





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

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

BOARD OF COMMISSIONERS

Dr. Ana "Cha" Guzmán
Chair

Gabriel Lopez
Vice Chair

Gilbert Casillas
Commissioner

Dalia Contreras
Commissioner

Loren D. Dantzler
Commissioner

Olga Kauffman
Commissioner

Ignacio Perez
Commissioner

PRESIDENT & CEO

Ed Hinojosa, Jr.

REGULAR BOARD MEETING

1:00 p.m. | Wednesday | February 1, 2023

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

MEETING CALLED TO ORDER

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

PUBLIC COMMENT

2. **Public Comment** - Citizens are provided up to three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 12:45 p.m. A Spanish/English translator will be available to citizens needing translation.

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

CITIZENS TO BE HEARD

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

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

MINUTES

4. Minutes

- Approval of the December 7, 2022, Regular Board meeting minutes
- Approval of the January 18, 2023, Operations and Real Estate Committee meeting minutes

CONSENT ITEMS

5. Consideration and approval regarding Resolution 6295, authorizing the award of a contract for development initiative consulting services for the Alazan Expansion to Baker Tilly Virchow Krause, LLP through Philadelphia Housing Authority for an amount not to exceed \$485,680; for a period of two years (Timothy E. Alcott, Chief Legal and Real Estate Officer; George Ayala, Director of Procurement)
6. Consideration and approval regarding Resolution 6300, authorizing the ratification of the expenditure of funds for eight 2022 Ford Trucks, F-150 series to McCombs Ford West for an amount of \$401,501.04 (George Ayala, Director of Procurement)
7. Consideration and approval regarding Resolutions 6303 and 23FAC-01-18, authorizing the 100 Labor Street transaction, including the execution of all documentation necessary to carry out the transaction; and authorizing the modification to and increase of financing for such transaction; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)
8. Consideration and approval regarding Resolutions 6305 and 23FAC-01-19, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolution for the Rainbow Lofts 9% low income housing tax credit project (Timothy E. Alcott, Chief Legal and Real Estate Officer)
9. Consideration and approval regarding Resolutions 6307 and 23FAC-01-21, authorizing the San Antonio Housing Facility Corporation to approve resolutions for the following proposed 9% low income housing tax credit project: Park at North Hills (Timothy E. Alcott, Chief Legal and Real Estate Officer)

INDIVIDUAL ITEMS

10. Consideration and approval regarding Resolution 6301, authorizing the award of a contract for security services organization wide to Texas Lawman Security and Traffic Control Services, LLC, (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms (Domingo Ibarra, Director of Security; George Ayala, Director of Procurement)
11. Consideration and approval regarding Resolutions 6315 and 23FAC-02-02, authorizing the San Antonio Housing Facility Corporation to approve resolutions for the following proposed 9% low income housing tax credit project: Vista at Reed (Timothy E. Alcott, Chief Legal and Real Estate Officer)
12. Consideration and approval regarding Resolutions 6316 and 23FAC-02-03, authorizing the San Antonio Housing Facility Corporation to approve resolutions for the following proposed 9% low income housing tax credit project: Vista at Henderson Pass (Timothy E. Alcott, Chief Legal and Real Estate Officer)

DISCUSSION ITEMS

13. Discussion regarding resident concerns
14. President's Report

- National Awards Garnered
- Commemorating the Legacy of Martin Luther King, Jr.
- Funding Secured to House Persons with Disabilities
- Holiday Cheer with the Spurs
- New Check-In Kiosk
- 26th Annual Alazan-Apache Courts Holiday Party
- Holiday Gift Distribution Recap
- Bond Funding to Build, Expand and Renovate Communities
- Little Free Library Launched at Homestead Apartments

15. Closed Session

Consultation with Attorney

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

- Semi-Annual Litigation Update

16. Adjournment

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

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

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



MINUTES OF OPPORTUNITY HOME SAN ANTONIO REGULAR BOARD MEETING

I. Call to Order:

Vice Chair Lopez called the Regular Board Meeting of Opportunity Home San Antonio to order at 1:01 PM CST on December 7, 2022. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

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

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; and Hector Martinez, Director of Construction Services and Sustainability; Jennifer Dominquez, Risk Manager.

Vicky Cavazos Jones, Interpreter, BCC Languages LLC; and Erika Carral, Texas Mutual Workers' Compensation Insurance.

Board Members Absent:

Loren D. Dantzler.

Quorum:

A quorum was established with five (5) voting members present at the start of the meeting. A sixth (6th) member entered the meeting prior to 15. Closed Session.

II. Public Comment

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

III. Citizens to be Heard

Citizens wishing to speak on issues not related to items posted on the agenda were given three minutes to speak. There was one citizen who signed up to speak and one citizen who spoke during the meeting. No citizens ceded their time.

IV. Public Hearing

Public hearing regarding Resolution 6291, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Viento Apartments), Series 2022 (the "Bonds"); (ii) the Las Varas Public Facility Corporation (the "Issuer" or "LVPFC") to approve Resolution 22LVPFC-11-17 authorizing the Bonds; and (iii) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)



Citizens are provided three minutes each to speak to agenda item four (4). There were no individuals signed up to speak. No individuals ceded their time.

Presentations

- V.** Platinum Safety Partner Award presented to Opportunity Home San Antonio by Texas Mutual Workers' Compensation Insurance presented by Erikka Carral (Jennifer Dominquez, Risk Manager)

- VI.** Update and Presentation regarding Lincoln Heights Development by Saldana & Associates

Without objection, the Board postponed agenda item 6. Update and Presentation regarding Lincoln Heights Development by Saldana & Associates, for future discussion on January 18, 2023.

VII. Minutes

Commissioner Contreras moved to approve the November 2, 2022 Regular Board Meeting minutes, November 17, 2022 Finance Committee Meeting minutes, and November 17, 2022 Operations and Real Estate Committee Meeting minutes. Commissioner Casillas seconded the motion. The motion carried with five (5) in favor and none against by a voice vote.

Consent Items

VIII. Resolution 6290

Consideration and approval regarding Resolution 6290, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (i) the execution of all documentation necessary to carry out the transaction, including entering into a development agreement; (ii) authorizing all filings and agreements with Texas Department of Housing and Community Affairs for low income housing tax credits; (iii) the lease of the land for the transaction by San Antonio Housing Facility Corporation (SAHFC) to Fiesta Trails Ltd.; (iv) the acquisition of the membership interest by San Antonio Housing Facility Corporation (SAHFC) in Fiesta Trails GP LLC; (v) authorizing SAHFC to serve as the general contractor; and (vi) authorizing the financing for such transaction; and other matters in connection herewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

IX. Resolution 6291

Consideration and approval regarding Resolution 6291, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Viento Apartments), Series 2022 (the "Bonds"); (ii) the Las Varas Public Facility Corporation (the "Issuer" or "LVPFC") to approve Resolution 22LVPFC-11-17 authorizing the Bonds; and (iii) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

X. Resolution 6292

Consideration and approval regarding Resolution 6292, authorizing the award of a contract for architectural and related services for the Alazan Expansion Development to Alamo



Architects for an amount not to exceed \$865,500 (Timothy E. Alcott, Chief Legal and Real Estate Officer)

XI. Resolution 6293

Consideration and approval regarding Resolution 6293, authorizing the award of a contract for Interior/Exterior Design and Purchasing Management Services for Snowden Apartments to StudioSIX5, Inc. for an amount not to exceed \$464,100 (Lorraine Robles, Director of Development Services and Neighborhood Revitalization; George Ayala, Director of Procurement)

XII. Resolution 6294

Consideration and approval regarding Resolution 6294, authorizing the award of a contract for elevator modernization at Villa Tranchese to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$820,087 (Hector Martinez, Director of Construction Services and Sustainability; George Ayala, Director of Procurement)

Main Motion Regarding Items 8-12

Moved by Commissioner Cassilas. Seconded by Commissioner Kauffman. The motion carried with five (5) in favor and none against by a voice vote.

Discussion Items

The following items were discussed with the Board:

XIII. Discussion regarding resident concerns

No resident concerns were discussed by the Board.

XIV. President's Report

- 2023 Board Calendar
- Winter Holiday Closure
- United Way Campaign
- Honoring our Heroes and Bravest Employees
- On Record with KLRN
- Recommendations for Bond Awards

Vice Chair Lopez recessed the Regular Board meeting and entered into the Las Varas Public Facility Corporation and San Antonio Housing Facility Corporation meetings at 1:19 PM CST.

The Board returned to the Regular Board meeting at 1:22 PM CST.

Attorney Doug Poneck read the Board into Closed Session.

Vice Chair Lopez recessed the Regular Board meeting and entered into Closed Session at 1:23 PM CST.



Chair Guzman entered the meeting.

XV. Closed Session

Real Estate/Consultation with Attorney

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

- Update and discussion regarding Mirasol Homes history

Consultation with Attorney

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

- Discussion with attorney regarding Master Planner Contracts

XVI. Adjournment

The meeting adjourned at 2:18 PM CST.

ATTEST:

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

Date

Ed Hinojosa, Jr.
President and CEO

Date



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

I. Call to Order:

Committee Chair Gabriel Lopez called the Operations and Real Estate Committee Meeting of Opportunity Home San Antonio to order at 1:04 PM CST on January 18, 2023. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

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

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Timothy E. Alcott, Chief Legal and Real Estate Officer; George Ayala, Director of Procurement; Domingo Ibarra, Director of Security; Michael Reyes, Public Affairs Officer.

Mario Peña, Able City; Marissa Saldaña, Jeremy Saldaña, and Humberto Saldaña, Saldaña & Associates; Rebeca Barrera, Somos Cultura y Más; and Gabriel Quintero Velasquez, Avenida Guadalupe Association.

Vicky Cavazos Jones, Interpreter, BCC Languages LLC.

Board Members Absent:

None.

Quorum:

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

II. Public Comment

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

Presentation

III. Update and presentation regarding Alazan Courts presented by Mario Peña from Able City.

IV. Update and presentation regarding Lincoln Heights Development by Marissa Saldaña, Jeremy Saldaña, and Humberto Saldaña, Saldaña & Associates; Rebeca Barrera, Somos Cultura y Más; and Gabriel Quintero Velasquez, Avenida Guadalupe Association.



