



REGULAR BOARD MEETING
OCTOBER 4, 2023

BOARD OF COMMISSIONERS

Gabriel Lopez
Chair

Gilbert Casillas
Vice Chair

Dalia Contreras
Commissioner

Estrellita Garcia-Diaz
Commissioner

Janet Garcia
Commissioner

Leilah Powell
Commissioner

Vincent Robinson
Commissioner

PRESIDENT & CEO

Ed Hinojosa, Jr.

REGULAR BOARD MEETING

1:00 p.m. | Wednesday | October 4, 2023

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

MEETING CALLED TO ORDER

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

CITIZENS TO BE HEARD

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

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

MINUTES

3. Minutes
 - Approval of the September 6, 2023 Regular Board meeting minutes
 - Approval of the September 25, 2023 Special Board meeting minutes
 - Approval of the September 27, 2023 Operations and Real Estate Committee meeting minutes

CONSENT ITEMS

4. Consideration and approval regarding Resolution 6392, authorizing Victoria Plaza, Ravello and Westside Reinvestment Initiative to enter into separate contracts with the City of San Antonio for Housing Bond funds up to \$5,801,144 (Brandee Perez, Chief Operating Officer)
5. Consideration and approval regarding Resolutions 6391, 23FAC-09-30, and 23DEV-09-28, authorizing San Antonio Housing Development Corporation ("SAHDC"), as Class B limited partner and as limited partner of New Braunfels 2 Housing LP (the "Partnership"), San Antonio Housing

Facility Corporation, as sole member of New Braunfels 2 Development LLC, as general partner of the Partnership, to execute all documentation and undertake all required action necessary to carry out the Partnership's zero percent (0%) interest loan from the City of San Antonio Housing Bond Program (Brandee Perez, Chief Operating Officer; Melissa Garza, Director of Beacon Communities)

6. Consideration and approval regarding Resolution 6388, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for the following proposed tax credit and tax-exempt bond financing project: North Pond Apartments (Susan Ramos-Sossaman, Assistant Director of Development Services and Neighborhood Revitalization)
7. Consideration and approval regarding Resolution 6393, authorizing the President and CEO to approve and proceed with various providers of Employee Primary Health Plans to include Medical, Dental, and Vision Plans. Other Employer Provided Plans provide for Short Term Disability, Long Term Disability, Life Insurance, and Ancillary Benefit Plans and an electronic benefits enrollment platform for calendar year 2024, at a projected cost to the employee and employer of \$10,021,875 (Aiyana Longoria, Director of Human Resources)

INDIVIDUAL ITEMS

8. Consideration and approval regarding Resolution 6389, authorizing the sale of the Costa Mirada Project, vacant land located adjacent thereto and the contribution of funds to pay off debt and operating deficits; and other matters in connection therewith (Miranda Castro, Director of Asset Management)
9. Consideration and approval regarding Resolution 6394, authorizing Las Varas Public Facility Corporation ("LVPFC") to make a subordinate operating deficit loan for the Artisan at Salado Falls Apartments Project; and other matters in connection therewith (Miranda Castro, Director of Asset Management)
10. Consideration and approval regarding Resolutions 6396 and 23LVPFC-09-30, concerning the application of Cohen-Esrey Development Group or an affiliate thereof relating to the proposed financing of the greater of \$50,000,000 or 1.7% of the state volume cap, but not to exceed \$65,000,000 of the costs of the acquisition, construction, and equipping of the Fields at Somerset Apartments Project, to be located at approximately 12571 Somerset Road, San Antonio, Texas; and other matters in connection therewith (Susan Ramos-Sossaman, Assistant Director of Development Services and Neighborhood Revitalization)

DISCUSSION ITEM

11. President's Report
 - Hispanic Heritage Month
 - Bridging Cultures: A Hispanic Heritage Show and Tell
 - PHADA Legislative Forum
 - Employee Safety Fair
 - Westside Reinvestment Initiative Community Meeting
 - Accessibility and Operations Allocation
 - San Antonio Water System (SAWS) Committee Appointment
 - Dieciséis de Septiembre Parade
 - Resident Town Hall
 - Haven for Hope Fall Community Resource Fair

- Lease Up Fair
- New Housing Commission Appointment
- Government Relations Update: Accessibility and Modernization Fund
- 2023 HAI Group Award Recipient
- Swearing-In Ceremony
- Cassiano, COPS/Metro, District 5, and Mayor's Office Meeting
- Federal Grants Roundtable
- Lincoln Heights Resident Meeting
- 2023 Campaign for Grade-Level Reading (GLR) Honor Roll

CLOSED SESSION

12. Closed Session

Real Estate/Consultation with Attorney

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

- Discussion with attorney regarding Costa Mirada
- Discussion with attorney regarding Artisan at Salado Falls
- Discussion with attorney regarding The Fields at Somerset Apartments

13. Adjournment

Posted on: 09/29/2023 01:00 PM

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

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

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



MINUTES OF OPPORTUNITY HOME SAN ANTONIO REGULAR BOARD MEETING

Meeting Called to Order

I. Call to Order

Chair Lopez called the Regular Board Meeting of Opportunity Home San Antonio to order at 1:03 PM CDT on September 6, 2023. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

Chair Gabriel Lopez, Vice Chair Gilbert Casillas, Dalia Contreras, Estrellita Garcia-Diaz, Janet Garcia, Leilah Powell, and Vincent Robinson.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; George Ayala, Director of Procurement; Aiyana Longoria, Director of Human Resources; Susan Ramos-Sossaman, Assistant Director of Development Services and Neighborhood Revitalization; Miranda Castro, Director of Asset Management; and Brandee Perez, Chief Operating Officer.

Pamela Skinner, Interpreter, BCC Languages LLC.

Board Members Absent:

None.

Quorum:

A quorum was established with seven (7) voting members present.

Citizens to be Heard

II. Citizens to be Heard

Citizens wishing to speak on any issues, including ones not related to items posted on the agenda, were given three minutes to speak. There were four (4) citizens who signed up to speak. Three (3) citizens spoke. No citizens ceded their time.

Minutes

III. Minutes

Vice Chair Casillas moved to approve the August 2, 2023, Regular Board meeting minutes, August 16, 2023, Finance Committee meeting minutes, and August 16, 2023, Operations and Real Estate Committee Meeting minutes. Commissioner Contreras seconded the motion. The motion carried with seven (7) in favor and none against by a voice vote.



Consent Items

IV. Resolution 6366

Consideration and approval 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)

V. Resolutions 6377, 23FAC-08-02, and 23LVPFC-08-02

Consideration and approval 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 (Susan Ramos-Sossaman, Assistant Director of Development Services and Neighborhood Revitalization)

VI. Resolutions 6378 and 23FAC-08-03

Consideration and approval 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 (Susan Ramos-Sossaman, Assistant Director of Development Services and Neighborhood Revitalization)

VII. Resolutions 6380 and 23LVPFC-08-16

Consideration and approval 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)

VIII. Resolutions 6381 and 23LVPFC-08-17

Consideration and approval 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)

IX. Resolution 6382

Consideration and approval regarding Resolution 6382, establishing support of submitting the Solar for All Grant application, as a part of the Texas Solar for All Consortium (Brandee Perez, Chief Operating Officer)

Main Motion Regarding Items 4-9

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

Individual Item

Bylaws and Rules of Governance

- X.** Consideration and approval regarding the Housing Authority of the City of San Antonio, Texas Bylaws and Rules of Governance (Doug Poneck, Board of Commissioners Attorney)

Main Motion Regarding Bylaws and Rules of Governance

With no objections, Chair Lopez tabled item 10 for discussion in Closed Session.

Discussion Item

The following item was discussed with the Board:

XI. President’s Report

- Preparing Families for Back to School
- Haven for Hope Community Resource Fair
- Lease Up Fair
- Lincoln Heights Resident Meeting
- Cassiano Homes Meeting
- Scholars Honored for Academic Achievement
- Boxed Fan Donation



- Open House and Job Fair
- Spurs Give Back to School Bash
- One-Year Brandiversary
- Vista at Silver Oaks Groundbreaking
- Bring Our Kids to Work Day
- NAHRO Award of Merit
- Riverside Loteria

Chair Lopez recessed the Regular Board meeting and entered into the Las Varas Public Facility Corporation and San Antonio Housing Facility Corporation meetings at 1:24 PM CDT.

The Board returned to the Regular Board meeting at 1:27 PM CDT.

Attorney Doug Poneck read the Board into Closed Session.

Chair Lopez recessed the Regular Board meeting and entered into Closed Session at 1:28 PM CDT.

XII. Closed Session

Consultation with Attorney

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

- Consultation with attorney regarding the Housing Authority of the City of San Antonio, Texas Bylaws and Rules of Governance

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

The Board of Commissioners exited Closed Session and returned to the Regular Board meeting at 5:23 PM CDT.

With no objections, the Board took item 10 from the table for discussion.

Individual Item

Bylaws and Rules of Governance



- X.** Consideration and approval regarding the Housing Authority of the City of San Antonio, Texas Bylaws and Rules of Governance (Doug Poneck, Board of Commissioners Attorney)

Main Motion Regarding Bylaws and Rules of Governance

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

Main Motion Regarding Closed Session

Moved by Commissioner Contreras to approve the CEO evaluation and bonus as discussed in Closed Session. Seconded by Vice Chair Casillas. The motion carried with seven (7) in favor and none against by a voice vote.

XIII. Adjournment

Main Motion Regarding Adjournment

Moved by Vice Chair Casillas. Seconded by Commissioner Powell. The motion carried with seven (7) in favor and none against by a voice vote. The meeting adjourned at 5:25 PM CDT.

ATTEST:

Gabriel Lopez
Chair, Board of Commissioners

Date

Ed Hinojosa, Jr.
President and CEO

Date



MINUTES OF OPPORTUNITY HOME SAN ANTONIO SPECIAL BOARD MEETING

Meeting Called to Order

I. Call to Order

Chair Lopez called the Special Board Meeting of Opportunity Home San Antonio to order at 1:05 PM CDT on September 25, 2023. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

Chair Gabriel Lopez, Vice Chair Gilbert Casillas, Estrellita Garcia-Diaz, Janet Garcia, Leilah Powell, and Vincent Robinson.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Muriel Rhoder, Chief Administrative Officer; Brandee Perez, Chief Operating Officer; Michael Reyes, Public Affairs Officer; and Richard Milk, Planning Officer.

Board Members Absent:

Dalia Contreras.

Quorum:

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

II. Opening Remarks

III. Onboarding Workshop

Discussion regarding orientation and integration of Commissioners onto Opportunity Home San Antonio Board.

Calendar (Muriel Rhoder, Chief Administrative Officer)

The Board discussed how the calendar is developed for the Committee and Board meetings for the year. Request from the Chair to the Board to avoid requesting a change to the calendar unless there is a valid reason.

Committee Assignments

Chair has the authority to assign.

Finance Committee

Dalia Contreras (Chair), Estrellita Garcia-Diaz, and Leilah Powell.



Operations and Real Estate Committee

Gilbert Casillas (Chair), Janet Garcia, and Vincent Robinson.

Action Item

Update Calendar with Committee assignments and send them out to Board members.

Stats and Maps (Richard Milk, Planning Officer)

Staff provided an overview of the slides.

Organization Outcome - Commissioner Powell asked if this will become a dashboard.
Discussion regarding the survey - Commissioner Garcia asked about anonymous reporting. Muriel provided the details regarding Opportunity Home's anonymous reporting process.

Action Item

How our work supports the SHIP and other community developments - Richard to provide updated information.

Budget Slides (Ed Hinojosa, Jr., President and CEO)

Staff discussed top 3 priorities.
Block grant and individual funding received.

Slide 11/12 revenue/expenses asked about the Central Office; Ed mentioned MTW agencies charge fees vs allocations to the individual properties.

Action Item

Update Slide 8 to include local market conditions and inflation (request from Commissioner Powell)

Media Relations (Michael Reyes, Public Affairs Officer)

Social media posting.
All communication is sent to Ed from residents/staff.

Rules of Governance (Doug Poneck, Board of Commissioners, Attorney)

Basic organizational structure.
Reminded the Board to bring concerns to the attention of the Board Chair or the President and CEO.

Action Item

Request for updated Rules of Governance and Bylaws for the binders.
NAHRO Commissioner Certifications (Chair requested all Commissioners to obtain the certifications.)



