000,000	\$16,000,000	\$16,000,000

PLANNED PROJECT	ESTIMATED COSTS				
	2023	2024	2025	2026	2027
Public Housing Operating Support	\$1,648,416	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000
Administration	\$1,648,416	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000
CFFP Loan Payment	\$2,192,650	\$1,365,000	\$0	\$0	\$0
CFP Project Manager-Inspector Salaries	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Fees and Costs: A/E; Permits; Studies; etc.	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
Emergency/Unscheduled repairs	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
Priority items 5-6 from PNA / backlog capital needs	\$13,904,681	\$10,185,000	\$11,550,000	\$11,550,000	\$11,550,000
Total	\$20,644,164	\$16,000,000	\$16,000,000	\$16,000,000	\$16,000,000

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¹Details for this amount are provided by project and property separately in the budget packet

Beacon Five-Year Capital Plan

SOURCE OF FUNDS	ESTIMATED AMOUNTS				
	FY 23 - 24	FY 24 - 25	FY 25 - 26	FY 26 - 27	FY 27 - 28
Loan Funds	\$1,000,000	\$2,561,569	\$0	\$0	\$0
Grant Funds	\$8,973,212	\$0	\$0	\$0	\$0
Operations	\$9,000	\$20,000	\$15,000	\$25,000	\$0
Reserves	\$2,233,000	\$500,000	\$70,000	\$110,000	\$2,835,000
Unfunded	\$1,521,000	\$2,300,000	\$15,000	\$1,750,000	\$0
Total	\$13,736,212	\$5,381,569	\$100,000	\$1,885,000	\$2,835,000

PLANNED PROJECT	ESTIMATED COSTS				
	FY 23 - 24	FY 24 - 25	FY 25 - 26	FY 26 - 27	FY 27 - 28
Replacement/Repairs/Upgrades - Loan Funds	\$1,000,000	\$2,561,569	\$0	\$0	\$0
Replacement/Repairs/Upgrades - Grant Funds	\$8,973,212	\$0	\$0	\$0	\$0
Replacement/Repairs/Upgrades - Operations	\$9,000	\$20,000	\$0	\$25,000	\$0
Replacement/Repairs/Upgrades - Reserves	\$2,233,000	\$500,000	\$70,000	\$110,000	\$2,835,000
Replacement/Repairs/Upgrades - Unfunded	\$1,521,000	\$2,300,000	\$30,000	\$1,750,000	\$0
Total	\$13,736,212	\$5,381,569	\$100,000	\$1,885,000	\$2,835,000
Unfunded Total	\$1,521,000	\$2,300,000	\$15,000	\$1,750,000	\$0

¹ Details for this amount are provided by project and property separately in the budget packet

Sources and Uses of MTW Funds

SOURCE OF FUNDS	AMOUNT (In Mil)
MTW Funds	\$68.00
Total Sources	\$68.00

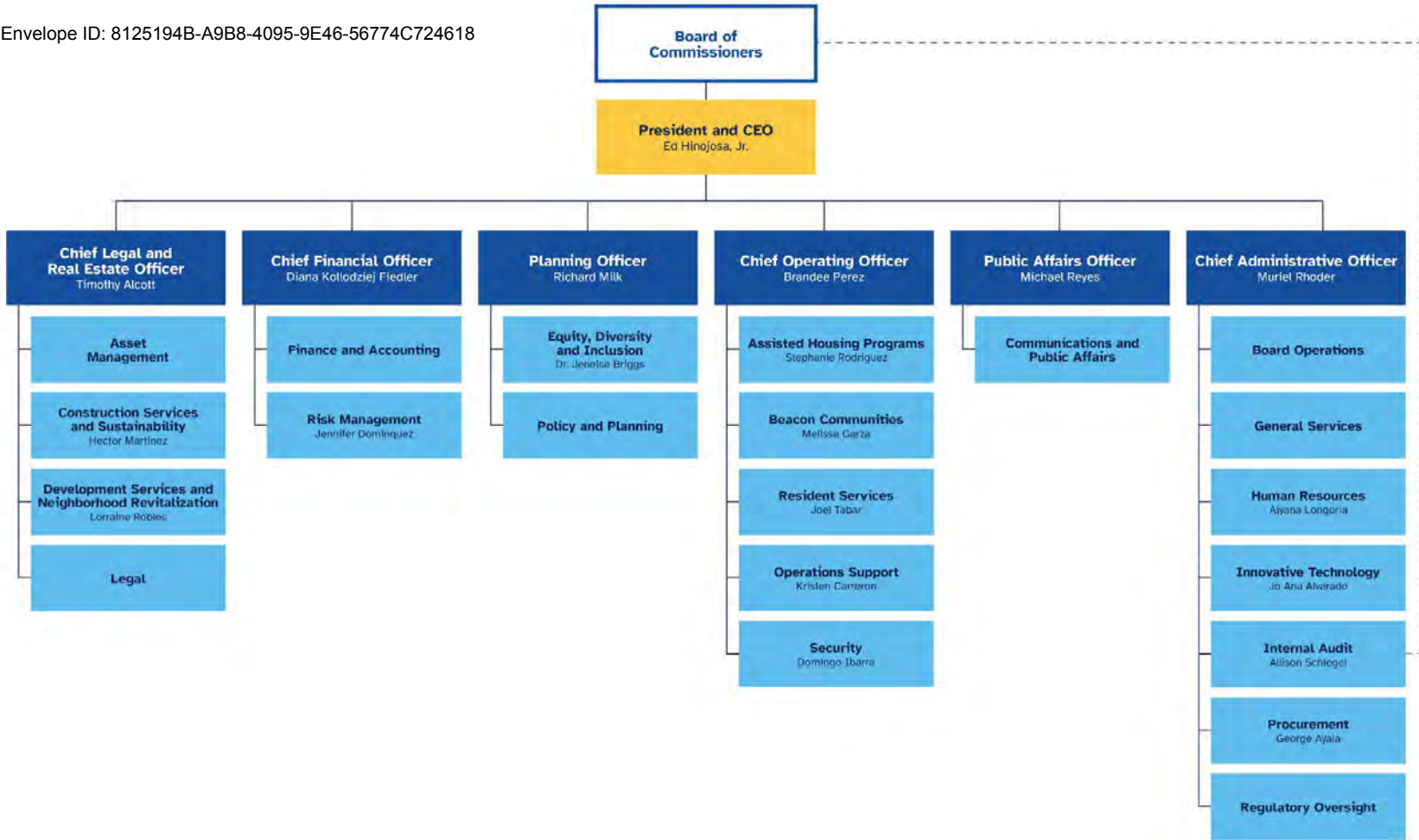
PROPOSED USES	AMOUNT (In Mil)
Section 8 - To enable Section 8 to continue to serve residents in spite of increased costs due to the effects of inflation	\$1.00
Public Housing - To enable the Public Housing Program to continue to serve residents in spite of increased costs due to the effects of inflation	\$5.00
Resident Services (CDI) - In collaboration with Policy and Planning, CDI will complete its strategic plan and focus department efforts to align with the established strategic goals. CDI will conduct community meetings to gather input from residents, community advocates, and partners to redesign Opportunity Home's role in supporting resident goals.	\$2.40
Central Office - To allow for continued support of our housing and resident support programs	\$1.00
Other Uses:	
Alazan Phase I and Predevelopment Costs	\$17.00
Investment in MTW units at Tax Credit/Beacon Properties	\$9.50
Balance of Snowden Development Funding Gap	\$6.50
Investment in Midcrowne and Ravello Properties	\$5.00
Acquisition of a Tax Credit investment	\$5.00
Additional Impact of Compensation Study	\$2.40
Alazan Future Phases	\$5.70
Building Readiness for Childcare Centers	\$3.00
Additional Investment in the 100 Labor Street Project	\$2.50
Preservation of Affordable Housing	\$2.00
Total Proposed Uses	\$68.00

Personnel Count

DEPARTMENT	2023 BUDGETED POSITIONS	2024 BUDGETED POSITIONS	INCREASE OR (DECREASE) IN POSITION COUNT	PERSONNEL DISTRIBUTION BY DEPARTMENT
Public Housing	217	227	10	33%
Assisted Housing Programs	90	70	(20)	10%
Community Development Initiatives	58	53 ¹	(5)	8%
Beacon	129	116	(13)	17%
Real Estate Services	9	9	-	1%
Operations Support	-	58	58	8%
Property Management	43	24	(19)	3%
Central Office	124	133	9	19%
Total	670	690	20²	100%

¹ Includes 26 grant-funded positions for the ROSS, Family Self Sufficiency, Jobs Plus, and Endowment

² Details for these increases/decreases are provided separately in the budget packet