Commissioner Contreras requested Opportunity Home staff to research opportunities for partnerships regarding the rehabilitation of the creek at Lincoln Heights.

Chair Guzman requested a report regarding the rates of lease up, utilization, and vacant units.

Individual Items

V. Resolution 6295

Consideration and appropriate action regarding Resolution 6295, authorizing the award of a contract for development initiative consulting services for the Alazan Expansion to Baker Tilly Virchow Krause, LLP through Philadelphia Housing Authority for an amount not to exceed \$485,680; for a period of two years (Timothy E. Alcott, Chief Legal and Real Estate Officer; George Ayala, Director of Procurement)

Main Motion Regarding Resolution 6295

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

VI. Resolution 6300

Consideration and appropriate action regarding Resolution 6300, authorizing the ratification of the expenditure of funds for eight 2022 Ford Trucks, F-150 series to McCombs Ford West for an amount of \$401,501.04 (George Ayala, Director of Procurement)

Main Motion Regarding Resolution 6300

Moved by Chair Guzman. Seconded by Commissioner Contreras. The motion carried with six (6) in favor and one (1) against by a voice vote.

Commissioner Contreras requested the development of a maintenance and replacement schedule for the Opportunity Home fleet.

VII. Resolution 6301

Consideration and appropriate action regarding Resolution 6301, authorizing the award of a contract for security services organization wide to Texas Lawman Security and Traffic Control Services, LLC, (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms (Domingo Ibarra, Director of Security; George Ayala, Director of Procurement)

Motion to Table Regarding Resolution 6301

Moved to table by Commissioner Casillas. Seconded by Commissioner Perez. The motion carried with seven (7) in favor and none against by a voice vote.

Chair Guzman requested a report comparing security contracts costs from the previous year to the current year and including the statement of needs.



Commissioner Contreras requested a report regarding the status of reserve funds and the impact of the resolution for future resolutions brought to the attention of the Board.

Commissioner Contreras requested a report regarding the status of reserve funds and how allocation of reserve funds are prioritized.

VIII. Resolution 6303

Consideration and appropriate action regarding Resolutions 6303 and 23FAC-01-18, authorizing the 100 Labor Street transaction, including the execution of all documentation necessary to carry out the transaction; and authorizing the modification to and increase of financing for such transaction; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Main Motion Regarding Resolution 6303

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

Chair Guzman exited the meeting.

IX. Resolution 6305

Consideration and appropriate action regarding Resolutions 6305 and 23FAC-01-19, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolution for the Rainbow Lofts 9% low income housing tax credit project (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Main Motion Regarding Resolution 6305

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

X. Resolution 6306

Consideration and appropriate action regarding Resolutions 6306 and 23FAC-01-20, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolution for the Moursund Lofts 9% low income housing tax credit project (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Without objection, the Board tabled agenda item 10. Consideration and appropriate action regarding Resolutions 6306 and 23FAC-01-20, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolution for the Moursund Lofts 9% low income housing tax credit project.

XI. Resolution 6307

Consideration and appropriate action regarding Resolutions 6307 and 23FAC-01-21, authorizing the San Antonio Housing Facility Corporation to approve resolutions for the following proposed 9% low income housing tax credit project: Park at North Hills (Timothy E. Alcott, Chief Legal and Real Estate Officer)



Main Motion Regarding Resolution 6307

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

XII. Resolution 6308

Consideration and appropriate action regarding Resolutions 6308 and 23FAC-01-22, authorizing the San Antonio Housing Facility Corporation to approve resolutions for the following proposed 9% low income housing tax credit projects: (i) Vista West; (ii) Vista at Reed; and (iii) Vista at Henderson Pass (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Main Motion Regarding Resolution 6308

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

Discussion Items

The following items were discussed with the Board:

XIII. Update and discussion regarding Procurement Processes (George Ayala, Director of Procurement)

XIV. Update and discussion regarding 2022 Media Summary (Michael Reyes, Public Affairs Officer)

XV. Discussion regarding resident concerns

REPORT

- Procurement Activity Report

RESOURCE

- Schedule of Units Under Development

Attorney Doug Poneck read the Board into Closed Session.

Committee Chair Lopez recessed the Operations and Real Estate Committee meeting and entered into Closed Session at 4:03 PM CST.

I. Closed Session

Consultation with Attorney

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

- Discussion with attorney regarding Procurement Processes
- Discussion with attorney regarding Master Planner Contracts



XIII. Adjournment

The meeting adjourned at 4:46 PM CST.

ATTEST:

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


Date

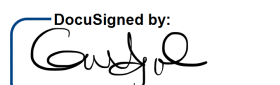
Ed Hinojosa, Jr.
President and CEO


Date

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6295, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT INITIATIVE CONSULTING SERVICES FOR THE ALAZAN EXPANSION TO BAKER TILLY VIRCHOW KRAUSE, LLP THROUGH PHILADELPHIA HOUSING AUTHORITY FOR AN AMOUNT NOT TO EXCEED \$485,680; FOR A PERIOD OF TWO YEARS

DocuSigned by:

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

DocuSigned by:

 23FA86FCE5954A7...
George Ayala
 Director of Procurement

DocuSigned by:

 4D1BA70BBE804B5...
Timothy E. Alcott
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6295, authorizing the award of a contract for development initiative consulting services for the Alazan Expansion to Baker Tilly Virchow Krause, LLP through Philadelphia Housing Authority for an amount not to exceed \$485,680; for a period of two years.

SUMMARY:

Alazan-Apache Courts was originally built in 1939 and opened as the first Public Housing project in San Antonio in 1941. It is the oldest public housing community in San Antonio, located on 15.83 acres of land, and consists of 501 public housing units contained within 119 buildings.

Opportunity Home desires to redevelop the Alazan Courts and retain the existing 501 Public Housing units without any displacement of families during the redevelopment. The first phase of this project is referred to as the Alazan Expansion and is part of a larger plan to rehabilitate this community. The Alazan Expansion will include Opportunity Home self developing the property to add an additional 88 public housing units on the land located on the Apache side at the vacant Valero baseball field in addition to utilizing the green space on the Opportunity Home owned block located at San Jacinto, Vera Cruz, S. Pinto, and Colima Streets. The new development will include a total of 110,304 square feet, with a proposed unit mix of 12 1-bedrooms, 40 2-bedrooms, 16 3-bedrooms, and 20 4-bedrooms. The property is currently undergoing an Environmental Review Record in order to prepare for HUD approval to begin construction.

The approximate cost of this project is estimated at \$24,500,000 and it is the organization's desire to fully fund the Alazan Expansion utilizing both federal dollars and City of San Antonio (COSA) housing bonds. The project will have two years to be completed.

Staff are requesting approval to engage the professional services of Baker Tilly for development and construction consulting support for the Alazan Expansion project. Baker Tilly offers a wide range of pre-construction and construction services. During the design phase, the Consultant will

Opportunity Home San Antonio**February 1, 2023**

work closely with the organization and the design and engineering team to ensure that construction, space design, spatial relationships, interior design, landscaping, sustainability, furnishings/equipment criteria, specifications, soil boring for site conditions, and budgets for the project are developed in a timely manner to meet the established project program and vision. In addition, the Consultant will aid in developing and coordinating the full project scope by evaluating all funding source standards and coordinating with design professionals to ensure compliance with those standards. During the construction phase, the Consultant will work closely with the general contractor to remedy design/pricing and construction issues. It will provide the organization with regular updates on project progress, aid in obtaining proper pricing, assist with developer draw and construction draw administration, oversee the project development construction schedule and budget, and review any change orders which may occur. During the close-out phase, the Consultant will coordinate the final pay application, receipt of the final Certificate of Occupancy, and the successful conversion of construction to permanent financing.

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. Opportunity Home is not required to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with Opportunity Home's procurement policies.

On April 29, 2019, Philadelphia Housing Authority (PHA) issued a Request For Proposals #P-004886 for Development Initiative Consulting Services that closed on May 30, 2019, with a Best and Final Offer dated and accepted by PHA on August 9, 2019. Contracts were awarded to three firms to include Baker Tilly Virchow Krause, LLP. This contract was effective March 9, 2020, for a period of two years with the option to renew up to three additional one-year terms. Opportunity Home is requesting approval to "join" or "piggyback" onto this awarded contract for the term awarded by PHA.

COMPANY PROFILE:

Baker Tilly Virchow Krause, LLP (doing business as Baker Tilly) is a public accounting and consulting firm headquartered in Chicago, Illinois. The company has office locations in 25 states with 445 professionals deployed across six cities in Texas to include Houston, Austin, Dallas, Ft. Worth, Irving, and Spring. This is a full-service accounting and financial advisory firm with a specialized focus on servicing housing developers, property managers, state housing credit agencies, public housing authorities, syndicators, and investors. Their affordable housing services include, but are not limited to: audit, tax credit applications, applications for soft sources, rental assistance demonstration (RAD) consulting, year 15 exit strategies, stabilization calculation, investor/lender identification, and negotiation. Baker Tilly has worked with various Housing Authorities to include the Alaskan Housing Authority, Housing Authority of the City of Milwaukee, LaFayette Housing Authority, Philadelphia Housing Authority, and various Housing Authorities throughout the state of Illinois.

PRIOR AWARDS:

This firm has received prior awards from Opportunity Home for Development Initiative Consulting Services for Opportunity Home's Asset Management and Development Services and

Opportunity Home San Antonio

February 1, 2023

Neighborhood Revitalization Departments and Development Initiative Consulting Services for Snowden Senior Apartments. The firm has performed satisfactorily under all awards.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Lorraine Robles, Director of Development Services and Neighborhood Revitalization, who will monitor the vendor's adherence to contract requirements and performance.