A COMMUNITY OF POSSIBILITIES

IV. Question and Answer Session

V. Closing Remarks

VI. Adjournment

With no objections, the meeting adjourned at 3:40 PM CDT.

ATTEST:

Gabriel Lopez
Chair, Board of Commissioners

Date

Ed Hinojosa, Jr.
President and CEO

Date



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

Meeting Called to Order

I. Call to Order

Committee Chair Casillas called the Operations and Real Estate Committee Meeting of Opportunity Home San Antonio to order at 1:02 PM CDT on September 27, 2023. The meeting was held at Victoria Plaza 411 Barrera St. San Antonio, TX 78210.

Board Members Present:

Chair Gabriel Lopez, Vice Chair Gilbert Casillas, Dalia Contreras, Estrellita Garcia-Diaz, Janet Garcia, and Leilah Powell.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Joel Tabar, Director of Resident Services; Brandee Perez, Chief Operating Officer; Melissa Garza, Director of Beacon Communities; Miranda Castro, Director of Asset Management; Aiyana Longoria, Director of Human Resources; Richard Milk, Planning Officer; Sara Eaves, Assistant Director of Data Governance; Stephanie Rodriguez, Director of Assisted Housing Programs; and Jennifer Dominguez, Senior Risk Manager.

Vicky Cavazos-Jones, Interpreter, BCC Languages LLC.

Board Members Absent:

Vincent Robinson.

Quorum:

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

Citizens to be Heard

II. Citizens to be Heard

Citizens wishing to speak on any issues, including ones not related to items posted on the agenda, were given three minutes to speak. There was one (1) citizen who signed up to speak. No citizens spoke. No citizens ceded their time.

Introduction of Staff

III. Introduction of staff and property amenities (Joel Tabar, Director of Resident Services; Brandee Perez, Chief Operating Officer)

Presentation



- IV.** Recognition of prior Board Chair (Gabriel Lopez, Board Chair, Opportunity Home San Antonio) Chair Lopez thanked the previous Board Chair for all the work she provided to Opportunity Home San Antonio. The Chair also stated there is a plaque that will be sent in appreciation of Dr. Guzman's service.

Individual Items

V. Resolution 6392

Consideration and appropriate action regarding Resolution 6392, authorizing Victoria Plaza, Ravello and Westside Reinvestment Initiative to enter into separate contracts with the City of San Antonio for Housing Bond funds up to \$5,801,144 (Brandee Perez, Chief Operating Officer)

Main Motion Regarding Resolution 6392

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

VI. Resolutions 6391, 23FAC-09-30, and 23DEV-09-28

Consideration and appropriate action regarding Resolutions 6391, 23FAC-09-30, and 23DEV-09-28, authorizing San Antonio Housing Development Corporation ("SAHDC"), as Class B limited partner and as limited partner of New Braunfels 2 Housing LP (the "Partnership"), San Antonio Housing Facility Corporation, as sole member of New Braunfels 2 Development LLC, as general partner of the Partnership, to execute all documentation and undertake all required action necessary to carry out the Partnership's zero percent (0%) interest loan from the City of San Antonio Housing Bond Program (Brandee Perez, Chief Operating Officer; Melissa Garza, Director of Beacon Communities)

Main Motion Regarding Resolutions 6391, 23FAC-09-30, and 23DEV-09-28

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

VII. Resolution 6389

Consideration and appropriate action regarding Resolution 6389, authorizing the sale of the Costa Mirada Project, vacant land located adjacent thereto and the contribution of funds to pay off debt and operating deficits; and other matters in connection therewith (Miranda Castro, Director of Asset Management)

Main Motion Regarding Resolution 6389

With no objections, Committee Chair Casillas tabled item 7. Resolution 6389 for discussion during Closed Session.

VIII. Resolutions 6394



Consideration and appropriate action regarding Resolution 6394, authorizing Las Varas Public Facility Corporation (“LVPFC”) to make a subordinate operating deficit loan for the Artisan at Salado Falls Apartments Project; and other matters in connection therewith (Miranda Castro, Director of Asset Management)

Main Motion Regarding Resolution 6394

With no objections, Committee Chair Casillas tabled item 8. Resolution 6394 for discussion during Closed Session.

IX. Resolutions 6388

Consideration and approval regarding Resolution 6388, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for the following proposed tax credit and tax-exempt bond financing project: North Pond Apartments (Susan Ramos-Sossaman, Assistant Director of Development Services and Neighborhood Revitalization)

Main Motion Regarding Resolution 6388

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

X. Resolution 6393

Consideration and appropriate action regarding Resolution 6393, authorizing the President and CEO to approve and proceed with various providers of Employee Primary Health Plans to include Medical, Dental, and Vision Plans. Other Employer Provided Plans provide for Short Term Disability, Long Term Disability, Life Insurance, and Ancillary Benefit Plans and an electronic benefits enrollment platform for calendar year 2024, at a projected cost to the employee and employer of \$10,021,875 (Aiyana Longoria, Director of Human Resources)

Main Motion Regarding Resolution 6393

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

Discussion Items

The following item was discussed with the Board:

- XI.** Discussion regarding Opportunity Home Recruitment and Staffing Update (Aiyana Longoria, Director of Human Resources)
- XII.** Discussion regarding the Data Governance Program Overview (Richard Milk, Planning Officer; Sara Eaves, Assistant Director of Data Governance)



- XIII.** Discussion regarding the Opportunity Home San Antonio Strategic Plan Overview (Richard Milk, Planning Officer)
- XIV.** Discussion regarding Assisted Housing Programs (AHP) Housing Choice Voucher (HCV) Overview (Brandee Perez, Chief Operating Officer; Stephanie Rodriguez, Director of Assisted Housing Programs)
- XV.** Update and discussion regarding renewal of Insurance Policies for Fiscal Year 2022-2023 (Brandee Perez, Chief Operating Officer; Jennifer Dominguez, Senior Risk Manager)

Attorney Doug Poneck read the Board into Closed Session.

Committee Chair Casillas recessed the Operations and Real Estate Committee meeting and entered into Closed Session at 3:25 PM CDT.

XVI. Closed Session

Real Estate/Consultation with Attorney

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

- Discussion with attorney regarding Costa Mirada
- Discussion with attorney regarding Artisan at Salado Falls

The Board of Commissioners exited Closed Session and returned to the Operations and Real Estate Committee meeting at 4:50 PM CDT.

With no objections, the Board took items 7 - 8 from the table for discussion.

Individual Items

VII. Resolution 6389

Consideration and appropriate action regarding Resolution 6389, authorizing the sale of the Costa Mirada Project, vacant land located adjacent thereto and the contribution of funds to pay off debt and operating deficits; and other matters in connection therewith (Miranda Castro, Director of Asset Management)

VIII. Resolutions 6394

Consideration and appropriate action regarding Resolution 6394, authorizing Las Varas Public Facility Corporation ("LVPFC") to make a subordinate operating deficit loan for the Artisan at Salado Falls Apartments Project; and other matters in connection therewith (Miranda Castro, Director of Asset Management)



Main Motion Regarding Resolution 6389 and 6394

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

Report

- Procurement Activity Report

Resource

- Schedule of Units Under Development

XVII. Adjournment

Main Motion Regarding Adjournment

Moved by Commissioner Contreras. Seconded by Commissioner Powell. The motion carried with six (6) in favor and none against by a voice vote. The meeting adjourned at 4:58 PM CDT.

ATTEST:

Gabriel Lopez
 Chair, Board of Commissioners

Date

Ed Hinojosa, Jr.
 President and CEO

Date

OPPORTUNITY HOME SAN ANTONIO

October 4, 2023

**BOARD OF COMMISSIONERS
Regular Board Meeting**

**RESOLUTION 6392, AUTHORIZING VICTORIA PLAZA, RAVELLO AND WESTSIDE
REINVESTMENT INITIATIVE TO ENTER INTO SEPARATE CONTRACTS WITH THE CITY OF
SAN ANTONIO FOR HOUSING BOND FUNDS UP TO \$5,801,144**

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Ed Hinojosa Jr
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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Brandee R. Perez
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Brandee Perez
Chief Operating Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6392, authorizing Victoria Plaza, Ravello, and Westside Reinvestment Initiative to enter into separate contracts with the City of San Antonio for Housing Bond funds up to \$5,801,144.

SUMMARY:

Opportunity Home was awarded City of San Antonio Housing bond funds for four projects that were submitted. The total awarded funds are up to \$5,801,144 for the following three communities: Victoria Plaza, Ravello, and Westside Reinvestment Initiative.

Victoria Plaza

- Award Amount - \$2,500,000
- Project Details - new energy efficient roof
- Estimated project completion date - August 2024; pending any supply chain issues

Ravello

- Award Amount - \$2,500,000
- Project Details - site improvements, balcony repairs, exterior repairs, interior dwelling paint-flooring-new appliances, elevator modernization and fire safety upgrades
- Estimated project completion date - July 2025; pending any supply chain issues

Westside Reinvestment Initiative

- Award Amount - \$801,144
- Project Details - new construction of 20 single family homes
- Estimated project completion date - September 2025

STRATEGIC OUTCOMES:

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

ATTACHMENTS:

Resolution 6392

OPPORTUNITY HOME SAN ANTONIO

October 4, 2023

Presentation

**Opportunity Home San Antonio
Resolution 6392**

RESOLUTION 6392, AUTHORIZING VICTORIA PLAZA, RAVELLO, AND WESTSIDE REINVESTMENT INITIATIVE TO ENTER INTO SEPARATE CONTRACTS WITH THE CITY OF SAN ANTONIO FOR HOUSING BOND FUNDS UP TO \$5,801,144

WHEREAS, one of Opportunity Home’s strategic outcomes is to expand the supply of quality affordable housing; and

WHEREAS, Opportunity Home was awarded City of San Antonio Housing bond funds for four projects that were submitted; and

WHEREAS, the total awarded funds are up to \$5,801,144 for the following three communities: Victoria Plaza, Ravello, and Westside Reinvestment Initiative; and

WHEREAS, Victoria Plaza was awarded \$2,500,000. The project will include: new energy efficient roof. The estimated project completion date is August 2024; pending any supply chain issues; and

WHEREAS, Ravello was awarded \$2,500,000. The project will include: site improvements, balcony repairs, exterior repairs, interior dwelling paint-flooring-new appliances, elevator modernization, and fire safety upgrades. The estimated project completion date is July 2025; pending any supply chain issues; and

WHEREAS, Westside Reinvestment Initiative was awarded \$801,144. The project includes: new construction of 20 single family homes. The estimated project completion date is September 2025.

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

- 1) Approves Resolution 6392 authorizing, Victoria Plaza, Ravello, and Westside Reinvestment Initiative to enter into separate contracts with the City of San Antonio for Housing Bond funds up to \$5,801,144.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 4th day of October 2023.

Attested and approved as to form:

Gabriel Lopez
Chair, Board of Commissioners

Ed Hinojosa, Jr.
President and CEO

Acceptance of Bond Funds

Overview

01 **Approved Projects**

02 **Timeline**

03 **Contract Approval**

Victoria Plaza



Housing Bond Funding
\$2,500,000

Project Detail
New Energy Efficient Roof

Estimated project completion
August 2024

Ravello



Housing Bond Funding

\$2,500,000

Project Detail

Site Improvements, Balcony Repairs, Exterior Repairs, Interior Dwelling Paint-Flooring-New Appliances, Elevator Modernization, Fire Safety Upgrades

The agency plans to match MTW Funds in the amount of **\$2.5M** towards capital improvements

Estimated project completion

July 2025

Westside Reinvestment Initiative (WRI)



Housing Bond Funding
\$801,144

Project Detail

Complete construction on **20 new income-restricted** single family homes located in the Villas de Fortuna Subdivision.

Bond funding will maximize the ability for families whose income meets **80% of Area Median Income** to become homeowners.

Estimated project completion
September 2025

Timeline

Contract negotiations

August - November 2023

Board update on approved projects and contract

September 2023

Board final approval of the contracts

October 2023

Project Completion

- Victoria Plaza - Aug. 2024
- Ravello - July 2025
- Westside Reinvestment Initiative - Sept. 2025

Contract Approval

Staff is seeking Board approval of the following contracts once received from the City

- Victoria Plaza
- Ravello
- Westside Reinvestment Initiative

Questions?