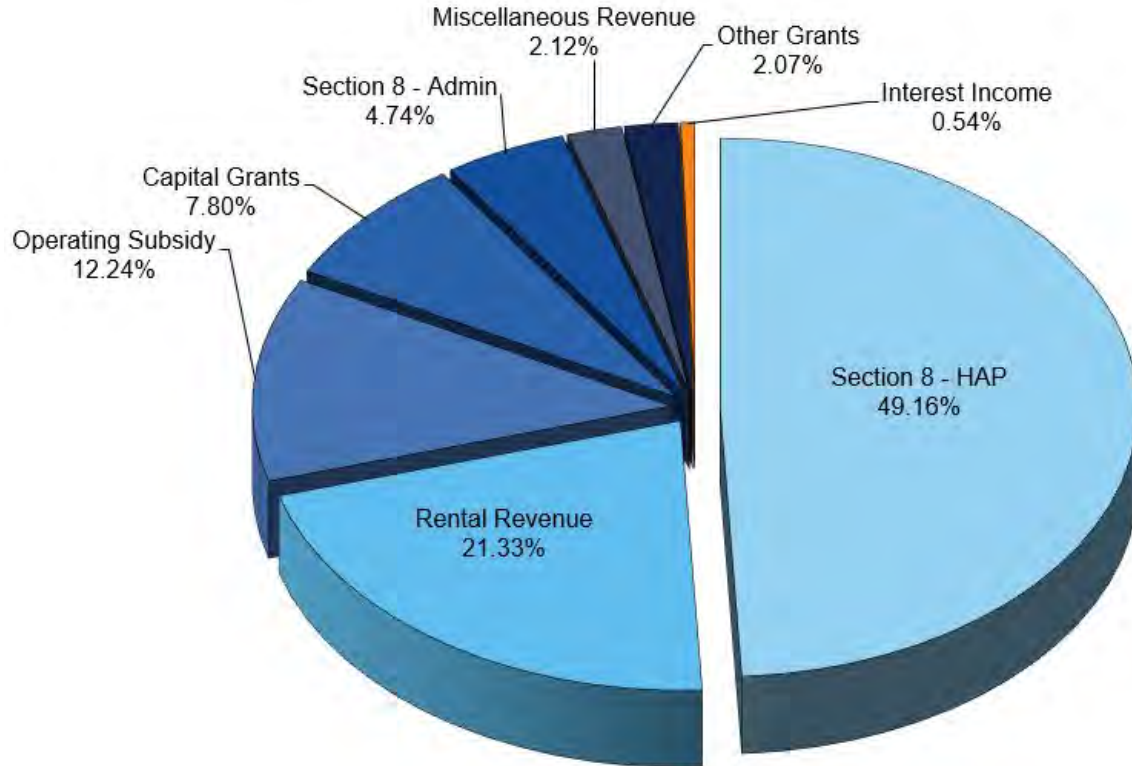


Questions?

Appendix

FYE 2024 Consolidated Revenue

\$258.0 Million



BUDGET LINE ITEM	PROJECTED Revenue(MIL)
Section 8 - HAP	\$126.9
Rental Revenue	\$ 55.0
Operating Subsidy	\$ 31.6
Capital Grants	\$ 20.1
Section 8 - Admin	\$ 12.2
Miscellaneous Revenue	\$ 5.5
Other Grants	\$ 5.3
Interest Income	\$ 1.4

- Revenue above reflects Fiscal Year funding as opposed to Slide 7, which reflects HUD Calendar Year funding
- Section 8 Revenue includes all special programs

FYE 2024 Consolidated Revenue Trend

Projected revenue in FYE 2024 will increase by \$37.4 Million

DESCRIPTION	FYE 6/30/22	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	VARIANCE 2024 BUDGET VS 2023 BUDGET INCREASE/ (DECREASE)
	ACTUAL	BUDGET	BUDGET	BUDGET	
Rental Revenue	\$37.9	\$47.6	\$46.3	\$55.0	\$8.7
Grant Revenue					
Section 8 - HAP	95.9	103.0	105.1	126.9	21.8
Section 8 - Admin.	11.5	9.6	9.9	12.2	2.3
Operating Subsidy	27.9	24.9	27.9	31.6	3.7
Capital Grants	10.2	13.2	16.5	20.1	3.6
Other Grants	5.5	3.9	5.5	5.3	-0.2
Total Grant Revenue	\$151.0	\$154.6	\$164.9	\$196.1	\$31.2
Other Revenue*	18.3	7.7	9.4	6.9	(2.5)
Total Revenue	\$207.2	\$209.9	\$220.6	\$258.0	\$37.4

FYE 2024 Consolidated Expense Trend

Projected expenses in FYE 2024 will increase by \$31.7 Million

DESCRIPTION	FYE 6/30/22	FYE 6/30/22	FYE 6/30/23	FYE 6/30/24	VARIANCE 2024 BUDGET VS 2023 BUDGET INCREASE/ (DECREASE)
	ACTUAL	BUDGET	BUDGET	BUDGET	
HAP Expense	\$90.9	\$102.7	\$104.8	\$116.0	\$11.2
Salaries & Benefits	39.4	42.4	48.7	54.2	5.5
Admin and Other*	7.2	9.8	10.7	14.8	4.1
Utilities	9.4	9.0	9.6	11.0	1.4
Maint/Replacement Items	24.7	18.7	20.2	25.7	5.5
Insurance	3.6	4.1	4.3	4.7	0.4
Protective Services	1.4	1.0	1.4	1.7	0.3
Interest Expense	5.2	5.8	5.3	6.3	1.0
Operating Subsidy to Partners	2.1	2.3	3.2	2.8	-0.4
Capital Grants Transfer (PH)	7.4	9.1	13.2	15.9	2.7
Total	\$191.3	\$204.9	\$221.4	\$253.1	\$31.7

* Includes expenses such as audit, postage, office supplies, dues and fees, advertising, legal fees, training, travel, telephone, technology/licensing costs, internet as well as supplies and funding for resident participation programs

Public Housing Communities

PROPERTY	TOTAL UNITS
Alazan	685
Alhambra Senior	14
Blanco	100
Cassiano Homes	499
Charles Andrews	52
Cheryl West	82
Christ the King	48
Cisneros	55
College Park	78
Convent	0
Converse Ranch I	25
Converse Ranch II	21

PROPERTY	TOTAL UNITS
Cross Creek	66
East Meadows	71
East Meadows II	42
Escondida	20
Fair Avenue	216
Francis Furey	66
Frank Hornsby	59
Gardens at San Juan	63
Glen Park	26
Guadalupe	56
HB Gonzalez	51
Hemisview	49

Public Housing Communities

(Continued)

PROPERTY	TOTAL UNITS
Highview	68
Jewett Circle	75
Kenwood Manor	9
Kenwood North	53
LC Rutledge	66
Le Chalet	34
Legacy at Alazan	40
Lewis Chatham	119
Lila Cockrell	70
Lincoln Heights	338
Linda Lou	10
Madonna	60

PROPERTY	TOTAL UNITS
Marie McGuire	63
Matt Garcia	55
Midcrown	39
Midway	20
Mirasol Homes	174
Mission Park	100
Morris Beldon	35
Olive Park	26
OP Schnabel	70
Park Square	26
Parkview	153
Pin Oak I	50

Public Housing Communities

(Continued)

PROPERTY	TOTAL UNITS
Pin Oak II	22
Raymundo Rangel	26
Refugio	50
Riverside	74
Sahara Ramsey	16
San Juan Sq I	46
San Juan Sq II	48
San Pedro Arms	16
Scattered Sites	69
South San	30
Springview	173
Sun Park Lane	65
Sutton Oaks PH I	49

PROPERTY	TOTAL UNITS
Tarry Towne	98
The Park at Sutton Oaks	49
TL Shaley	66
Victoria Plaza	185
Villa Hermosa	66
Villa Tranchese	201
Villa Veramendi	166
Village East	24
WC White	75
Westway	152
Wheatley Senior Park	42
William Sinkin	50
Williamsburg	15

Beacon Communities

PROPERTY	TOTAL UNITS
Bella Claire	67
Burning Tree	108
Castle Point	220
Churchill Estates	40
Claremont Townhomes	4
Converse Ranch I	124
Converse Ranch II	104
Costa Valencia	230
Cottage Creek I	253
Cottage Creek II	196
Courtland Heights	56

PROPERTY	TOTAL UNITS
Dietrich Road	30
Encanta Villa	56
Homestead	157
La Providencia	90
Legacy at Crown Meadows	192
Legacy at Science Park	120
Legacy on O'Connor	150
Midcrown Sr. Pavilion Apt	196
Monterrey Park	200
Pecan Hill	100
Ravello	252

PROPERTY	TOTAL UNITS
Reagan West	15
Refugio Place	210
Rosemont at Highland Park	252
San Juan Square II	144
Sunshine Plaza	100
Towering Oaks	128
Villa de San Alfonso	29
Villa de Valencia	104
Warren House	7
Woodhill	532
100 Labor	213

