



OPERATIONS AND REAL ESTATE  
COMMITTEE MEETING  
AUGUST 16, 2023



A COMMUNITY OF POSSIBILITIES

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

### BOARD OF COMMISSIONERS

Gabriel Lopez  
Chair

Gilbert Casillas  
Vice Chair

Dalia Contreras  
Commissioner

### PRESIDENT & CEO

Ed Hinojosa, Jr.

## OPERATIONS AND REAL ESTATE COMMITTEE MEETING OR SPECIAL BOARD MEETING

**1:15 p.m. | Wednesday | August 16, 2023**

If this meeting becomes a Special Board Meeting, at least four Commissioners will be physically present at this location and the Presiding Officer will also be present at this location.

### MEETING CALLED TO ORDER

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

### CITIZENS TO BE HEARD

2. **Citizens to be Heard** at approximately 1:15 p.m. (may be heard after this time) Citizens wishing to speak on any issues, including ones not related to items posted on the agenda, should personally request to be placed on the Citizens to be Heard roster prior to 1:00 p.m. Citizens will be given up to three minutes to speak. Each citizen will be permitted to speak only once. A Spanish/English translator will be available to citizens needing translation.

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

### INDIVIDUAL ITEMS

3. Consideration and appropriate action regarding Resolution 6366, authorizing the award of contracts for temporary and contract personnel services to Labor On Demand, Inc. dba LOD Staffing (DBE, HABE, MBE, SBE WBE); L.K. Jordan & Associates - San Antonio (WBE); Tri-Starr Personnel, LLC dba Tri-Starr Talent (SBE, WBE); and 22nd Century Technologies, Inc. (ABE, NBE) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one year terms (George Ayala, Director of Procurement; Aiyana Longoria, Director of Human Resources)
4. Consideration and appropriate action regarding Resolutions 6377, 23FAC-08-02, and 23LVPFC-08-02 approving Opportunity Home San Antonio ("Opportunity Home") to provide financial support to Snowden Apartments by authorizing the San Antonio Housing Facility Corporation, in its capacity as sole member of the General Partner of Snowden Apartments, LP to: (1) Ratify an increase in the existing moving to work loan from Opportunity Home San Antonio (formerly San Antonio Housing Authority) from \$8,500,000 to \$9,785,000; (2) Borrow \$2,000,000 from Las

Varas Public Facility Corporation to bridge anticipated proceeds from the sale of 2023 Supplemental Housing Tax Credits; (3) Execute all documentation necessary to carry out the transactions; and (4) Other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

5. Consideration and appropriate action regarding Resolutions 6378 and 23FAC-08-03, authorizing the disposition of 202 Garcia Street, the 1.7569 acres to the north and east, and the .3195 acres of the Ezell Easement to the north, located in San Antonio, Texas, Bexar County; including the execution of all documentation necessary to carry out the disposition; authorizing the purchase of the land from the Housing Authority of the City of San Antonio, TX by San Antonio Housing Facility Corporation and the lease of such land for the transaction; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)
6. Consideration and appropriate action regarding Resolutions 6380 and 23LVPFC-08-16, (i) authorizing the Las Varas Public Facility Corporation approval of an inducement resolution for proposed tax credits and tax exempt Multifamily Housing Revenue Bonds for a multifamily residential rental development for persons of low and moderate income (Union Park Apartments) (the "Bonds"); (ii) prescribing certain terms and conditions of the Bonds; (iii) authorizing the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and (iv) and other matters in connection therewith (Miranda Castro, Director of Asset Management)
7. Consideration and appropriate action regarding Resolutions 6381 and 23LVPFC-08-17, authorizing (i) the Las Varas Public Facility Corporation to approve inducement resolutions for proposed tax credits and tax-exempt Multifamily Housing Revenue Bonds for Union Pines (the "Bonds"); (ii) prescribing certain terms and conditions of the Bonds; (iii) authorizing the filing of an application for the allocation of private activity bonds with the Texas Bond Review Board; and (iv) other matters in connection therewith (Miranda Castro, Director of Asset Management)
8. Consideration and appropriate action regarding Resolution 6382, establishing support of submitting the Solar for All Grant application, as a part of the Texas Solar for All Consortium (Timothy E. Alcott, Chief Legal and Real Estate Officer)
9. Consideration and appropriate action regarding the Housing Authority of the City of San Antonio, Texas Bylaws and Rules of Governance (Doug Poneck, Board of Commissioners Attorney)

## DISCUSSION ITEMS

10. President's Report
  - SABJ Women's Leadership Award
  - SAAA 2023 Leadership Lyceum
  - EDI Director Serves on CLPHA Panel in DC
  - Google Cloud Generative AI Live + Labs in Washington, DC
  - A Legacy of Service to Building Affordable Housing

## CLOSED SESSION

11. Closed Session

### Personnel/Consultation with Attorney

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Consultation with attorney regarding President and CEO Performance Evaluation and Contract

## REPORTS

- Procurement Activity Report
- Quarterly Demographic Procurement Report

## RESOURCE

- Schedule of Units Under Development

## 12. Adjournment

*Posted on: 08/11/2023 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.

These committee meetings may become special board meetings if a quorum of the Board attends. No final action is contemplated at these meetings.

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

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

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

**RESOLUTION 6366, AUTHORIZING THE AWARD OF CONTRACTS FOR TEMPORARY AND CONTRACT PERSONNEL SERVICES TO LABOR ON DEMAND, INC. DBA LOD STAFFING (DBE, HABE, MBE, SBE WBE); L.K. JORDAN & ASSOCIATES - SAN ANTONIO (WBE); TRI-STARR PERSONNEL, LLC DBA TRI-STARR TALENT (SBE, WBE); AND 22ND CENTURY TECHNOLOGIES, INC. (ABE, NBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$2,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS**

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

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*George Ayala*  
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**George Ayala**  
Director of Procurement

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*Aiyana Longoria*  
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**Aiyana Longoria**  
Director of Human Resources

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6366, authorizing the award of contracts for temporary and contract personnel services to Labor On Demand, Inc. dba LOD Staffing (DBE, HABE, MBE, SBE WBE); L.K. Jordan & Associates - San Antonio (WBE); Tri-Starr Personnel, LLC dba Tri-Starr Talent (SBE, WBE); and 22nd Century Technologies, Inc. (ABE, NBE) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one year terms.

**SUMMARY:**

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

On June 15, 2023, Opportunity Home issued a "Request For Proposals" (RFQ) #2305-5407 for Temporary and Contract Personnel Services, which closed on July 5, 2023. The RFP was published on Opportunity Home's E-Procurement Website, the Hart Beat, and directly solicited to 494 vendors. A total of 16 proposals were received in response to this solicitation: 22ND Century Technologies, Inc (ABE, NABE); Abacus Service Corporation (WBE); BEPC, Incorporated (HABE); Career Match Solutions, LLC (AABE, DBE); Cogent Infotech Corporation (WBE); Executive Personnel Services, Inc. (AABE); Get Corp. Payroll Accounting & Tax; Human Capital International, LLC; InstantServe, LLC (ABE, SBE); Labor On Demand, Inc. dba LOD Staffing (DBE, HABE, MBE, SBE, WBE); L.K. Jordan & Associates - San Antonio (WBE, HUB); Part Time Pros, LLC dba Pro Recruiters (HABE); Stability Staffing & Consulting, LLC (DBE, ESBE, HABE, MBE, SBE, WBE); Talantage, LLC (AABE, WBE); The Reserves Network, Inc.; and, Tri-Starr Personnel, LLC dba Tri-Starr Talent (SBE, WBE). All proposals were evaluated on the following criteria: experience, capacity, quality plan and approach, response time, price proposal, and strength of the Section 3 and SWMBE Plans. Based on the above, we are recommending contract awards to the four

**OPPORTUNITY HOME SAN ANTONIO****August 16, 2023**

highest rated responsive and responsible proposers.

**COMPANY PROFILES:**

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

**L.K. Jordan & Associates** was established in 1990 and is headquartered in Corpus Christi, Texas with field office locations in Austin, Houston, and San Antonio, TX. This agency has been certified as a WBE by the Women's Business Enterprise National Council in partnership with the Women's Business Enterprise Alliance and a HUB by the State of Texas. They are a full service personnel agency available 24 hours a day, 7 days a week. They provide recruiting and staffing services for fields including executive, accounting and finance, administrative, light industrial, engineering, healthcare and medical, and oil and gas. They have worked with housing authorities including, but not limited to, Corpus Christi Housing Authority and Robstown Housing Authority. Their client list includes, but is not limited to, Alamo Area Council of Governments, Regional Transportation Authority, the City of Corpus Christi, Nueces County, the Safeguard Systems, Texas Nurses Association, Pedernales Electric Company, and the Archdiocese of San Antonio.

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

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

**OPPORTUNITY HOME SAN ANTONIO**

**August 16, 2023**

**PRIOR AWARDS:**

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

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

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

**22nd Century Technologies, Inc.** has received no prior awards from Opportunity Home.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Aiyana Longoria, Director of Human Resources, who will monitor the vendor's adherence to contract requirements and performance.

**STRATEGIC OUTCOMES:**

Supports all strategic outcomes.

**ATTACHMENTS:**

Resolution 6366  
Scoring Matrix  
Procurement Process

**Opportunity Home San Antonio  
Resolution 6366**

**RESOLUTION 6366, AUTHORIZING THE AWARD OF CONTRACTS FOR TEMPORARY AND CONTRACT PERSONNEL SERVICES TO LABOR ON DEMAND, INC. DBA LOD STAFFING (DBE, HABE, MBE, SBE WBE); L.K. JORDAN & ASSOCIATES - SAN ANTONIO (WBE); TRI-STARR PERSONNEL, LLC DBA TRI-STARR TALENT (SBE, WBE); AND 22ND CENTURY TECHNOLOGIES, INC. (ABE, NBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$2,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS**

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

**WHEREAS**, 16 responses were received in response to this solicitation; and

**WHEREAS**, staff are recommending contract awards to the four highest rated responsive and responsible proposers: Labor On Demand, Inc. dba LOD Staffing; L.K. Jordan & Associates - San Antonio; Tri-Starr Personnel, LLC dba Tri-Starr Talent; and, 22nd Century Technologies, Inc.

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

- 1) Approves Resolution 6366, authorizing the award of contracts for temporary and contract personnel services to Labor On Demand, Inc. dba LOD Staffing (DBE, HABE, MBE, SBE WBE); L.K. Jordan & Associates - San Antonio (WBE); Tri-Starr Personnel, LLC dba Tri-Starr Talent (SBE, WBE); and 22nd Century Technologies, Inc. (ABE, NBE) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one year terms.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

**Passed and approved on this 6th day of September 2023.**

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**Gabriel Lopez**  
Chair, Board of Commissioners

**Attested and approved as to form:**

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





**2305-5407 - Temporary and Contract Personnel Services  
Scoring Summary**

	Total	Experience	Capacity	Quality Plan and Approach	Response Time	Price Proposal	Strenght of the Contractor's Section 3 Plan	Strenght of the Contractor's SWMBE Plan
Supplier	/ 100 pts	/ 25 pts	/ 20 pts	/ 10 pts	/ 10 pts	/ 25 pts	/ 5 pts	/ 5 pts
L.K. Jordan & Associates	83.07	23.33	16.00	8.00	8.67	22.07	3.00	2.00
Tri-Starr Personnel, LLC dba Tri-Starr Talent	81.92	23.33	16.00	9.33	8.67	22.59	0.00	2.00
LOD Staffing	78.87	21.67	14.67	9.33	8.67	22.53	2.00	0.00
22nd Century Technologies, Inc.	77.00	20.00	16.00	8.00	8.00	25.00	0.00	0.00
Abacus Service Corporation	75.88	21.67	13.33	7.33	4.67	23.88	1.00	4.00
Executive Personnel Services, Inc.	75.79	20.00	16.00	8.00	9.33	21.45	0.00	1.00
InstantServe, LLC	74.20	18.33	12.00	8.67	6.67	23.53	1.00	4.00
COGENT Infotech Corporation	70.86	18.33	14.67	6.67	6.67	23.53	1.00	0.00
Talantage, LLC	68.39	18.33	12.00	7.33	4.67	24.06	0.00	2.00
Human Capital International, LLC dba Integrated Human Capital	64.41	18.33	12.00	5.33	6.67	22.08	0.00	0.00
The Reserves Network	63.33	18.33	6.67	8.00	5.33	21.00	0.00	4.00
PRORECRUITERS	58.40	11.67	10.67	6.67	7.33	22.07	0.00	0.00
BEPC Incorporated	50.70	10.00	8.00	4.67	3.33	23.70	1.00	0.00
GET HIRE STAFFING	46.64	13.33	9.33	1.33	1.33	19.30	0.00	2.00
Stability Staffing and Consulting	45.69	6.67	6.67	3.33	2.67	23.36	1.00	2.00
Career Match Solutions	30.39	5.00	1.33	0.00	0.00	24.06	0.00	0.00

# Temporary and Contract Personnel Services

Procurement Process

## Procurement Process

# Solicitation Process

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

RFP was published on multiple websites

Directly solicited to **494** vendors

**16** responses were received;

### Evaluation criteria included:

- Experience
- Capacity
- Quality Plan and Approach
- Response Time
- Price Proposal
- Strength of the Section 3 and SWMBE Plans

Staff is recommending contract awards to the four highest rated responsive and responsible proposers: Labor On Demand, Inc. dba LOD Staffing; LK Jordan - San Antonio; Tri-Starr Personnel, LLC dba Tri-Starr Talent; and 22nd Century Technologies, Inc.