OPPORTUNITY HOME SAN ANTONIO**October 4, 2023****BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTIONS 6391, 23FAC-09-30, AND 23DEV-09-28, AUTHORIZING SAN ANTONIO HOUSING DEVELOPMENT CORPORATION (“SAHDC”), AS CLASS B LIMITED PARTNER AND AS LIMITED PARTNER OF NEW BRAUNFELS 2 HOUSING, LP (THE “PARTNERSHIP”), SAN ANTONIO HOUSING FACILITY CORPORATION, AS SOLE MEMBER OF NEW BRAUNFELS 2 DEVELOPMENT LLC, AS GENERAL PARTNER OF THE PARTNERSHIP, TO EXECUTE ALL DOCUMENTATION AND UNDERTAKE ALL REQUIRED ACTION NECESSARY TO CARRY OUT THE PARTNERSHIP’S ZERO PERCENT (0%) INTEREST LOAN FROM THE CITY OF SAN ANTONIO HOUSING BOND PROGRAM

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

DocuSigned by:
Brandee R. Perez
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Brandee Perez
Chief Operating Officer

DocuSigned by:
Brandee R. Perez
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Melissa Garza
Director of Beacon
Communities

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6391, 23FAC-09-30, and 23DEV-09-28, authorizing San Antonio Housing Development Corporation (“SAHDC”), as Class B limited partner and as limited partner of New Braunfels 2 Housing LP (the “Partnership”), San Antonio Housing Facility Corporation, as sole member of New Braunfels 2 Development LLC, as general partner of the Partnership, to execute all documentation and undertake all required action necessary to carry out the Partnership’s zero percent (0%) interest loan from the City of San Antonio Housing Bond Program.

SUMMARY:

On October 12, 2022, the Board authorized the acquisition of the partnership interests for the Ravello Apartments. A final loan in the amount of \$11,750,000 from Frost Bank was used along with MTW Funds in the amount of \$1,584,638 for investment in MTW units at Tax Credit/Beacon properties to close the final purchase of the Partnership entity that owns the Project. Separately, the Partnership applied to the City of San Antonio (the “City”) for a loan to make improvements to the Project. The City approved the Loan, which will be funded with proceeds of the City’s Housing Bond Program. The Loan will have a thirty (30) year maturity and will bear no interest.

These resolutions authorize required actions to obtain and close on the Loan financing for the purpose of making improvements to the Project.

STRATEGIC OUTCOMES:

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

OPPORTUNITY HOME SAN ANTONIO

October 4, 2023

ATTACHMENTS:

Resolution 6391

Resolution 23FAC-09-30

Resolution 23DEV-09-28

Presentation

**CERTIFICATE FOR RESOLUTION
RESOLUTION 6391**

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

1. In accordance with Chapter 551 of the Texas Government Code and the bylaws of Opportunity Home San Antonio, the Board of Commissioners of Opportunity Home San Antonio (the “Board”) held a meeting on October 4, 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 6391, AUTHORIZING SAN ANTONIO HOUSING DEVELOPMENT CORPORATION (“SAHDC”), AS CLASS B LIMITED PARTNER AND AS LIMITED PARTNER OF NEW BRAUNFELS 2 HOUSING, LP (THE “PARTNERSHIP”), SAN ANTONIO HOUSING FACILITY CORPORATION, AS SOLE MEMBER OF NEW BRAUNFELS 2 DEVELOPMENT LLC, AS GENERAL PARTNER OF THE PARTNERSHIP, TO EXECUTE ALL DOCUMENTATION AND UNDERTAKE ALL REQUIRED ACTION NECESSARY TO CARRY OUT THE PARTNERSHIP’S ZERO PERCENT (0%) INTEREST LOAN FROM THE CITY OF SAN ANTONIO HOUSING BOND PROGRAM

(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 Open Meetings Act and the Bylaws of the Opportunity Home.

SIGNED and SEALED this 4th day of October 2023.



Ed Hinojosa, Jr.
President and CEO

**Opportunity Home San Antonio
Resolution 6391**

RESOLUTION 6391, AUTHORIZING SAN ANTONIO HOUSING DEVELOPMENT CORPORATION (“SAHDC”), AS CLASS B LIMITED PARTNER AND AS LIMITED PARTNER OF NEW BRAUNFELS 2 HOUSING, LP (THE “PARTNERSHIP”), SAN ANTONIO HOUSING FACILITY CORPORATION, AS SOLE MEMBER OF NEW BRAUNFELS 2 DEVELOPMENT LLC, AS GENERAL PARTNER OF THE PARTNERSHIP, TO EXECUTE ALL DOCUMENTATION AND UNDERTAKE ALL REQUIRED ACTION NECESSARY TO CARRY OUT THE PARTNERSHIP’S ZERO PERCENT (0%) INTEREST LOAN FROM THE CITY OF SAN ANTONIO HOUSING BOND PROGRAM

WHEREAS, on October 12, 2022, Opportunity Home San Antonio of the City of San Antonio, Texas (“Opportunity Home”) approved Resolution 6281 authorizing (1) the issuance of a Ravello Senior Apartments Promissory Note in an amount not to exceed \$12,000,000, to be secured by a mortgage lien on the Ravello Apartments (the “Project”) and guaranteed by the San Antonio Housing Facility Corporation (“SAHFC”) in order to refinance an existing loan secured by the Project; (2) San Antonio Housing Development Corporation or an affiliate thereof to enter into New Braunfels 2 Housing LP (the “Partnership”) as a limited partner; (3) the expenditure of Move to Work Funds; and (4) the execution of documentation in connection therewith; and

WHEREAS, the Partnership has applied for and received approval for a zero percent (0.00%) interest loan in the amount of \$2,500,000 (the “Loan”) from the City of San Antonio, Texas (the “City”) Housing Bond Program, the proceeds of which will be used to make improvements to the Project; and

WHEREAS, in order to effect the Loan, the Partnership will be required to execute a lien note creating a lien on the Property (the “Lien Note”) in the original principal amount not to exceed \$2,500,000 and bearing no interest, payable to the City, and secured by a Leasehold Deed of Trust, as well as a Declaration of Restrictive Covenant of Affordability, a Development Agreement, and various closing documents as required by the City (collectively, the “Loan Documents”); and

WHEREAS, the Board hereby authorizes SAHFC, in its capacity as sole member of the general partner of the Partnership, and SAHDC, in its capacity as sole member of the limited partner of the Partnership, to execute all documentation and undertake all required action necessary to carry out the Loan; and

WHEREAS, this Board of Commissioners has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of SAHFC and SAHDC and that the terms and conditions of the Lien Note and the above-described instruments and the manner of disbursing the proceeds thereof are advisable.

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

Section 1. The terms of the Loan Documents are hereby approved.

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

Section 3. The Lien Note in the principal amount not to exceed \$2,500,000 in substantially the form and substance set forth in the Loan Documents, is hereby approved, and the President, the Vice President, the Secretary/Treasurer and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the SAHFC and/or SAHDC, to execute the Lien Note or have their facsimile signatures placed upon it, and the signatures of such officers are hereby authorized and directed to be affixed or placed in facsimile on the Lien Note.

Section 4. All action not inconsistent with provisions of this Resolution heretofore taken by this Board of Directors and the officers of the SAHFC and/or SAHDC directed toward the Project and the issuance of the Lien Note shall be and the same hereby is ratified, approved and confirmed. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

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

Section 7. Cantu Harden Montoya LLP has been engaged as legal counsel on the Loan financing.

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

Section 9. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 10. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

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

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

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

Passed and approved this 4th day of October 2023.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 23FAC-09-30**

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

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the “Board”) held a meeting on October 4, 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-09-30, AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION (“SAHFC”), AS SOLE MEMBER OF NEW BRAUNFELS 2 DEVELOPMENT LLC, AS GENERAL PARTNER OF NEW BRAUNFELS 2 HOUSING, LP (THE “PARTNERSHIP”) TO EXECUTE ALL DOCUMENTATION AND UNDERTAKE ALL REQUIRED ACTION NECESSARY TO CARRY OUT THE PARTNERSHIP’S ZERO PERCENT (0%) INTEREST LOAN FROM THE CITY OF SAN ANTONIO HOUSING BOND PROGRAM

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

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

SIGNED and SEALED this 4th day of October 2023.



Ed Hinojosa, Jr.
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 23FAC-09-30**

RESOLUTION 23FAC-09-30, AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION (“SAHFC”), AS SOLE MEMBER OF NEW BRAUNFELS 2 DEVELOPMENT LLC, AS GENERAL PARTNER OF NEW BRAUNFELS 2 HOUSING, LP (THE “PARTNERSHIP”) TO EXECUTE ALL DOCUMENTATION AND UNDERTAKE ALL REQUIRED ACTION NECESSARY TO CARRY OUT THE PARTNERSHIP’S ZERO PERCENT (0%) INTEREST LOAN FROM THE CITY OF SAN ANTONIO HOUSING BOND PROGRAM

WHEREAS, on October 12, 2022, Opportunity Home San Antonio of the City of San Antonio, Texas (“Opportunity Home”) approved Resolution 6281 authorizing (1) the issuance of a Ravello Senior Apartments Promissory Note in an amount not to exceed \$12,000,000, to be secured by a mortgage lien on the Ravello Apartments (the “Project”) and guaranteed by the San Antonio Housing Facility Corporation (“SAHFC”) in order to refinance an existing loan secured by the Project; (2) San Antonio Housing Development Corporation or an affiliate thereof to enter into New Braunfel 2 Housing LP (the “Partnership”) as a limited partner; (3) the expenditure of Move to Work Funds; and (4) the execution of documentation in connection therewith; and

WHEREAS, the Partnership has applied for and received approval for a zero percent (0.00%) interest loan in the amount of \$2,500,000 (the “Loan”) from the City of San Antonio, Texas (the “City”) Housing Bond Program, the proceeds of which will be used to make improvements to the Project; and

WHEREAS, in order to effect the Loan, the Partnership will be required to execute a lien note creating a lien on the Property (the "Lien Note") in the original principal amount not to exceed \$2,500,000 and bearing no interest, payable to the City, and secured by a Leasehold Deed of Trust, as well as a Declaration of Restrictive Covenant of Affordability, a Development Agreement, and various closing documents as required by the City (collectively, the "Loan Documents"); and

WHEREAS, the Board hereby authorizes SAHFC, in its capacity as sole member of the general partner of the Partnership, to execute all documentation and undertake all required action necessary to carry out the Loan; and

WHEREAS, this Board of Commissioners has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of SAHFC and that the terms and conditions of the Lien Note and the above-described instruments and the manner of disbursing the proceeds thereof are advisable.

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

Section 1. The terms of the Loan Document are hereby approved.

Section 2. The issuance of the Promissory Note, the Loan Documents are hereby authorized and approved, and the President, any Vice President, the Secretary/Treasurer, any

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

Section 3. The Lien Note in the principal amount not to exceed \$2,500,000 in substantially the form and substance set forth in the Loan Documents, is hereby approved, and the President, the Vice President, the Secretary/Treasurer and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of SAHFC, to execute the Lien Note or have their facsimile signatures placed upon it, and the signatures of such officers are hereby authorized and directed to be affixed or placed in facsimile on the Lien Note.

Section 4. All action not inconsistent with provisions of this Resolution heretofore taken by this Board of Directors and SAHFC directed toward the Project and the issuance of the Lien Note shall be and the same hereby is ratified, approved and confirmed. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 5. After the Lien Note is issued, this Resolution shall be and remain irrevocable until the Lien Note or interest thereon shall have been fully paid or provisions for payment shall have been made pursuant to the Indenture.

Section 6. Cantu Harden Montoya LLP has been engaged as legal counsel and Bond Counsel to the financing.

Section 7. 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 8. 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 9. 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 10. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

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

Section 12. The Secretary/Treasurer or designee is authorized to execute all necessary documents and extensions in connection herewith.

Passed and approved this 4th day of October 2023.

Gabriel Lopez
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

**CERTIFICATE FOR RESOLUTION
RESOLUTION 23DEV-09-28**

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

1. In accordance with the bylaws of SAHDC, the Board of Directors of SAHDC (the “Board”) held a meeting on October 4, 2023 (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 23DEV-09-28, AUTHORIZING SAN ANTONIO HOUSING DEVELOPMENT CORPORATION (“SAHDC”) AS THE CLASS B LIMITED PARTNER AND LIMITED PARTNER, OF NEW BRAUNFELS 2 HOUSING, LP (THE “PARTNERSHIP”) TO EXECUTE ALL DOCUMENTATION AND UNDERTAKE ALL REQUIRED ACTION NECESSARY TO CARRY OUT THE PARTNERSHIP’S ZERO PERCENT (0%) INTEREST LOAN FROM THE CITY OF SAN ANTONIO HOUSING BOND PROGRAM

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

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

SIGNED this 4th day of October 2023.