Partnership Interests

COMPLETION DATE	DEVELOPER	COMMUNITY	TOTAL UNITS	PH UNITS
2007	Franklin Development Corp	Artisan at Mission Creek	252	0
2008	Cascade Development	The Sorento	248	0
2008	Cascade Development	Rosemont @ University Park	240	0
2008	Franklin Development Corp	Artisan at Salado II	252	0
2008	NRP Group	Costa Mirada Apartments	212	0
2008	NRP Group	Costa Almadena Apartments	176	0
2008	NRP Group	San Juan Square Phase I	143	46
2008	NRP Group	Alhambra Senior	140	14
2009	Hogan Services	Elan Garden	228	0
2010	Carleton Development	HemisView Village	245	49

Partnership Interests

COMPLETION DATE	DEVELOPER	COMMUNITY	TOTAL UNITS	PH UNITS
2010	Franklin Development Corp	Artisan at Creekside	252	0
2010	Franklin Development Corp	Sutton Oaks (Sutton I)	194	49
2010	NRP Group	San Juan Square II	144	48
2011	NRP Group	The Mirabella	172	0
2013	Franklin Development Corp	The Park at Sutton Oaks	208	49
2014	NRP Group	San Juan Phase III	252	63
2018	MBS	East Meadows I	215	71
2018	MBS	Wheatley Park Senior Living	80	44
2019	Post Investment Group	Arroyo Seco	200	0
2019	Vesta Corporation	Marshall Meadows	250	0
2019	Vesta Corporation	Mission Del Rio	180	0
2019	Vesta Corporation	Port Royal	252	0

Partnership Interests

COMPLETION DATE	DEVELOPER	COMMUNITY	TOTAL UNITS	PH UNITS
2020	MBS	East Meadows II	119	42
2021	Franklin Development Corp	Artisan at Ruiz	102	0
2021	Hogan	Majestic Ranch	288	0
2022	Lynd	Culebra Crossing	327	0
2022	NRP Group	Arcadian (1604 Lofts)	324	0
2022	Mission DG	Aspire at Tampico	200	0
2022	NRP Group	Elevate at Kitty Hawk	212	0
2022	NRP Group	Legacy at Alazan	88	40
2022	Hogan	Mira Vista Apartments	312	0
2022	NRP Group	Scott at Medio Creek (Trader Flats)	324	0
2023	NRP Group	Frontera (Watson Road)	348	0
2023	NRP Group	Seven07 Lofts (Copernicus)	318	0
2023	Atlantic Pacific	Vista at Everest	64	0
2023	Atlantic Pacific	Vista at Interpark	65	0
TOTAL			7,626	515

Departmental Goals

Assisted Housing Programs Goals

Residents Experience a High Standard of Housing Assistance that Improves Continuously

- Contract with Nan McKay & Associates and Gilson Recertification Processing Service to focus on Recertifications for the department
- The Introduction of “QC days” for staff to correct errors found during Internal Affairs Quality Control Audits

Residents Experience Compassionate Housing Assistance that Relieves Suffering and Improves the Quality of Life

- Onboard temporary staff to reduce backlog files for timely processing
- Creation of how-to videos for successful completion of HQS inspections to help landlords and residents avoid final fails

Equity: Residents’ race or ethnicity does not determine or predict any housing assistance outcomes

- Review and identify communications to Landlords/Landlord resources for languages to have more accessible documents for non-english speaker/readers to further our equitable practices while increasing landlord participation

Public Housing Goals

Employees Develop, Review and Implement the Organization's Strategic Priorities

- The PH Department plans to be more proactive in collaborating and addressing problems across communities. This includes increased process improvement and collaboration with the Security and Operations Support departments

Residents Experience a High Standard of Housing Assistance that Improves Continuously

- The new role of Assistant Director of Maintenance will be responsible for developing, implementing, and managing a comprehensive maintenance program that provides a decent, safe and comfortable living environment for residents

Residents Feel Safe

- In order to address safety concerns and ensure resident and staff well-being, PH has collaborated with the Security Department to initiate a Rapid Response Team in three communities and aims to expand to additional PH Communities

Public Housing Goals

Residents have Sufficient Housing Choices

- Make Ready Incentives will be initiated in February 2023 to increase make-ready unit turnaround. Opportunity Home staff will be allowed to work additional hours at an increased pay to complete make-ready units at various PH communities

Equity: Residents' race or ethnicity does not determine or predict any housing assistance outcomes

- Continue identifying improvements in policy and procedures to further compassionate and equitable practices

Beacon Communities Goals

Residents Experience Compassionate Housing Assistance that Relieves Suffering and Improves the Quality of Life

- Centralize reasonable accommodation requests to enhance customer service
- Partner with IT to make the PBRA waitlist more accessible to the community
- Partner with IT to create a powerform in DocuSign to improve eligibility packet submissions

Enhance Organizational Image

- Increase occupancy through marketing strategies and utilize social media to highlight properties
- Develop a resident retention plan with incentives that include upgrades for residents with tenure
- Actively engage with residents and set up repayment agreements, and seek external resources to bring outstanding balances back to good standing

Equity: Residents' Race or Ethnicity Does Not Determine or Predict any Housing Assistance Outcomes

- Review standard operating procedures along with each of its affordable program screening criteria to ensure there is equity in the applicant eligibility process

Development Services Goals

Residents Have Sufficient Housing Choices/Residents Live in Quality Housing

- Complete construction on:
 - Bristol at Somerset (July 2023)
 - 100 Labor (July 2023)
 - Horizon Pointe (Sept 2023)
- Complete construction and sell 25 houses in Villa Fortuna/Palm Lake/Sunflower (June 2024)
- Obtain ERR approval:
 - Alazan Courts
 - Springview
 - Victoria Commons Admin Building
 - 202 Garcia Street
- Obtain Demo/Dispo approval:
 - Victoria Commons Admin Building
 - 202 Garcia Street
- Begin construction on Alazan Expansion
- Receive 9% Tax Credits for one of the following:
 - Vista West
 - Vista Reed
 - Vista at Henderson Pass
 - Park at North Hill/Rainbow Lofts (July 2023)

Development Services Goals

Employees Thrive at Work

- Attend development industry specific conferences (TAAHP, AFH, and Novogradac) (June 2024)

Equity: Residents' race or ethnicity does not determine or predict any housing assistance outcomes

- Complete an analysis of current operations, research best practices and seek out opportunities to embed equity into the real estate process
- Engage internal departments to determine if data is captured in all phases of the development process, review findings and research best practices implemented by housing authorities
- Utilize staff development to support the organization's values with the goal of training all DSNR staff in diversity, equity and inclusion (Groundwater) and trauma informed care (TIC)

Construction Services & Sustainability Goals

Residents Live in Quality Housing

Rehab Projects In Pre-Design or Design

- Riverside Building Envelope and Site Improvements Project: 74 Units
- Fair Avenue, Parkview, Villa Tranchese, Pecan Hill Elevator Modernizations: 570 Units

Residents Have Sufficient Housing Choices

New Self-Developed Projects Construction

- Snowden Senior Apartments First Units Delivered by 12/31/2023: 135 Units

Residents Feel Safe

- WC White and Lewis Chatham Emergency Generator Installation Projects: 194 Units

Enhance Organizational Image

- WRI Single Family Homes Delivered in Fiscal Year 2024: 25 Houses

Construction Services & Sustainability Goals

Residents have Affordable Utilities

- Develop and Submit Inflation Reduction Act and/or HUD Rate Reduction Incentive Application by Sept 2023

Equity: Residents' Race or Ethnicity Does Not Determine or Predict any Housing Assistance Outcomes

- Gain Membership in one minority contractor association and attend a minimum of two association events in order to provide outreach

Community Development Initiatives Goals

Residents Live in Quality Housing

- Achieve the Certified Organization for Resident Engagement & Services (CORES) Certification to develop a robust commitment, capacity, and competency in providing resident services coordination in affordable rental homes
- The redevelopment of the Resident Ambassadors Program will provide required manpower to promote CDI events, activities, and programs

Residents are Able to Live at Their Desired Level of Independence

- Resident Council development and support will result in increased job opportunities for more residents within the organization

Employees Develop, Review and Implement the Organization's Strategic Priorities

- Develop a formal onboarding training program and annual training for all positions in the department
- Maintain a strong relationship with HUD representatives to increase visibility
- Develop a webpage to advertise partnership benefits and opportunities to service providers

Community Development Initiatives Goals

Equity: Residents' race or ethnicity does not determine or predict any housing assistance outcomes

- Ensure equitable enrollment of eligible CDI program participants

Asset Management Goals

Residents have Sufficient Housing Choices

- Complete Conversion of Partnership properties approaching the end of 15 year compliance. (Midcrown Seniors Pavillion, Costa Mirada, San Juan Square I, Elan Gardens, Alhambra Seniors, Artisan at Mission Creek and Artisan at Salado Falls)
- Evaluate real estate holdings of non strategic assets for future development or disposition

Residents Live in Quality Housing

- Complete refinance transactions of Beacon properties to payoff (or reduce) mortgage debt and consider investing refinance proceeds and/or MTW funds for capital needs
- Continue effective asset management oversight responsibilities of forty four (44) Partnership properties including approximately ten (10) additional properties currently under construction