STRATEGIC OUTCOMES:

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

ATTACHMENTS:

Resolution 6295
Procurement Process

**Opportunity Home San Antonio
Resolution 6295**

RESOLUTION 6295, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT INITIATIVE CONSULTING SERVICES FOR THE ALAZAN EXPANSION TO BAKER TILLY VIRCHOW KRAUSE, LLP THROUGH PHILADELPHIA HOUSING AUTHORITY FOR AN AMOUNT NOT TO EXCEED \$485,680

WHEREAS, Opportunity Home desires to redevelop the Alazan Courts retaining the existing 501 Public Housing units without any displacement of families during the redevelopment. The first phase is referred to as the Alazan Expansion and is part of a larger plan to rehabilitate this community; and

WHEREAS, Opportunity Home will self develop the property to add an additional 88 public housing units; and

WHEREAS, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, Opportunity Home is not required to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with Opportunity Home's procurement policies; and

WHEREAS, on April 29, 2019, Philadelphia Housing Authority (PHA) issued a Request For Proposals #P-004886 for Development Initiative Consulting Services that closed on May 30, 2019, with a Best and Final Offer dated and accepted by PHA on August 9, 2019. Contracts were awarded to three firms to include Baker Tilly Virchow Krause, LLP. This contract was effective March 9, 2020, for a period of two years with the option to renew up to three additional one-year terms; and

WHEREAS, staff are requesting approval to enter into a "join" or "piggy-back" agreement with Baker Tilly Virchow Krause, LLP through their contract awarded by PHA to provide professional development and construction consulting support services for the Alazan Expansion project; and

WHEREAS, the current award recommendation for development initiative consulting services is not expected to exceed an amount of \$485,680.

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

- 1) Approves Resolution 6295, authorizing the award of a contract for development initiative consulting services for the Alazan Expansion to Baker Tilly Virchow Krause, LLP through Philadelphia Housing Authority for an amount not to exceed \$485,680;

- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 1st day of February 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

Alazan Expansion Development Initiative Consulting Services

Procurement Process

Procurement Process

Solicitation Process

HUD encourages housing authorities to utilize cooperative and interagency agreements to simplify and **expedite the procurement processes**.

Opportunity Home is **not required** to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with Opportunity Home's procurement policies.

On April 29, 2019, Philadelphia Housing Authority (PHA) issued a Request For Proposals #P-004886 for Development Initiative Consulting Services that closed on May 30, 2019, with a Best and Final Offer dated and accepted by PHA on August 9, 2019.

Based on previous performance by **Baker Tilly Virchow Krause, LLP**, staff is recommending the utilization of this interagency agreement.

Procurement Process

Financial Impact

The current award recommendation for development initiative consulting services is not expected to exceed an amount of **\$485,680**.

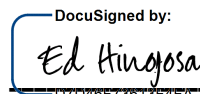
Award includes
pre-construction and
construction consulting
services.

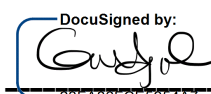
Opportunity Home San Antonio

February 1, 2023

**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6300, AUTHORIZING THE RATIFICATION OF THE EXPENDITURE OF FUNDS FOR EIGHT 2022 FORD TRUCKS, F-150 SERIES TO MCCOMBS FORD WEST FOR AN AMOUNT OF \$401,501.04

DocuSigned by:

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

DocuSigned by:

 23FA86FCE5954A7...
George Ayala
 Director of Procurement

REQUESTED ACTION:

Consideration and approval regarding Resolution 6300, authorizing the ratification of the expenditure of funds for eight 2022 Ford Trucks, F-150 series to McCombs Ford West for an amount of \$401,501.04.

SUMMARY:

The organization is seeking to replace a number of vehicles within its fleet to include full and midsize trucks and midsize sedans. Procurement issued IFB #2209-5335 for Fleet Vehicles - 2023 models that closed on October 27, 2022. The IFB was published on the Opportunity Home's E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 973 dealerships to include cooperative vendors. We received no response to the solicitation. In an additional effort, staff directly contacted a number of cooperative vendors, of which Opportunity Home is a participating member and also received no response.

HUD allows for housing authorities to award based on noncompetitive proposals (sole-source) only when the award of a contract is not feasible using small purchase procedures, sealed bids, cooperative purchasing, or competitive proposals, and if after solicitation of a number of sources, competition is determined inadequate.

Staff contacted McCombs Ford West, a local dealership in San Antonio, and they were able to provide eight 2022 Ford F-150 trucks to the organization. Staff conducted an online market research and were able to determine that the pricing received from McCombs Ford West was comparable to other local dealerships that provide the F150 Crew Cabs. Therefore, we are requesting your ratification of the purchase of the eight 2022 Ford F-150 trucks from McCombs Ford West.

In an effort to obtain the additional vehicles that are required by the organization, staff will be working with the fleet commercial manager at McCombs Ford West, who has nationwide contacts with the Ford dealerships, and they will also be meeting with Enterprise to discuss their lease and purchase options.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Opportunity Home San Antonio

February 1, 2023

Resolution 6300
Procurement Process

**Opportunity Home San Antonio
Resolution 6300**

RESOLUTION 6300, AUTHORIZING THE RATIFICATION OF THE EXPENDITURE OF FUNDS FOR EIGHT 2022 FORD TRUCKS, F-150 SERIES TO MCCOMBS FORD WEST FOR AN AMOUNT OF \$401,501.04

WHEREAS, the organization is seeking to replace a number of vehicles within its fleet to include full and midsize trucks and midsize sedans; and

WHEREAS, Procurement issued IFB #2209-5335 for Fleet Vehicles - 2023 models that closed on October 27, 2022. We received no response to the solicitation. In an additional effort to fulfill this requirement, staff directly contacted a number of cooperative vendors, of which Opportunity Home is a participating member and also received no response; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) allows for housing authorities to award based on noncompetitive proposals (sole-source) when the award of a contract is not feasible using small purchase procedures, sealed bids, cooperative purchasing, or competitive proposals, and if after solicitation of a number of sources, competition is determined inadequate; and

WHEREAS, staff contacted McCombs Ford West, a local dealership in San Antonio and they were able to provide eight 2022 Ford F-150 trucks to the organization. Staff conducted an online market research and were able to determine that the pricing received from McCombs Ford West was comparable to other local dealerships that provide the F150 Crew Cabs; and

WHEREAS, staff are requesting your ratification of the purchase of the eight 2022 Ford F-150 trucks from McCombs Ford West; and

WHEREAS, the cost for the eight 2022 Ford Trucks, F-150 series was \$401,501.04.

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

- 1) Approves Resolution 6300, authorizing the ratification of the expenditure of funds for eight 2022 Ford Trucks, F-150 series to McCombs Ford West for an amount of \$401,501.04.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 1st day of February 2023.

Ana M. "Cha" Guzman

Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO

Ratification of the Expenditure of Funds for 2022 Ford Trucks

Procurement Process

Procurement Process

Solicitation Process

HUD allows for housing authorities to award based on noncompetitive proposals (sole-source) only when the award of a contract is not feasible using small purchase procedures, sealed bids, cooperative purchasing, or competitive proposals, and if after solicitation of a number of sources, competition is determined inadequate.

On October 3, 2022, Opportunity Home issued a “Invitation For Bid” (IFB) #2209-5335 for Fleet Vehicles, which closed on October 27, 2022.

IFB published on multiple websites.

Directly solicited to 973 vendors.

We received no response to the solicitation.

In an additional effort, staff directly contacted a number of cooperative vendors, of which Opportunity Home is a participating member, and **also received no response.**

Procurement Process

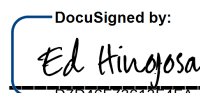
Financial Impact

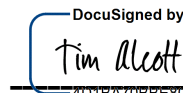
The ratification of the expenditure of funds for eight 2022 Ford Trucks, F-150 series to McCombs Ford West for an amount of **\$401,501.04.**

Award includes the cost for the eight 2022 Ford Trucks.

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTIONS 6303 AND 23FAC-01-18, AUTHORIZING THE 100 LABOR STREET TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND AUTHORIZING THE MODIFICATION TO AND INCREASE OF FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:

 D7D46F73613F4FA
Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

 4D1BA70BBE804B5...
Timothy E. Alcott,
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6303 and 23FAC-01-18, authorizing the 100 Labor Street transaction, including the execution of all documentation necessary to carry out the transaction; and authorizing the modification to and increase of financing for such transaction; and other matters in connection therewith.

SUMMARY:

Opportunity Home requests to authorize the loan modification transaction for 100 Labor Street for the development of a mixed income project. To request authority to enter into a loan modification agreement between SAHA 100 Labor Street, LLC (the "Company"), as borrower, and San Antonio Housing Facility Corporation ("SAHFC"), as lender, in order to increase the loan amount of an existing \$4,881,657 loan ("MTW Loan") of Moving to Work Grant Funds ("MTW") by approximately \$2,500,000 ("Additional Funds") for a cumulative MTW loan amount not to exceed \$7,381,657. The construction financing for the project closed in November 2020 and the project is currently under construction. Cost overruns encountered over the course of construction have created the need for the Additional Funds. The Board is being asked to authorize all of the actions necessary to increase the MTW Loan and complete construction of the project.

The existing loan of MTW funds by SAHFC to the Company is in the amount of \$4,881,657. The existing MTW loan (and the Additional Funds, once authorized) is secured against the land and project improvements, and has second lien priority after the FHA construction-to-permanent loan made by Mason Joseph to the Company. The proposed Additional Funds will be lent by SAHFC to the Company pursuant to the existing MTW loan documents as amended by a loan modification agreement between the parties, subject to the approval of Mason Joseph and HUD as holders of the senior loan and HUD as to the use of additional MTW funds for the project.

Much of the additional funds will be returned to Opportunity Home at final endorsement. Opportunity Home will be returned \$748,000, because these funds are being held by HUD against potential delay costs and loan reimbursement. Much of the remaining of the actual capital outlay will be offset by savings in the original budget from the interest reserve and operating deficit that will be better estimated after lease-up.

Opportunity Home San Antonio

February 1, 2023

STRATEGIC OUTCOMES:

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

Opportunity Home San Antonio residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6303

Resolution 23FAC-01-18

Presentation

**CERTIFICATE FOR RESOLUTION
RESOLUTION 6303**

The undersigned officer of Opportunity Home San Antonio, a Texas nonprofit corporation created pursuant to the laws of the State of Texas hereby certifies as follows:

1. In accordance with its bylaws, the Board of Commissioners of Opportunity Home SA (the "Board") held a meeting on February 1, 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 6303, AUTHORIZING THE 100 LABOR STREET
TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION
NECESSARY TO CARRY OUT THE TRANSACTION; AND AUTHORIZING THE
MODIFICATION TO AND INCREASE OF FINANCING FOR SUCH
TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH**

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

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

SIGNED and SEALED this 1st day of February 2023.