Ed Hinojosa, Jr.
Secretary/Treasurer

**San Antonio Housing Development Corporation
Resolution 23DEV-09-28**

RESOLUTION 23DEV-09-28, AUTHORIZING SAN ANTONIO HOUSING DEVELOPMENT CORPORATION (“SAHDC”) AS THE CLASS B LIMITED PARTNER AND LIMITED PARTNER, OF NEW BRAUNFELS 2 HOUSING, LP (THE “PARTNERSHIP”) TO EXECUTE ALL DOCUMENTATION AND UNDERTAKE ALL REQUIRED ACTION NECESSARY TO CARRY OUT THE PARTNERSHIP’S ZERO PERCENT (0%) INTEREST LOAN FROM THE CITY OF SAN ANTONIO HOUSING BOND PROGRAM

WHEREAS, pursuant to resolution 23DEV-09-28, San Antonio Housing Development Corporation or an affiliate thereof (the “Class B Limited Partner” and “Limited Partner”) has been authorized to enter into the New Braunfels 2 Housing LP (the “Partnership”) and to take necessary action in connection with the acquisition and rehabilitation of 6639 S. New Braunfels, San Antonio, Texas (the “Property”), known as Ravello Apartments (the “Project”); and

WHEREAS, the Partnership has applied for and received approval for a zero percent (0.00%) interest loan in the amount of \$2,500,000 (the “Loan”) from the City of San Antonio, Texas (the “City”) Housing Bond Program, the proceeds of which will be used to make improvements to the Project; and

WHEREAS, in order to effect the Loan, the Partnership will be required to execute a lien note creating a lien on the Property (the "Lien Note") in the original principal amount not to exceed \$2,500,000 and bearing no interest, payable to the City, and secured by a Leasehold Deed of Trust, as well as a Declaration of Restrictive Covenant of Affordability, a Development Agreement, and various closing documents as required by the City (collectively, the "Loan Documents"); and

WHEREAS, the Board hereby authorizes SAHDC, in its capacity as sole member of the limited partner of the Partnership, to execute all documentation and undertake all required action necessary to carry out the Loan.

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

Section 1. The President, any Vice President, the Secretary/Treasurer, and any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute the documents required to be executed by SAHDC or the Limited Partner in order to effect the Loan.

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

Section 3. The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by SAHDC or the Limited Partner) and deliver (or to accept, as the case may be) the Loan Documents and all other documents and certificates

relating to the Project. Approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 4. The President, any Vice President, the Secretary/Treasurer, and the Assistant Secretary/Treasurer, or any of them, and, if required by the form of the document, the Secretary/Treasurer and any Assistant Secretary/Treasurer, or any of them, of the Limited Partner are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by the Limited Partner, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHDC, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 5. All action and resolutions not inconsistent with provisions of this Resolution heretofore taken by this Board and the officers of SAHDC directed to carry out the Loan shall be and the same hereby is extended, ratified, approved, and confirmed. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

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

Section 7. The indebtedness created by the Lien Note shall be a limited obligation of the Partnership payable solely from the revenues, funds, and assets pledged under the Loan Documents to secure payment of the Lien Note, and under no circumstances shall the Lien Note be payable from any other revenues, funds, assets, or income of SAHDC.

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

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

Section 10. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Lien Note is held

to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

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

Passed and approved this 4th day of October 2023.

Gabriel Lopez
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

The Ravello

Brandee Perez
Chief Operating Officer



Melissa Garza
Director of Beacon Communities

Transaction Summary

The Ravello

6639 S. New Braunfels Ave.
San Antonio, Texas

Mixed finance transaction with Southwest Housing, which closed on September 13, 2005.

Construction completed

September 2007

252 residential units

Affordability

252 units - 60% AMI

Total Development Cost

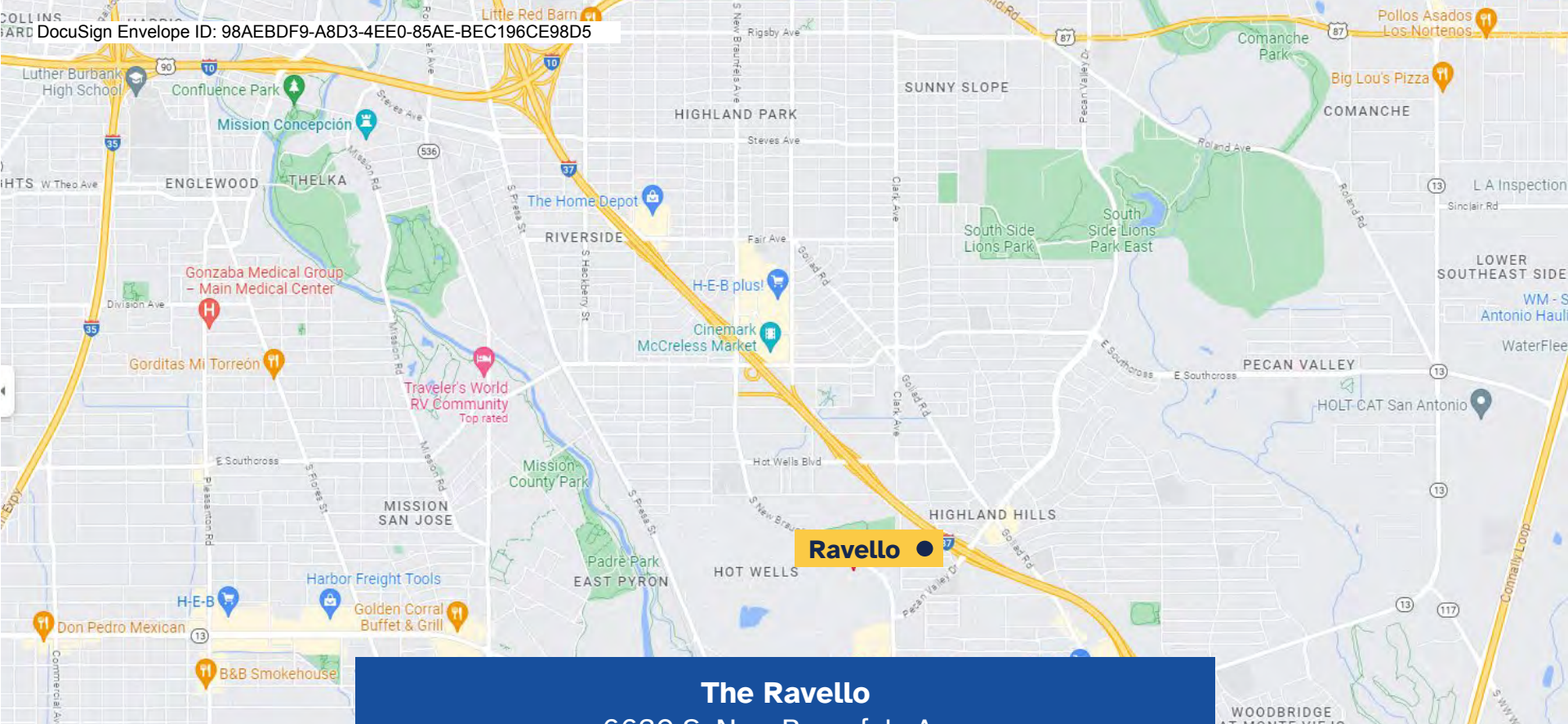
\$24,021,00

(\$95,331 per unit)

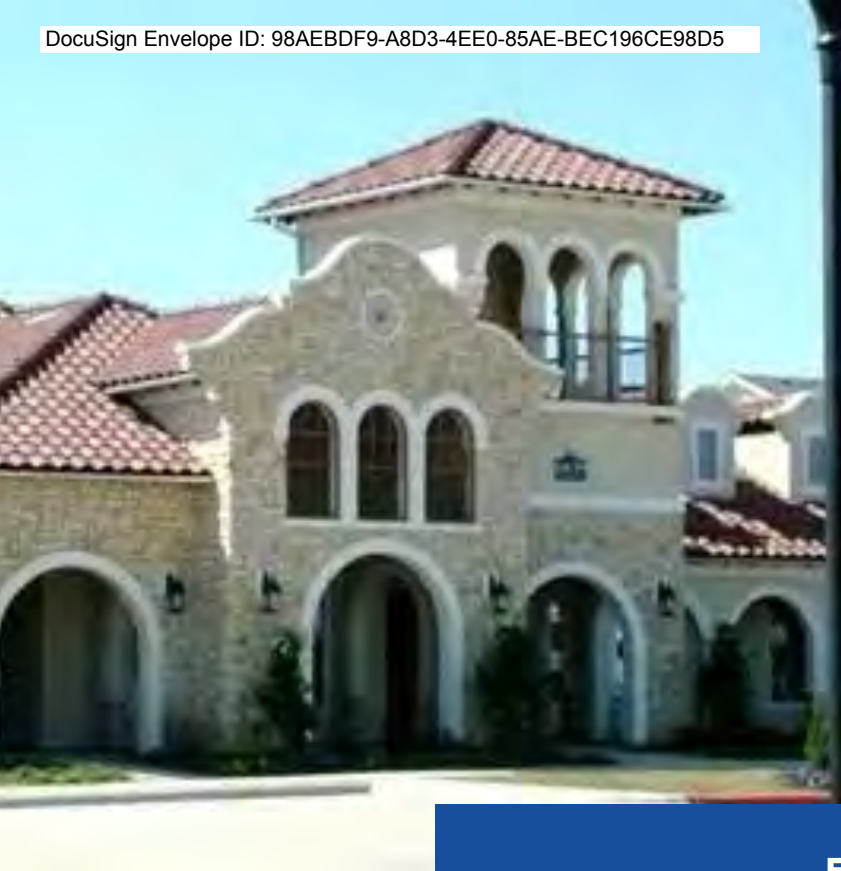
Project financed with mortgage debt (bonds issued by San Antonio Housing Finance Corporation) and tax credits.

On February 14, 2023, Opportunity Home and its affiliates purchased 100% interest.

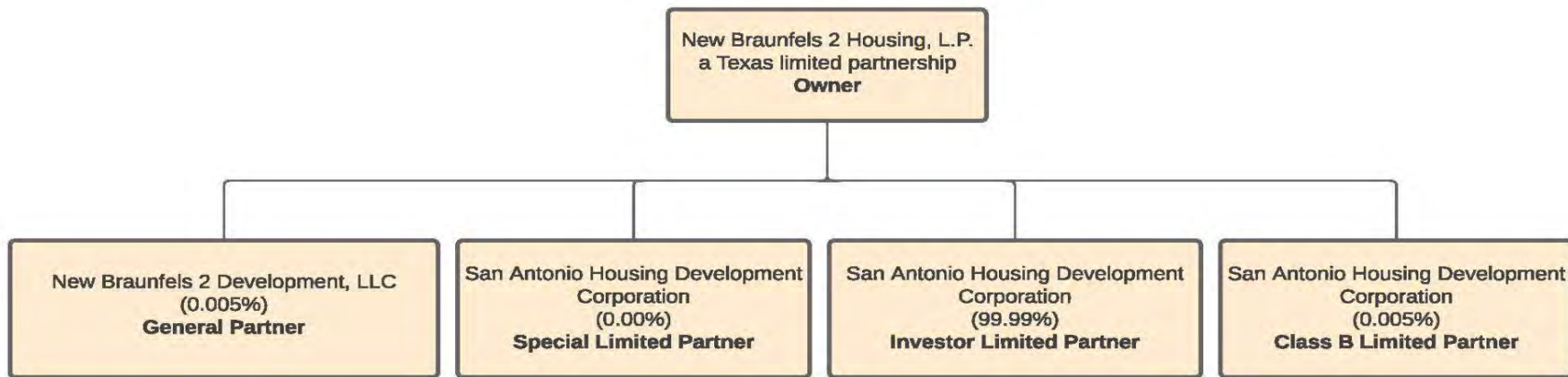
The property is currently overseen by Beacon.



Ravello
6639 S. New Braunfels Ave.



Exterior Photos



Opportunity Home applied and has been awarded **\$2,500,000** of City Housing Bonds funds in the form of a zero percent loan secured by a Leasehold Deed of Trust.

Proceeds will be used to make improvements to all units in the property.

Property will restrict **26 units** to be set at **30% AMI or below**.