## Procurement Process

# Financial Impact

The current award recommendation for temporary and contract personnel services is not expected to exceed an annual cumulative amount of **\$2,000,000**

**Award includes temporary trained and skilled workers to fill vacant positions on a short-term basis; and to meet short term personnel needs for special projects**

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

**RESOLUTIONS 6377, 23FAC-08-02, AND 23LVPFC-08-02 APPROVING OPPORTUNITY HOME SAN ANTONIO (“OPPORTUNITY HOME”) TO PROVIDE FINANCIAL SUPPORT TO SNOWDEN APARTMENTS BY AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION, IN ITS CAPACITY AS SOLE MEMBER OF THE GENERAL PARTNER OF SNOWDEN APARTMENTS, LP TO: (1) RATIFY AN INCREASE IN THE EXISTING MOVING TO WORK LOAN FROM OPPORTUNITY HOME SAN ANTONIO (FORMERLY SAN ANTONIO HOUSING AUTHORITY) FROM \$8,500,000 TO \$9,785,000; (2) BORROW \$2,000,000 FROM LAS VARAS PUBLIC FACILITY CORPORATION TO BRIDGE ANTICIPATED PROCEEDS FROM THE SALE OF 2023 SUPPLEMENTAL HOUSING TAX CREDITS; (3) EXECUTE ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTIONS; AND (4) OTHER MATTERS IN CONNECTION THEREWITH**

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

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*Lorraine Robles*  
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**Timothy E. Alcott**  
Chief Legal and Real Estate Officer

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolutions 6377, 23FAC-08-02, and 23LVPFC-08-02 approving Opportunity Home San Antonio (“Opportunity Home”) to provide financial support to Snowden Apartments by authorizing the San Antonio Housing Facility Corporation, in its capacity as sole member of the General Partner of Snowden Apartments, LP to: (1) Ratify an increase in the existing moving to work loan from Opportunity Home San Antonio (formerly San Antonio Housing Authority) from \$8,500,000 to \$9,785,000; (2) Borrow \$2,000,000 from Las Varas Public Facility Corporation to bridge anticipated proceeds from the sale of 2023 Supplemental Housing Tax Credits; (3) Execute all documentation necessary to carry out the transactions; and (4) Other matters in connection therewith.

**SUMMARY:**

The Project is sponsored by Opportunity Home and the Project Owner is controlled by Opportunity Home through San Antonio Housing Facility Corporation (“SAHFC”), which is the sole member of the Project Owner’s general partner. The Project closed on its construction financing in October 2022, when interest rates dramatically increased causing the project to close with a larger financial commitment due to additional interest. The project is currently in construction.

Today we are seeking authority for two requests. The first request is to increase the funding available under a previously-existing permanent loan to Project Owner of MTW Grant Funds by

**OPPORTUNITY HOME SAN ANTONIO****August 16, 2023**

\$1,285,000, to provide a total of \$9,785,000 in permanent financing in the MTW Loan. The MTW Loan matures on October 4, 2052.

The second request is to provide a loan of \$2,000,000 to the Project Owner (the "Credit Bridge Loan"). Project Owner recently obtained an award of \$225,000 in 2023 Supplemental Housing Tax Credits (the "Credits") which will be sold to its investment limited partner in exchange for an equity infusion of approximately \$2,081,042, at such time that the Project has been placed in service and receives its IRS Form 8609 evidencing qualification for the Credits. This is anticipated to be sometime in 2025. In order to assure funding for construction costs as they accrue, Opportunity Home has asked Las Varas PFC to provide bridge financing, which will be repaid with the proceeds from the sale of the Credits. The Credit Bridge Loan will be secured by a subordinate deed of trust and will bear simple interest prior to maturity at the Applicable Federal Rate for mid-term financings, maturing and being payable on or before the first to occur of: (i) the date that the Project Owner closes on the sale of its allocation of Credits; or (ii) December 31, 2026. The Credit Bridge Loan will be repaid with the proceeds from the sale of the Credits.

**STRATEGIC OUTCOME:**

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

**ATTACHMENTS:**

Resolution 6377

Resolution 23FAC-08-02

Resolution 23LVPFC-08-02

Presentation

**Opportunity Home San Antonio  
Resolution 6377**

**RESOLUTION 6377, APPROVING OPPORTUNITY HOME SAN ANTONIO (“OPPORTUNITY HOME”) TO PROVIDE FINANCIAL SUPPORT TO SNOWDEN APARTMENTS BY AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION, IN ITS CAPACITY AS SOLE MEMBER OF THE GENERAL PARTNER OF SNOWDEN APARTMENTS, LP TO: (1) RATIFY AN INCREASE IN THE EXISTING MOVING TO WORK LOAN FROM OPPORTUNITY HOME SAN ANTONIO (FORMERLY SAN ANTONIO HOUSING AUTHORITY) FROM \$8,500,000 TO \$9,785,000; (2) BORROW \$2,000,000 FROM LAS VARAS PUBLIC FACILITY CORPORATION TO BRIDGE ANTICIPATED PROCEEDS FROM THE SALE OF 2023 SUPPLEMENTAL HOUSING TAX CREDITS; (3) EXECUTE ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTIONS; AND (4) OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Opportunity Home San Antonio (“Opportunity Home”) is the Sponsor of Snowden Apartments, a 135-unit Housing Tax Credit development for Seniors located at 7223 Snowden Road, San Antonio, Bexar County, Texas 78240 (the “Project”), which is currently under development by Snowden Apartments, L.P., a Texas limited partnership (the “Project Owner”); and

**WHEREAS**, as Sponsor of the Project, Opportunity Home authorized a loan of Moving to Work (“MTW”) Grant Funds that matures on October 4, 2052, in the approximate amount of up to \$8,500,000 under Resolution 6273 (the “MTW Loan”) as part of the permanent financing for the Project; and

**WHEREAS**, construction financing for the Project closed in October 2022 and the Project is currently under construction, but increases in construction costs have resulted in cost overruns that require additional funds to complete the construction; and

**WHEREAS**, Opportunity Home has been requested to provide \$1,285,000 in additional funding for the permanent MTW Loan, increasing its principal amount to a total of up to \$9,785,000; and

**WHEREAS**, in an effort to mitigate the increased construction costs, the Project Owner has recently obtained an award of \$225,000 in 2023 Supplemental Housing Tax Credits (the “Credits”), which will be sold to the Project Owner’s investment limited partner in exchange for an equity infusion of approximately \$2,081,042 at such time that the Project has been placed in service and receives its IRS Form 8609 evidencing qualification for the Credits, which is anticipated to be in 2025; and

**WHEREAS**, Las Varas proposes a \$2,000,000 loan to the Project Owner (the “Credit Bridge Loan”) to be secured by a subordinate deed of trust; to bear simple interest prior to maturity at the Applicable Federal Rate for mid-term financings; and to be mature and payable on or before the first to occur of: (i) the date that the Project Owner closes on the sale of its allocation of

Credits; or (ii) December 31, 2026; and

**WHEREAS**, the Board is being asked to authorize and ratify all of the actions necessary to increase the MTW Loan in order to complete lien-free construction of the Project and has requested that its affiliate, Las Varas Public Facility Corporation (“Las Varas”), provide bridge financing for the Project.

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

- 1) Approves Resolution 6377, approving Opportunity Home San Antonio (“Opportunity Home”) to provide financial support to Snowden Apartments by authorizing the San Antonio Housing Facility Corporation, in its capacity as sole member of the General Partner of Snowden Apartments, LP to: (1) Ratify an increase in the existing moving to work loan from Opportunity Home San Antonio (formerly San Antonio Housing Authority) from \$8,500,000 to \$9,785,000; (2) Borrow \$2,000,000 from Las Varas Public Facility Corporation to bridge anticipated proceeds from the sale of 2023 Supplemental Housing Tax Credits; (3) Execute all documentation necessary to carry out the transactions; and (4) Other matters in connection therewith.
  
- 2) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute any and all necessary documents and extensions related hereto on behalf of Opportunity Home:

<b>Name</b>	<b>Office/Title</b>
Gabriel Lopez	Chair, Board of Commissioners
Gilbert Casillas	Vice Chair, Board of Commissioners
Dalia Flores Contreras	Commissioner
Ed Hinojosa, Jr.	President and CEO
Diana Fiedler	Chief Financial Officer
Timothy E. Alcott	Chief Legal and Real Estate Officer
Muriel Rhoder	Chief Administrative Officer
Brandee Perez	Chief Operating Officer
Michael Reyes	Public Affairs Officer
Richard Milk	Planning Officer

**Passed and approved this 6th day of September 2023.**

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**Gabriel Lopez**  
Chair, Board of Commissioners



**Attested and approved as to form:**

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

**San Antonio Housing Facility Corporation  
Resolution 23FAC-08-02**

**RESOLUTION 23FAC-08-02, AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION, IN ITS CAPACITY AS SOLE MEMBER OF THE GENERAL PARTNER OF SNOWDEN APARTMENTS, LP, TO: (1) RATIFY AN INCREASE IN THE EXISTING MOVING TO WORK LOAN FROM OPPORTUNITY HOME SAN ANTONIO (FORMERLY SAN ANTONIO HOUSING AUTHORITY) FROM \$8,500,000 TO \$9,785,000; (2) BORROW \$2,000,000 FROM LAS VARAS PUBLIC FACILITY CORPORATION TO BRIDGE ANTICIPATED PROCEEDS FROM THE SALE OF 2023 SUPPLEMENTAL HOUSING TAX CREDITS; (3) EXECUTE ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTIONS; AND (4) OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Snowden Apartments, L.P., a Texas limited partnership (the “Project Owner”) currently has under development Snowden Apartments, a 135-unit Housing Tax Credit development for Seniors located at 7223 Snowden Road, San Antonio, Bexar County, Texas 78240 (the “Project”); and

**WHEREAS**, the Project is sponsored by Opportunity Home San Antonio (“Opportunity Home”) and the Project Owner is controlled by San Antonio Housing Facility Corporation (“SAHFC”); and

**WHEREAS**, construction financing for the Project closed in October 2022 and the Project is currently under construction, but increases in construction costs have resulted in cost overruns that require additional funds to complete the construction; and

**WHEREAS**, in an effort to mitigate the increased construction costs, the Project Owner has recently obtained an award of \$225,000 in 2023 Supplemental Housing Tax Credits (the “Credits”), which will be sold to the Project Owner’s investment limited partner in exchange for an equity infusion of approximately \$2,081,042 at such time that the Project has been placed in service and receives its IRS Form 8609 evidencing qualification for the Credits, which is anticipated to be in 2025; and

**WHEREAS**, in order to have funds available to cover construction costs as they accrue, the Project Owner has requested (1) that its existing permanent loan from Opportunity Home of Moving to Work (“MTW”) Grant Funds be increased from \$8,500,000 to \$9,785,000; and (2) that Opportunity Home arrange bridge financing for a portion of the equity to be provided by the Credits; and

**WHEREAS**, Opportunity Home is desirous of assisting in the development of the Project and has therefore agreed to increase the MTW Loan, and has requested that its affiliate, Las Varas Public Facility Corporation (“Las Varas”), provide bridge financing for the Project; and

**WHEREAS**, Las Varas proposes a \$2,000,000 loan to the Project Owner (the “Credit Bridge Loan”) to be secured by a subordinate deed of trust; to bear simple interest prior to maturity at the Applicable Federal Rate for mid-term financings; and to be mature and payable on or before the first to occur of: (i) the date that the Project Owner closes on the sale of its allocation of Credits; or (ii) December 31, 2026; and

**WHEREAS**, the Board of Directors is being asked to authorize SAHFC to cause the Project Owner to: (1) ratify the increase of the MTW Loan to \$9,785,000; and (2) borrow \$2,000,000 from Las Varas in the form of the Credit Bridge Loan; in order to complete lien-free construction of the Project.