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

**Opportunity Home San Antonio
Resolution 6303**

RESOLUTION 6303, AUTHORIZING THE 100 LABOR STREET TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND AUTHORIZING THE MODIFICATION TO AND INCREASE OF FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, SAHA 100 Labor Street, LLC, a Texas limited liability company (the “Company”), owns and is constructing a 213-unit multifamily housing facility (the “Housing Facility”) to be located at 110 and 111 Labor St., San Antonio, Texas (the “Land,” together with the Housing Facility collectively, the “Project”); and

WHEREAS, San Antonio Housing Facility Corporation (“SAHFC”) serves as the sole member of the Company; and

WHEREAS, Opportunity Home San Antonio has requested or will request written approval from HUD to utilize Moving to Work Grant Funds (“MTW”) as additional financing for the Project; and

WHEREAS, the Company has obtained a construction to permanent loan from SAHFC of MTW funds in the original principal amount equal to \$4,881,657 (the “MTW Financing”) to fund eligible costs of construction of the Project; and

WHEREAS, in connection with the MTW Financing, the Company and or SAHFC have entered into certain agreements, including, but not limited to, a MTW Loan Agreement, a Promissory Note, a Leasehold Deed of Trust, Security Agreement and Assignment of Rents and Leases, and appropriate Subordination Agreements (collectively, the “MTW Documents”); and

WHEREAS, the Company desires to obtain additional MTW funds in an amount not to exceed \$2,500,000 (“Additional MTW Financing”) in order to defray cost overruns incurred over the course of constructing the Housing Facility; and

WHEREAS, the Company and SAHFC desire to enter into a Loan Modification Agreement (the “Modification Agreement”) to amend certain of the MTW Documents and modify the MTW Financing to account for the Additional MTW Financing; and

WHEREAS, the members of the Board of Commissioners of Opportunity Home San Antonio (collectively, the “Board”) and their respective offices and the officers of Opportunity Home San Antonio are as follows:

<u>Name</u>	<u>Title</u>
Dr. Ana M. “Cha” Guzman	Chair, Board of Commissioners
Gabriel Lopez	Vice Chair, Board of Commissioners

Gilbert Casillas	Commissioner
Dalia Flores Contreras	Commissioner
Loren D. Dantzler	Commissioner
Olga Kauffman	Commissioner
Ignacio Perez	Commissioner
Ed Hinojosa, Jr.	President and CEO
Diana Fiedler	Chief Financial Officer
Timothy E. Alcott	Chief Legal and Real Estate Officer
Muriel Rhoder	Chief Administrative Officer
Brandee Perez	Chief Operating Officer
Michael Reyes	Public Affairs Officer
Richard Milk	Planning Officer

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 Company may complete construction of the Project; and

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

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

Section 1. The Project, the various forms of financing contemplated for the Project including, but not limited to, the Additional MTW Financing, and the terms of the Modification Agreement, are hereby authorized and approved.

Section 2. The President, any Vice President, the Secretary, the Treasurer, the Executive Director, any Assistant Secretary, or any of them, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Modification Agreement, and all other documents relating to the MTW Financing and/or the Additional MTW Financing to which the Company and/or SAHFC is a party.

Section 3. The President, any Vice President, the Secretary, the Treasurer, and the Executive Director, 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 SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary, the Treasurer, the Executive Director, 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. 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, including the Modification Agreement, or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 5. The officers of this Board hereby approve the selection of Coats Rose, P.C. as counsel to the Company and SAHFC for this transaction.

Section 6. 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.

Section 7. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 8. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

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

Section 10. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 1st day of February 2023.

Ana M. "Cha" Guzman

Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 23FAC-01-18**

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

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on February 1, 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-01-18, AUTHORIZING THE 100 LABOR STREET
TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION
NECESSARY TO CARRY OUT THE TRANSACTION; AND AUTHORIZING
THE MODIFICATION TO AND INCREASE OF FINANCING FOR SUCH
TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH**

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

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

SIGNED and SEALED this 1st day of February 2023.



Ed Hinojosa, Jr.
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 23FAC-01-18**

RESOLUTION 23FAC-01-18, AUTHORIZING THE 100 LABOR STREET TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND AUTHORIZING THE MODIFICATION TO AND INCREASE OF FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, SAHA 100 Labor Street, LLC, a Texas limited liability company (the “Company”), owns and is constructing a 213-unit multifamily housing facility (the “Housing Facility”) to be located at 110 and 111 Labor St., San Antonio, Texas (the “Land,” together with the Housing Facility collectively, the “Project”); and

WHEREAS, San Antonio Housing Facility Corporation (“SAHFC”) serves as the sole member of the Company; and

WHEREAS, Opportunity Home San Antonio has requested written approval from HUD to utilize Moving to Work Grant Funds (“MTW”) as additional financing for the Project; and

WHEREAS, the Company has obtained a construction to permanent loan from SAHFC of MTW funds in the original principal amount equal to \$4,881,657 (the “MTW Financing”) to fund eligible costs of construction of the Project; and

WHEREAS, in connection with the MTW Financing, the Company and or SAHFC have entered into certain agreements, including, but not limited to, a MTW Loan Agreement, a Promissory Note, a Leasehold Deed of Trust, Security Agreement and Assignment of Rents and Leases, and appropriate Subordination Agreements (collectively, the “MTW Documents”); and

WHEREAS, the Company desires to obtain additional MTW funds in an amount not to exceed \$2,500,000 (“Additional MTW Financing”) in order to defray cost overruns incurred over the course of constructing the Housing Facility; and

WHEREAS, the Company and SAHFC desire to enter into a Loan Modification Agreement (the “Modification Agreement”) to amend certain of the MTW Documents and modify the MTW Financing to account for the Additional MTW Financing; and

WHEREAS, the members of the Board of Directors of SAHFC (collectively, the “Board”) and their respective offices and the officers of SAHFC are as follows:

<u>Name</u>	<u>Title</u>
Dr. Ana M. “Cha” Guzman	Chair and Director
Gabriel Lopez	Vice-Chair and Director
Gilbert Casillas	Director
Dalia Flores Contreras	Director
Loren D. Dantzler	Director
Olga Kauffman	Director

Ignacio Perez	Director
Ed Hinojosa, Jr.	Secretary/Treasurer
Diane Fiedler	Asst. Secretary/Treasurer
Brandee Perez	Asst. Secretary/Treasurer
Timothy E. Alcott	Asst. Secretary/Treasurer
Muriel Rhoder	Asst. Secretary/Treasurer
Michael Reyes	Asst. Secretary/Treasurer
Richard Milk	Asst. 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 Company may complete construction of the Project; and

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

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

Section 1. The Project, the various forms of financing contemplated for the Project including, but not limited to, the Additional MTW Financing, and the terms of the Modification Agreement, are hereby authorized and approved.

Section 2. The President, any Vice President, the Secretary, the Treasurer, the Executive Director, any Assistant Secretary, or any of them, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Modification Agreement, and all other documents relating to the MTW Financing and/or the Additional MTW Financing to which the Company and/or SAHFC is a party.

Section 3. The President, any Vice President, the Secretary, the Treasurer, and the Executive Director, 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 SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary, the Treasurer, the Executive Director, 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. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by

the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 5. The officers of this Board hereby approve the selection of Coats Rose, P.C. as counsel to the Company and SAHFC for this transaction.

Section 6. 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.

Section 7. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 8. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

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

Section 10. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 1st day of February 2023.

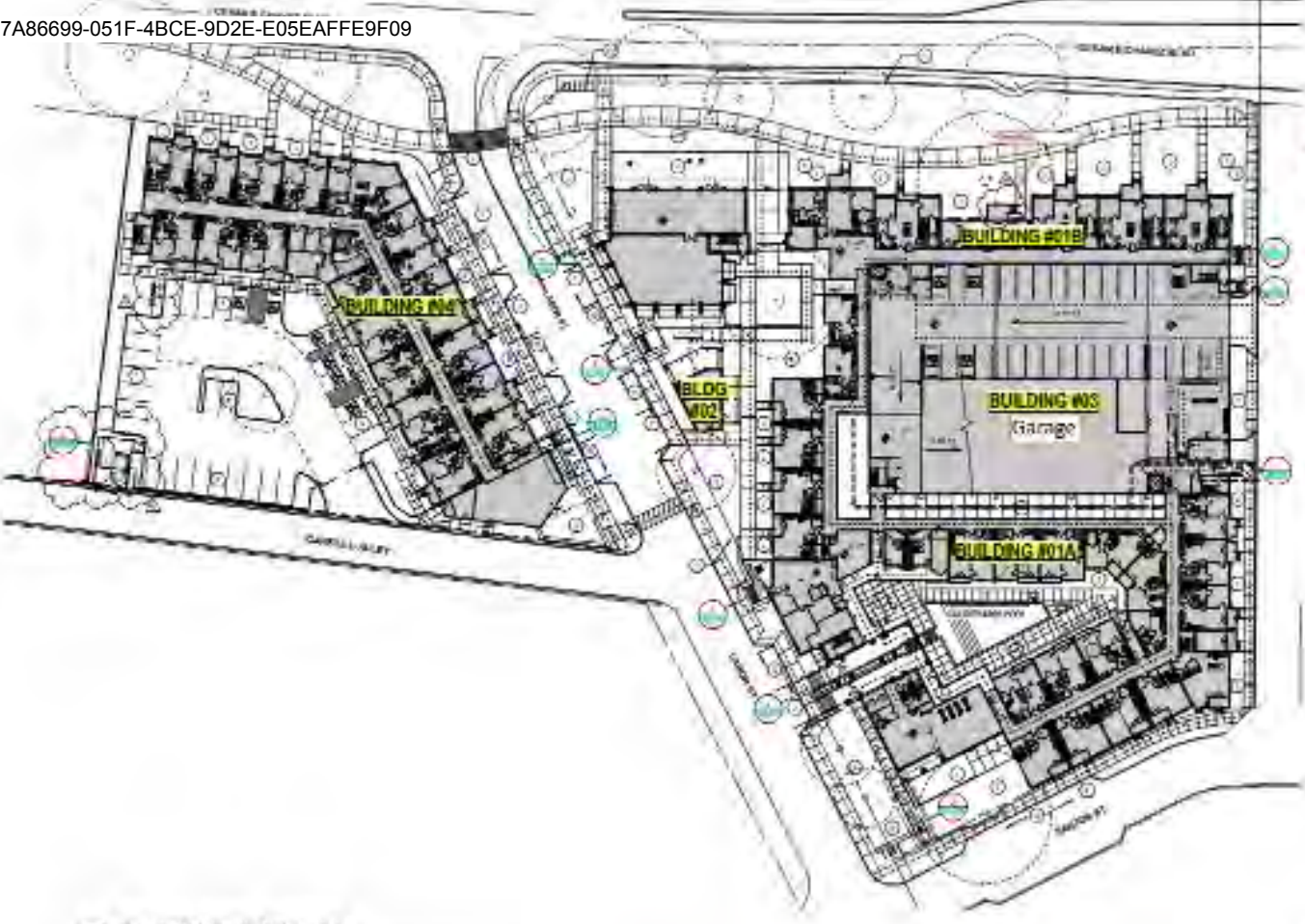
Ana M. "Cha" Guzman
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