Equity: Residents' race or ethnicity does not determine or predict any housing assistance outcomes

- Asset Management will reach out to other Asset Management departments on how they incorporate Equity, Diversion and Inclusion in their capital planning

Procurement Goals

Employees Thrive at Work

- In collaboration with Innovative Technology and the Accounting departments, continue to adopt more streamlined, simplified internal purchasing processes with the expanded use of existing financial systems and redesigned purchasing processes
- Provide opportunities for staff to attend training that are industry specific at the State of Texas and other organizations in the Procurement training field to include HUD training

Employees Develop, Review and Implement the Organization's Strategic Priorities

- Improve efforts to increase awards to Section 3 business concerns and minority contractors
- Provide quarterly vendor training to increase vendor participation in our solicitation process

Equity: Residents' race or ethnicity does not determine or predict any housing assistance outcomes

- Work with departments to forecast multi-year service contracts that allow for cost savings for the organization and expedite the procurement process
- Update Procurement Policy with relative changes to law and those suggestions found through the disparity study results

Innovative Technology Goals

Employees Thrive at Work

- Implement the LMS along with a New Employee engagement platform for the organization

Employees Manage Data Effectively and Ensure Quality and Security of Data

Data Strategy - Data Access Management

- Develop a 3 year plan for Data Access management strategies to improve DG Maturity Model Score
- Play an integral role in the implementation and education of the Data team in support of Data literacy
- Implement and support the survey team with automation, APIs and new software for POS surveys
- Implement the ILDSA with SAWS to build an automated API process for monthly sharing of data

Data Strategy - Data Management

- Develop a 3 year plan for Data Management strategies to improve DG Maturity Model Score
- Audit and review of current data asset and implement data asset inventory in accordance with DG
- Document the current procedure to consume and catalog 3rd party data
- Perform a review of encryption standards as part of our data security and integrity strategies

Finance Goals

Employees Thrive at Work

- Continue to develop the skill set of departmental staff by offering cross-training opportunities in addition to encouraging staff to pursue educational opportunities and professional certifications
- Raise awareness of departmental objectives and capabilities while creating internal networks

Residents Have Sufficient Housing Choices

- Continue to work on attempting to increase the amount of funding through possible repositioning of existing public housing units, as well as collaborating on the expansion of the current number of public housing units
- Support the Board and CEO's vision for the organization to provide new opportunities for affordable housing by working collaboratively with the community, elected officials, HUD, and other partners
- Collaborate with the Asset Management, Legal, and Beacon departments to convert tax credit properties reaching the end of their 15 year compliance period into the Beacon portfolio
- Restructure debt within the Beacon portfolio
- Facilitate the accounting conversion for properties that are transitioning back to our management and acquisitions of new properties

Finance Goals

Equity: Residents' race or ethnicity does not determine or predict any housing assistance outcomes

- Attend training specifically on the topics of Equity, Diversity and Inclusion
- The budget team will attend a Budget Equity Tool workshop with the City of San Antonio

Human Resources Goals

Employees Thrive at Work

Recruitment

- Increase marketing efforts to include social media and electronic advertising
- Increase networking opportunities; participate in quarterly job fairs
- Support COSA “Ready to Work” program with Workforce Solutions Alamo (WSA)

Retention

- Expand benefits for wellness initiatives utilizing employee responses from Employees Thrive surveys, and continue seek enhanced services for Employee Assistance Program (EAP)
- Continue participation in the Successfully Aging and Living in San Antonio (SALSA) roundtable and support efforts for “Caregivers in the workplace” initiative
- Continue evaluations of positions and market trends to ensure both internal equity and external comparability

TIC Certification and Training

- Develop the HR Trainer position to support employee orientation and engagement through provisional period
- Acquire a Learning Management System (LMS) and develop training and tracking of training

Human Resources Goals

Equity: Residents' race or ethnicity does not determine or predict any housing assistance outcomes

- Review education and experience requirements for entry level and harder to fill positions (Recruitment)
- Review evaluation process for equity; rating styles, consideration of events, staffing, and organizational priorities (Retention)

Internal Audit Goals

Residents Live in Quality Housing

- IA will continue the review of AHP files at 65 per month, 780 per year
- All FSS escrow packets valued over \$5,000 will be reviewed for compliance, estimating a minimum of 25 files will be processed
- The Risk Assessment for the Annual Audit Plan will update the key department processes to ensure that risks are clearly identified and evaluated for future audits; 1 audit per quarter (4 per fiscal year) is expected to be completed

Equity: Residents' Race or Ethnicity Does Not Determine or Predict any Housing Assistance Outcomes

- IA will continue training specifically on the topic of Diversity and Inclusion
- IA will complete its review for Equity, Diversity and Inclusion with the completion of the Audit of the Assisted Housing Waitlist, Eligibility, and Admissions Process, and will work with Policy and Planning and the Director of EDI regarding outcomes
- Staff will raise awareness of IA department objectives and capabilities, while learning about other Opportunity Home departments and creating additional internal networks

Internal Audit Goals

Employees Thrive at Work

- IA will ensure that training continues to be a priority with a minimum of 20 hours per staff person completed, 40 hours of training for the Director
- 100% of the department staff will volunteer on a committee and serve at an Opportunity Home event
- IA staff will participate in local Institute of Internal Auditors chapter events and training

Legal Goals

Employees Thrive at Work

- Continue to seek opportunities to develop knowledge and skills by cross-training with other departments
- Will encourage staff to attend educational trainings and obtain professional certifications
- Staff will continue to work with other departments to achieve a more efficient and effective workflow between departments

Legal Goals that Support all Outcomes

- Staff will continue to work collaboratively with other departments and outside partners to provide new opportunities for residents to remain stably housed
- Staff will continue to work with and provide training opportunities for other departments in various areas which will minimize our legal risk exposure
- Collaborate with Beacon to help facilitate a smooth transition of bringing management back in house to Opportunity Home. Continue to provide training opportunities to new property management staff
- Staff will continue to collaborate with outside counsel on litigation issues to bring quick and efficient resolutions

Equity: Residents' race or ethnicity does not determine or predict any housing assistance outcomes

- Research opportunities to identify decision points whereby equitable remedies can be identified on a case by case basis
- Legal department will continue to attend trainings on topics such as equity and inclusion

Policy & Planning Goals

Equity: Residents' Race or Ethnicity Does Not Determine or Predict any Housing Assistance Outcomes

- Expand pilot and establish organization-wide annual Equity review process

Employees Manage Data Effectively and Ensure Quality and Security of Data

- Overall Data Governance Maturity assessment score of **2** by end of FY24

Employees Develop, Review and Implement the Organization's Strategic Priorities

- Achieve average Level **2.5** Maturity Assessment across all strategy management processes
- Increase Alignment: 60% of logic model activities are supported by at least one department goal
- Increase Outcome Achievement: 50% of outcomes on track to meet targets

Public Affairs Goals

Enhance Organizational Image

- Draw attention of national housing thought leaders, trade associations, policymakers and other national entities

Residents Have Sufficient Housing Choices

- Serves as the primary affordable housing resource for families in San Antonio by developing a mobile platform
- Produce an annual funding request for an allocation dedicated solely for Opportunity Home programs

Relationship with Community

- Solicit input on the direction of the organization and ways in which they can partner with Opportunity home to deliver improved or new programs and services to residents

Risk Goals

Employees Manage Data Effectively and Ensure Quality and Security of Data

- Launch risk management software, which will allow us to view claims paid versus neighborhood

Employees Thrive at Work

- Safety fair + continuous training opportunities for employees
- Emergency preparedness - PSA videos

Equity: Residents' race or ethnicity does not determine or predict any housing assistance outcomes

- Staff will attend the Groundwater training

Regulatory Oversight Goals

Employees Thrive at Work

- Compliance Manager and Compliance Analyst will continue education courses related to updates and changes in Tax Credit field.
- Hire a new Compliance Analyst to assist with compliance for the increase in new partnership developments.
- Board Relations Manager will obtain a minimum of 20 hours of training related to her field.

Residents Live in Quality Housing

- Compliance Manager will continue to collaborate with internal departments to report on performance tracking for Partnerships as this information is vital when entering into new management/ development contracts.
- Fraud Investigator will follow up on all Lighthouse case received throughout 2022, complete preliminary investigations and close out all non-relevant cases within three business days.
- Board Relations Manager will continue to research Board management software and complete the Board document scanning project.