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

- 1) Approves Resolution 23FAC-08-02, authorizing San Antonio Housing Facility Corporation, in its capacity as sole member of the general partner of Snowden Apartments, LP, to: (1) Ratify an increase in the existing moving to work loan from Opportunity Home San Antonio (formerly San Antonio Housing Authority) from \$8,500,000 to \$9,785,000; (2) Borrow \$2,000,000 from Las Varas Public Facility Corporation to bridge anticipated proceeds from the sale of 2023 Supplemental Housing Tax Credits; (3) Execute all documentation necessary to carry out the transactions; and (4) Other matters in connection therewith.
- 2) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute any and all necessary documents and extensions related hereto on behalf of Las Varas:

<b>Name</b>	<b>Office/Position</b>
Gabriel Lopez	Chair and Director
Gilbert Casillas	Vice Chair and Director
Dalia Flores Contreras	Director
Ed Hinojosa, Jr.	Secretary/Treasurer
Diana Fiedler	Assistant Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Brandee Perez	Assistant Secretary/Treasurer
Michael Reyes	Assistant Secretary/Treasurer
Richard Milk	Assistant Secretary/Treasurer

**Passed and approved this 6th day of September 2023.**

\_\_\_\_\_

**Gabriel Lopez**

Chair, Board of Directors

**Attested and approved as to form:**

\_\_\_\_\_

**Ed Hinojosa, Jr.**

Secretary/Treasurer

**Las Varas Public Facility Corporation  
Resolution 23LVPFC-08-02**

**RESOLUTION 23LVPFC-08-02, AUTHORIZING: (1) A LOAN OF \$2,000,000 TO SNOWDEN APARTMENTS, LP TO BRIDGE ANTICIPATED PROCEEDS FROM THE SALE OF 2023 SUPPLEMENTAL HOUSING TAX CREDITS; (2) THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND (3) OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Snowden Apartments, L.P., a Texas limited partnership (the “Project Owner”) currently has under development Snowden Apartments, a 135-unit Housing Tax Credit development for Seniors located at 7223 Snowden Road, San Antonio, Bexar County, Texas 78240 (the “Project”); and

**WHEREAS**, the Project is sponsored by Opportunity Home San Antonio (“Opportunity Home”) and is controlled by San Antonio Housing Facility corporation; and

**WHEREAS**, construction financing for the Project closed in October 2022 and the Project is currently under construction, but increases in construction costs have resulted in cost overruns that require additional funds to complete the construction; and

**WHEREAS**, in an effort to mitigate the increased construction costs, the Project Owner has recently obtained an award of \$225,000 in 2023 Supplemental Housing Tax Credits (the “Credits”) which will be sold to the Project Owner’s investment limited partner in exchange for an equity infusion of approximately \$2,081,042 at such time that the Project has been placed in service and receives its IRS Form 8609 evidencing qualification for the Credits; and

**WHEREAS**, in order to have funds available to cover construction costs as they accrue, the Project Owner has requested bridge financing for a portion of the equity to be provided by the Credits; and

**WHEREAS**, Opportunity Home is desirous of assisting in the development of the Project and has requested that Las Varas Public Facility Corporation (“Las Varas”) provide bridge financing for the Project; and

**WHEREAS**, Las Varas proposes a \$2,000,000 loan to the Project Owner (the “Credit Bridge Loan”) to be secured by a subordinate deed of trust; to bear simple interest prior to maturity at the Applicable Federal Rate for mid-term financings; and to be mature and payable on or before the first to occur of: (i) the date that the Project Owner closes on the sale of its allocation of Credits; or (ii) December 31, 2026; and

**WHEREAS**, the Board is being asked to authorize the making of the Credit Bridge Loan to the Project Owner in order to complete lien-free construction of the Project.

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

- 1) Approves Resolution 23LVPFC-08-02, authorizing: (1) a loan of \$2,000,000 to Snowden Apartments, LP to bridge anticipated proceeds from the sale of 2023 Supplemental Housing Tax Credits; (2) the execution of all documentation necessary to carry out the transaction; and (3) other matters in connection therewith.
- 2) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute any and all necessary documents and extensions related hereto on behalf of Las Varas:

<b>Name</b>	<b>Office/Position</b>
Gabriel Lopez	Chair and Director
Gilbert Casillas	Vice Chair and Director
Dalia Flores Contreras	Director
Ed Hinojosa, Jr.	Secretary/Treasurer
Diana Fiedler	Assistant Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Brandee Perez	Assistant Secretary/Treasurer
Michael Reyes	Assistant Secretary/Treasurer
Richard Milk	Assistant Secretary/Treasurer

**Passed and approved this 6th day of September 2023.**

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**Gabriel Lopez**

Chair, Board of Directors

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**

Secretary/Treasurer

# Snowden

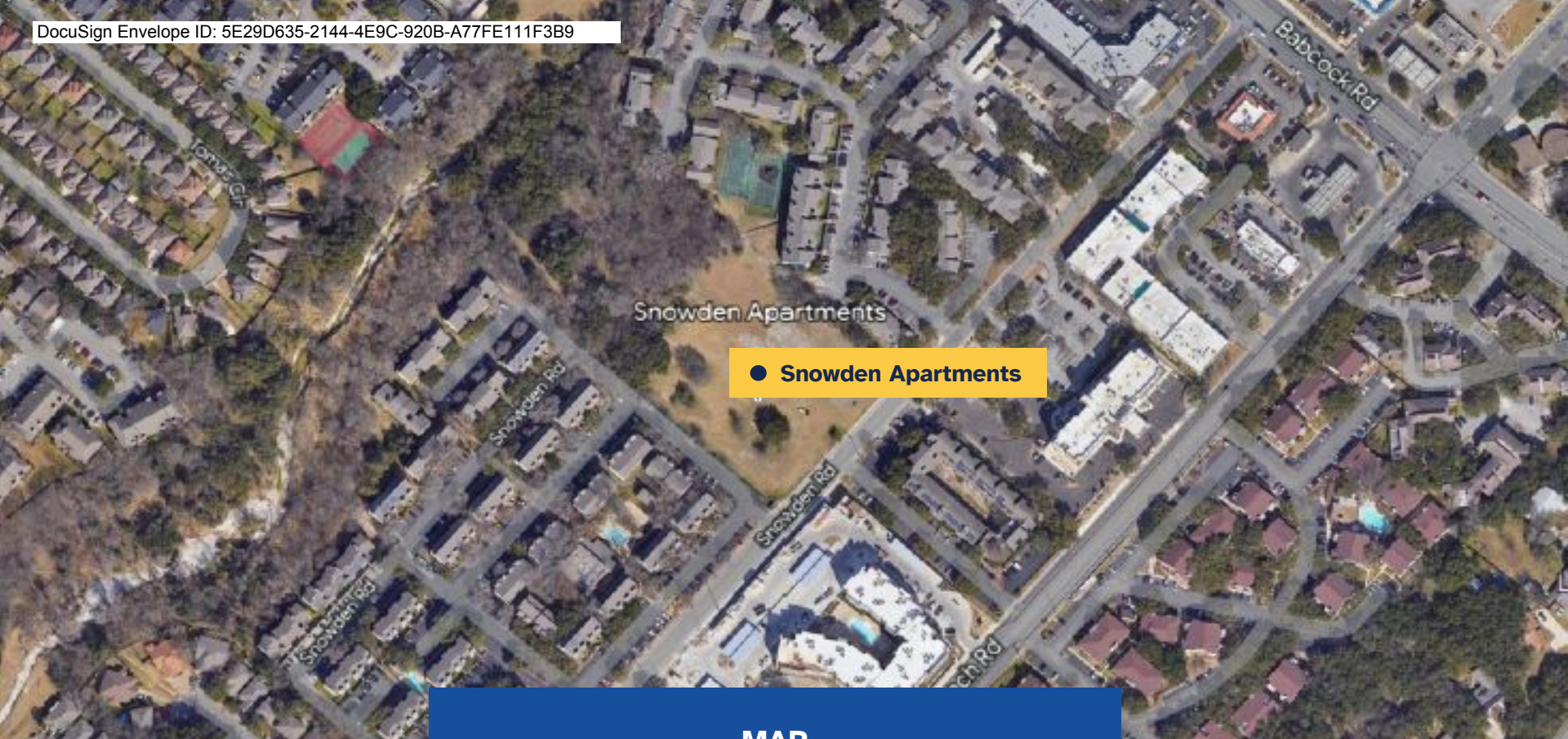
**Timothy E. Alcott**

Chief Legal and Real Estate Officer



**Lorraine Robles**

Director of Development Services  
and Neighborhood Revitalization



Snowden Apartments

● Snowden Apartments

MAP



# Overview



City Council District 7

Northside ISD

Total Units: **135**

- **14** Units at 30% AMI
- **54** Units at 50% AMI
- **67** Units at 60% AMI

*\*40% (54) units are subsidized by an MTW local non-traditional rental program*

**9% Tax Credits**

**Total Development Cost**

**\$35,000,000**



## Contractor Activities

- Excavate and Backfill
- Install Retaining Walls
- Installing Rough Mechanical, Electrical and Plumbing Lines
- Form and place concrete foundation at Building #2
- Building #3 pad has been formed

# Questions?

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

**RESOLUTIONS 6378 AND 23FAC-08-03, AUTHORIZING THE DISPOSITION OF 202 GARCIA STREET, THE 1.7569 ACRES TO THE NORTH AND EAST, AND THE .3195 ACRES OF THE EZELL EASEMENT TO THE NORTH, LOCATED IN SAN ANTONIO, TEXAS, BEXAR COUNTY; INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE DISPOSITION; AUTHORIZING THE PURCHASE OF THE LAND FROM THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TX BY SAN ANTONIO HOUSING FACILITY CORPORATION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH**

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

DocuSigned by:  
*Lorraine Robles*  
7BED7A258333420...  
**Timothy E. Alcott**  
Chief Legal and Real Estate Officer

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolutions 6378 and 23FAC-08-03, authorizing the disposition of 202 Garcia Street, the 1.7569 acres to the north and east, and the .3195 acres of the Ezell Easement to the north, located in San Antonio, Texas, Bexar County; including the execution of all documentation necessary to carry out the disposition; authorizing the purchase of the land from the Housing Authority of the City of San Antonio, TX by San Antonio Housing Facility Corporation and the lease of such land for the transaction; and other matters in connection therewith.

**SUMMARY:**

The purpose of this request is to authorize the disposition of the land needed to construct an academy project. The project, in partnership with a qualified education provider, will develop a Montessori like academy, for students of extremely low-income families, while creating jobs for the community. The project will consist of 4 classrooms each holding 20 students, a courtyard with interactive outdoor activities engaging the five senses, an admin building, and a fence to enclose the campus and make it safe for the students. The target families are those living in and around the eastside and Springview neighborhood, with low to extremely low incomes. The land is located at 202 Garcia Street, on the east side of San Antonio, near the Springview Apartments and Urban Farm. It is currently owned by Opportunity Home, which will be sold to SAHFC. Construction is projected to begin in January of 2024, with completion by December of 2024. The Board is being asked to authorize all of the actions necessary for the disposition of the land.

**STRATEGIC OUTCOMES:**

Opportunity Home San Antonio residents have a high quality of life.  
Opportunity Home residents feel safe.

**ATTACHMENTS:**

- Resolution 6378
- Exhibit A
- Resolution 23FAC-08-03
- Presentation

**CERTIFICATE FOR RESOLUTION  
RESOLUTION 6378**

The undersigned officer of the Housing Authority of the City of San Antonio, TX, Bexar County (operating as Opportunity Home San Antonio), a Texas nonprofit corporation created pursuant to the laws of the State of Texas hereby certifies as follows:

1. In accordance with its bylaws, the Board of Commissioners of Opportunity Home San Antonio (the "Board") held a meeting on September 6, 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 6378, AUTHORIZING THE DISPOSITION OF 202 GARCIA STREET, THE 1.7569 ACRES TO THE NORTH AND EAST, AND THE .3195 ACRES OF THE EZELL EASEMENT TO THE NORTH, LOCATED IN SAN ANTONIO, TEXAS, BEXAR COUNTY; INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE DISPOSITION; AUTHORIZING THE PURCHASE OF THE LAND FROM THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TX BY SAN ANTONIO HOUSING FACILITY CORPORATION AND THE LEASE OF SUCH LAND FOR 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.

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 Opportunity Home San Antonio.

**SIGNED and SEALED this 6th day of September 2023.**



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

**Opportunity Home San Antonio  
Resolution 6378**

**RESOLUTION 6378, AUTHORIZING THE DISPOSITION OF 202 GARCIA STREET, THE 1.7569 ACRES TO THE NORTH AND EAST, AND THE .3195 ACRES OF THE EZELL EASEMENT TO THE NORTH, LOCATED IN SAN ANTONIO, TEXAS, BEXAR COUNTY; INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE DISPOSITION; AUTHORIZING THE PURCHASE OF THE LAND FROM THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TX BY SAN ANTONIO HOUSING FACILITY CORPORATION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Housing Authority of the City of San Antonio, TX a/k/a Opportunity Home San Antonio (“Opportunity Home”) owns the property as shown in EXHIBIT A attached hereto, including any improvements located thereon (the “Property”) and currently known as the Sheriff’s Annex and adjacent land; and

**WHEREAS**, a Montessori-inspired preschool, in partnership with a highly qualified educational provider, will be created for extremely-low income children in the eastside and Springview neighborhood; and

**WHEREAS**, the property will be appraised and sold at fair market value to San Antonio Housing Facility Corporation, which will allow for the construction and development of an academy; and

**WHEREAS**, San Antonio Housing Facility Corporation (SAHFC) will pass a resolution authorizing the actions needed to further carry out the Project; and

**WHEREAS**, the proceeds received from the sale of the property will be used to further support its mission to preserve and expand affordable housing for very low-income families in San Antonio; and

**WHEREAS**, such actions require the submission of a disposition application to the U.S. Department of Housing and Urban Development (HUD) and approval of such sale and use of proceeds by HUD.

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

Section 1. Submission to HUD of a disposition application for the Property is hereby approved.

Section 2. The sale of the Property and all improvements at fair market value to the SAHFC, is hereby approved, subject to HUD's approval of the disposition application and satisfaction of any HUD conditions of approval.

Section 3. The President and CEO, or any other Officer of the Authority, are hereby authorized to negotiate and execute any and all documents and applications and take such other actions as necessary to accomplish the submission of the application to HUD and the sale of the Property as authorized by and pursuant to the terms set forth in this Resolution, including any and all amendments, changes, or modifications thereto, without the necessity of further action by the Board of Commissioners.

**Passed and approved this 6th day of September 2023.**

---

**Gabriel Lopez**

Chair, Board of Commissioners

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**

President and CEO

# EXHIBIT A





**CERTIFICATE FOR RESOLUTION  
RESOLUTION 23FAC-08-03**

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 Directors of SAHFC (the “Board”) held a meeting on September 6, 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-08-03, AUTHORIZING THE PURCHASE OF 202 GARCIA STREET, THE 1.7569 ACRES TO THE NORTH AND EAST AND THE .3195 ACRES OF THE EZELL EASEMENT TO THE NORTH, LOCATED IN SAN ANTONIO, TEXAS, BEXAR COUNTY OWNED BY THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TX; INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND THE LEASE OF SUCH LAND FOR 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.