Housing Bond Funding

\$2,500,000

Project Detail


Site Improvements, Balcony Repairs, Exterior Repairs, Interior Dwelling Paint-Flooring-New Appliances, Elevator Modernization, Fire Safety Upgrades

The organization plans to match MTW Funds of **\$2.5M** towards capital improvements

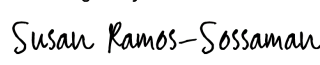
Estimated project completion
July 2025

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6388, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION AND THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE INDUCEMENT RESOLUTIONS FOR THE FOLLOWING PROPOSED TAX CREDIT AND TAX-EXEMPT BOND FINANCING PROJECT: NORTH POND APARTMENTS

DocuSigned by:

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

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Susan Ramos-Sossaman
Assistant Director of Development
Services and Neighborhood
Revitalization

REQUESTED ACTION:

Consideration and approval regarding Resolution 6388, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for the following proposed tax credit and tax-exempt bond financing project: North Pond Apartments.

SUMMARY:

Las Varas Public Facility Corporation (LVPFC) is seeking authority to file applications relating to our proposed 2024 and/or 2025 tax-exempt bond and 4% tax credit projects. 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. LVPFC will be applying for volume cap, 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 and only seven local agency projects received 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, LVPFC would need to submit applications as soon as possible. We 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 we may begin the process, but ***we are 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 North Pond Apartments is an approximately 110-unit multifamily project located within Victoria Commons west of the IH 37 frontage road, seeking up to \$27,000,000 of volume cap.

The project will be issuing a Request for Proposals for the development of the North Pond Apartments project, which will be new construction. All units will be low income housing tax

OPPORTUNITY HOME SAN ANTONIO

October 4, 2023

credit units serving families whose incomes average 60%. It is proposed to contain 12 units at 30% of the median income or below and 98 units at 60% of the median income or below. All units will have restricted rent and must accept Section 8 vouchers. The total project cost is estimated to be approximately \$42,000,000.

Las Varas Public Facility Corporation will be the proposed issuer of the bonds. The San Antonio Housing Facility Corporation will own the land and create a single member limited liability company to serve as the general partner of the tax credit partnership, which will own the project.

The attached Resolution authorizes Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement Resolutions 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 6388

Resolution 23FAC-09-27

Resolution 23LVPFC-09-27

Presentation

**Opportunity Home San Antonio
Resolution 6388**

RESOLUTION 6388, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION AND THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE INDUCEMENT RESOLUTIONS FOR THE FOLLOWING PROPOSED TAX CREDIT AND TAX-EXEMPT BOND FINANCING PROJECT: NORTH POND APARTMENTS

WHEREAS, one of Opportunity Home San Antonio’s strategic goals is to expand the supply of affordable housing; and

WHEREAS, principal financing mechanisms for new affordable housing are the issuance of tax-exempt bonds and the 4% low income housing tax credit; and

WHEREAS, Staff has proposed the following new project to be financed in 2024, North Pond Apartments, an approximately 110-unit multifamily project to be located within Victoria Commons west of the IH 37 frontage road, seeking \$27,000,000 of volume cap; and

WHEREAS, it is necessary to obtain volume cap allocation for tax-exempt bonds and application for tax credits for the project; and

WHEREAS, it is proposed that Las Varas Public Facility Corporation (“LVPFC”) apply for volume cap allocation for the project; and

WHEREAS, it is proposed that the San Antonio Housing Facility Corporation (“SAHFC”) create a limited liability company to serve as the general partner of the partnership, which will own the tax credit project; and

WHEREAS, LVPFC and SAHFC will pass resolutions to induce the project authorizing the applications needed to finance the project and to negotiate the terms of such financing, which will be brought back to the Board for final consideration.

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

- 1) Approve Resolution 6388, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for the following proposed tax credit and tax-exempt bond financing project: North Pond Apartments.
- 2) Approve Resolution 23LVPFC-09-27, of LVPFC inducing the proposed Project and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.
- 3) Approve Resolution 23FAC-09-27, of SAHFC inducing the proposed Project and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.

- 4) Authorize the President and CEO, or designee, to execute all necessary documents associated therewith.

Passed and approved this 4th day of October 2023.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 23FAC-09-27**

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 San Antonio Housing Facility Corporation (Board) held a meeting on October 4, 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 23FAC-09-27, INDUCING THE NORTH POND APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND 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 4th day of October 2023.



Ed Hinojosa, Jr.
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 23FAC-09-27**

RESOLUTION 23FAC-09-27, INDUCING THE NORTH POND APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, North Pond Apartments, LP, or a similarly named and to-be-formed Texas limited partnership (Partnership), and North Pond Apartments GP, LLC, or a similarly named and to-be-formed Texas limited liability company and its general partner (General Partner), will be formed to acquire and construct an approximately 110-unit multifamily housing facility (Housing Facility) to be located within Victoria Commons west of the IH 37 frontage road in downtown San Antonio, Texas (Land, together with the Housing Facility, the Project); and

WHEREAS, at the request of the Partnership, San Antonio Housing Facility Corporation (SAHFC), a Texas non-profit public facility corporation created pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, by the Housing Authority of the City of San Antonio, Texas (Housing Authority) has agreed to (i) serve as the sole member of the General Partner of the Partnership in connection with the financing of the Project, (ii) acquire the Land and lease it to the Partnership pursuant to a Ground Lease (Ground Lease), and (iii) enter into a joint venture with a construction company to form an entity that will serve as the general contractor for the Project (General Contractor); and

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

WHEREAS, the Issuer will issue the Bonds in an amount not to exceed \$27,000,000 and loan such proceeds to the Partnership; and

WHEREAS, in connection with the Bond Financing, the Partnership, the General Partner, and/or SAHFC may 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 (collectively, Note Documents); and

WHEREAS, the Partnership, will apply for 4% 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 Partnership, General Partner and/or SAHFC will be required to execute, complete and deliver various applications, agreements, documents, certificates and instruments to TDHCA (TDHCA Documents); and

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

WHEREAS, in connection with the Equity Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, an Amended and Restated Agreement of Limited Partnership, a Development Agreement, and closing certificates (collectively, Equity Documents); and

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

WHEREAS, in connection with the Subordinate Loans, the Partnership, the General Partner, and/or SAHFC will 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 (collectively, Subordinate Loan Documents); and

WHEREAS, SAHFC will enter into the Joint Venture to form an entity that will enter into a construction contract with the Partnership to serve as the general contractor to construct the Project (Construction Documents); and

WHEREAS, the members of the Board of Directors of San Antonio Housing Facility Corporation (Board) and their respective offices are as follows:

<u>Name of Director/Officer</u>	<u>Position</u>
Gabriel Lopez	President and Director
Gilbert Casillas	Vice President and Director
Dalia Flores Contreras	Director
Estrellita Garcia-Diaz	Director
Janet Garcia	Director
Leilah Powell	Director
Vincent Robinson	Director
Ed Hinojosa, Jr.	Secretary/Treasurer
Diana Fiedler	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Brandee Perez	Assistant Secretary/Treasurer
Michael Reyes	Assistant Secretary/Treasurer
Richard Milk	Assistant Secretary/Treasurer

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

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

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

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 Loans are hereby authorized to be applied for and negotiated and the TDHCA Documents are hereby approved.

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 Partnership, the General Partner, and/or SAHFC is 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 SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by the Partnership, General Partner, SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof, including, without limitation, the TDHCA Documents and all filings or other actions required by the TDHCA in connection with the LIHTCs. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHFC, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 4. It is understood by SAHFC and the Partnership and Developer have represented to SAHFC, that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, that the Partnership has agreed and Developer will agree that

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

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 SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event SAHFC shall not be subject to any liability or damages of any nature. Neither the Partnership nor the Developer nor anyone claiming by, through or under the Partnership or the Developer, nor any investment banking firm or potential purchaser shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.

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 counsel to the General Partner and SAHFC for this transaction.

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 4th day of October 2023.

Gabriel Lopez
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

**CERTIFICATE FOR RESOLUTION
RESOLUTION 23LVPFC-09-27**

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 October 4, 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-09-27, CONCERNING THE APPLICATION OF NORTH POND APARTMENTS LTD. RELATING TO THE PROPOSED FINANCING OF UP TO \$27,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE NORTH POND APARTMENTS, TO BE LOCATED WITHIN VICTORIA COMMONS WEST OF THE IH 37 FRONTAGE ROAD IN DOWNTOWN SAN ANTONIO, TEXAS; 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 Issuer.

SIGNED this 4th day of October 2023.

Ed Hinojosa, Jr.
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 23LVPFC-09-27**

RESOLUTION 23LVPFC-09-27, CONCERNING THE APPLICATION OF NORTH POND APARTMENTS LTD. RELATING TO THE PROPOSED FINANCING OF UP TO \$27,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE NORTH POND APARTMENTS, TO BE LOCATED WITHIN VICTORIA COMMONS WEST OF THE IH 37 FRONTAGE ROAD IN DOWNTOWN SAN ANTONIO, TEXAS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Opportunity Home San Antonio (Housing Authority), 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 the Housing Authority, 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, North Pond Apartments LP, or a similarly named and to-be-formed Texas limited partnership (User), will file an Application (Application), requesting that (i) the Issuer finance the acquisition, construction, rehabilitation, improvement, and equipping of an approximately 110-unit multifamily housing facility to be located within Victoria Commons west of the IH 37 frontage road in downtown San Antonio, Texas, and proposed to be known as the North Pond Apartments or similarly styled (Project); and (ii) the Issuer file a 2024 and/or 2025 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 \$27,000,000 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 a “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 the 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 \$27,000,000;

(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 the Housing Authority (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, the Housing Authority, 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), the Housing Authority, 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, the Housing Authority, 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 the Housing Authority 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 the Housing Authority.

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 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 \$5,000.00 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 \$27,000,000. 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 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 15. 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 16. 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 17. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 18. This Resolution shall be in force and effect from and after its passage.

Passed and approved this 4th day of October 2023.

Gabriel Lopez
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

Victoria Commons North Pond

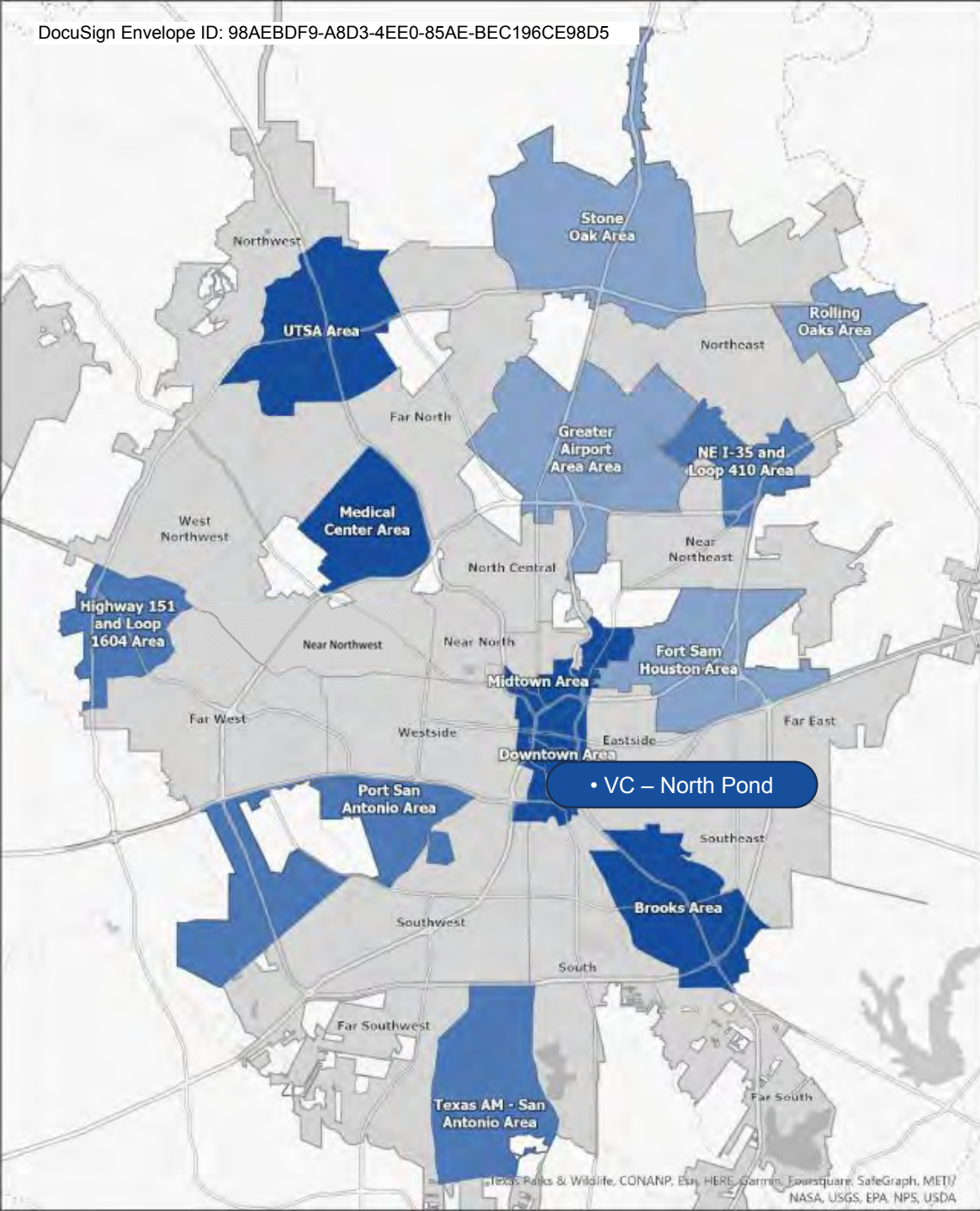
Susan Ramos-Sossaman

Assistant Director of Development Services and Neighborhood Revitalization





Victoria Commons - North Pond
Map



Regional Centers

PHASE 1 CENTERS

- Downtown
- Medical Center
- UTSA
- Midtown
- Brooks

PHASE 2 CENTERS

- NE I -35 and Loop 410
- Highway 151 and Loop 1604
- Texas A&M – San Antonio
- Port San Antonio