100 LABOR

Construction Update



Jan 5, 2023 at 1:27:46 PM
204-212 Labor St
San Antonio TX 78210
United States

Dec 29, 2022 at 9:32:39 AM
800 E César E Chávez Blvd
San Antonio TX 78210
United States
Victoria Park



Building 1A + 1B

Dec 29, 2022 at 9:43:35 AM
301-399 Garfield Alley
San Antonio TX 78210
United States
Victoria Park



Building 1A | Courtyard Swimming Pool

North Side

Jan 4, 2023 at 11:02:05 AM
800 E Cesar E Chavez Blvd
San Antonio TX 78210
United States
Victoria Park

South End

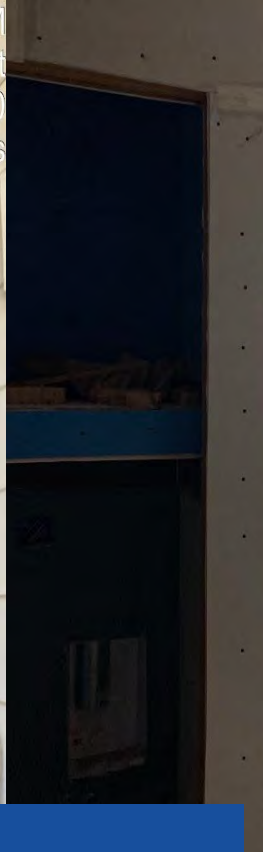
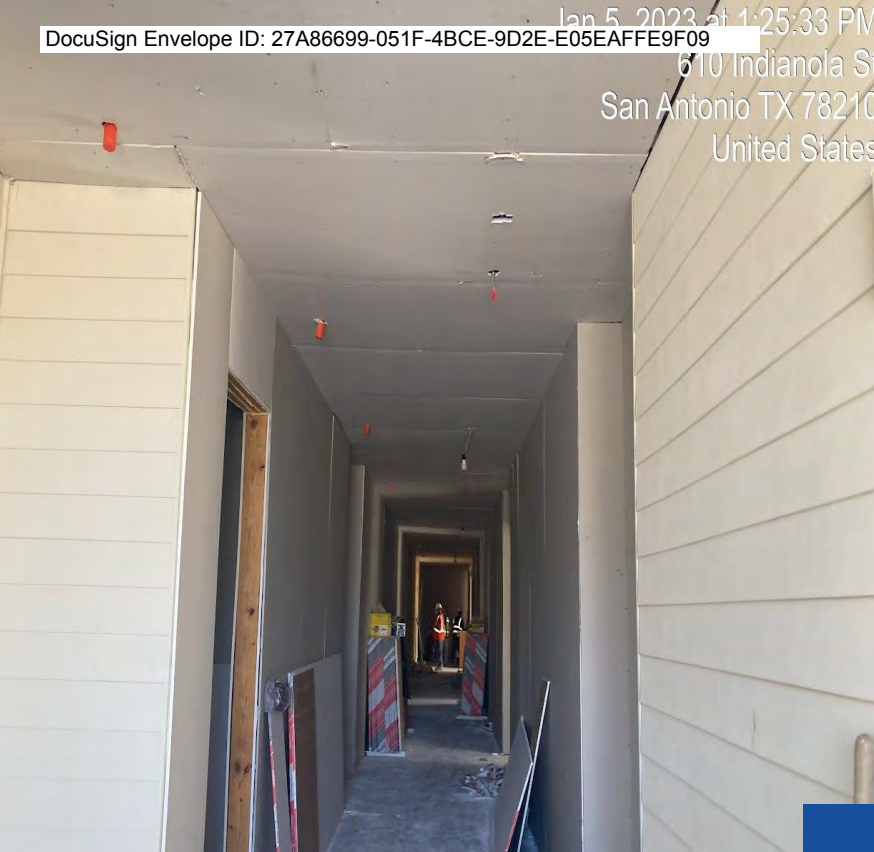
Dec 29, 2022 at 9:30:26 AM
301-399 Garfield Alley
San Antonio TX 78210
United States
Victoria Park



Building 4

Jan 5, 2023 at 1:25:33 PM
610 Indianola St
San Antonio TX 78210
United States

Dec 29, 2022 at 9:34:30 AM
San Antonio TX 78210
United States
Victoria Park





Building 4

Questions?

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTIONS 6305 AND 23FAC-01-19, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTION FOR THE RAINBOW LOFTS 9% LOW INCOME HOUSING TAX CREDIT PROJECT

DocuSigned by:

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

DocuSigned by:

 4D1BA70BBE804B5...
Timothy E. Alcott
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6305 and 23FAC-01-19, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolution for the Rainbow Lofts 9% low income housing tax credit project.

SUMMARY:

Today we are seeking authority to file applications with the Texas Department of Housing and Community Affairs ("TDHCA") relating to the Rainbow Lofts 9% tax credit project. The 9% tax credit program is highly competitive and not all projects that apply will receive an allocation. Whether a project receives an allocation depends on how well it scores according to various metrics established by TDHCA. The developer of this project, the NRP Group ("NRP"), wishes to submit another application for another project, the Moursund Lofts, to TDHCA, but will ultimately pursue only the project in the best position to successfully obtain tax credits and move forward to closing.

Accordingly, we are asking you to authorize these actions so that NRP may begin the tax credit application process with TDHCA, but we are not asking you to specifically approve or be bound to this project. This is a non-binding Resolution. This will enable us to move forward, make applications for tax credits, and begin to put the financings together and negotiate the specific terms of the deals, which we will bring back to you for approval.

The project will be an approximately 70-unit new construction multifamily project and will target families at 60% or below of the area median income. 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 Resolutions authorize the San Antonio Housing Facility Corporation to approve the inducement Resolution for the project.

STRATEGIC OUTCOMES:

Opportunity Home San Antonio

February 1, 2023

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

ATTACHMENTS:

Resolution 6305

Resolution 23FAC-01-19

Presentation

**Opportunity Home San Antonio
Resolution 6305**

RESOLUTION 6305, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTION FOR THE RAINBOW LOFTS 9% LOW-INCOME HOUSING TAX CREDIT PROJECT

WHEREAS, one of the strategic goals of the Housing Authority of the City of San Antonio a/k/a Opportunity Home San Antonio (“Opportunity Home San Antonio”) is to expand the supply of affordable housing; and

WHEREAS, one financing mechanism for new affordable housing is the 9% low-income housing tax credit program; and

WHEREAS, the 9% tax credit program is highly competitive, and not all projects that apply will receive an allocation of tax credits; and

WHEREAS, staff has proposed the Rainbow Lofts project (the “Project”) to be potentially financed in 2023; and

WHEREAS, it is necessary to make application (the “Application”) to the Texas Department of Housing and Community Affairs for tax credits for such 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 Project; and

WHEREAS, SAHFC will pass a resolution to induce the Project, authorizing the Application 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) Approves Resolution 6305, inducing the proposed Rainbow Lofts Project and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.
- 2) Authorizes the President and CEO, or any other Officer or Commissioner of the Authority, to execute all necessary documents associated therewith.

Passed and approved the 1st day of February 2023.

Ana M. "Cha" Guzman

Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 23FAC-01-19**

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 February 1, 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-01-19, INDUCING THE RAINBOW LOFTS
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 Articles of Incorporation and the Bylaws of SAHFC.

SIGNED and SEALED this 1st day of February 2023.



Ed Hinojosa, Jr.
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 23FAC-01-19**

RESOLUTION 23FAC-01-19, INDUCING THE RAINBOW LOFTS 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, the Housing Authority of the City of San Antonio a/k/a Opportunity Home San Antonio (the “Authority”), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (“SAHFC”); and

WHEREAS, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

WHEREAS, Rainbow Lofts Ltd., a Texas limited partnership (the “User”), has filed an Application for financing (the “Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed approximately 70-unit multifamily housing facility to be located at approximately 15838 San Pedro and to be known as the Rainbow Lofts (the “Project”); and

WHEREAS, the User intends to finance the Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

WHEREAS, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the User; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Project, including 9% tax credits and a direct loan from the TDHCA; and

WHEREAS, the members of the Board of Directors of SAHFC (collectively, the “Board”) and their respective offices are as follows:

<u>Name of Directors/Officers</u>	<u>Position</u>
Dr. Ana M. “Cha” Guzmán	President and Director
Gabriel “Gabe” Lopez	Vice President and Director
Gilbert Casillas	Director

Dalia Contreras
Loren D. Dantzler
Olga Kauffman
Ignacio Perez
Ed Hinojosa, Jr.
Diana Fiedler
Timothy E. Alcott
Muriel Rhoder
Brandee Perez
Michael Reyes
Richard Milk

Director
Director
Director
Director
Secretary/Treasurer
Assistant Secretary/Treasurer
Assistant Secretary/Treasurer
Assistant Secretary/Treasurer
Assistant Secretary/Treasurer
Assistant Secretary/Treasurer
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 User 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:

Section 1. Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:

(a) cooperate with the User with respect to the Project, and, if arrangements therefore satisfactory to the User and SAHFC 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 applications, notices, contracts, or agreements deemed necessary and desirable by the User or SAHFC in connection with the Project, specifically including any applications, agreements, documents, certificates, and instruments necessary to obtain tax credits and a direct loan from the TDHCA (collectively, the "Contracts"), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the User;

(b) if requested by the User, work with a Historically Underutilized Business, including sharing ownership in the general partnership of the User, sharing developer fees and cash flow of the User to enable the Project to be competitive;

(c) own the real estate and serve as the general contractor for the Project to obtain tax exemptions;

(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.