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 6th day of September 2023.**



\_\_\_\_\_  
**Ed Hinojosa, Jr.**  
Secretary/Treasurer

**San Antonio Housing Facility Corporation  
Resolution 23FAC-08-03**

**RESOLUTION 23FAC-08-03, AUTHORIZING THE PURCHASE OF 202 GARCIA STREET, THE 1.7569 ACRES TO THE NORTH AND EAST, AND THE .3195 ACRES OF THE EZELL EASEMENT TO THE NORTH, LOCATED IN SAN ANTONIO, TEXAS, BEXAR COUNTY FROM THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TX; INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH**

**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 for the construction of 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 San Antonio Housing Facility Corporation.

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

Section 1. 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 acquisition and lease of said property.

Section 2. 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 San Antonio Housing Facility Corporation (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 3. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 4. 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 5. 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 6. 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 7. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 8. This Resolution shall be in force and effect from and after its passage.

Section 9. The San Antonio Housing Facility Corporation Board of Directors hereby approves Resolution 23FAC-08-03, authorizing the transactions of the respective Project and the participation of SAHFC or an affiliate thereof in the Project.

**Passed and approved this 6th day of September 2023.**

---

**Gabriel Lopez**  
Chair, Board of Directors

**Attested and approved as to form:**

---

**Ed Hinojosa, Jr.**  
Secretary/Treasurer

# The Academy

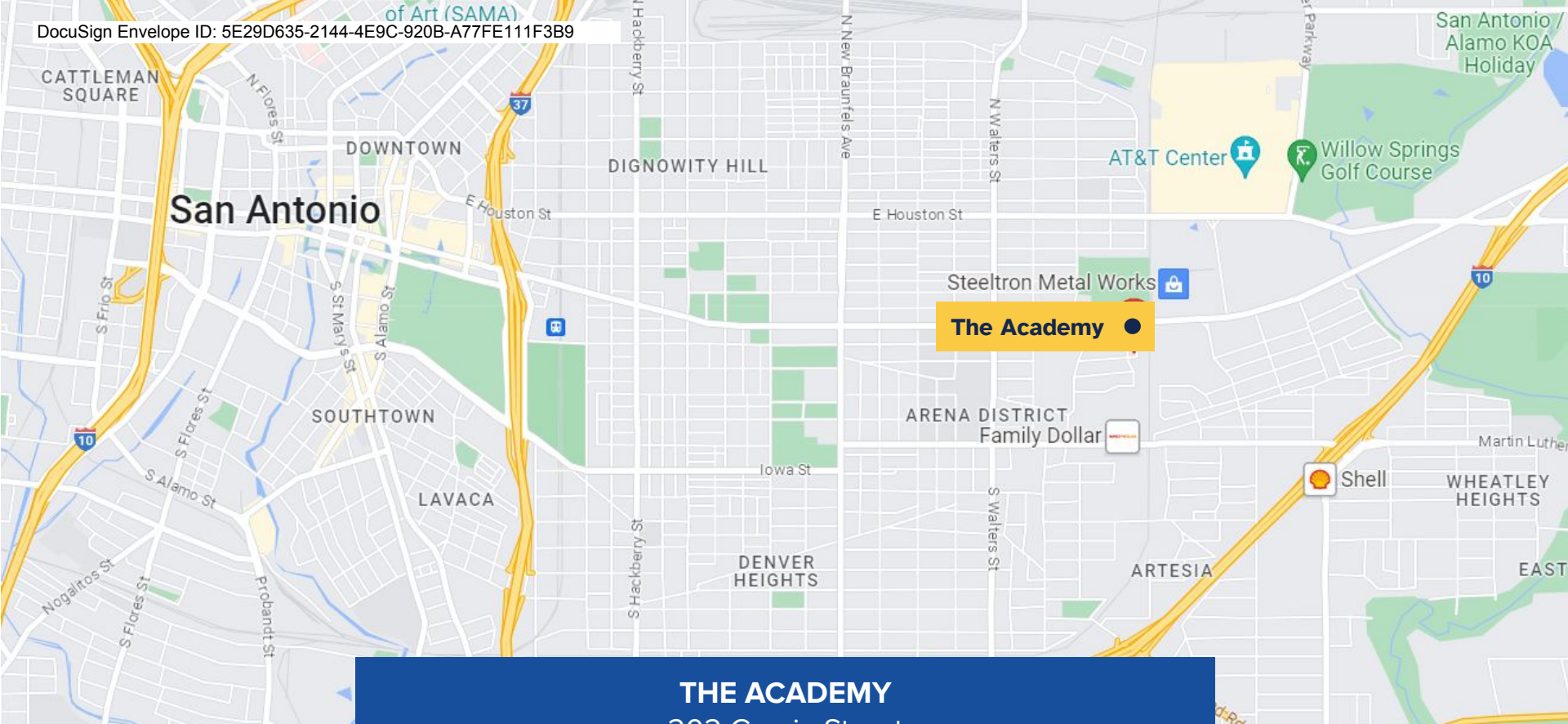
**Timothy E. Alcott**

Chief Legal and Real Estate Officer



**Lorraine Robles**

Director of Development Services  
and Neighborhood Revitalization



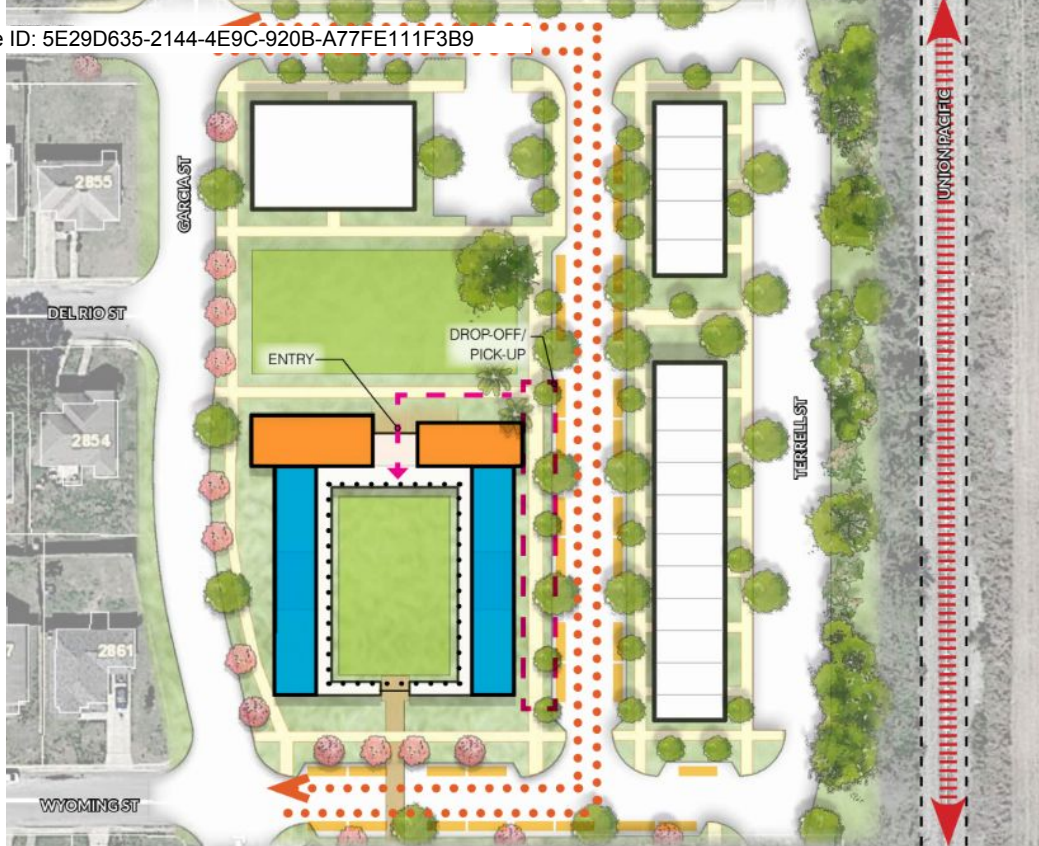
**THE ACADEMY**  
202 Garcia Street

# Site Map





## SITE DRAWING



- LEGEND**
- ADMIN
  - CLASSROOMS
  - QUEUING
  - PARALLEL PARKING



# DESIGN





**THE YARD** 男男女女

An open, relatively flat area for big movement play. Can include play equipment and/or big loose parts play.



**THE TRACK** 男男女女

A primary path that invites running, skipping, and pedaling.



**THE SHORTCUT** 男男女女

A secondary path designed as an intentional shortcut to encourage exploratory movement. Shortcuts can provide unique textures.



**THE HILL/SCRAMBLE** 男男女女

A landform that invites climbing, rolling, and other movement play. The Hill is a smooth landform that can include a tunnel. The Boulder Scramble is a set of large boulders set on the ground.



**THE LAB**

An area that offers opportunities to explore sand, water, or other sensory materials. Loose parts allow endless possibilities for dramatic/social and exploration play.



# DESIGN

# Questions?

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

**RESOLUTIONS 6380 AND 23LVPFC-08-16, (I) AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION APPROVAL OF AN INDUCEMENT RESOLUTION FOR PROPOSED TAX CREDITS AND TAX EXEMPT MULTIFAMILY HOUSING REVENUE BONDS FOR A MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME (UNION PARK APARTMENTS) (THE “BONDS”); (II) PRESCRIBING CERTAIN TERMS AND CONDITIONS OF THE BONDS; (III) AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH**

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

DocuSigned by:  
*Miranda Castro*  
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**Miranda Castro**  
Director of Asset Management

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolutions 6380 and 23LVPFC-08-16, (i) authorizing the Las Varas Public Facility Corporation approval of an inducement resolution for proposed tax credits and tax exempt Multifamily Housing Revenue Bonds for a multifamily residential rental development for persons of low and moderate income (Union Park Apartments) (the “Bonds”); (ii) prescribing certain terms and conditions of the Bonds; (iii) authorizing the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and (iv) other matters in connection therewith.

**SUMMARY:**

Opportunity Home San Antonio is seeking authority to file applications relating to our proposed 2024 4% tax credit projects and the following years. All 4% tax credit projects must be financed in part with tax-exempt bonds. In order to issue tax-exempt bonds, the issuer must obtain a volume cap allocation from the Texas Bond Review Board. This is time sensitive and can be competitive.

Opportunity Home San Antonio will be applying for a volume cap allocation, which will not be awarded until the end of the year, if any volume cap is available. Certain state agencies have the right to use the available volume cap before local agencies, and last year the state agencies used almost all of the volume cap. Volume cap available to local agencies is awarded on a first come, first served basis, according to when the application is submitted. Therefore, Opportunity Home San Antonio would need to submit applications as soon as possible. Opportunity Home San Antonio must also apply for tax credits to the Texas Department of Housing and Community Development. Accordingly, staff is requesting that the Board authorize these actions so that Opportunity Home San Antonio may begin the process, but Opportunity Home San Antonio is

**OPPORTUNITY HOME SAN ANTONIO**

**August 16, 2023**

not asking to specifically approve or be bound to these projects. These are non-binding Resolutions. This will enable us to move forward, make applications for volume cap and tax credits, and begin to coordinate the financing and negotiate the specific terms of the deals, which will be brought back for Board approval.

The project we intend to seek volume cap for is listed below:

Union Park Apartments, an approximately 100-unit multifamily project located at 4622 South Hackberry Street, San Antonio, Texas 78223, requesting \$22,000,000 of volume cap.

The project will be rehabilitation of an existing facility in which Path Development, LLC, formerly known as Omni America LLC, acquired and agreed to lease all units at or below 60% AMI, with 85 of the units at or below 30% AMI, thus creating deeper affordability at the project location, Union Park Apartments, while maintaining 100% affordability.

In this proposed transaction, Las Varas Public Facility Corporation will be the proposed issuer of the bonds.

The attached Resolution authorizes Las Varas Public Facility Corporation to approve an inducement Resolution for the above project.

**STRATEGIC OUTCOMES:**

Opportunity Home residents live in quality affordable housing.

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

**ATTACHMENTS:**

Resolution 6380

Resolution 23LVPFC-08-16

Presentation

**CERTIFICATE FOR RESOLUTION  
RESOLUTION 6380**

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

1. In accordance with the bylaws, the Board of Commissioners of Opportunity Home San Antonio (the “Board”) held a meeting on September 6, 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 6380, (I) AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION APPROVAL OF AN INDUCEMENT RESOLUTION FOR PROPOSED TAX CREDITS AND TAX EXEMPT MULTIFAMILY HOUSING REVENUE BONDS FOR A MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME (UNION PARK APARTMENTS) (THE “BONDS”); (II) PRESCRIBING CERTAIN TERMS AND CONDITIONS OF THE BONDS; (III) AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; 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 the Bylaws of Opportunity Home San Antonio.