PHASE 2 CENTERS

- Greater Airport Area
- Fort Sam Houston
- Rolling Oaks
- Stone Oak

Overview



City Council District 1

San Antonio ISD

Approx. **110** Units

12 units – 30% AMI

98 units – 60% AMI

4% tax credits

Total Development Costs

\$41,550,846

PROFORMA BREAKDOWN (approximate)

Construction Costs	\$24,240,920
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A&E	\$1,027,967
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Other soft costs, etc.	\$7,803,775
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<i>Per Unit Cost</i>	<i>\$300,661</i>
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<i>Rentable per Square Foot cost</i>	<i>\$349.86</i>
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Acquisition Costs	\$3,630,000
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Construction Contingency	\$4,848,184
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Total Development Cost Approx.	\$41,550,846
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Questions?



OPPORTUNITY HOME SAN ANTONIO

October 4, 2023

**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6393, AUTHORIZING THE PRESIDENT AND CEO TO APPROVE AND PROCEED WITH VARIOUS PROVIDERS OF EMPLOYEE PRIMARY HEALTH PLANS TO INCLUDE MEDICAL, DENTAL, AND VISION PLANS. OTHER EMPLOYER PROVIDED PLANS PROVIDE FOR SHORT TERM DISABILITY, LONG TERM DISABILITY, LIFE INSURANCE AND ANCILLARY BENEFIT PLANS, AND AN ELECTRONIC BENEFITS ENROLLMENT PLATFORM FOR CALENDAR YEAR 2024, AT A PROJECTED COST TO THE EMPLOYEE AND EMPLOYER OF \$10,021,875

DocuSigned by:
Ed Hinojosa Jr
07D46F73613F4FA
Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Aiyana Longoria
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Aiyana Longoria
Director of Human Resources

REQUESTED ACTION:

Consideration and approval regarding Resolution 6393, authorizing the President and CEO to approve and proceed with various providers of Employee Primary Health Plans to include Medical, Dental, and Vision Plans. Other Employer Provided Plans provide for Short Term Disability, Long Term Disability, Life Insurance, and Ancillary Benefit Plans, and an electronic benefits enrollment platform for calendar year 2024, at a projected cost to the employee and employer of \$10,021,875.

SUMMARY:

McGriff Insurance (McGriff) is the current Benefits Consultant. McGriff issued a Request for Proposals on the organization's behalf for Medical, Dental, Vision, Legal Plan, and an Employee Assistance Program. Opportunity Home SA staff reviewed the three proposals for medical and dental administration. Blue Cross Blue Shield of Texas (BCBS) prevailed as the most responsive and competitive bidder.

Opportunity Home offers two PPO plans to employees: a standard (lower cost) PPO 1000 plan and a richer (higher cost) PPO 750 plan for which the employee bears a larger share of the cost. There are currently 509 employees in the plans; 336 are enrolled in the low PPO plan and 173 are enrolled in the high PPO plan.

The BCBS medical and dental plans are under a rate guarantee for 2024. The plan details are reviewed quarterly for benefit oversight and funding of the plan. There will be a fifteen percent (15%) increase to both employee and employer contributions for the medical plan.

Opportunity Home remains highly competitive and favorable in comparison to other employers with an average employer contribution of 84% compared to the 16% employee contribution. The same holds true for deductible amounts, out of pocket maximums, and copayments as compared to other similar employer packages.

Based on the other RFP submissions, the organization must begin steps towards the selection of a new service provider for the Vision Plan, the Legal Plan, and the Employee Assistance Program.

OPPORTUNITY HOME SAN ANTONIO**October 4, 2023**

The vendors noted below are offering enhanced benefits at comparable costs to our current rates.

Vision Plan

Humana Vision will replace the current provider Avesis. After reviewing qualified submissions, Humana demonstrated a network of 352 providers in the San Antonio market and over 3,000 providers in the state of Texas. Their plan design may save members up to 80% when visiting an in-network provider. They offer multilingual customer care specialists and have a dedicated service team that is locally based.

Legal Plan

The current provider for Legal Services, did not submit a proposal. Arag Legal is a global firm with 50 years of experience offering group legal plans. Their Ultimate Advisor program will offer extensive coverage when using network attorneys to assist with various matters to include, but not limited to, civil damage claims, consumer protection matters, family law, government benefits, real estate matters, tax, and traffic matters.

Employee Assistance Program

The current provider of the Employee Assistance Program did not submit a proposal. Deer Oaks will provide an integrated, built-to-suit Employee Assistance Program that will assist employees in navigating behavioral health and day to day challenges. The program will offer 24/7 unlimited access to in-the-moment support with credentialed providers and professionals. Employees and their dependents are eligible for up to 6 counseling sessions and numerous other services. A rapid response team will also be available for crisis consultation.

The proposed benefits program for Opportunity Home SA employees in 2024 will include the most competitive:

- Provider for the primary health plans for medical, pharmacy, dental, and vision plans
- Provider of employee long-term and short-term disability plans
- Provider for employee life insurance and accidental death and dismemberment
- Provider for enhanced voluntary products
- Provider for employee Section 125 Flexible Spending Plan
- Provider for 3rd party FMLA and ADA administration
- Provider for an employee assistance program
- Reimbursements for certified weight loss programs and gym memberships
- Reimbursements for participation in health and wellness events

RFP TIMELINE:

June 28, 2023 through July 28, 2023: RFP issued by Benefits Consultant

August 18, 2023: RFP results to Opportunity Home

August 28, 2023: Review Vendor Presentations

Late October 2023 through Early November 2023: Open Enrollment

STRATEGIC OUTCOME:

Opportunity Home staff thrive in career and professional development.

ATTACHMENTS:

OPPORTUNITY HOME SAN ANTONIO

October 4, 2023

Resolution 6393
Presentation

**Opportunity Home San Antonio
Resolution 6393**

RESOLUTION 6393, AUTHORIZING THE PRESIDENT AND CEO TO APPROVE AND PROCEED WITH VARIOUS PROVIDERS OF EMPLOYEE PRIMARY HEALTH PLANS TO INCLUDE MEDICAL, DENTAL, AND VISION PLANS. OTHER EMPLOYER PROVIDED PLANS PROVIDE FOR SHORT TERM DISABILITY, LONG TERM DISABILITY, LIFE INSURANCE AND ANCILLARY BENEFIT PLANS, AND AN ELECTRONIC BENEFITS ENROLLMENT PLATFORM FOR CALENDAR YEAR 2024, AT A PROJECTED COST TO THE EMPLOYEE AND EMPLOYER OF \$10,021,875

WHEREAS, Opportunity Home desires to provide a wide range of insurance benefits for its employees; and

WHEREAS, the current administration contracts will terminate on December 31, 2023; and

WHEREAS, the total proposed cost for the primary health medical, dental, and vision plans for January 1, 2024, through December 31, 2024, is projected to be \$9,318,769; to include the projected cost of the combined employee and employer contribution for medical and stop loss coverage of \$8,911,197, dental coverage of \$342,014, and vision coverage of \$65,557, plus Livongo, a program of enhanced care for those individuals with diabetes, and a program to support smoking cessation efforts, at a projected cost of \$50,990; and

WHEREAS, the total proposed cost for Employer Paid Basic Life and Accidental Death and Dismemberment, plus Short Term and Long Term Disability and the fees for the Flex Spending and Employee Assistance Plan and projections for Wellness reimbursements is \$589,807; and

WHEREAS, the proposed cost for an electronic benefits enrollment system (SmartBen) and an electronic system (Accord), for issuing required forms under the Affordable Care Act, plus a third party service for the management of FMLA and ADA claims is \$62,309; and

WHEREAS, the costs are within the Board approved FY 2023-2024 operating budget; and

WHEREAS, staff requests the Board of Commissioners to authorize the President and CEO, or designee, to execute all documents necessary to carry out the various transactions described above.

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

- 1) Approves Resolution 6393, authorizing the President and CEO to approve and proceed with various providers of Employee Primary Health Plans to include Medical, Dental and Visions Plans. Other employee provided plans provide for short term disability, long term disability, life insurance and ancillary benefits plans, and an electronic benefits enrollment platform for calendar year 2024, at a projected cost to the employee and employer of \$10,021,875.

- 2) Authorizes the President and CEO, or designee, to execute all documents necessary to carry out the various transactions authorized above.

Passed and approved this 4th day of October 2023.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

2024 Benefits

September 2023

Primary Health Plans

Highlights

Blue Cross Blue Shield of Texas

Medical

- National Network
- MDLive Virtual Visits (24 Hour Availability)
- Hospitalization
- Skilled Nursing Facility
- Home Health Care
- Behavioral Health and Substance Abuse

Pharmacy

- Four Tier
- Step Authorization
- Mail Order Programs

Primary Health Plans

Medical Employee Expense

PPO 1000: In Network Benefits

- ~~\$1,000~~ Employee Deductible (80% Coinsurance)
- ~~\$2,750~~ Out of Pocket Maximum
- 100% Preventive Care
- ~~\$35~~ Office Copay
- ~~\$40~~ Specialist Copay
- ~~\$50~~ Urgent Care Copay
- ~~\$350~~ Emergency Room Copay

PPO 750: In Network Benefits

- ~~\$750~~ Employee Deductible (90% Coinsurance)
- ~~\$2,250~~ Out of Pocket Maximum
- 100% Preventive Care
- ~~\$40~~ Office Copay
- ~~\$50~~ Specialist Copay
- ~~\$50~~ Urgent Care Copay
- ~~\$350~~ Emergency Room Copay

Primary Health Plans

Dental + Vision Employee Expense

Dental

Blue Cross Blue Shield

- In and Out of Network Benefits
- 100% Preventive Care

Employee Expense

- \$50 Employee Deductible
- 80% Basic Care
- 80% Major Care

Vision

Proposed: Humana Vision

- In and Out of Network Benefits
- \$10 Copay for Eye Exam

Employee Expense

- \$50 Frame Wholesale Allowance
- \$150 Contact Lens Allowance
- \$ 39 Retinal Imaging

Primary Health Plans

Summary

- Out of Network Benefits
 - Higher Copays, less co-insurance
- No Plan Changes to Copays, Deductibles, Co-insurance
- Livongo Diabetes Program
- Tobacco Cessation
- Stop Loss Protection
- Funded through Benefits and HR Budget

100% Employer Provided

Insurance Plans

- Basic Life
- Accidental Death and Dismemberment
- Short Term Disability
- Long Term Disability
- Flex Spending Accounts
- Employee Assistance Program

Wellness

- Gym and App Reimbursement
- Wellness Event Reimbursement

Plan Administration

- Electronic Enrollment System
- Family and Medical Leave Act
- Americans with Disabilities Act
- Affordable Care Act