Equity: Residents' race or ethnicity does not determine or predict any housing assistance outcomes

- Staff will ensure procedures used to review files and other documents from Partnerships properties do not adversely affect any particular race or gender

Security Goals

Employees Develop, Review and Implement the Organization's Strategic Priorities

- **Hotspot** Crime Reduction Evidence-based Intervention Plan
- **GAS** (Geospatial Analysis Strategy)

Residents Feel Safe

- **ET-ID** (Early Threats - Identification & Detection) Managed and Measured
- **PRIDE** (Pooling Resources in Defense of our Environment) Residents, Security, Police & Social Services
- **SWAT** - Silent Witness Anonymous Tips - Crime Prevention platform to report incidents anonymously

Equity: Residents' race or ethnicity does not determine or predict any housing assistance outcomes

- **DICE** (Data Informed Community Engagement)- staff will implement and prioritize crime problems and disaster recovery with guidance from its community partners using DICE

Equity Diversity & Inclusion Goals

Organizational Culture Reflects/Advances Equity

- Spring and Fall Equity Brunch: Addressing/advancing equity across systems (housing, labor, health, justice, education, consumer and finance, transportation etc
- Circles of Change for Continual Learning Series (unpacking the history of housing in San Antonio, impacting communities: understanding implicit bias and decision making, etc.)
- Review of 2-4 Policies, processes, and performance evaluations with an equity lens

General Services Goals

Employees Thrive at Work

- Continue to assess energy and cost savings products and methods to the benefit of the organization's overall cost to operate the buildings
- Complete a redesign and renovation of both lobbies at the Central Office
- Continue to update the five-year facility improvement plan with the help of the physical needs assessment
- Continue to upgrade Central Office HVAC systems (to include automated controls)
- Install EV charging stations
- Resurface Nathan St and build pedestrian safe sidewalks
- Reduce the number of physical boxes in storage to reduce costs and comply with our Record Retention guidelines

Equity: Residents' race or ethnicity does not determine or predict any housing assistance outcomes

- General services will ensure any projects that result in changes to the Central Office building are ADA compliant to allow all current and prospective staff equal access across the building

Operations Support Goals

Employees Manage Data Effectively and Ensure Quality and Security of Data

- Implement quarterly Operations Report to highlight major aspects of operating activities and resident engagement
- Collaborate with IT and Yardi representatives to gain access to greater reporting capabilities

Residents Experience a High Standard of Housing Assistance that Improves Continuously

- Collaborate with IT and Operations departments to build a resident portal

Equity: Residents' race or ethnicity does not determine or predict any housing assistance outcomes

- Continue identifying improvements in policy and procedures to further compassionate and equitable practices across departments

Questions?

**BOARD OF COMMISSIONERS
Regular Board 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

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Ed Hinojosa Jr
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Ed Hinojosa, Jr.
President and CEO
DocuSigned by:
Jo Ana Alvarado
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Jo Ana Alvarado
Director of Innovative Technology

DocuSigned by:
George Ayala
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George Ayala
Director of Procurement
DocuSigned by:
Domingo Ibarra
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Domingo Ibarra
Director of Security

REQUESTED ACTION:

Consideration and approval 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**June 7, 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, HABE, 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.

Attested and approved as to form:

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

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
Regular Board 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

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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 approval 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

June 7, 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		
Alazan			M	M	R	R	\$ 63.00	\$ 90.76
	0 Br	40	M	M	R	R		
	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 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
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 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
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	
			TX06-6059.0	2 Br	4	M	M	R	X	107.00	122.18
			Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
				4 Br	-	-	-	-	-	-	-
			<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Sun Park Lane			0 Br	-	-	-	-	-	\$ -	\$ -	
			TX006000011	1 Br	65	M	M	R	M	-	46.54
			TX06-6023.0	2 Br	-	-	-	-	-	-	-
			Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
				4 Br	-	-	-	-	-	-	-
			<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Frank Hornsby			0 Br	-	-	-	-	-	\$ -	\$ -	
			TX006000011	1 Br	54	M	M	R	X	59.00	67.27
			TX06-6124.0	2 Br	5	M	M	R	X	73.00	83.27
			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			
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	
			Trash	W&S	Elec	Gas			
Parkview			M	M	R	M	\$ 53.00	\$ 59.49	
	0 Br	96							
	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
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
			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	
TX06-6034.0	2 Br	38	M	M	R	R	67.00	
Semi-Detached (SD) (duplex)	3 Br	34	M	M	R	R	102.00	
	4 Br	6	M	M	R	R	127.00	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	
T L Shaley	0 Br	-	-	-	-	-	\$ -	
TX006000021	1 Br	10	R	R	R	R	138.00	
TX06-6057.0	2 Br	28	R	R	R	R	175.00	
Semi-Detached (SD) (duplex)	3 Br	24	R	R	R	R	261.00	
	4 Br	4	R	R	R	R	334.00	
<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					
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		
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
Glen Park	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000023	1 Br	-	-	-	-	-	-	-
TX06-6126.0	2 Br	10	R	M	R	R	120.00	147.45
All Electric Units	2 Br	16	R	M	R	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	M	-	39.19
TX06-6043.0	2 Br	30	M	M	R	M	-	44.72
Semi-Detached (SD) (duplex)	3 Br	28	M	M	R	M	-	64.47
	4 Br	4	M	M	R	M	-	80.15
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
William Sinkin	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000024	1 Br	45	M	M	R	R	57.00	71.84
TX06-6052.0	2 Br	5	M	M	R	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
			Trash	W&S	Elec	Gas		
Cross Creek	0 Br	-	-	-	-	-	\$ -	
TX006000025	1 Br	5	M	M	R	R	71.00	
TX06-6044.0	2 Br	28	M	M	R	R	83.00	
Row/Townhouse (RW)	3 Br	28	M	M	R	R	99.00	
	4 Br	5	M	M	R	R	132.00	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	
Morris C. Beldon	0 Br	-	-	-	-	-	\$ -	
TX006000025	1 Br	6	M	M	R	R	67.00	
TX06-6049.0	2 Br	18	M	M	R	R	93.00	
Row/Townhouse (RW)	3 Br	11	M	M	R	R	122.00	
	4 Br	-	-	-	-	-	-	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	
L.C. Rutledge	0 Br	-	-	-	-	-	\$ -	
TX006000025	1 Br	10	M	M	R	R	67.00	
TX06-6056.0	2 Br	28	M	M	R	R	80.00	
Semi-Detached (SD) (duplex)	3 Br	24	M	M	R	R	106.00	
	4 Br	4	M	M	R	R	129.00	
<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 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
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	X	61.00	
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	X	62.00	
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	R	117.00	
TX06-6135.0	3 Br	15	R	M	R	R	180.00	
Row/Townhouse (RW)	3 Br	78	R	R	R	R	264.00	
	4 Br	6	R	R	R	R	304.00	
<i>Included in EPC</i>	5 Br	3	R	R	R	R	374.00	



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		
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
			Trash	W&S	Elec	Gas		
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
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		
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
Scattered Sites	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000033	1 Br	-	-	-	-	-	-	-
TX06-6123.6	2 Br	1	R	R	R	R	232.00	268.50
Single Family/Detached (SF)	3 Br	52	R	R	R	R	262.00	343.45
All Electric Units	3 Br	15	R	R	R	R	364.00	422.44
<i>Not in EPC</i>	4 Br	4	R	R	R	R	332.00	424.53
WC White	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000035	1 Br	69	M	M	R	M	78.00	91.65
TX06-6042.0	2 Br	6	M	M	R	M	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	M	-	99.14
TX06-6141.0	2 Br	16	M	M	R	M	-	121.52
Walk-UP/Multifamily (WU)	3 Br	17	M	M	R	M	-	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	-	106.16
TX06-6146.0	2 Br	5	M	M	R	X	-	143.71
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	103.96
TX06-0051.2	2 Br	26	M	M	R	X	118.00	134.50
Elevator Structure (ES)	3 Br	9	M	M	R	X	155.00	176.84
	4 Br	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
San Juan II			0 Br	-	-	-	-	\$ -
TX006000052	1 Br	2	M	M	R	M	-	100.57
TX06-0052.2	2 Br	24	M	M	R	M	-	122.68
Walk-UP/Multifamily (WU)	3 Br	20	M	M	R	M	-	159.16
	4 Br	2	M	M	R	M	-	178.56
<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		
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 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
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

June 7, 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
Regular Board 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

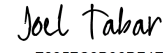
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Ed Hinojosa, Jr.