Neither the State of Texas (the "State"), the Authority, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of the User or the Project and that neither the faith and credit nor the taxing power of the State, the Authority, or any political subdivision or agency thereof is pledged to any obligation relating to the Project.

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

(a) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC and the 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 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 Authority); and

Section 3. 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. **Provided that neither the User 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 User nor anyone claiming by, through or under the User, 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 4. The Board authorizes the President, Vice President, Secretary/Treasurer, or Assistant Secretary/Treasurer of the Board to execute any Contracts and take any and all actions required to obtain tax credits, equity financing and debt financing (including a direct loan from the TDHCA).

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

Section 6. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

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

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

Passed and approved the 1st day of February 2023.

Ana M. "Cha" Guzman

Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.

Secretary/Treasurer

Rainbow Lofts

Timothy Alcott

Chief Legal and Real Estate Officer

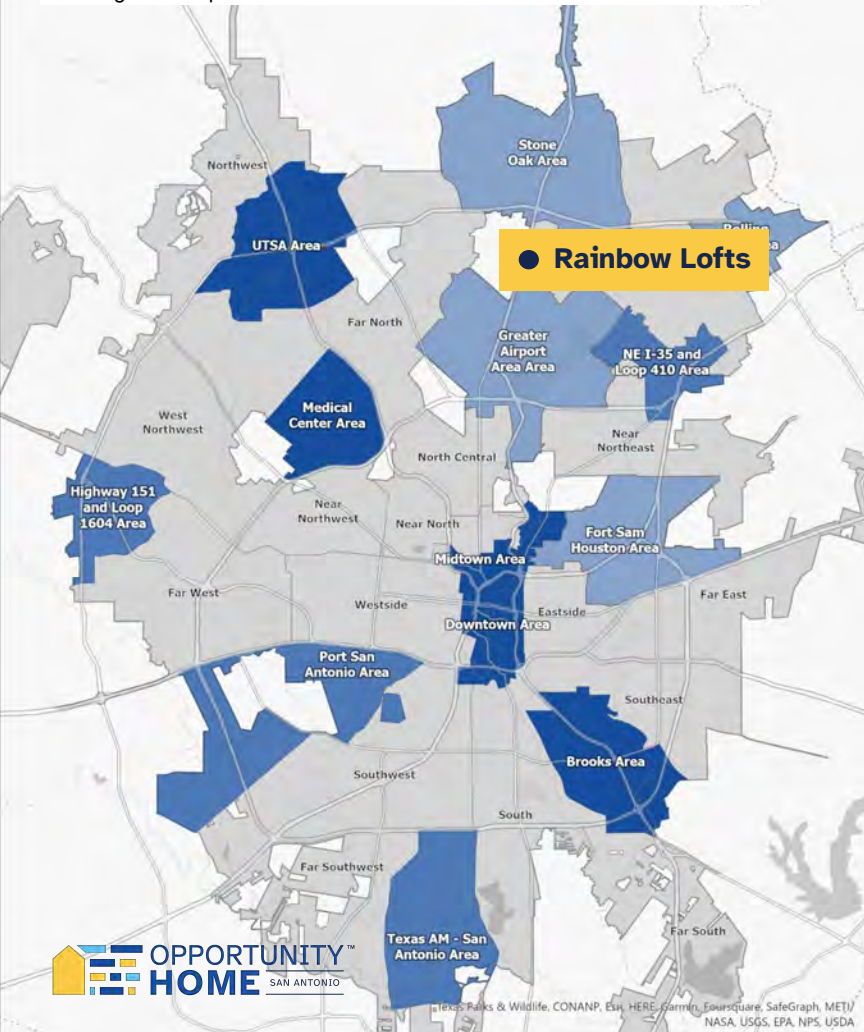


Lorraine Robles

Director of Development Services
and Neighborhood Revitalization



Location 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 3 CENTERS

Greater Airport Area
Fort Sam Houston
Rolling Oaks
Stone Oak

Overview



City Council District 9

North East ISD

Approximately **60 – 70 units**

6 units at 30% AMI

24 units at 50% AMI

30 units at 60% AMI

Total Development Cost:

\$20,461,005

Proforma Breakdown


(Approximate)

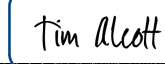
Construction Costs	\$13,725,000
A&E	\$943,470
Other soft costs, etc.	\$5,317,257
Per Unit cost	\$341,017
Rentable per Square Foot cost	\$369.58
Acquisition Costs	\$2,400,000
Construction Contingency	\$475,278
Total Development Cost	\$20,461,005

Questions?

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTIONS 6307 AND 23FAC-01-21, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTIONS FOR THE FOLLOWING PROPOSED 9% LOW INCOME HOUSING TAX CREDIT PROJECT: PARK AT NORTH HILLS

DocuSigned by:

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

DocuSigned by:

 4D18A70BBE004B3...
Timothy E. Alcott
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6307 and 23FAC-01-21, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolutions for the following proposed 9% low income housing tax credit project: Park at North Hills.

SUMMARY:

Today we are seeking authority to file an application with the Texas Department of Housing and Community Affairs ("TDHCA") relating to a potential 2023 9% tax credit project. The 9% tax credit program is highly competitive and not all projects that apply will receive an allocation. Whether a project receives an allocation depends on how well it scores according to various metrics established by TDHCA. The developer of this potential project, The Park Companies ("Park"), wishes to submit an application for the project, Park at North Hills, to TDHCA to successfully obtain tax credits and move forward to closing.

Accordingly, we are asking you to authorize these actions so that Park Companies may begin the tax credit application process with TDHCA, but we are not asking you to specifically approve or be bound to this project. These are non-binding Resolutions. This will enable us to move forward, make an application for tax credits, and begin to put the financing together and negotiate the specific terms of the deal, which we will bring back to you for approval.

The project seeking inducement is Park at North Hills. This project will be new construction and will target families at 60% or below of the area median income.

In this transaction, 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 Resolutions authorize the San Antonio Housing Facility Corporation to approve Resolutions for the above project.

Opportunity Home San Antonio

February 1, 2023

STRATEGIC OUTCOMES:

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

Opportunity Home San Antonio residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6307

Resolution 23FAC-01-21

Presentation

**Opportunity Home San Antonio
Resolution 6307**

RESOLUTION 6307, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE RESOLUTIONS FOR THE FOLLOWING PROPOSED 9% LOW-INCOME HOUSING TAX CREDIT PROJECT: PARK AT NORTH HILLS

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

WHEREAS, one financing mechanism for new affordable housing is the 9% low-income housing tax credit; and

WHEREAS, the 9% tax credit program is highly competitive, and not all projects that apply will receive an allocation of tax credits; and

WHEREAS, staff has proposed the following new tax credit project to be potentially financed in 2023: Park at North Hills; and

WHEREAS, it is necessary to make an applications for tax credits 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, SAHFC will pass resolutions to induce this project authorizing the application needed to finance this 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) Approves Resolutions 6307, inducing the proposed Park at North Hills Project and authorizing the application necessary therefore and the negotiation of the terms of the financing therefore.
- 2) Authorizes the Ed Hinojosa, Jr., as President and CEO, or any other Officer or Commissioner of the Authority, to execute all necessary documents associated therewith.

Passed and approved the 1st day of February 2023.

Attested and approved as to form:

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

Ed Hinojosa, Jr.
President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 23FAC-01-21**

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 February 1, 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-01-21, INDUCING THE PARK AT NORTH HILLS 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 Articles of Incorporation and the Bylaws of SAHFC.

SIGNED and SEALED this 1st day of February 2023.



Ed Hinojosa, Jr.
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 23FAC-01-21**

RESOLUTION 23FAC-01-21, INDUCING THE PARK AT NORTH HILLS 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 AN APPLICATION FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Opportunity Home San Antonio (the “Authority”), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (“SAHFC”); and

WHEREAS, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

WHEREAS, Bexar Partners, L.P., a Texas limited partnership (the “User”), has filed an Application for financing (the “Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed 68-unit multifamily housing facility to be located at approximately 7550 North Loop and/or 1604 W. Access Road in San Antonio, Texas and to be known as Park at North Hills (the “Project”) (TDHCA application #23164); and

WHEREAS, the User intends to finance the Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

WHEREAS, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the User; and

WHEREAS, the User has requested that SAHFC serve as co-developer of the Project and otherwise materially participate in the Project over the course of its compliance period; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Project, including 9% tax credits and a direct loan from the TDHCA; and

WHEREAS, the members of the Board of Directors of SAHFC (collectively, the “Board”) and their respective offices are as follows:

<u>Name of Directors/Officers</u>	<u>Position</u>
Dr. Ana M. “Cha” Guzmán	President and Director
Gabriel “Gabe” Lopez	Vice President and Director

Gilbert Casillas
Dalia Contreras
Loren D. Dantzler
Olga Kauffman
Ignacio Perez
Ed Hinojosa, Jr.
Diana Fiedler
Timothy E. Alcott
Muriel Rhoder
Brandee Perez
Michael Reyes
Richard Milk

Director
Director
Director
Director
Director
Secretary/Treasurer
Assistant Secretary/Treasurer
Assistant Secretary/Treasurer
Assistant Secretary/Treasurer
Assistant Secretary/Treasurer
Assistant Secretary/Treasurer
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 User 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 by the Board of Directors of the San Antonio Housing Facility Corporation, hereby:

Section 1. Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:

(a) cooperate with the User with respect to the Project, and, if arrangements therefore satisfactory to the User and SAHFC 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 applications, notices, contracts, or agreements deemed necessary and desirable by the User or SAHFC in connection with the Project, specifically including any applications, agreements, documents, certificates, and instruments necessary to obtain tax credits and a direct loan from the TDHCA (collectively, the "Contracts"), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the User;

(b) if requested by the User, work with a Historically Underutilized Business, including sharing ownership in the general partnership of the User, sharing developer fees and cash flow of the User to enable the Project to be competitive;

(c) own the real estate and serve as the general contractor for the Project to obtain tax exemptions;

(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.