Voluntary Benefits: Employee Paid

- Supplemental Life
- Supplemental AD&D
- Accident
- Critical Illness
- Legal

Projected Expenses in 2024

Enrollment: 509 for Primary Health Plan (Medical) | Claims: Data Prior 30 Months

PROGRAMS	EMPLOYEE PORTION	EMPLOYER PORTION	TOTAL
Primary Health Plans	\$1,634,822	\$7,683,947	\$9,318,769
100% Employer Provided	0	\$537,247	\$537,247
Wellness	0	\$103,550	\$103,550
Plan Administration	0	\$62,309	\$62,309
Grand Totals	\$1,634,822	\$8,387,053	\$10,021,875

Projected Expenses in 2023

Enrollment: 470 for Primary Health Plan (Medical) | Claims Data: Prior 30 Months

PROGRAMS	EMPLOYEE PORTION	EMPLOYER PORTION	TOTAL
Primary Health Plans	\$1,358,325	\$6,312,507	\$7,670,832
100% Employer Provided	0	\$393,219	\$393,219
Wellness	0	\$89,800	\$89,800
Plan Administration	0	\$59,318	\$59,318
Grand Totals	\$1,358,325	\$6,854,844	\$8,213,169

Adjustments to Meet Projected Needs

Medical PPO 1000

Employer Portion: **81%** // Employee Portion: **19%**

COVERAGE LEVEL	2023	15%	2024
Employee Only	\$44.10	\$ 6.62	\$ 50.72
Employee + Spouse	\$87.50	\$13.13	\$100.63
Employee + Children	\$83.16	\$12.48	\$95.64
Family	\$139.68	\$20.95	\$160.63

Medical PPO 750

Employer Portion: **86%** // Employee Portion: **14%**

COVERAGE LEVEL	2023	15%	2024
Employee Only	\$60.54	9.08	\$69.62
Employee + Spouse	\$125.43	\$18.82	\$144.25
Employee + Children	\$119.20	\$17.88	\$137.08
Family	\$200.24	\$30.04	\$230.28

Adjustments to Meet Projected Needs

Dental

Employer Portion: **50%** // Employee Portion: **50%**
No Rate Increase

COVERAGE LEVEL	2023	2024
Employee Only	\$6.00	\$6.00
Employee + Spouse	\$13.07	\$13.07
Employee + Children	\$16.39	\$16.39
Family	\$23.66	\$23.66

Vision

Employer Portion: **42%** // Employee Portion: **58%**
No Rate Increase

COVERAGE LEVEL	2023	2024
Employee Only	\$1.67	\$1.67
Employee + 1	\$2.92	\$2.92
Employee + 2 or more	\$4.34	\$4.34

Data Benchmarks

Reviewed Data

- Similar Sized Companies
- Government
- Texas Based

Medical Trends

- Deferred Care
- Increased Pharmaceutical Costs
- Higher Behavioral Health Needs
- Less Wellness and Higher Risk

Questions?

**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6389, AUTHORIZING THE SALE OF THE COSTA MIRADA PROJECT AND VACANT LAND LOCATED ADJACENT THERETO AND THE CONTRIBUTION OF FUNDS TO PAY OFF DEBT AND OPERATING DEFICITS; AND 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 approval regarding Resolution 6389, authorizing the sale of the Costa Mirada Project, vacant land located adjacent thereto and the contribution of funds to pay off debt and operating deficits; and other matters in connection therewith.

SUMMARY:

The Costa Mirada Project received final approval from San Antonio Housing Finance Corporation as Issuer and Las Varas Public Facility Corporation as sole member of the general partner of the owner of the Project on September 7, 2006. The Project was constructed and consists of 212 family units, all of which are low-income housing tax credit units serving families who are at or below 60% AMI. The project is located at 9323 Somerset Road.

The Project has incurred operating deficits due to ineffective management and pandemic economic impact, such as low collections and occupancy. The project shows its age and has above average deferred maintenance. Staff has evaluated the future economic viability of the Project and has determined that a sale is the best option for the continued operation of the Project. In connection with the sale, funds will need to be contributed to the Project to cover the deficits, and NRP and Opportunity Home will each contribute those funds.

The San Antonio Housing Facility Corporation owns vacant land adjacent to the Project and has received an offer to sell that vacant land to the same entity purchasing the Project, which will facilitate the redevelopment of the Project and land by the purchaser.

STRATEGIC OUTCOMES:

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

ATTACHMENTS:

- Resolution 6389
- Resolution 23LVPFC-09-28
- Resolution 23FAC-09-28

**Opportunity Home San Antonio
Resolution 6389**

RESOLUTION 6389, AUTHORIZING THE SALE OF THE COSTA MIRADA PROJECT AND THE CONTRIBUTION OF FUNDS TO PAY OFF DEBT AND OPERATING DEFICITS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, on September 7, 2006, the San Antonio Housing Finance Corporation, a Texas nonprofit housing finance corporation (“SAHFC”), authorized the issuance of its Multifamily Housing Revenue Bonds (Costa Mirada Apartments Project) Series 2006 to finance the acquisition, construction and equipping of a 212-unit multifamily apartment facility known as the Costa Mirada Apartments located at 9323 Somerset Road, San Antonio, Texas (the “Project”) for Costa Mirada, Ltd., a Texas limited partnership (the “Borrower”); and

WHEREAS, on September 7, 2006, the Las Varas Public Facility Corporation, a Texas nonprofit public facility corporation (“LVPFC”), authorized participation in the Project as the sole member of the general partner of the Borrower and the purchase and ground lease of the land for the Project; and

WHEREAS, the Borrower and LVPFC have been presented with an offer to sell the Project in fee simple (the “Sale”); and

WHEREAS, the Project has incurred debt and operating deficits and funds are needed to cover such deficits and allow the Project to be sold and recapitalized to facilitate continued operation of the Project as a low-income housing development (the “Deficit Funding”); and

WHEREAS, the Board of Commissioners of Opportunity Home San Antonio (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for Opportunity Home San Antonio to authorize providing the Deficit Funding and authorize the Sale so that the Partnership may continue to operate the Project as an affordable housing project; and

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

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

- 1) The Sale and provision of the Deficit Funding are hereby authorized and approved.
- 2) The President and CEO, and each officer of Opportunity Home San Antonio (each an

“Executing Officer”), or any of them, are authorized and directed to negotiate, execute and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the Sale and Deficit Funding or otherwise to give effect to the actions authorized hereby and the intent hereof, and approval of the terms of any of the documents by Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.

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

Passed and approved this 4th day of October 2023.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 23LVPC-09-28**

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

1. In accordance with the bylaws of LVPFC, the Board of Directors of LVPFC (the "Board") held a meeting on October 4, 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 23LVPC-09-28, AUTHORIZING THE SALE OF THE COSTA
MIRADA PROJECT AND THE CONTRIBUTION OF FUNDS TO PAY OFF DEBT
AND OPERATING DEFICITS; AND OTHER MATTERS IN CONNECTION
THEREWITH**

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

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

SIGNED this 4th day of October 2023.

Ed Hinojosa, Jr.
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 23LVPFC-09-28**

RESOLUTION 23LVPFC-09-28, AUTHORIZING THE SALE OF THE COSTA MIRADA PROJECT AND THE CONTRIBUTION OF FUNDS TO PAY OFF DEBT AND OPERATING DEFICITS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, on September 7, 2006, the San Antonio Housing Finance Corporation, a Texas nonprofit housing finance corporation (“SAHFC”), authorized the issuance of its Multifamily Housing Revenue Bonds (Costa Mirada Apartments Project) Series 2006 to finance the acquisition, construction, and equipping of a 212-unit multifamily apartment facility known as the Costa Mirada Apartments located at 9323 Somerset Road, San Antonio, Texas (the “Project”) for Costa Mirada, Ltd., a Texas limited partnership (the “Borrower”); and

WHEREAS, on September 7, 2006, the Las Varas Public Facility Corporation, a Texas nonprofit public facility corporation (“LVPFC”), authorized participation in the Project as the sole member of the general partner of the Borrower and the purchase and ground lease of the land for the Project; and

WHEREAS, the Borrower and LVPFC have been presented with an offer to sell the Project in fee simple (the “Sale”); and

WHEREAS, the Project has incurred debt and operating deficits and funds are needed to cover such deficits and allow the Project to be sold and recapitalized to facilitate continued operation of the Project as a low-income housing development (the “Deficit Funding”); and

WHEREAS, the Board of Directors of LVPFC (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for LVPFC to authorize providing the Deficit Funding and authorize the Sale so that the Partnership may continue to operate the Project as an affordable housing project; and

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

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

- 1) The Sale and provision of the Deficit Funding are hereby authorized and approved.
- 2) The President, Secretary/Treasurer, Assistant Secretary/Treasurer, and each officer of Las

Varas Public Facility Corporation (each an “Executing Officer”), or any of them, are authorized and directed to negotiate, execute and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the Sale and Deficit Funding or otherwise to give effect to the actions authorized hereby and the intent hereof, and approval of the terms of any of the documents by Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.

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

Passed and approved the 4th day of October 2023.

Gabriel Lopez

Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.

Secretary/Treasurer

**CERTIFICATE FOR RESOLUTION
RESOLUTION 23FAC-09-28**

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

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the “Board”) held a meeting on Oct 4, 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-09-28, AUTHORIZING THE SALE OF VACANT LAND
ADJACENT TO THE COSTA MIRADA PROJECT IN CONNECTION WITH THE
SALE OF SUCH PROJECT; AND OTHER MATTERS IN CONNECTION
THEREWITH**

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

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

SIGNED and SEALED this 4th day of October 2023.



Ed Hinojosa, Jr.
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 23FAC-09-28**

RESOLUTION 23FAC-09-28, AUTHORIZING THE SALE OF VACANT LAND ADJACENT TO THE COSTA MIRADA PROJECT IN CONNECTION WITH THE SALE OF SUCH PROJECT; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, on September 7, 2006, the San Antonio Housing Finance Corporation, a Texas nonprofit housing finance corporation (“SAHFC”), authorized the issuance of its Multifamily Housing Revenue Bonds (Costa Mirada Apartments Project) Series 2006 to finance the acquisition, construction, and equipping of a 212-unit multifamily apartment facility known as the Costa Mirada Apartments located at 9323 Somerset Road, San Antonio, Texas (the “Project”) for Costa Mirada, Ltd., a Texas limited partnership (the “Borrower”); and

WHEREAS, on September 7, 2006, the Las Varas Public Facility Corporation, a Texas nonprofit public facility corporation (“LVPFC”), authorized participation in the Project as the sole member of the general partner of the Borrower and the purchase and ground lease of the land for the Project; and

WHEREAS, the Borrower and LVPFC have been presented with an offer to sell the Project in fee simple, and in connection therewith SAHFC has been presented with an offer to sell the vacant land located adjacent to the Project identified on Exhibit A attached hereto (the “Sale”); and

WHEREAS, the Board of Directors of SAHFC (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for SAHFC to authorize the Sale; and

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

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

- 1) The Sale is hereby authorized and approved.

- 2) The President, Secretary/Treasurer, Assistant Secretary/Treasurer, and each officer of San Antonio Housing Facility Corporation (each an “Executing Officer”), or any of them, are authorized and directed to negotiate, execute and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the Sale or otherwise to give effect to the actions authorized hereby and the intent hereof, and approval of the terms of any of the

documents by Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.

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

Passed and approved this 4th day of October 2023.

Gabriel Lopez
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

EXHIBIT A

EXHIBIT A

Subject Property Description

The **Subject Property** shall consist of: All of Seller's right, title and interest in all of the following described Real Property:

COMMONLY called 9323 Somerset Road, in the City of San Antonio, Bexar County, Texas, and BEING all of that certain 7.125 acres tract of land, more or less, which is the remainder tract of land out of that certain 19.205 acres tract of land previously conveyed to Glenn Lynch Companies, Inc., by Special Warranty Deed dated January 8, 2005, recorded as Document No.: 20060195577 in the Official Public Records of Bexar County, Texas, SAVE AND EXCEPT that certain 12.08 acres tract of land previously conveyed to Las Varas Public Facility Corporation by Special Warranty Deed With Vendor's Lien dated October 12, 2006, recorded as Document No.: 20060249366 in the Official Public Records of Bexar County, Texas, and further, together with all rights, title and interest in any adjoining tracts of land, right of-ways, easements, alleys, prescriptive easements of access to or through any other tracts of land, as the case may be, for the purpose of access and for the purposes of ingress and egress to this 7.125 acres tract of land, more or less, in accordance with the laws of the State of Texas, and the ordinances of the County of Bexar and the City of San Antonio; and further and

together with all appurtenances thereto and together with all improvements and fences situated thereon, and together with all rights and title thereto any abutting or adjoining access, rights-of-way, and alleys, but subject to the permitted exceptions which shall include, but not limited to, any validly existing easements, restrictions, mineral severances or other validly existing utility and communications services (SAVE AND EXCEPT for any liens affecting the Subject Property which Seller agrees shall be satisfied either before closing or at closing utilizing Seller's Net Funds).