President and CEO

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Melissa Garza
Director of Beacon Communities

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George Ayala

Director of Procurement

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Joel Tabar
Director of Resident Services

REQUESTED ACTION:

Consideration and approval 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**June 7, 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

**BOARD OF COMMISSIONERS
Regular Board 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

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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 approval 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, policy limits of liability adjustments, filling coverage gaps, and catastrophic events. The market

OPPORTUNITY HOME SAN ANTONIO**June 7, 2023**

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%	

BOARD OF COMMISSIONERS
Regular Board 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 PLUS RELATED TRANSACTION COSTS, WHICH MAY INCLUDE MTW FUNDS; AUTHORIZING THE PRESIDENT AND CEO OR DESIGNEE TO EXECUTE ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

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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 approval 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, plus closing costs, 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 plus related transaction costs, which may include MTW funds; 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 PLUS RELATED TRANSACTION COSTS, WHICH MAY INCLUDE MTW FUNDS; 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 PLUS RELATED TRANSACTION COSTS, WHICH MAY INCLUDE MTW FUNDS; 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 "SAHFC"); 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 \$6,000,000 (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 SAHFC proposes to enter into a Loan Agreement between Midcrown Senior Pavilion LP and/or the SAHFC 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, plus closing costs, as evidenced by a Promissory Note (the "Promissory Note") in the original principal amount not to exceed \$6,000,000, plus closing costs, 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 SAHFC (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 SAHFC is authorized to borrow proceeds received pursuant to the Promissory Note, the SAHFC 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 SAHFC (i) to borrow proceeds pursuant to the Promissory Note in an amount not to exceed \$6,000,000, plus closing costs, for the purpose of funding 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 include MTW Funds, in an amount not to exceed \$1,000,000 to pay a portion of principal and interest on the Promissory Note and/or pay other costs connected with the acquisition of partnership interests in the 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 SAHFC and the obligations of the SAHFC 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 SAHFC 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 SAHFC, are hereby authorized and directed to execute (to the extent required to be executed or acknowledged by the SAHFC) 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 SAHFC, 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. SAHFC 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, plus closing costs, 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 SAHFC, 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. SAHFC is authorized to expend other legally available funds, which may be MTW Funds, in an amount not to exceed \$1,000,000 to pay: (i) a portion of principal and interest on the Promissory Note, and/or (ii) 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 SAHFC 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 PLUS RELATED TRANSACTION COSTS, WHICH MAY INCLUDE MTW FUNDS; 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 “SAHFC”); and

WHEREAS, on March 1, 2023, Opportunity Home approved Resolution 6326 authorizing the refinance of existing debt (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 SAHFC proposes to enter into a Loan Agreement between Midcrown Senior Pavilion LP and/or SAHFC 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, plus closing costs, as evidenced by a Promissory Note (the “Promissory Note”) in the original principal amount not to exceed \$6,000,000, plus closing costs, 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 SAHFC (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, SAHFC is legally authorized to borrow proceeds received pursuant to the Promissory Note, execute and deliver the Promissory Note in accordance with the Act; and

WHEREAS, Opportunity Home has approved the issuance of the Promissory Note in accordance with the Act; and

WHEREAS, the Board hereby authorizes SAHFC (i) to borrow proceeds pursuant to the Promissory Note in an amount not to exceed \$6,000,000, plus closing costs, 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 a portion of principal and interest on the Promissory Note and/or pay other costs connected with the acquisition of partnership interests in the Project; and

WHEREAS, the Promissory Note is a special, limited obligation of SAHFC and the obligations of SAHFC 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 SAHFC 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 execution and delivery 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 SAHFC, are hereby authorized and directed to execute (to the extent required to be executed or acknowledged by SAHFC) 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 execution and delivery 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

SAHFC, 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. SAHFC 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, plus closing costs, 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 SAHFC, 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. SAHFC is authorized to expend other legally available funds, which may be MTW Funds, in an amount not to exceed \$1,000,000 to pay a portion of principal and interest on the Promissory Note and/or pay 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 SAHFC 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 (“SAHFC”); and

WHEREAS, on March 1, 2023, Opportunity Home approved Resolution 6326 authorizing the refinance of existing debt (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, SAHFC proposes to enter into a Loan Agreement between the Partnership and/or SAHFC 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, plus closing costs, as evidenced by a Promissory Note (the “Promissory Note”) in the original principal amount not to exceed \$6,000,000, plus closing costs, 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 SAHFC (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, SAHFC is authorized to borrow proceeds received pursuant to the Promissory Note, SAHFC 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 SAHFC) 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 SAHFC 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 SAHFC.

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 SAHFC 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 SAHFC 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
- To buy down the debt, which may be MTW Funds, not to exceed \$1,000,000

OPPORTUNITY HOME SAN ANTONIO**June 7, 2023****BOARD OF COMMISSIONERS
Regular Board 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

DocuSigned by:

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Timothy E. Alcott
Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval 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

June 7, 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 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 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-05-17 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 other security instruments (the “Security Instruments”) 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 Instruments, 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

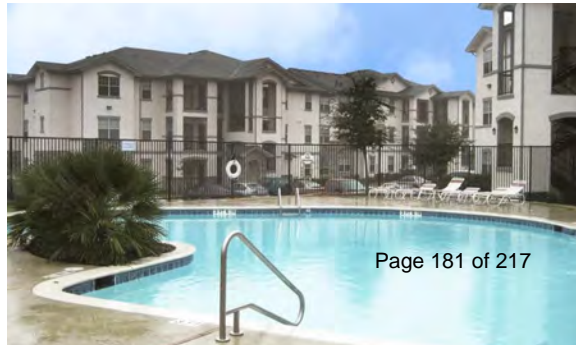
Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

Tigoni Villas Bond Authorization

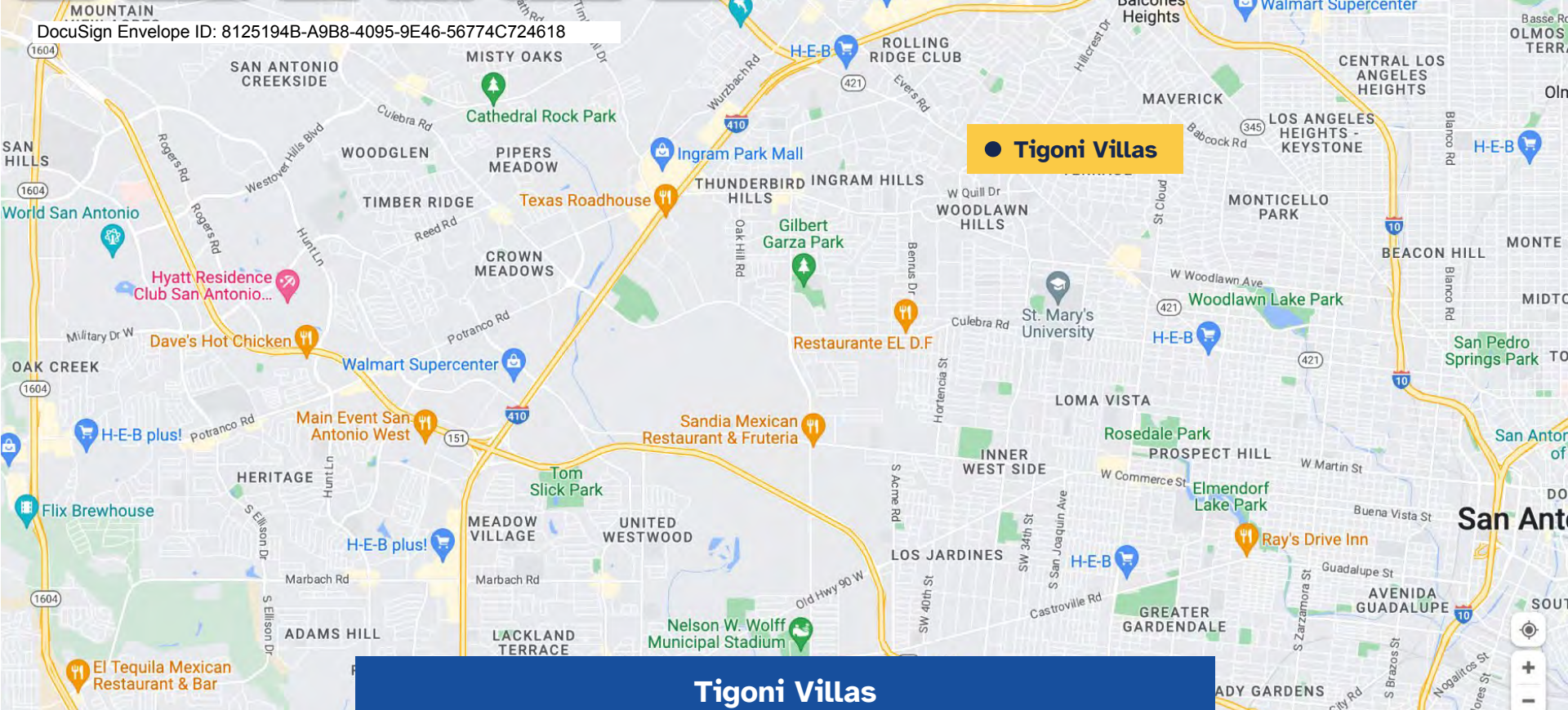
Timothy E. Alcott | Chief Legal and Real Estate Officer

Tigoni Villas



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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
Regular Board Meeting**

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; (III) SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE 23FAC-05-18; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH

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

DocuSigned by:
Tim Alcott
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Timothy E. Alcott
Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval 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 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:

OPPORTUNITY HOME SAN ANTONIO

June 7, 2023

Resolution 6360
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 managing member entity of Costa Almadena Apartments, LLC (the “Borrower”), which will be purchasing the Project from the current owner; 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 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 23LVPFC-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 managing member of the Borrower.