**SIGNED and SEALED this 6th day of September 2023.**



\_\_\_\_\_  
**Ed Hinojosa, Jr.**  
President and CEO

**Opportunity Home San Antonio  
Resolution 6380**

**RESOLUTION 6380, (I) AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION APPROVAL OF AN INDUCEMENT RESOLUTION FOR PROPOSED TAX CREDITS AND TAX EXEMPT MULTIFAMILY HOUSING REVENUE BONDS FOR A MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME (UNION PARK APARTMENTS) (THE “BONDS”); (II) PRESCRIBING CERTAIN TERMS AND CONDITIONS OF THE BONDS; (III) AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Union Park Apartments, L.P., a Texas limited partnership (Union Park Partnership), was formed to acquire and renovate an approximately 100-unit multifamily housing facility (Housing Facility) located at 1707 Pleasanton Road, San Antonio, Texas 78221 (Land, and together with the Housing Facility, the Project); and

**WHEREAS**, at the request of the Union Park Partnership, Las Varas Public Facility Corporation (LVPFC), a Texas non-profit public facility corporation created by Opportunity Home San Antonio pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, has agreed to issue one or more series of its Multifamily Housing Revenue Bonds (Union Park Apartments) Series 2024, Series 2024A and Series 2024B, or the following years (Union Park Bonds) to finance the Project (Union Park Bond Financing); and

**WHEREAS**, LVPFC will issue the Union Park Bonds in an amount not to exceed \$22,000,000 of tax-exempt bonds and loan such proceeds to the Union Park Partnership; and

**WHEREAS**, in connection with the Bond Financing, the Union Park Partnership, Opportunity Home San Antonio, and/or LVPFC will be required to enter into certain agreements, including, but not limited to, a Loan Agreement, a Trust Indenture, a Note, a Regulatory Agreement and Declaration of Restrictive Covenants, a Leasehold Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing together with Ground Lessor Subordination and Joinder, a Servicing Agreement, and a Ground Lease (Union Park Note Documents); and

**WHEREAS**, the Union Park Partnership, with the cooperation and assistance of Opportunity Home San Antonio and LVPFC, will apply 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 Union Park Partnership, Opportunity Home San Antonio, and/or LVPFC will be required to execute, complete, and deliver various applications, agreements, documents, certificates, and instruments to TDHCA (TDHCA Documents); and

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

**WHEREAS**, in connection with the Equity Financing, the Union Park Partnership, Opportunity Home San Antonio, and/or LVPFC will be required to enter into certain agreements, including, but not limited to, a Development Agreement and closing certificates (Equity 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 Union Park Partnership may renovate the Project; and

**WHEREAS**, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of Opportunity Home San Antonio; and

**WHEREAS**, it is deemed necessary and advisable that this Resolution be adopted.

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

Section 1. The Project, the various structures of financing contemplated for the Project, including, but not limited to, the Bond Financing, the LIHTCs, the Equity Financing and the Subordinate Loan(s) are hereby authorized to be applied for and negotiated.

Section 2. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are hereby authorized to execute any and all applications and term sheets required for the financing and construction of the Project, including, but not limited to, the TDHCA Documents and all other documents relating to obtaining the Bond Financing, LIHTCs, and Equity Financing to which Opportunity Home San Antonio and/or LVPFC are a party.

Section 3. The President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary, or any of them, and, if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of Opportunity Home San Antonio are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by Opportunity Home San Antonio and/or LVPFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof, including, without limitation, the TDHCA Documents and all filings or other actions required by the TDHCA in connection with the LIHTCs. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to Opportunity Home San Antonio, 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. It is understood by Opportunity Home San Antonio, and the Partnership and Developer have represented to Opportunity Home San Antonio, that in consideration of Opportunity Home San Antonio's adoption of this Resolution, and subject to the terms and conditions hereof, that the Partnership and Developer have agreed that:

- (a) the Partnership and Developer will (1) pay all costs of the Project that are not or cannot be paid or reimbursed from the proceeds of any debt, and (2) indemnify

and hold harmless Opportunity Home San Antonio and LVPFC against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and courts costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Projects (other than claims arising from the gross negligence or willful misconduct of Opportunity Home San Antonio or LVPFC).

Section 5. This Resolution shall be deemed to constitute the acceptance of the Partnership's and Developer's proposal that it be further induced to proceed with providing the Project. Provided that neither the Partnership nor the Developer nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and Opportunity Home San Antonio reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event Opportunity Home San Antonio shall not be subject to any liability or damages of any nature. Neither the Partnership nor the Developer nor anyone claiming by, through or under the Partnership or the Developer, nor any investment banking firm or potential purchaser shall have any claim against Opportunity Home San Antonio whatsoever as a result of any decision by Opportunity Home San Antonio not to enter into the proposed transaction.

Section 6. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 7. The officers of this Board hereby approve the selection of Cantu Harden Montoya LLP as bond counsel and counsel to Opportunity Home San Antonio for these transactions.

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.



**Passed and approved this 6th day of September 2023.**

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**Gabriel Lopez**  
Chair, Board of Commissioners

**Attested and approved as to form:**

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

**CERTIFICATE FOR RESOLUTION**  
**Resolution 23LVPFC-08-16**

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

1. In accordance with its bylaws of the Issuer, the Board of Directors of the Issuer (the "Board") held a meeting on September 6, 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-08-16, (I) AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION APPROVAL OF AN INDUCEMENT RESOLUTION FOR PROPOSED TAX CREDITS AND TAX EXEMPT MULTIFAMILY HOUSING REVENUE BONDS FOR A MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME (UNION PARK APARTMENTS) (THE "BONDS"); (II) PRESCRIBING CERTAIN TERMS AND CONDITIONS OF THE BONDS; (III) AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; 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 the Bylaws of LVPFC.

**SIGNED this 6th day of September 2023.**

\_\_\_\_\_  
**Ed Hinojosa, Jr.**  
Secretary/Treasurer

**Las Varas Public Facility Corporation  
Resolution 23LVPFC-08-16**

**RESOLUTION 23LVPFC-08-16, (I) AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION APPROVAL OF AN INDUCEMENT RESOLUTION FOR PROPOSED TAX CREDITS AND TAX EXEMPT MULTIFAMILY HOUSING REVENUE BONDS FOR A MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME (UNION PARK APARTMENTS) (THE “BONDS”); (II) PRESCRIBING CERTAIN TERMS AND CONDITIONS OF THE BONDS; (III) AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Opportunity Home San Antonio of the City of San Antonio, Texas (Opportunity Home San Antonio), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (Act), approved and created the Las Varas Public Facility Corporation, a nonstock, nonprofit public facility corporation (Issuer); and

**WHEREAS**, the Issuer, on behalf of Opportunity Home San Antonio, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City by the issuance of housing revenue bonds; and

**WHEREAS**, Union Park Apartments, L.P., a Texas limited partnership (User), has filed an Application (Application), requesting that (i) the Issuer finance the acquisition, construction, rehabilitation, improvement, and equipping of an approximately 100-unit multifamily housing facility located at 1707 Pleasanton Road, San Antonio, Texas 78221, and known as the Union Park Apartments (Project); and (ii) the Issuer file a 2024 Allocation Application (defined hereafter) and/or any carryforward applications associated with such Allocation Applications to the Texas Bond Review Board as described herein; and

**WHEREAS**, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition, construction, equipping, and improvement of the Project would be a commitment and agreement by the Board of Directors (Board) of the Issuer to issue housing revenue bonds pursuant to the Act (Bonds) to finance and pay any Development Costs, as defined in the Act, for the Project; and

**WHEREAS**, in view of rising construction costs and the necessity of compliance with administrative regulations, it is considered essential that acquisition, construction, equipping, and improvement of the Project be completed at the earliest practicable date after satisfactory preliminary assurances from the Issuer that the proceeds of the sale of the Bonds, or other obligations of the Issuer in an amount necessary to pay the Development Costs of the Project, will be made available to finance the Project; and

**WHEREAS**, this Resolution shall constitute the Issuer’s commitment, subject to the terms hereof, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User now contemplated not to exceed \$22,000,000 and to expend the proceeds thereof to pay Development Costs, including costs of acquisition, construction, equipping, and improvement of

the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

**WHEREAS**, the Bonds are “private activity bonds” as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (Allocation Act), and various provisions of the Internal Revenue Code of 1986, as amended (Code); and

**WHEREAS**, the Code requires that the applicable elected official of the City approve the issuance of the Bonds after a public hearing for which reasonable public notice shall have been given; and

**WHEREAS**, the Issuer is authorized by the provisions of the Act to issue the Bonds; and

**WHEREAS**, in order to issue the Bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds in order to satisfy the provisions of the Code; and

**WHEREAS**, in order to satisfy, in part, the provisions of the Allocation Act, the Issuer must submit an “Application for Allocation of Private Activity Bonds” or an “Application for Carryforward for Private Activity Bonds” (Allocation Application) to the Texas Bond Review Board and adopt this Resolution authorizing the filing or refiling of the Allocation Application; and

**WHEREAS**, the Allocation Application and the Allocation Act requires that the Issuer certify that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer; and

**WHEREAS**, the User intends to make capital expenditures in connection with the acquisition, construction, equipping, and improvement of the Project (Expenditures) and expects to reimburse the Expenditures with proceeds of the Bonds; and

**WHEREAS**, in order to allocate under Treasury Regulation §1.150-2 (Regulation) proceeds of the Bonds to the Expenditures, the Issuer must declare its reasonable expectation to reimburse the Expenditures; and

**WHEREAS**, the User has requested authorization to make all filings necessary to obtain and maintain debt financing and tax credits on the Project; and

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

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

Section 1. Subject to the terms hereof, the Issuer agrees that it will

(a) subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount not to exceed \$22,000,000;

(b) cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefore satisfactory to the User and the Issuer can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing among other things for payment of the principal of, interest on, redemption premiums on, and paying agents' and trustee's fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and Opportunity Home San Antonio (including legal and financial advisory expenses); acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, Opportunity Home San Antonio, and the User;

(c) if the proceeds from the sale of the Bonds are insufficient to complete the acquisition, construction, equipping, and improvement of the Project, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms which shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, construction, equipping, and improvement of the Project, as requested by the User and within then applicable limitations; and

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas (State), Opportunity Home San Antonio, nor any political issuer, subdivision, or agency of the State shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State, Opportunity Home San Antonio, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

Section 2. It is understood by the Issuer, and the User has represented to the Issuer, that in consideration of the Issuer's adoption of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that

(a) prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself, on a nonrecourse basis, to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on,

redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User;

(b) the User will (1) pay all Project costs, which are not or cannot be paid or reimbursed from the proceeds of the Bonds, and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and Opportunity Home San Antonio against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or the Housing Authority) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and

(c) no Bonds will be issued without the approval of Opportunity Home San Antonio.

Section 3. The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.

Section 4. Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

Section 5. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any "related person" as defined in section 144(a)(3) of the Code; (iii) any legal successor thereto; (iv) an entity in which any of the above is a general partner or sole member; or (v) or any entity approved by the Issuer, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 6. This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. The Allocation Application and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is an affirmative official action taken by the Issuer towards the issuance of the Bonds in order to comply with the requirements of the Code. **Neither the User nor any other party is entitled to rely on this Resolution as a commitment to issue bonds or loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor any one claiming by, through or under the**

**User, nor any investment banking firm or potential purchaser of the Bonds shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.**

Section 7. The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any officer or designee of the Issuer to prepare and file a 2024 and/or 2025 Allocation Application and/or any carryforward applications associated with such Allocation Application, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

Section 8. The Issuer respectfully requests that the Allocation Application be accepted and approved by the Texas Bond Review Board.

Section 9. Any officer of the Issuer (or his designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of \$5,000 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board and to submit any additional information or to make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

Section 10. The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.

Section 11. In connection with the issuance of the Bonds, the Board hereby authorizes its bond counsel to arrange for the publication of a notice of public hearing in the City of San Antonio, Texas, regarding the Bonds for the purpose of complying with section 147(f) of the Code. The form of notice of such hearing and the date, place, and manner of its publication shall be acceptable to the Corporation's bond counsel. The hearing shall be held by the Corporation's bond counsel.

Section 12. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount that will not exceed \$22,000,000. This Resolution shall constitute a declaration of official intent under the Treasury Regulation Section 1.150-2.

Section 13. The Board authorizes the President, Vice President, Secretary, Treasurer or any Assistant Secretary of the Board to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.

Section 14. The Board hereby authorizes the filing and any resubmission of an Application with the Texas Bond Review Board, that Cantu Harden Montoya LLP be designated as the authorized representative of the Issuer for purposes of an Application and that any officer of the Issuer is hereby authorized and directed to execute an Application on behalf of the Issuer and to take any and all other actions related to such Application or necessary or

desirable to carry out the provisions of this Resolution.

Section 15. 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 16. 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 17. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 18. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 19. This Resolution shall be in force and effect from and after its passage.