Neither the State of Texas (the "State"), the Authority, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of the User or the Project and that neither the faith and credit nor the taxing power of the State, the Authority, or any political subdivision or agency thereof is pledged to any obligation relating to the Project.

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

(a) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC and the 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 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 Authority); and

Section 3. 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. **Provided that neither the User 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 User nor anyone claiming by, through or under the User, 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 4. The Board authorizes Dr. Ana M. "Cha" Guzmán as the President, Gabriel "Gabe" Lopez as the Vice President, Ed Hinojosa, Jr. as the Secretary/Treasurer, or any Assistant Secretary/Treasurer of SAHFC to execute any Contracts and take any and all actions required to obtain tax credits, equity financing and debt financing (including a direct loan from the TDHCA).

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

Section 6. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

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

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

Passed and approved the 1st day of February 2023.

Ana M. "Cha" Guzman

Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.

Secretary/Treasurer

Park at North Hills

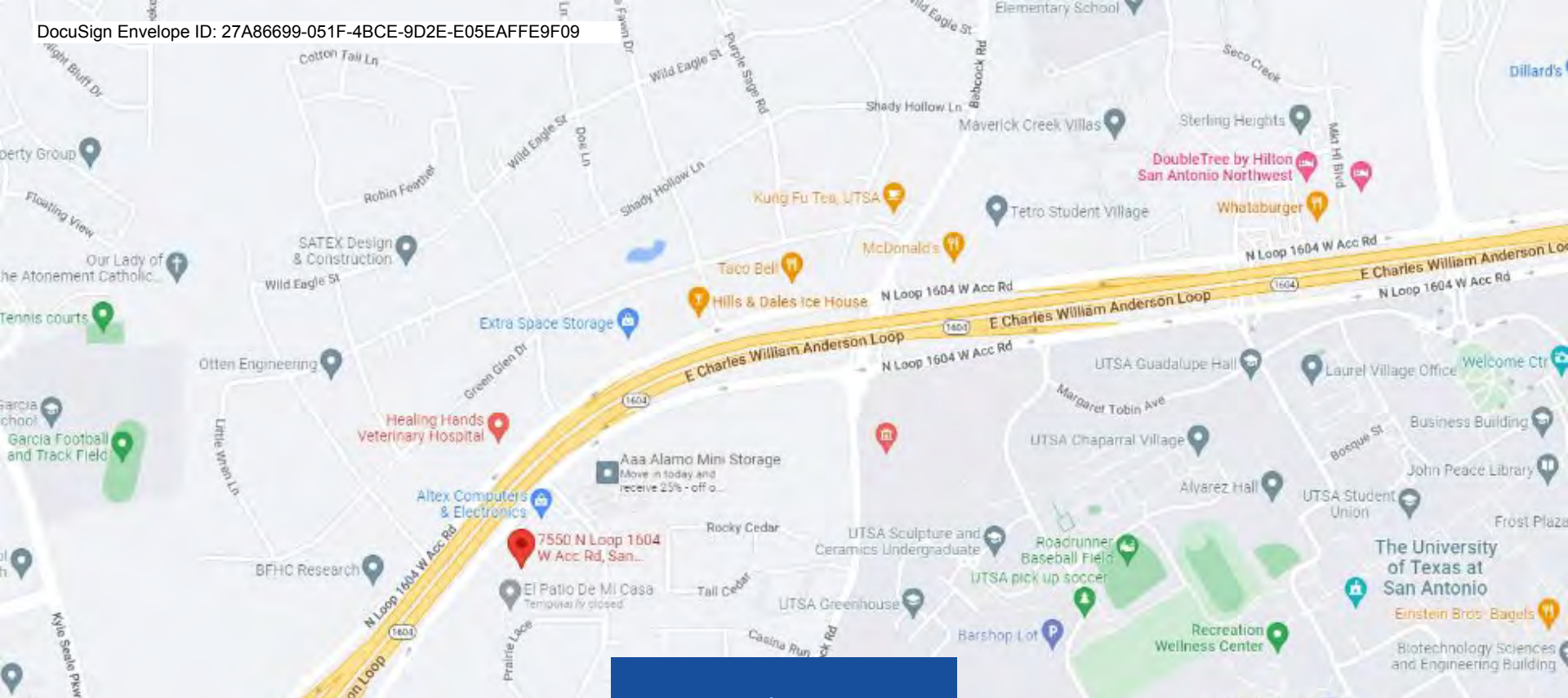
Timothy Alcott

Chief Legal and Real Estate Officer

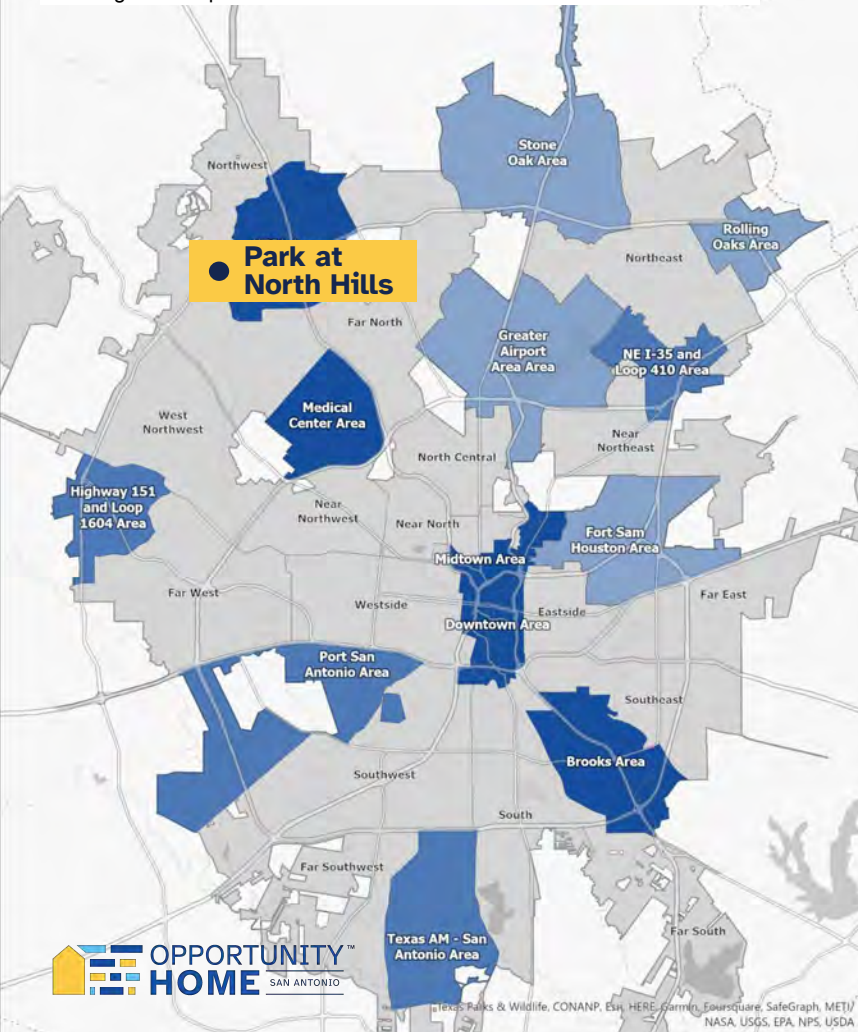


Lorraine Robles

Director of Development Services
and Neighborhood Revitalization



Location 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 3 CENTERS

Greater Airport Area
Fort Sam Houston
Rolling Oaks
Stone Oak

Overview



City Council District 8

Northside ISD

68 units

7 units at 30% AMI

28 units at 50% AMI

33 units at 60% AMI

9% Tax Credits

Total Development Cost:

\$21,914,901


Proforma Breakdown

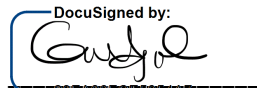
Construction Costs	\$13,338,000
A&E	\$251,000
Other soft costs, etc.	\$7,659,001
Per Unit cost	\$322,278
Rentable per Square Foot cost	\$296.41
Acquisition Costs	\$3,500,000
Construction Contingency	\$666,900
Total Development Cost	\$21,914,901

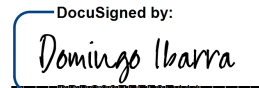
Questions?

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6301, AUTHORIZING THE AWARD OF A CONTRACT FOR SECURITY SERVICES ORGANIZATION WIDE TO TEXAS LAWMAN SECURITY AND TRAFFIC CONTROL SERVICES, LLC, (ESBE, HABE, MBE, SBE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$2,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

DocuSigned by:

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

DocuSigned by:

 23FA86FCE9934A7...
George Ayala
 Director of Procurement

DocuSigned by:

 DDBCB0EFPF3E411...
Domingo Ibarra
 Director of Security

REQUESTED ACTION:

Consideration and approval regarding Resolution 6301, authorizing the award of a contract for security services organization wide to Texas Lawman Security and Traffic Control Services, LLC, (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

Opportunity Home requires the services of a vendor to provide peace officers and commissioned and non-commissioned security guards as needed for a security presence (stationed or mobile patrol) at Opportunity Home properties and special events, which include fire watch. This award will add the services of security guards for the Central Office lobbies, previously awarded as a separate contract and include the addition of two new services: The SanAntonio Fear Free Environment (SAFFE) program in which officers assist management with problem-solving, and crime prevention initiatives that will include officers responding to on site emergencies to assist staff, while SAPD conducts their investigations, and assisting management on property, conducting safety meetings, assisting with and diffusing friction between neighboring residents, following up on incidents, and investigating any incidents requested by the Director of Security; and Cloud-Based Security Patrol Guard Checkpoint Tracking System and Electronic Reporting that tracks the movement of guards with various checkpoints in real time while on duty.