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 MANAGING MEMBER OF THE COSTA ALMADENA PROJECT LIMITED LIABILITY COMPANY; (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 MANAGING MEMBER OF THE COSTA ALMADENA PROJECT LIMITED LIABILITY COMPANY; (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 “Developer”) seeks to form a Texas limited liability company (the “Company” or “Borrower”), 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 Company as the Managing Member; 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 Operating 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 managing member of the Company (“Managing Member”) 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, Managing Member, 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 Managing Member into the Company, 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 Company 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 Costa Almadena Apartments, LLC (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 managing member of Borrower (“Managing Member”), 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, Managing Member, 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 Managing Member, and/or the Issuer will be required to enter into certain agreements, including, but not limited to, an Operating 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 Managing Member, 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:

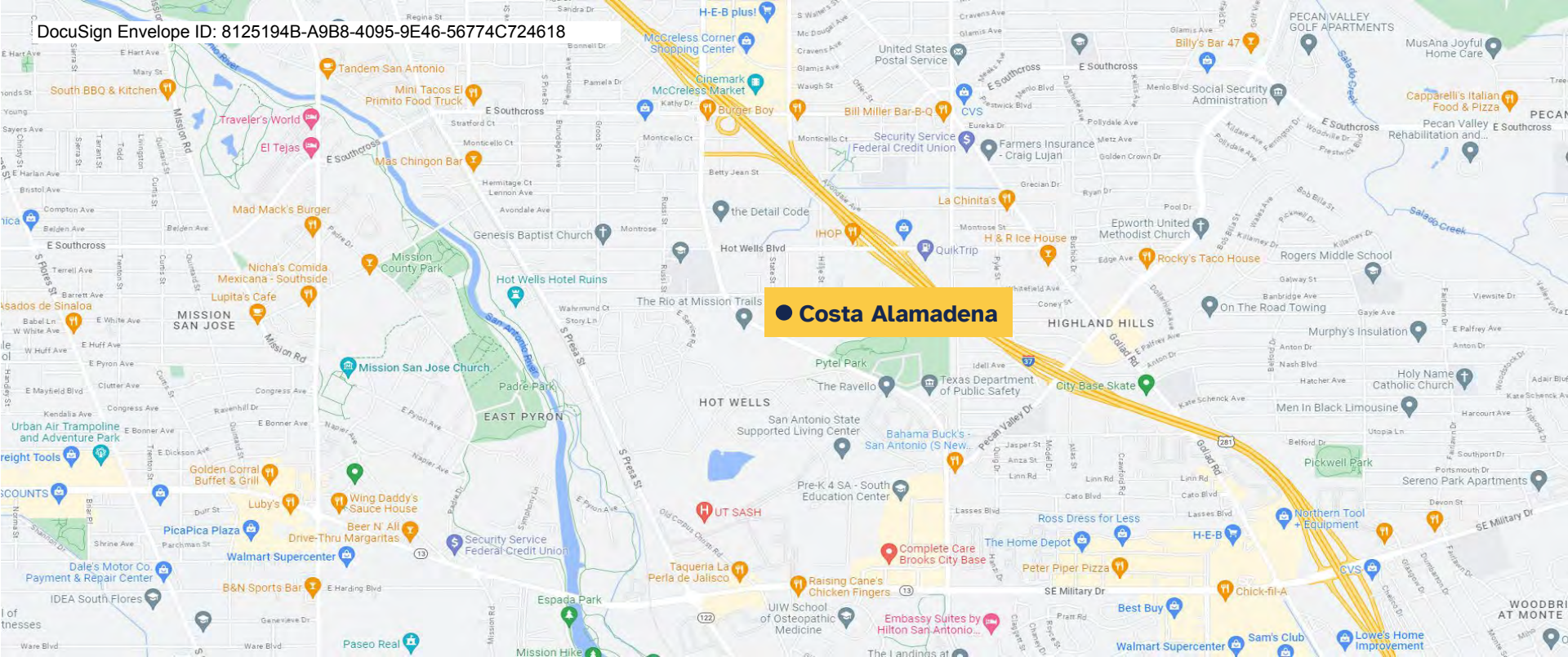
Ed Hinojosa, Jr.
Secretary/Treasurer

Costa Almadena Bond Authorization

Timothy E. Alcott | Chief Legal and Real Estate Officer



COSTA ALMADENA



● Costa Almadena

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

AUTHORIZING BONDS

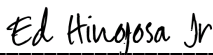
Costa Almadena

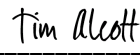
Final approval of the issuance of the Bonds for the Costa Almadena Apartments Project (the “Project”), a rehabilitation project proposed by DevCo Preservation, LLC, located at 6222 S. New Braunfels, San Antonio, Bexar County, Texas 78223.

- 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

**BOARD OF COMMISSIONERS
Regular Board Meeting**

**RESOLUTION 6361, AUTHORIZING A SUPPLEMENTAL LOAN IN CONNECTION WITH THE
PERMANENT FINANCING OF THE TAMPICO APARTMENTS PROJECT**

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 approval regarding Resolution 6361, authorizing a supplemental loan in connection with the permanent financing of the Tampico Apartments Project.

SUMMARY:

The purpose of this resolution is to authorize San Antonio Housing Facility Corporation (“SAHFC”) to authorize a supplemental loan (the “Supplemental Loan”) from Bellwether to the Tampico Apartments LP in an approximate amount of \$2,000,000 in connection with the Permanent Financing (as defined below) for the Project.

The Project is a 200-unit low-income housing project that is fully leased up (the “Developer”) and located on the near west side of San Antonio at 210 Tampico Street.

The Project was previously approved by the Board. Pursuant to that approval, the Las Varas Public Facility Corporation issued tax-exempt bonds to and entered into a construction loan transaction (the “IBC Loan”) with the International Bank of Commerce, on June 30, 2020. Certain conditions for conversion of the IBC Loan from construction to permanent financing have occurred, so the IBC Loan will convert from the construction phase to the permanent phase (the “Permanent Financing”), Bellwether Enterprise Real Estate Capital, LLC (“Bellwether”) will purchase the Permanent Financing and Freddie Mac will purchase the Permanent Financing from Bellwether.

The Supplemental Loan will also be from Bellwether and purchased by Freddie Mac.

STRATEGIC OUTCOMES:

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

ATTACHMENTS:

Resolution 6361
Resolution 23FAC-06-07
Presentation

**Opportunity Home San Antonio
Resolution 6361**

RESOLUTION 6361, AUTHORIZING A SUPPLEMENTAL LOAN IN CONNECTION WITH THE PERMANENT FINANCING OF THE TAMPICO APARTMENTS PROJECT

WHEREAS, the Housing Authority of the City of San Antonio, Texas, operating under the name Opportunity Home San Antonio (“Opportunity Home San Antonio”) has a strategic goal of expanding the supply of affordable housing; and

WHEREAS, in furtherance of that goal, the Board of Commissioners of Opportunity Home San Antonio authorized the Tampico Apartments Project (the “Project”), including the execution of all documentation necessary to carry out the Project; and

WHEREAS, in connection with the financing for the Project, the Las Varas Public Facility Corporation issued tax-exempt bonds and entered into a construction loan transaction with the International Bank of Commerce (the “IBC Loan”); and

WHEREAS, the IBC Loan will convert from the construction phase to the permanent phase (the “Permanent Financing”), Bellwether Enterprise Real Estate Capital, LLC (“Bellwether”) will purchase the Permanent Financing and the Federal Home Loan Mortgage Corporation (“Freddie Mac”) will purchase the Permanent Financing from Bellwether; and

WHEREAS, in connection with the Permanent Financing, Bellwether has determined to make an additional loan an amount of approximately \$2,000,000 (the “Supplemental Financing”) to Tampico Apartments, LP, which will also be purchased by Freddie Mac; and

WHEREAS, San Antonio Housing Facility Corporation (“SAHFC”) will pass a resolution authorizing the actions needed to further carry out the Project, including the Supplemental Financing.

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

1. Approves Resolution 6361 and 23FAC-06-07, approving the Supplemental Financing and authorizing the actions necessary therefore and the negotiation of the terms of therefore.
2. Authorize the President and CEO, or designee, to execute all necessary documents associated therewith.

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-06-07**

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 its bylaws, the Board of Commissioners 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-06-07, AUTHORIZING A SUPPLEMENTAL LOAN IN
CONNECTION WITH THE PERMANENT FINANCING OF THE TAMPICO
APARTMENTS PROJECT**

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

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

SIGNED and SEALED this 7th day of June 2023.