**Passed and approved this 6th day of September 2023.**

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

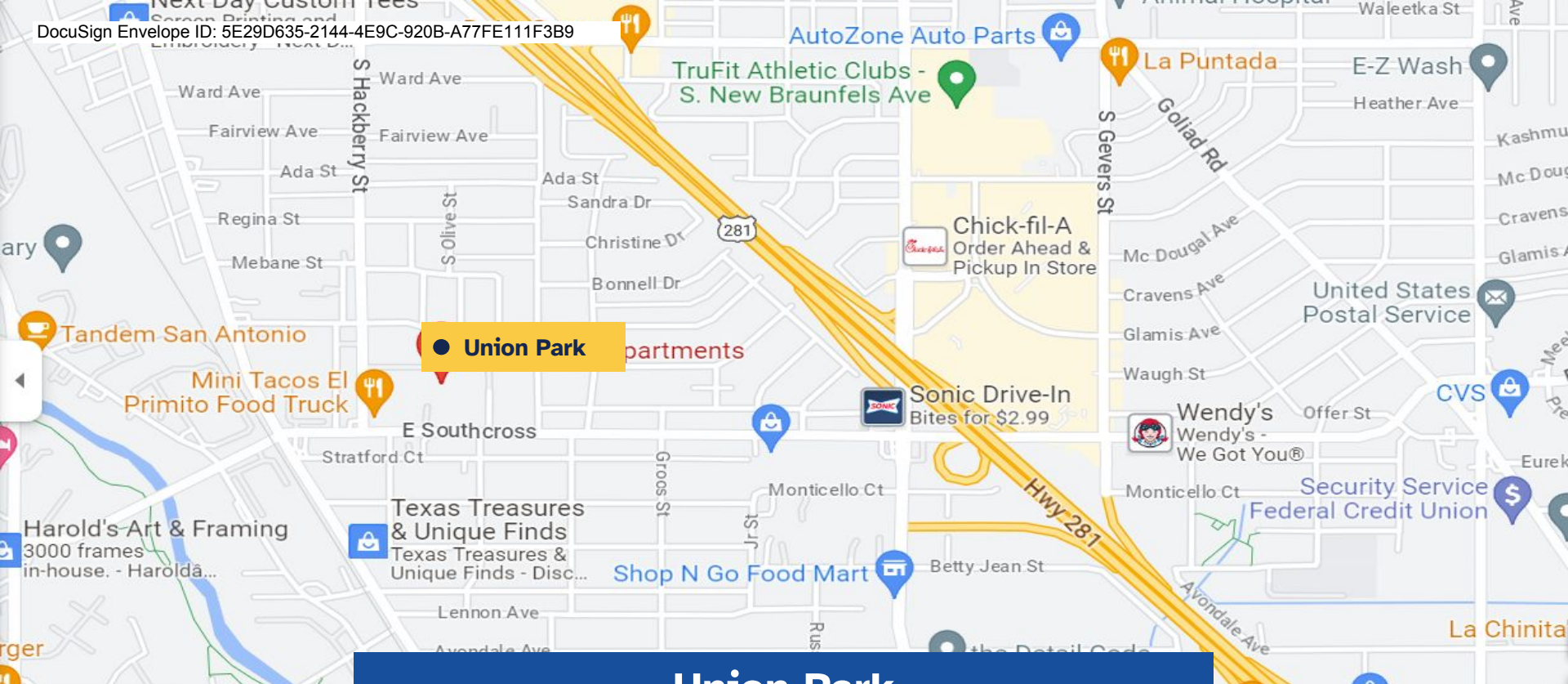
**Attested and approved as to form:**

\_\_\_\_\_  
**Ed Hinojosa, Jr.**  
Secretary/Treasurer



# Union Park Authorizing Bonds

Miranda Castro | Director of Asset Management



**Union Park**  
4622 S Hackberry St, 78221



## Union Park

## AUTHORIZING BONDS

# Union Park

Consideration and appropriate action for the issuance of the Bonds for **Union Park Apartments** Project (the “Project”), a rehabilitation project proposed by Path Development, LLC formerly known as Omni America, LLC, located at 4622 S Hackberry St.

### **Total Project Cost**

\$22,000,000

### **100** Units

All units at or below 60% AMI, with 85 of the units at or below 30% AMI, so this has created deeper affordability at the project location, while maintaining 100% affordability

### **Bond Issuer Fee**

\$220,000

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

**RESOLUTIONS 6381 AND 23LVPFC-08-17, (I) AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE INDUCEMENT RESOLUTIONS FOR PROPOSED TAX CREDITS AND TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS FOR UNION PINES (THE “BONDS”); (II) PRESCRIBING CERTAIN TERMS AND CONDITIONS OF THE BONDS; (III) AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH**

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

DocuSigned by:  
*Miranda Castro*  
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**Miranda Castro**  
Director of Asset Management

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolutions 6381 and 23LVPFC-08-17, authorizing (i) the Las Varas Public Facility Corporation to approve inducement resolutions for proposed tax credits and tax-exempt Multifamily Housing Revenue Bonds for Union Pines (the “Bonds”); (ii) prescribing certain terms and conditions of the Bonds; (iii) authorizing the filing of an application for the allocation of private activity bonds with the Texas Bond Review Board; and (iv) other matters in connection therewith.

**SUMMARY:**

Opportunity Home San Antonio is seeking authority to file applications relating to our proposed 2024 4% tax credit projects and the following years. All 4% tax credit projects must be financed in part with tax-exempt bonds. In order to issue tax-exempt bonds, the issuer must obtain a volume cap allocation from the Texas Bond Review Board. This is time sensitive and can be competitive. Opportunity Home San Antonio will be applying for a volume cap allocation, which will not be awarded until the end of the year, if any volume cap is available. Certain state agencies have the right to use the available volume cap before local agencies, and last year the state agencies used almost all of the volume cap. Volume cap available to local agencies is awarded on a first come, first served basis, according to when the application is submitted. Therefore, Opportunity Home San Antonio would need to submit applications as soon as possible. Opportunity Home San Antonio must also apply for tax credits to the Texas Department of Housing and Community Development. Accordingly, staff is requesting that the Board authorize these actions so that Opportunity Home San Antonio may begin the process, but Opportunity Home San Antonio is not asking to specifically approve or be bound to these projects. These are non-binding Resolutions. This will enable us to move forward, make applications for volume cap and tax credits, and begin to coordinate the financing and negotiate the specific terms of the deals, which will be brought back for Board approval.

The project we intend to seek volume cap for is listed below:

Union Pines Apartments, an approximately 152-unit multifamily project located at 1707

**OPPORTUNITY HOME SAN ANTONIO**

**August 16, 2023**

Pleasanton Road, San Antonio, Texas 78221, requesting \$30,000,000 of volume cap.

The project will be the rehabilitation of an existing facility in which Path Development, LLC formerly known as Omni America LLC acquired Union Pines and agreed to lease all 152 units at 60% AMI, with 118 of the units at or below 30% AMI, thus creating deeper affordability at the project location, while maintaining 100% affordability.

In this proposed transaction, Las Varas Public Facility Corporation will be the proposed issuer of the bonds.

The attached Resolution authorizes Las Varas Public Facility Corporation to approve an inducement Resolution for the above project.

**STRATEGIC OUTCOMES:**

Opportunity Home residents live in quality affordable housing.

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

**ATTACHMENTS:**

Resolution 6381

Resolution 23LVPFC-08-17

Presentation

**CERTIFICATE FOR RESOLUTION  
RESOLUTION 6381**

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

1. In accordance with the bylaws, the Board of Commissioners of Opportunity Home San Antonio (the “Board”) held a meeting on September 6, 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 6381, (I) AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE INDUCEMENT RESOLUTIONS FOR PROPOSED TAX CREDITS AND TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS FOR UNION PINES (THE “BONDS”); (II) PRESCRIBING CERTAIN TERMS AND CONDITIONS OF THE BONDS; (III) AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH**

(the “Resolution”) was duly introduced for the consideration of the Board of Commissioners 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 Meeting 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.

**SIGNED and SEALED this 6th day of September 2023.**



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

**Opportunity Home San Antonio  
Resolution 6381**

**RESOLUTION 6381, (I) AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE INDUCEMENT RESOLUTIONS FOR PROPOSED TAX CREDITS AND TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS FOR UNION PINES (THE “BONDS”); (II) PRESCRIBING CERTAIN TERMS AND CONDITIONS OF THE BONDS; (III) AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Union Pines Apartments, L.P., a Texas limited partnership (Union Pines Partnership) was formed to acquire and renovate an approximately 152-unit multifamily housing facility (Housing Facility) located at 1707 Pleasanton Road, San Antonio, Texas 78221 (Land, together with the Housing Facility, the Union Pines Project); and

**WHEREAS**, at the request of the Union Pines Partnership, Las Varas Public Facility Corporation (LVPFC or Issuer), a Texas non-profit public facility corporation created pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, by Opportunity Home San Antonio has agreed to issue one or more series of its Multifamily Housing Revenue Bonds (Union Pines Apartments) Series 2024, Series 2024A and Series 2024B, or the following years (Union Pines Bonds) to finance the Project (Union Pines Bond Financing); and

**WHEREAS**, the Issuer will issue the Union Pines Bonds in an amount not to exceed \$30,000,000 of tax-exempt bonds and loan such proceeds to the Union Pines Partnership; and

**WHEREAS**, in connection with the Bond Financing, the Union Pines Partnership, Issuer, and/or Opportunity Home San Antonio will be required to enter into certain agreements, including, but not limited to, a Loan Agreement, a Trust Indenture, a Note, a Regulatory Agreement and Declaration of Restrictive Covenants, a Leasehold Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing together with Ground Lessor Subordination and Joinder, a Servicing Agreement, and a Ground Lease (Union Pines Note Documents); and

**WHEREAS**, the Union Pines Partnership, will apply 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 Union Pines Partnership, Opportunity Home San Antonio, and/or LVPFC will be required to execute, complete, and deliver various applications, agreements, documents, certificates, and instruments to TDHCA (TDHCA Documents); and

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

**WHEREAS**, in connection with the Equity Financing, the Union Pines Partnership, Opportunity Home San Antonio, and/or LVPFC will be required to enter into certain agreements, including, but not limited to, a Development Agreement and closing certificates (Equity Documents); and



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

**WHEREAS**, in connection with the Subordinate Loans, the Union Pines Partnership, Opportunity Home San Antonio, and/or LVPFC may be required to enter into certain agreements, including, but not limited to, loan agreements, leasehold deeds of trust, declaration of restrictive covenant of affordability or land use restriction agreements, assignments, notes, and subordination agreements (Subordinate Loan 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 Union Pines Partnership may renovate the Union Pines Project; and

**WHEREAS**, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of Opportunity Home San Antonio; and

**WHEREAS**, it is deemed necessary and advisable that this Resolution be adopted.

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

Section 1. The Project, the various structures of financing contemplated for the Project, including, but not limited to, the Bond Financing, the LIHTCs, the Equity Financing and the Subordinate Loan(s) are hereby authorized to be applied for and negotiated.

Section 2. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are hereby authorized to execute any and all applications and term sheets required for the financing and construction of the Project, including, but not limited to, the TDHCA Documents and all other documents relating to obtaining the Bond Financing, LIHTCs, Equity Financing, and the Subordinate Loans to which the Opportunity Home San Antonio and/or LVPFC are a party.

Section 3. The President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary, or any of them, and, if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of Opportunity Home San Antonio are authorized and directed to modify, execute, and deliver any of the documents to be signed by or consented to by Opportunity Home San Antonio and/or LVPFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof, including, without limitation, the TDHCA Documents and all filings or other actions required by the TDHCA in connection with the LIHTCs. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to Opportunity Home San Antonio, 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. It is understood by Opportunity Home San Antonio, and the Partnership and Developer have represented to Opportunity Home San Antonio, that in consideration of

Opportunity Home San Antonio's adoption of this Resolution, and subject to the terms and conditions hereof, that the Partnership and Developer have agreed that:

(a) the Partnership and Developer will (1) pay all costs of the Project that are not or cannot be paid or reimbursed from the proceeds of any debt, and (2) indemnify and hold harmless Opportunity Home San Antonio and LVPFC against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation, and courts costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Projects (other than claims arising from the gross negligence or willful misconduct of Opportunity Home San Antonio or LVPFC).

Section 5. This Resolution shall be deemed to constitute the acceptance of the Partnership's and Developer's proposal that it be further induced to proceed with providing the Project. Provided that neither the Partnership nor the Developer nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and Opportunity Home San Antonio reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event Opportunity Home San Antonio shall not be subject to any liability or damages of any nature. Neither the Partnership nor the Developer nor anyone claiming by, through or under the Partnership or the Developer, nor any investment banking firm or potential purchaser shall have any claim against Opportunity Home San Antonio whatsoever as a result of any decision by Opportunity Home San Antonio not to enter into the proposed transaction.

Section 6. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 7. The officers of this Board hereby approve the selection of Cantu Harden Montoya LLP as bond counsel and counsel to Opportunity Home San Antonio for these transactions.

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.

**Passed and approved this 6th day of September 2023.**

-----  
**Gabriel Lopez**  
Chair, Board of Commissioners

**Attested and approved as to form:**

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

**CERTIFICATE FOR RESOLUTION**  
**Resolution 23LVPFC-08-17**

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

1. In accordance with its bylaws of the Issuer, the Board of Directors of the Issuer (Board) held a meeting on September 6, 2023 (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-08-17 (I) AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE INDUCEMENT RESOLUTIONS FOR PROPOSED TAX CREDITS AND TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS FOR UNION PINES (THE "BONDS"); (II) PRESCRIBING CERTAIN TERMS AND CONDITIONS OF THE BONDS; (III) AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; 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 the Bylaws of LVPFC.