**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6394, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION TO MAKE A SUBORDINATE OPERATING DEFICIT LOAN FOR THE ARTISAN AT SALADO FALLS APARTMENTS PROJECT; AND OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:
Ed Hinojosa Jr
D7D46F73613F4FA...
Ed Hinojosa, Jr.
President and CEO

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

REQUESTED ACTION:

Consideration and approval regarding Resolution 6394, authorizing Las Varas Public Facility Corporation (“LVPFC”) to make a subordinate operating deficit loan for the Artisan at Salado Falls Apartments Project; and other matters in connection therewith.

SUMMARY:

The Artisan at Salado Heights Apartments Project received final approval from San Antonio Housing Finance Corporation as Issuer and Las Varas Public Facility Corporation as sole member of the general partner (the “General Partner”) of the owner of the Project, ARDC Salado, Ltd. (the “Owner”), on August 3, 2006. The Project was constructed and consists of 252 family units, all of which are low-income housing tax credit units serving families who are at or below 60% AMI. The project is located at 3714 Binz Engleman Road, San Antonio, Texas.

The Project has incurred operating deficits due to low occupancy levels. Staff has evaluated the future economic viability of the Project and has determined funds will need to be loaned by Las Varas Public Facility Corporation to the Project to cover the deficits and to allow for additional repairs or rehabilitation to be performed. The Owner may use the funds to pay the costs of renovating certain units, to make payments under the property management agreement and to pay vendors that have supplied labor and materials to the Project. The loan will be subordinate to the first lien debt on the Project and will be payable as a debt of the Borrower pursuant to the Amended and Restated Agreement of Limited Partnership for the Owner.

STRATEGIC OUTCOMES:

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

ATTACHMENTS:

- Resolution 6394
- Resolution 23LVPFC-09-29

**Opportunity Home San Antonio
Resolution 6394**

RESOLUTION 6394, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION TO MAKE A SUBORDINATE OPERATING DEFICIT LOAN FOR THE ARTISAN AT SALADO FALLS APARTMENTS PROJECT; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, on August 3, 2006 the San Antonio Housing Finance Corporation, a Texas nonprofit housing finance corporation, authorized the issuance of its Multifamily Housing Mortgage Revenue Bonds (Artisan at Salado Heights Apartments Project) Series 2006 to finance the acquisition, construction and equipping of a 252-unit multifamily apartment facility known as the Artisan at Salado Falls Apartments located at 3714 Binz Engleman Road, San Antonio, Texas (the "Project") for ARDC Salado, Ltd., a Texas limited partnership (the "Borrower"); and

WHEREAS, Las Varas Public Facility Corporation, a Texas nonprofit public facility corporation ("LVPFC"), authorized its participation in the Project as the sole member of the general partner of the Borrower ("General Partner") and the purchase and ground lease of the land for the Project; and

WHEREAS, the Project has incurred debt and operating deficits and funds are needed to cover such deficits and facilitate continued operation of the Project as a low-income housing development; and

WHEREAS, Section 6.9 of the Amended and Restated Agreement of Limited Partnership of the Borrower provides that the General Partner may make advances of funds to cover operating deficits and such advances shall constitute operating deficit loans and are repayable as set forth therein; and

WHEREAS, LVPFC desires to make a subordinate operating deficit loan on behalf of the General Partner to the Borrower (the "Loan") in accordance with the foregoing; and

WHEREAS, the Board of Commissioners of Opportunity Home San Antonio (the "Board") has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for LVPFC and/or the General Partner to authorize providing the Loan so that the Partnership may continue to operate the Project as an affordable housing project; and

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

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

- 1) The Loan is hereby authorized and approved.
- 2) The President and CEO, and each officer of Opportunity Home San Antonio (each an "Executing Officer"), or any of them, are authorized and directed to negotiate, execute and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the Deficit

Funding or otherwise to give effect to the actions authorized hereby and the intent hereof, and approval of the terms of any of the documents by Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.

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

Passed and approved the 4th day of October 2023.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 23LVPFC-09-29**

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

1. In accordance with the bylaws of LVPFC, the Board of Directors of LVPFC (the "Board") held a meeting on October 4, 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-09-29, AUTHORIZING A SUBORDINATE
OPERATING DEFICIT LOAN FOR THE ARTISAN AT SALADO FALLS
APARTMENTS PROJECT; AND OTHER MATTERS IN CONNECTION
THEREWITH**

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

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

SIGNED this 4th day of October 2023.

Ed Hinojosa, Jr.
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 23LVPFC-09-29**

RESOLUTION 23LVPFC-09-29, AUTHORIZING A SUBORDINATE OPERATING DEFICIT LOAN FOR THE ARTISAN AT SALADO FALLS APARTMENTS PROJECT; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, on August 3, 2006 the San Antonio Housing Finance Corporation, a Texas nonprofit housing finance corporation, authorized the issuance of its Multifamily Housing Mortgage Revenue Bonds (Artisan at Salado Heights Apartments Project) Series 2006 to finance the acquisition, construction and equipping of a 252-unit multifamily apartment facility known as the Artisan at Salado Falls Apartments located at 3714 Binz Engleman Road, San Antonio, Texas (the "Project") for ARDC Salado, Ltd., a Texas limited partnership (the "Partnership"); and

WHEREAS, Las Varas Public Facility Corporation, a Texas nonprofit public facility corporation ("LVPFC"), authorized its participation in the Project as the sole member of the general partner of the Partnership ("General Partner") and the purchase and ground lease of the land for the Project; and

WHEREAS, the Project has incurred debt and operating deficits and funds are needed to cover such deficits and facilitate continued operation of the Project as a low-income housing development; and

WHEREAS, Section 6.9 of the Amended and Restated Agreement of Limited Partnership of the Partnership provides that the General Partner may make advances of funds to cover operating deficits and such advances shall constitute operating deficit loans and are repayable as set forth therein; and

WHEREAS, LVPFC desires to make a subordinate operating deficit loan on behalf of the General Partner to the Partnership (the "Loan") in accordance with the foregoing; and

WHEREAS, the Board of Directors of LVPFC (the "Board") has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for LVPFC to authorize the Loan so that the Partnership may continue to operate the Project as an affordable housing project; and

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

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

- 1) The Loan is hereby authorized and approved.
- 2) The President, Secretary/Treasurer, Assistant Secretary/Treasurer, and each officer of Las Varas Public Facility Corporation (each an “Executing Officer”), or any of them, are authorized and directed to negotiate, execute and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the Loan or otherwise to give effect to the actions authorized hereby and the intent hereof, and approval of the terms of any of the documents by Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.
- 3) The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.
- 4) All acts heretofore taken by the officers of this Board in connection with the matters authorized by this Resolution are hereby ratified, confirmed and approved by the Board.
- 5) If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.
- 6) The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.
- 7) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 8) This Resolution shall be in force and effect from and after its passage.

Passed and approved the 4th day of October 2023.

Gabriel Lopez
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer



President's Report | October 2023

Hispanic Heritage Month

Every year, from September 15 to October 15, we, as a nation, acknowledge and commemorate the countless contributions, diverse cultures, and rich histories of the American Latino community. Happy Hispanic Heritage Month.



Bridging Cultures: A Hispanic Heritage Show and Tell

Employees showcased the rich tapestry of Hispanic culture on September 20 with items special to them and their culture during our second Bridging Cultures event. Attendees heard a presentation on Cuba, Mexico, and Puerto Rico and sampled native foods.





PHADA Legislative Forum

Opportunity Home attended the Public Housing Association Directors Association (PHADA) Legislative Forum in Washington D.C. from September 17 to 19. Attendees received updates on a HUD rule for “Build America, Buy America”, housing quality inspections and possible ramifications of a government shutdown. Representatives from the organization also heard from Representatives Maxine Waters and Ritchie Torres on the continued need for affordable housing and funding to address shortfalls of HUD programs.

Employee Safety Fair

The organization will be hosting a Safety Fair for employees at Central Office on October 13, featuring external guests presenting demonstrations and products, food, and branded safety swag.

Westside Reinvestment Initiative Community Meeting

An informational public meeting was hosted on September 25 at the Mirasol Homes community room to discuss the 25 new homes scheduled for construction within the Mirasol community as part of the Westside Reinvestment Initiative (WRI).

Accessibility and Operations Allocation

The City of San Antonio City Council passed their annual budget on September 14. Within the budget allocation, Opportunity Home will receive \$1 million as part of the “Accessibility and Operations” fund for the first time in the city’s history.





San Antonio Water System (SAWS) Committee Appointment

Aaron Elizondo, Manager of Policy and Operations Support, has been appointed by District 7 councilwoman Marina Gavito to serve a two-year term on the San Antonio Water System's (SAWS) Capital Improvements Advisory Committee.



Dieciséis de Septiembre Parade

Opportunity Home employees and their families participated in the Avenida Guadalupe Association's parade route on September 16. As ambassadors of our organization, they engaged with the community and contributed to a meaningful cultural celebration.





Resident Town Hall

The organization hosted a Resident Town Hall on September 14, with in-person and virtual attendees who were informed on public housing and security updates.



Haven for Hope Fall Community Resource Fair

The organization participated in a resource fair at Haven for Hope on September 15, providing information about housing assistance programs and employment opportunities.



Lease Up Fair

Opportunity Home hosted a lease-up fair for the Housing Choice Voucher (HCV) program on September 14 at Second Baptist Church. This was the third event where those searching for a home, landlords with current vacancies and community partners were invited.





New Housing Commission Appointment

Michael Reyes, Public Affairs Officer, has been selected to serve on the City of San Antonio’s Housing Commission, as one of nine members. The commission acts as a public oversight board to guide the implementation of the Mayor’s Housing Task Force’s (MHPTF) recommendations and engage the public.

Government Relations Update: Accessibility and Modernization Fund

During a budget work session held on August 24, Councilmember Teri Castillo expressed her endorsement for the inclusion of Opportunity Home within the FY24 City of San Antonio budget. San Antonio City Council voted on September 15 to support Opportunity Home through an Accessibility and Modernization fund as part of the annual budget. The \$1 million budget allocation will help address capital needs in repairing, rehabilitating, and modernizing housing units operated by Opportunity Home.

2023 HAI Group Award Recipient

The Risk Management Department was selected to receive the 2023 Risk Management Award in the category of Employee Safety for their annual Employee Safety Fair by the HAI Group, an entity which pioneers insurance programs for the public housing and affordable housing markets. The department also earned honorable mentions in the following categories: Risk Champion, Collaboration with Local/Community Organization, Best Use of Grant Program Funds, and Resident Safety Award.

Swearing-In Ceremony

Four new members were sworn into our board of commissioners on September 6. Welcome and thank you for your service to the community Estrellita, Janet, Leilah, and Vincent.





Cassiano, COPS/Metro, District 5, and Mayor’s Office Meeting

Opportunity Home met with Cassiano Homes residents, representatives from COPS/Metro, the offices of District 5, and the Mayor on September 5. The discussion surrounded the long-term and short-term needs of Cassiano Homes, with the organization pledging to continue pursuing multiple avenues of funding to address these needs as well as engage with outside organizations and elected officials.

Federal Grants Roundtable

Opportunity Home attended a roundtable discussion on September 6 with Congressman Greg Casar on federal grants. Congressman Casar’s office outlined the general process for contacting his office and requesting letters of support, and shared information for grant opportunities for federal agencies and annual Community Project Funding (CPF).

Lincoln Heights Resident Meeting

A meeting with residents of Lincoln Heights was hosted on September 9 at the community to discuss and address immediate infrastructure needs. The organization heard directly from residents regarding short-term and long-term needs of the community and informed them of current and future plans on updating and upgrading infrastructure.

2023 Campaign for Grade-Level Reading (GLR) Honor Roll

The Campaign for Grade-Level Reading has selected Opportunity Home to be part of their 2023 Honor Roll. Each year, organizations across the nation are recognized for their strategies and tactics that leverage the resources of public housing agencies and organizations to increase reading proficiency.