Ed Hinojosa, Jr.
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 23FAC-06-07**

RESOLUTION 23FAC-06-07, AUTHORIZING A SUPPLEMENTAL LOAN IN CONNECTION WITH THE PERMANENT FINANCING OF THE TAMPICO APARTMENTS PROJECT

WHEREAS, Tampico Apartments, LP, a Texas limited partnership (the “Partnership”), and Tampico GP, LLC, a Texas limited liability company and its general partner, have been formed to acquire and construct a 200-unit multifamily housing facility (the “Housing Facility”) to be located at 210 Tampico, San Antonio, Texas (the “Land,” together with the Housing Facility, the “Project”); and

WHEREAS, Las Varas Public Facility Corporation (the “Issuer”) issued its Multifamily Housing Governmental Note (Tampico Apartments) Series 2020 (the “Note”) to finance the Project; and

WHEREAS, in connection with the financing, the Partnership sold the Notes to and entered into a construction loan transaction with International Bank of Commerce (the “IBC Loan”); and

WHEREAS, upon satisfaction of certain conditions for conversion of the IBC Loan from construction to permanent financing, the IBC Loan will convert from the construction phase to the permanent phase (the “Permanent Financing”), and Bellwether Enterprise Real Estate Capital, LLC, (“Bellwether”) will purchase the Permanent Financing; and

WHEREAS, in connection with the Permanent Financing, Bellwether has determined to make an additional loan an amount of approximately \$2,000,000 (the “Supplemental Financing”) to the Partnership; and

WHEREAS, Federal Home Loan Mortgage Corporation, a shareholder-owned government-sponsored enterprise organized and existing under the laws of the United States of America (“Freddie Mac”) has issued commitments (the “Commitments”) to the Partnership pursuant to which Freddie Mac will purchase the Permanent Financing and the Supplemental Financing from Bellwether, as Freddie Mac Servicer, which will continue to serve as the servicer for the Bonds in connection with the Permanent Financing; and

WHEREAS, in connection with the Permanent Financing and Supplemental Financing and the purchase thereof by Bellwether, and subsequently, by Freddie Mac (collectively the “Transfer of Permanent Financing”), the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including without limitation loan agreements, security agreements, promissory notes, deeds of trust, assignments, certificates, estoppels and subordination agreements or other such similarly named documents (the “Permanent and Supplemental Financing Documents”); and

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

WHEREAS, this Board of Directors has reviewed the foregoing and determined that the action

herein authorized is in furtherance of the public purposes of SAHFC.

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

Section 1. The Permanent Financing and the Supplemental Financing and any documents evidencing same, including without limitation the Permanent and Supplemental Financing Documents, are hereby authorized and approved.

Section 2. The President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute any and all documentation required for the Permanent and Supplemental Financing including without limitation the Permanent and Supplemental Financing Documents.

Section 3. The President, any Vice President, the Secretary/Treasurer, and any 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 4. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 5. 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 6. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

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

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

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

Passed and approved the 7th day of June 2023.

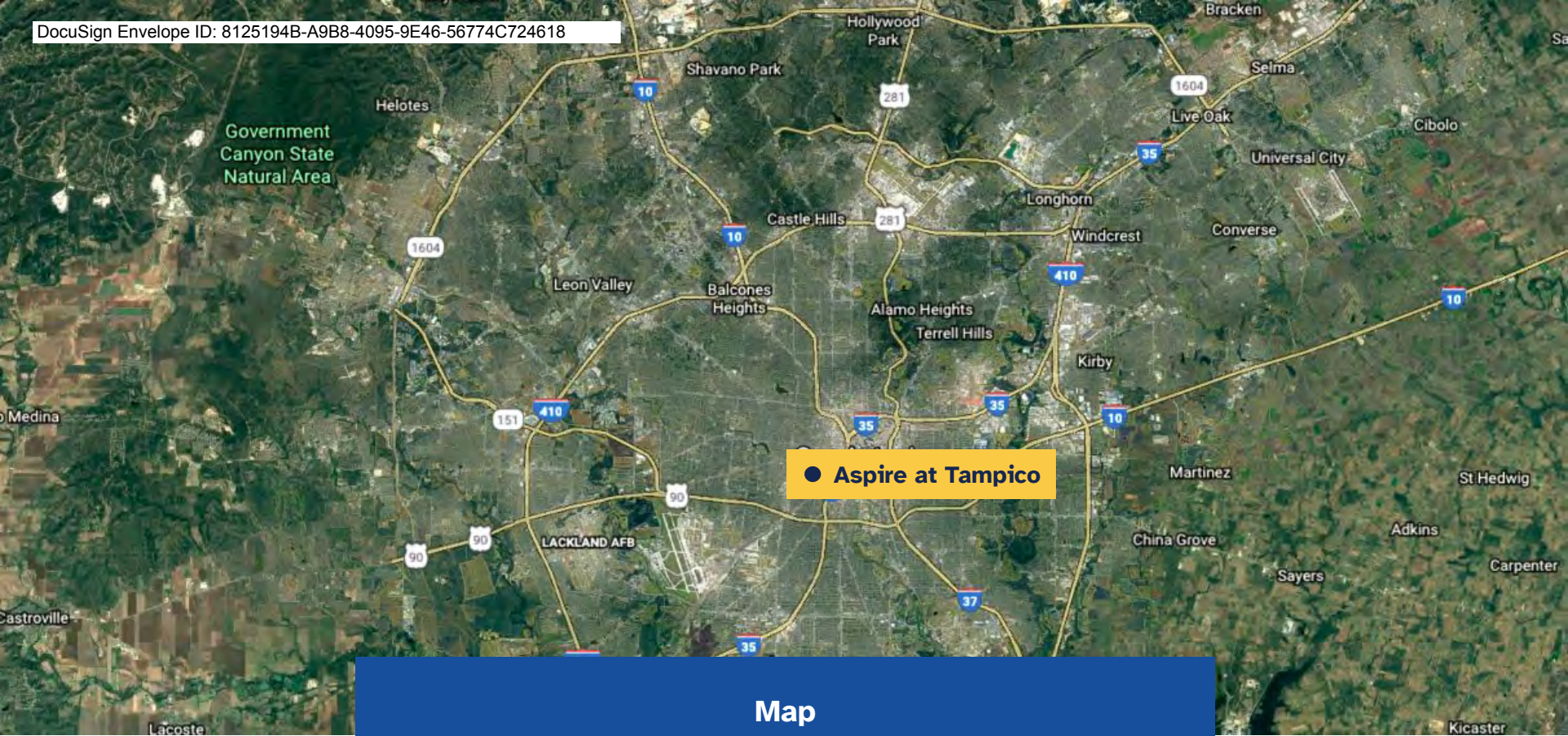
Ana M. "Cha" Guzman
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

Aspire at Tampico

Timothy E. Alcott | Chief Legal and Real Estate Officer



Map



Aspire at Tampico Ribbon Cutting



Aspire at Tampico



President's Report

June 2023

Mother's Day Celebration

Each year, Opportunity Home San Antonio hosts a Mother's Day Celebration for the strong, loving, and nurturing women who reside in the organization's communities.

The entire morning is tailored around residents and includes food, entertainment, a clothing boutique, pampering stations, community resources, and a fashion show. This year's event was rescheduled for May 26 due to weather.



Leaven for Kids Grand Opening

On May 16, a grand opening for the Leaven Kids learning center at Riverside Apartments was held, making San Antonio and Texas the first locations outside of California to forge a partnership with the education organization. The grand opening of Leaven Kids' newest learning center was completed in close partnership with the City of San Antonio and Opportunity Home San Antonio.





The event featured a ribbon-cutting, a tour of the facility, and keynote remarks. Nearly 100 community members, civic leaders, and media were in attendance, including City of San Antonio Mayor Ron Nirenburg and representatives from Joint Base San Antonio and The University of Texas at San Antonio. Leaven Kids equips children in grades Kinder through Fifth with learning tools and confidence to succeed in life.



Internal Audit Month

Internal Audit Month is celebrated in May. To celebrate, employees were able to enjoy a breakfast and learn about the role and function of the Internal Audit Department. The Internal Audit Department also hosted a Thursday Talks: Demystifying the Role of Internal Audit on May 4 for employees to learn about the ins and outs of Internal Audit.

Asian American and Pacific Islander Heritage Month

Each May, the nation commemorates Asian American and Pacific Islander (AAPI) Heritage Month honoring and recognizing their contributions to the history, culture, and achievements of the United States.

On May 31, the organization hosted Bridging Cultures: An Asian American and Pacific Islander Show and Tell for employees who identify as Asian American and Pacific Islander to showcase items special to them and their culture.





Thursday Talks: Unpacking the History of Housing

The organization hosted a discussion with Dr. Christine Drennon, an Associate Professor of Sociology and Anthropology at Trinity University, on May 18. Employees and members of the community heard about the history and evolution of housing in San Antonio — where we started, where we are currently, and where we are going.

Unlocking Success through Homeownership

On April 10 and 24, Opportunity Home closed on its 22nd and 23rd home in the Westside Reinvestment Initiatives' Villa de Fortuna subdivision. Each home located on Precious Drive is a one-story, 3 bedroom, 2.5 bathroom.



Spring Employee and Family Picnic

Employees and their families made Shady Oaks Ranch the destination to be on May 6. With delicious food, fierce competition, and good times, employees and their guests enjoyed the time spent together as one organization.





Blanco Apartments Residents Return Home

A total of 65 Blanco Apartments residents returned home on May 2, after being relocated due to a fire. Opportunity Home employees welcomed them back with an event filled with food and entertainment. During their absence, and with their safe and prompt return prioritized, Blanco underwent repairs and maintenance to its floors, ceilings, air conditioning units, and apartment doors.