**SIGNED this 6th day of September 2023.**

\_\_\_\_\_  
**Ed Hinojosa, Jr.**  
Secretary/Treasurer

**Las Varas Public Facility Corporation**  
**Resolution 23LVPFC-08-17**

**RESOLUTION 23LVPFC-08-17 (I) AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE INDUCEMENT RESOLUTIONS FOR PROPOSED TAX CREDITS AND TAX EXEMPT MULTIFAMILY HOUSING REVENUE BONDS FOR UNION PINES (THE “BONDS”); (II) PRESCRIBING CERTAIN TERMS AND CONDITIONS OF THE BONDS; (III) AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Opportunity Home San Antonio has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (Act), approved and created the Las Varas Public Facility Corporation, a nonstock, nonprofit public facility corporation (Issuer); and

**WHEREAS**, the Issuer, on behalf of Opportunity Home San Antonio, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City by the issuance of housing revenue bonds; and

**WHEREAS**, Union Pines Apartments, L.P., a Texas limited partnership (User), has filed an Application (Application), requesting that (i) the Issuer finance the acquisition, construction, rehabilitation, improvement, and equipping of an approximately 152-unit multifamily housing facility located at 1707 Pleasanton Road, San Antonio, Texas 78221, and known as the Union Pines Apartments (Project); and (ii) the Issuer file a 2024 Allocation Application (defined hereafter) and/or any carryforward applications associated with such Allocation Applications to the Texas Bond Review Board as described herein; and

**WHEREAS**, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition, construction, equipping, and improvement of the Project would be a commitment and agreement by the Board of Directors (Board) of the Issuer to issue housing revenue bonds pursuant to the Act (Bonds) to finance and pay any Development Costs, as defined in the Act, for the Project; and

**WHEREAS**, in view of rising construction costs and the necessity of compliance with administrative regulations, it is considered essential that acquisition, construction, equipping, and improvement of the Project be completed at the earliest practicable date after satisfactory preliminary assurances from the Issuer that the proceeds of the sale of the Bonds, or other obligations of the Issuer in an amount necessary to pay the Development Costs of the Project, will be made available to finance the Project; and

**WHEREAS**, this Resolution shall constitute the Issuer’s commitment, subject to the terms hereof, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User now contemplated not to exceed \$30,000,000 and to expend the proceeds thereof to pay Development Costs, including costs of acquisition, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses

and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

**WHEREAS**, the Bonds are “private activity bonds” as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (Allocation Act), and various provisions of the Internal Revenue Code of 1986, as amended (Code); and

**WHEREAS**, the Code requires that the applicable elected official of the City approve the issuance of the Bonds after a public hearing for which reasonable public notice shall have been given; and

**WHEREAS**, the Issuer is authorized by the provisions of the Act to issue the Bonds; and

**WHEREAS**, in order to issue the Bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds in order to satisfy the provisions of the Code; and

**WHEREAS**, in order to satisfy, in part, the provisions of the Allocation Act, the Issuer must submit an “Application for Allocation of Private Activity Bonds” or an “Application for Carryforward for Private Activity Bonds” (Allocation Application) to the Texas Bond Review Board and adopt this Resolution authorizing the filing or refiling of the Allocation Application; and

**WHEREAS**, the Allocation Application and the Allocation Act requires that the Issuer certify that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer; and

**WHEREAS**, the User intends to make capital expenditures in connection with the acquisition, construction, equipping, and improvement of the Project (Expenditures) and expects to reimburse the Expenditures with proceeds of the Bonds; and

**WHEREAS**, in order to allocate under Treasury Regulation §1.150-2 (Regulation) proceeds of the Bonds to the Expenditures, the Issuer must declare its reasonable expectation to reimburse the Expenditures; and

**WHEREAS**, the User has requested authorization to make all filings necessary to obtain and maintain debt financing and tax credits on the Project; and

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

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

Section 1. Subject to the terms hereof, the Issuer agrees that it will

(a) subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount not to exceed \$30,000,000;

(b) cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefore satisfactory to the User and the Issuer can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing among other things for payment of the principal of, interest on, redemption premiums on, and paying agents' and trustee's fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and Opportunity Home San Antonio (including legal and financial advisory expenses); acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, Opportunity Home San Antonio, and the User;

(c) if the proceeds from the sale of the Bonds are insufficient to complete the acquisition, construction, equipping, and improvement of the Project, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms which shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, construction, equipping, and improvement of the Project, as requested by the User and within then applicable limitations; and

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas (State), Opportunity Home San Antonio, nor any political issuer, subdivision, or agency of the State shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State, Opportunity Home San Antonio, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

Section 2. It is understood by the Issuer, and the User has represented to the Issuer, that in consideration of the Issuer's adoption of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that

(a) prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself, on a nonrecourse basis, to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain

the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User;

(b) the User will (1) pay all Project costs, which are not or cannot be paid or reimbursed from the proceeds of the Bonds, and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and Opportunity Home San Antonio against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or Opportunity Home San Antonio) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and

(c) no Bonds will be issued without the approval of Opportunity Home San Antonio.

Section 3. The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.

Section 4. Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

Section 5. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any "related person" as defined in section 144(a)(3) of the Code; (iii) any legal successor thereto; (iv) an entity in which any of the above is a general partner or sole member; or (v) or any entity approved by the Issuer, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 6. This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. The Allocation Application and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is an affirmative official action taken by the Issuer towards the issuance of the Bonds in order to comply with the requirements of the Code. **Neither the User nor any other party is entitled to rely on this Resolution as a commitment to issue bonds or loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor any one claiming by, through or under the User, nor any investment banking firm or potential purchaser of the Bonds shall have any claim against the Issuer**



**whatsoever as a result of any decision by the Issuer not to issue the Bonds.**

Section 7. The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any officer or designee of the Issuer to prepare and file a 2024 and/or 2025 Allocation Application and/or any carryforward applications associated with such Allocation Application, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

Section 8. The Issuer respectfully requests that the Allocation Application be accepted and approved by the Texas Bond Review Board.

Section 9. Any officer of the Issuer (or his designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of \$5,000 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board and to submit any additional information or to make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

Section 10. The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.

Section 11. In connection with the issuance of the Bonds, the Board hereby authorizes its bond counsel to arrange for the publication of a notice of public hearing in the City of San Antonio, Texas, regarding the Bonds for the purpose of complying with section 147(f) of the Code. The form of notice of such hearing and the date, place, and manner of its publication shall be acceptable to the Corporation's bond counsel. The hearing shall be held by the Corporation's bond counsel.

Section 12. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount that will not exceed \$30,000,000. This Resolution shall constitute a declaration of official intent under the Treasury Regulation Section 1.150-2.

Section 13. The Board authorizes the President, Vice President, Secretary, Treasurer or any Assistant Secretary of the Board to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.

Section 14. The Board hereby authorizes the filing and any resubmission of an Application with the Texas Bond Review Board, that Cantu Harden Montoya LLP be designated as the authorized representative of the Issuer for purposes of an Application and that any officer of the Issuer is hereby authorized and directed to execute an Application on behalf of the Issuer and to take any and all other actions related to such Application or necessary or desirable to carry out the provisions of this Resolution.

Section 15. 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 16. 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 17. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 18. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 19. This Resolution shall be in force and effect from and after its passage.

**Passed and approved this 6th day of September 2023.**

\_\_\_\_\_  
**Gabriel Lopez**

Chair, Board of Directors

**Attested and approved as to form:**

\_\_\_\_\_  
**Ed Hinojosa, Jr.**

Secretary/Treasurer

# Union Pines Authorizing Bonds

Miranda Castro | Director of Asset Management



# Union Pines



## AUTHORIZING BONDS

# Union Pines

Consideration and appropriate action for the issuance of the Bonds for **Union Pines Apartments Project** (the “Project”), a rehabilitation project proposed by Path Development, LLC formerly known as Omni America, LLC, located at 1527 West Sunshine Drive.

### Total Project Cost

\$30,000,000

### 152 Units

All units at 60% AMI, with 118 of the units at or below 30% AMI, so this has created deeper affordability at the project location, while maintaining 100% affordability.

Bond	Issuer	Fee
\$300,000		

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

**RESOLUTION 6382, ESTABLISHING SUPPORT OF SUBMITTING THE SOLAR FOR ALL  
GRANT APPLICATION, AS A PART OF THE TEXAS SOLAR FOR ALL CONSORTIUM**

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

DocuSigned by:  
*Lorraine Robles*  
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**Timothy E. Alcott**  
Chief Legal and Real Estate Officer

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6382, establishing support of submitting the Solar for All Grant application, as a part of the Texas Solar for All Consortium.

**SUMMARY:**

Opportunity Home has provided a net zero community center at Mira Vista Apartments and has expanded that initiative to make the Alazan Expansion Apartments net zero. As part of our green initiatives, the goal is to make all of Opportunity Home’s public housing units net zero to reduce utility and operating costs.

The Environmental Protection Agency (EPA) is soliciting proposals for the \$7 billion Solar for All Grant Competition to fund residential solar programs that lower energy costs to millions of homes in low-income and disadvantaged communities, funded by President Biden’s Inflation Reduction Act. The grant has three goals:

1. Reduce emissions of greenhouse gasses and other air pollutants.
2. Deliver benefits of greenhouse gas- and air pollution-reducing projects to American communities, particularly low-income and disadvantaged communities.
3. Mobilize financing and private capital to stimulate additional deployment of greenhouse gas- and air pollution-reducing projects.

As a part of the proposal, the EPA wants to make grants in excess of \$100M and have asked respondents to enter into coalitions to respond to the grant. Opportunity Home will be submitting a response with Harris County, City of San Antonio, and the four largest cities to respond to the grant. Opportunity Home is the only housing authority as a part of the coalition.

If successful, Opportunity Home will use Solar for All grant funding, in combination with direct pay tax benefits, local rebates programs and additional funding sources to deploy solar assets across the San Antonio community to lower energy bills across all the public housing properties. The program consists of onsite and community solar generation strategies which leverage existing CPS Energy solar programs.

The grant will provide funds for the potential partial rehabilitation, and preservation of subsidized public housing that improve the lives of Opportunity Home residents and build

**OPPORTUNITY HOME SAN ANTONIO**

**August 16, 2023**

sustainable, thriving communities.

**STRATEGIC OUTCOMES:**

Opportunity Homes residents will live in quality affordable homes.

Opportunity Home residents have access to affordable utilities.

Opportunity Home residents have a high quality of life.

**ATTACHMENTS:**

Resolution 6382

Presentation



**Opportunity Home San Antonio  
Resolution 6382**

**RESOLUTION 6382, ESTABLISHING SUPPORT OF SUBMITTING THE SOLAR FOR ALL GRANT APPLICATION AS A PART OF THE TEXAS SOLAR FOR ALL CONSORTIUM**

**WHEREAS**, the Environmental Protection Agency (EPA) is soliciting proposals for the \$7 billion Solar for All Grant Competition to fund residential solar programs that lower energy costs to millions of homes in low-income and disadvantaged communities, funded by President Biden’s Inflation Reduction Act; and

**WHEREAS**, Opportunity Home desires to respond to the grant for approximately \$60 million that will provide funds for the potential partial rehabilitation, and preservation of subsidized public housing that improve the lives of Opportunity Home residents and build sustainable, thriving communities; and

**WHEREAS**, Opportunity Home will enter into an Memorandum of Understanding with the Texas Solar for All Consortium to respond to the grant; and

**WHEREAS**, Opportunity Home provides subsidized public housing to over 6,000 families that will benefit from the Solar for All Grant by reducing the cost of energy at our facilities.

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

- 1) Approves Resolution 6382, establishing support of submitting the Solar for All Grant application, as a part of the Texas Solar for All Consortium, and
- 2) Authorizes the entering into an Memorandum of Understanding with Texas Solar for All Consortium, and
- 3) Authorizes the President and CEO, or delegate, to execute all necessary documents and extensions related to this strategy.

**Passed and approved this 6th day of September 2023.**

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

**Attested and approved as to form:**

\_\_\_\_\_  
**Ed Hinojosa, Jr.**  
President and CEO

# EPA Greenhouse Gas Reduction Fund

Solar for All Pursuit Strategy

**Solar For All Pursuit**

# Agenda

Deploy distributed solar generation across the San Antonio low-income community

- Solar For All Grant
- Potential Program
- Coalition Members
- Local Stakeholders
- Next Steps



## Groundmount and Shade Structures

## Solar For All

# EPA Greenhouse Gas Reduction Fund

- Notice of Intent due August 14, 2023
- Application due September 26, 2023
- Notice of Selection March 2024
- Anticipated Award July 2024
- Commission 1<sup>st</sup> System Q4 2024

- Created through the Inflation Reduction Act of 2022
- **\$7 Billion** funded for Solar for All
- Target barriers to low-income and disadvantaged communities

## Opportunity Solar San Antonio

# Potential Program

- Request **\$75M**
- Eligible for **30-50%** direct pay credits through Inflation Reduction Act
- Solar equity focus
- Low-income solar deployment
- Include storage and resiliency HUBs at selected facilities

- Expand existing Mira Vista program to entire real estate portfolio
- Leverage grant funding to reduce energy costs for all tenants
- Workforce program creation through local partnerships

# How to Get to Net Zero Energy

## A. Onsite Solar

- Behind the meter
- Master meter properties
- Viable for rooftop and/or shade structure
- Example - Alazan Expansion

## B. Onsite Solar

- In front of meter
- Individual meter units
- Connected to CPSE distribution grid
- Viable for rooftop and/or shade structure
- Virtual credit sent to CPSE account

## C. Offsite Solar

- Systems up to 5 MWac
- Connected to CPSE distribution grid
- Virtual credit sent to CPSE account
- Example - Mira Vista

**Partnership Across Texas**

# Coalition Members

- Harris County and City of SA asked Opportunity Home San Antonio to join their coalition of the top 4 metropolitan areas in Texas.
- Must have significant impact in low-income communities.

## Lead Applicant

Harris County

## Non-Lead Coalition Members

Dallas County

Travis County

Austin Energy

City of San Antonio

Opportunity Home SA

Texas Energy Poverty Research

Institute (TEPRI)



# Local Partners

- Leverage existing CPS Energy virtual credit program, which is used at Mira Vista
- Leverage existing small and minority owned business programs to deliver project
- Partner with local community organizations to deploy projects

- City of San Antonio
- CPS Energy
- Habitat for Humanity
- Workforce development and job creation
- St. Philip's Power Generation and Alternative Energy Certification Program



## Energy + Shade + Storage

# Next Steps

- Continue discussions with CPS Energy
- Develop and finalize program concept
- Finalize financial model and program budget
- Assist Harris County to submit NOI and application

## CPS Energy Strategy

- Partner with CPS Energy on grant submittal for the virtual credit or
- Wait for the upcoming Low-income Community Solar RFP

# Leverage Solar for all to become the **First Net Zero Energy Housing Authority** in the Nation



## President's Report

August 2023

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### **San Antonio Business Journal Women's Leadership Award**

Muriel Rhoder, Chief Administrative Officer, was selected as a recipient of the 2023 San Antonio Business Journal's (SABJ) Women's Leadership Award on June 20.

The publication honors dynamic female leaders who have been nominated by their peers for their contributions to their organizations in the past year.

All award recipients were recognized during the 2023 Women's Leadership Awards Luncheon on August 10 at the Norris Conference Centers.





## **San Antonio Apartment Association Leadership Lyceum**

Director of Resident Services Joel Tabar has been accepted as class member of the 2023 Leadership Lyceum.

The program was established in 2012 to assist the San Antonio Apartment Association (SAAA) in identifying knowledgeable and effective leaders in the multi-family housing industry who align with the association’s mission and strategic objectives.

Each year, a group of highly motivated industry professionals are selected for their vision and strong commitment to enhancing the structure, programs and future of SAAA.

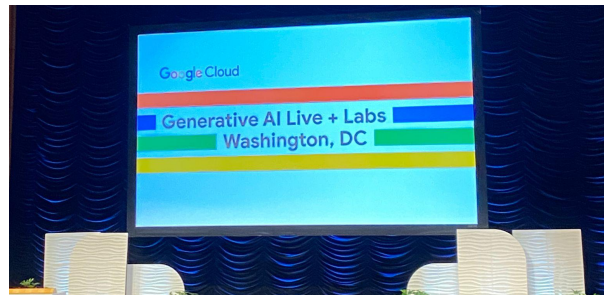




## Equity, Diversity and Inclusion Director Serves on Panel

Dr. Jeneise Briggs, Director of Equity, Diversity and Inclusion, co-presented with YWCA San Antonio's Director of Racial Justice and Gender Equity, Misty Harty, at the Council of Large Public Housing Authorities (CLPHA) Housing IS Summit in Washington, DC on May 12.

The breakout session explored the intersectionality of housing, race and the wage gap and their impacts on the most disenfranchised San Antonians.



## Google Cloud Generative AI Live + Labs in Washington, DC

Director of Innovative Technology, Jo Ana Alvarado, attended the Google Cloud Generative AI Live + Labs in Washington, D.C. on July 18 to learn about the uses of artificial intelligence and its capabilities from an organizational standpoint.





## **A Legacy of Service to Building Affordable Housing**

Chief Legal and Real Estate Officer, Timothy “Tim” Alcott, will depart from the organization after 17 years of dedicated service to the San Antonio community.

Alcott, a champion for affordable housing, transformed Opportunity Home’s Development Services and Neighborhood Revitalization, Construction and Legal Services departments throughout his tenure. With more than 20 years in the affordable housing industry both in the private and public sectors, he ensured the successful financing, construction, or rehabilitation of thousands of units.

Thank you for your remarkable and impactful service, Tim!



**OPPORTUNITY HOME SAN ANTONIO**

**August 16, 2023**

**MEMORANDUM**

**To:** Board of Commissioners

**From:** Ed Hinojosa, Jr., President and CEO

**Presented by:** George M. Ayala, Director of Procurement

**RE:** Procurement Activity Report

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**SUMMARY:**

Through the second calendar quarter ending June 30, 2023, the Opportunity Home's Procurement Department awarded 20 formal and 7 informal solicitations, receiving a total of 98 responses. This resulted in an average number of responses per formal solicitation of 3.75 and 3.3 responses per informal solicitations, for an overall average response rate of 3.6 per solicitation. New contracts awarded through the 2nd calendar quarter ending June 30, 2023, were \$26,926,697; contract renewals in the amount of \$10,580,720, and \$10,000,000 in blanket awards, which resulted in a grand total awarded of \$47,507,417. Of this total, \$15,884,323 or approximately 30 percent was awarded to Small, Women-Owned, and Minority Business Enterprises (SWMBE), and \$5,836,079 or 8.14 percent, was awarded to Section 3 business concerns.

Through the calendar quarter ending on June 30, 2023, Opportunity Home contractors reported:

<u>104</u>	Current Section 3 workers,
<u>3</u>	Current targeted Section 3 workers,
<u>93</u>	Non-Section 3 workers,
<u>46</u>	Non-targeted Section 3 workers,
<u>54</u>	New Section 3 workers,
<u>0</u>	New targeted Section 3 workers.

Of the total number of workers which is: 200; 54 of the new hires qualified as Section 3 individuals; of that number, 0 of the new hires qualified as Targeted Section 3 individuals, in total 27% percent of all hires have a Section 3 designation.

The labor hours breakdown by category is as follows:

<u>5,567.07</u>	Total Current Section 3 Workers labor hours
<u>353.5</u>	Total Current Targeted Section 3 Workers labor hours
<u>4,506.75</u>	Total New Section 3 Workers labor hours
<u>0</u>	Total New Targeted Section 3 Workers labor hours

Through the calendar quarter ending June 30, 2023, Opportunity Home has hired 7 Section 3 employees into full-time positions within the organization.

**CURRENT SOLICITATIONS:**

There is currently one Quick Quote advertising. The Quick Quote is for Towing Services.



**OPPORTUNITY HOME SAN ANTONIO****August 16, 2023****CLOSED/PENDING SOLICITATIONS:**

There are eight solicitations that have closed and are currently being evaluated. The solicitations are for Foundation Stabilization for Alazan/Apache, Cassiano, and Park Square; Deferred Compensation 457b Plan; Physical Needs Assessment for Beacon Communities; Commercial Real Estate Services; Foundation Repair and Stabilization for HB Gonzalez and Scattered Sites; Federal Housing Programs Trainer; Exterior and Courtyard Painting at Le Chalet; and, Bulk Corral for Monterrey Park.

**SOLICITATIONS IN DEVELOPMENT:**

Procurement is currently working on several solicitations for advertisement. These include: Fair Market Rent Survey; Consulting Services for Rental Market Study; Property Management Software for Beacon Communities; Office Cleaning Services; Pest Control for Beacon Communities; Parcel Lockers; Interior/Exterior Signage for Snowden Apartments; Development Initiative Consulting Services; Commercial Property Management; Learning Management System; Intrusion Protection and Security Cameras for Properties; Debt Collection Services; Towing Services; Irrigation Services; Cabinets; Inspection, Evaluation, Repair and/or Stabilization of Foundations; and Rent Comparability Study.

**BLANKET AWARDS:**

<b>Contract Title</b>	<b>Number of Awards</b>	<b>Amount of Blanket Award</b>	<b>Expenditures 2nd Quarter 2023</b>
Architectural and Engineering Services	8	\$1,500,000	\$212,800
Architectural and Engineering and Other Forensic Consulting Services	4	\$1,500,000	\$0
Abatement of Hazardous Materials	2	\$250,000	\$15,490
Automated and Manual Bulk Pick Up Services	2	\$550,000	\$140,114
Carpet and Flooring Purchase, Replacement, and Installation	3	\$1,000,000	\$262,650
Concrete and Asphalt Maintenance and Repair	2	\$1,000,000	\$130,775
Consulting and Guidance on HUD and Other Affordable Housing Programs	2	\$100,000	\$1,133
Electrical Maintenance and Repair	2	\$500,000	\$178,531

**OPPORTUNITY HOME SAN ANTONIO****August 16, 2023**

Engineering, Environmental	6	\$1,200,000	\$190,165
Engineering, Professional	6	\$1,500,000	\$16,610
Executive and Management Coaching	3	\$250,000	\$18,449
Exterior and Interior Painting	2	\$250,000	\$21,513
Inspection, Service, and Replacement of Fire Extinguishers	2	\$250,000	\$13,986
Land Surveyor Services	3	\$250,000	\$0
Legal Services	7	\$500,000	\$11,090
Bond/Mixed Finance Counsel	5	1% of Bond of Issue	
Special Counsel Board Matters	1	\$125,000	\$8,673
Make Ready Services for Public Housing	6	\$3,000,000	\$375,122
Make Ready Services for Beacon Communities	4	\$3,000,000	\$19,259
Mowing and Grounds Maintenance for Beacon Communities	4	\$500,000	\$87,426
Mowing and Grounds Maintenance for Public Housing	4	\$1,000,000	\$194,484
Painting Services for Beacon Communities	2	\$245,000	\$155,39
Painting, Exterior and Interior	2	\$250,000	\$21,513
Pest Control for Beacon Communities	2	\$420,000	\$19,368
Pest Control for Various Opportunity Home Public Housing and Administrative Properties	2	\$650,000	\$77,702

**OPPORTUNITY HOME SAN ANTONIO****August 16, 2023**

Plumbing and Related Maintenance Services	3	\$3,000,000	\$774,904
Public Relations Consulting Services	2	\$150,000	\$21,703
On Call Real Estate Appraisal Services	2	\$250,000	\$8,450
Real Estate Broker Services, Residential	2	\$250,000	\$11,100
Recertification Services	2	\$500,000	\$22,446
Shingle roof repair and limited replacement	3	\$2,000,000	\$119,021
Temporary and Contract Personnel Services	4	\$3,670,112	\$838,131
Uniform Apparel Custom Embroidery and Imprinting Services	2	\$250,000	\$89

**PROPOSED ACTION:**

None at this time.

**STRATEGIC OUTCOMES:**

Supports all strategic outcomes.

**ATTACHMENTS:**Procurement Activity Report  
Business Categories

## Categories of Procurements

Opportunity Home Department	Solicitation Name	Vendor	Amount	Date
<b>Awards Under President and CEO Expanded Authority</b>				
Beacon Communities	Swimming Pool Maintenance and Repair	Labrum Investments dba Fiesta Pool Services	\$250,000	07/13/2023
Public Housing	Elevator Maintenance at Repair at Victoria Plaza	Schindler Elevator Corporation	\$61,280	07/19/2023
Public Housing	Foundation Stabilization at Park Square and College Park	Alamo Hy-Tech Foundation	\$218,280	07/20/2023
Public Housing	Exterior Painting for Westway Apartments	Geofill Material Technologies	\$168,000	07/24/2023
Public Housing	Security Cameras for Springview	VIA Technology, LLC	\$59,160	08/01/2023
<b>Awards Under Contracting Officer Authority</b>				
General Services	UAC Renovation in Central Office	Addison Prime	\$6,400	07/17/2023
<b>IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules)</b>				
No awards under this category				

Procurement Activity Report as of August 1, 2023					
<b>Solicitations Currently being Advertised</b>					
Opportunity	Home Department	Type	Solicitation Name	Bidders Conference	Closes
Agency Wide		QQ	Towing Services	08/04/2023	08/25/2023
Human Resources		RFP	Temporary and Contract Personnel Services	07/05/2023	August 16, 2023 Operations and Real Estate Committee Meeting and September 6, 2023 Regular Board Meeting
<b>Solicitations Under Evaluation</b>					
Public Housing		IFB	Foundation Stabilization for Alazan/Apache, Cassiano, and Park Square	04/10/2023	Procurement Negotiations, Due Diligence, and Evaluation
Human Resources		RFP	Deferred Compensation 457(b) Plan	06/06/2023	
Beacon Communities		RFQ	Physical Needs Assessment for Beacon Communities	06/14/2023	
Development Services		RFP	Commercial Real Estate Services	07/03/2023	
Public Housing		IFB	Foundation Repair and Stabilization for HB Gonzalez and Scattered Sites	07/17/2023	
Assisted Housing Programs		RFP	Federal Housing Programs Trainer	07/20/2023	
Public Housing		IFB	Exterior and Courtyard Painting at Le Chalet	07/21/2023	
Beacon Communities		QQ	Bulk Corral for Monterey Park	07/28/2023	
<b>Future Solicitations</b>		<b>Solicitation Name</b>		<b>Anticipated Month of Release</b>	
Beacon Communities		Fair Market Rent Survey		Interagency Agreement	
		Consulting Services for Rental Market Study		Interagency Agreement	
		Property Management Software for Beacon Communities		GSA	
		Office Cleaning Services		August 2023	
		Pest Control for Beacon Communities		August 2023	
DSNR		Parcel Lockers		September 2023	
		Interior/Exterior Signage for Snowden Apartments		September 2023	
		Development Initiative Consulting Services		Department Hold	
Executive		Commercial Property Management		August 2023	
Human Resources		Learning Management System		September 2023	
Innovative Technology		Intrusion Protection and Security Cameras for Properties		August 2023	
Organization Wide		Debt Collection Services		August 2023	
		Irrigation Services		September 2023	
		Cabinets		September 2023	
		Inspection, Evaluation, Repair, and/or Stabilization of Foundations		September 2023	
		Rent Comparability Study		September 2023	

# Demographic Report

Business Enterprise Designations  
January through June 30, 2023

# Awarded Amount by Business Enterprise Designation