On October 18, 2022, Opportunity Home issued a "Request For Proposals" (RFP) #2209-5334 for Security Services, which closed on November 15, 2022. The RFP was published on Opportunity Home's E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 153 vendors. A total of six proposals were received in response to this solicitation: Blue Shield Security & Protection, Inc.; Citywide Protection Unit (AABE); L&P Global Security, LLC (ABE, MBE, SBE, WBE, HUB); Texas Lawman Security and Traffic Control Services, LLC (ESBE, HABE, MBE, SBE, Section 3 Business); Vets Securing America, Inc.; and Viking Tactical Security Group LLC (AABE). All proposals were evaluated on the following criteria:

Opportunity Home San Antonio**February 1, 2023**

experience, key personnel, capacity and infrastructure, price, and strength of the Section 3 and SWMBE Plans. Based on the above, we are recommending a contract award to Texas Lawman Security & Traffic Control, LLC. They are the highest rated qualified proposer.

COMPANY PROFILE:

Texas Lawman Security and Traffic Control Services LLC, was established in 2008 and is headquartered in San Antonio, Texas. This company self-certifies as an ESBE, HBE, MBE, and SBE, and has been certified by Opportunity Home as a Section 3 Business. They specialize in mobile patrol services, onsite security, off duty Texas peace officers, traffic control, fire watch, and they maintain an in-house training academy licensed by the Texas Department of Public Safety and operated by Texas Lawman Security Training and Tactics, LLC. These services are provided to neighborhoods/subdivisions, apartment communities, independent and private schools. Their client list includes Housing Authority of Bexar County, 3C-C4 Family Surface Limited Partnership, Allied Orion Group, Asset Living, BH Management, Bob Ross Realty, Cano Health Inc., Churchill Forge Properties, Courtland, Foresight Asset Management, Greystar, Lincoln Property Co, NRP Group, Shelter Corporation, Southeast Power Corporation, The Lynd Company, and United Apartment Group.

PRIOR AWARDS:

Texas Lawman Security and Traffic Control Services is currently under contract with Opportunity Home to provide various security services agency wide, has received prior awards from Opportunity Home for Security Guard Services for Beacon Communities, and we have utilized their services to assist in fulfilling the immediate security needs of the agency as a result of the current events surrounding the COVID-19 virus. They have performed satisfactorily under all awarded contracts.

STRATEGIC OUTCOME:

Opportunity Home residents feel safe.

ATTACHMENTS:

Resolution 6201
Scoring Matrix Tabulation
Advertisement List
Procurement Process

**Opportunity Home San Antonio
Resolution 6301**

RESOLUTION 6301, AUTHORIZING THE AWARD OF A CONTRACT FOR SECURITY SERVICES ORGANIZATION WIDE TO TEXAS LAWMAN SECURITY AND TRAFFIC CONTROL SERVICES, LLC, (ESBE, HABE, MBE, SBE, SECTION 3 BUSINESS) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$2,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, on October 18, 2022, Opportunity Home issued a “Request For Proposals” (RFP) #2209-5334 for Security Services, which closed on November 15, 2022; and

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

WHEREAS, staff are recommending contract award to Texas Lawman Security and Traffic Control, LLC. They are the highest rated qualified proposer; and

WHEREAS, the current award recommendation for security services organization wide is not expected to exceed an annual cumulative amount of \$2,000,000; and

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

- 1) Approves Resolution 6301, authorizing the award of a contract for security services organization wide to Texas Lawman Security and Traffic Control Services, LLC, (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 1st day of February 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO



2209-5334 - Security Services

Scoring Summary

Active Submissions

	Total	Experience	Key Personnel	Capacity & Infrastructure:	Strength of the Contractor's Section 3 Utilization Plan	Strength of the Contractor's S/W/MBE Utilization Plan	Price Proposal	Responsiveness	Section 3 Preference	A - Cloud-Based Security PatrolGuard Checkpoint Tracking System and Electronic Reporting (Q-08EV)	A-1 - Is the monthly fee per property or for all properties as one
Supplier	/ 100.1 pts	/ 25 pts	/ 20 pts	/ 25 pts	/ 5 pts	/ 5 pts	/ 20 pts	Pass/Fail	/ 0.1 pts	/ 0 pts	/ 0 pts
Texas Lawman Security & Traffic Control Services, LLC	83.77	25	20	25	4.5	3.5	5.673 (\$1,328,832.00)	Pass	0.1	-	-
Philadelphia Protection Unit LLC (DBA Citywide Protection Unit)	50.25	10	8	8.75	2	1.5	20 (\$376,956.00)	Pass	0	-	-
Vets Securing America	48.77	11.25	10	10	2.75	2.75	12.02 (\$627,183.36)	Pass	0	-	-
L&P Global Security, LLC.	44.17	10	11	13.75	2	1.75	5.673 (\$1,328,932.80)	Pass	0	-	-
blue shield security protection inc	41.6	7.5	6	7.5	1.75	1.5	17.35 (\$434,544.00)	Pass	0	-	-
Viking Tactical Security	38.96	8.75	7	7.5	2.25	3.25	10.21 (\$738,480.00)	Pass	0	-	-

Advertisement List
Solicitation # 2209-5334
Security Services

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 1/5/2022			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects		info@aia.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Tamara Klaehn	Tamara@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Construction Journal	Danielle Giammarino	DGiammarino@constructionjournal.com	
Fair Contracting Coalition		faircontractingcoalitioninfo@gmail.com	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	

Advertisement List
Solicitation # 2209-5334
Security Services

National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	

Advertisement List
Solicitation # 2209-5334
Security Services

Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
Direct Solicits as of 10/3/2022			
	HUBS on CMBL		
ARBER INC	Pres./ROBERT M. LOZANO	corporate@arberinc.com	210-736-6200
BLUE ARMOR SECURITY SERVICES, INC.	CEO/President /Willie Ng	willie.ng@bluearmorsecurity.com	210-495-4610
CITYWIDE PROTECTION UNIT	Clinton Craddock	Sales@citywideprotectionunit.com	713-331-5490
MED SECURITY, INC.	ROD KENNEDY	rkennedy@med-securityinc.com	210-314-1850
SECURITY 2 STANDARD LLC	Dreama Salinas	salinasdreama@security2standardllc.com	210-659-5136
SMITH PROTECTIVE SERVICES INC	James Tiller	jtiller@smithprotective.com	512-777-2502
SOUTH TEXAS SAFETY SA, LLC	Patrick S Navarajo	southtexassafetysa@gmail.com	210-605-2885
TEXAS REPUBLIC SECURITY AND INVESTIGATION	Fred Perez	texasrafficcontrol4@gmail.com	281-770-9114
TEXAS VETERAN SECURITY LLC	GERARD MORALES	TEXASVETOPS@GMAIL.COM	210-404-8094
	Section 3 Bidders		
	Direct Solicits		
Champion National Security	Rob Leitgen Jim Carroll	rleitgen@champ.net jcarroll@champ.net	210-830-6844
Citywide Investigations & Security	Roy Granger	bdm@cwidesat.com	(210) 681-8268
Global Security & Investigations Alamo Heights Inc.	Irma Trejeda	Globalsecurity@gsiah.com	210-822-7464
Justice Security and Patrol LLC	Mike	malvarado@justicesecurityandpatrolllc.com	210-669-2600
Night-Eyes Protective Svc.	Fernando Rodriguez Carmen Arrieta	nechief01@night-eyes.com ca0407@night-eyes.com	(210) 842-8046
Pro Security Group	Denise Nicholson	denise@prosecuritygroup.com	254-753-7766
Ram Security Services	Oscar Ramos	Ramsec12@yahoo.com	830-872-1790

Advertisement List
Solicitation # 2209-5334
Security Services

San Antonio Investigations & Security	D. Rosas	sainvestigations-security@sais.us	
Smith Protective Services	Robert Taylor	rtaylor@smithprotective.com	210-681-8221
SOA Security Company	Anthony Warren	awarren4@soasatx.com	<u>(210)775-2807</u>
Statewide Patrol			210-750-6321
Texas Asset Protection	Oscar Gonzalez	Oscar.gonzalez@txassetpro.com	210-544-7262
Texas Lawman Security	Anthony Alvarado	a.alvarado@txlawmansecurity.com	210-690-1212
Top Gun Security Services	Jeff Moore	Jeff@topgunsecurityservices.com David.urdiales@teamuas.com	210-276-0517
Vets Securing America	Gerald Gregory	jerry@vetssecuringamerica.com	210-299-7623 *106
Watchmen Protective Services		watchmenps@outlook.com	210-977-8874
War Eagle Security Services		support@wareaglesecurityservices.com	(210) 682-1182
Champion National Security	Rob Leitgen Jim Carroll	rleitgen@champ.net jcarroll@champ.net	210-830-6844
Citywide Investigations & Security	Roy Granger	bdm@cwidesat.com	<u>(210) 681-8268</u>
Global Security & Investigations Alamo Heights Inc.	Irma Trejeda	Globalsecurity@gsiah.com	210-822-7464
Justice Security and Patrol LLC	Mike	malvarado@justicesecurityandpatrolllc.com	210-669-2600
Night-Eyes Protective Svc.	Fernando Rodriguez Carmen Arrieta	nechief01@night-eyes.com ca0407@night-eyes.com	(210) 842-8046
Pro Security Group	Denise Nicholson	denise@prosecuritygroup.com	254-753-7766
Ram Security Services	Oscar Ramos	Ramsec12@yahoo.com	830-872-1790
San Antonio Investigations & Security	D. Rosas	sainvestigations-security@sais.us	
Smith Protective Services	Robert Taylor	rtaylor@smithprotective.com	210-681-8221
SOA Security Company	Anthony Warren	awarren4@soasatx.com	<u>(210)775-2807</u>
Statewide Patrol			210-750-6321
Texas Asset Protection	Oscar Gonzalez	Oscar.gonzalez@txassetpro.com	210-544-7262
Texas Lawman Security	Anthony Alvarado	a.alvarado@txlawmansecurity.com	210-690-1212
Top Gun Security Services	Jeff Moore	Jeff@topgunsecurityservices.com David.urdiales@teamuas.com	210-276-0517
Vets Securing America	Gerald Gregory	jerry@vetssecuringamerica.com	210-299-7623 *106
Watchmen Protective Services		watchmenps@outlook.com	210-977-8874
War Eagle Security Services		support@wareaglesecurityservices.com	(210) 682-1182
Champion National Security	Rob Leitgen Jim Carroll	rleitgen@champ.net jcarroll@champ.net	210-830-6844

Advertisement List
Solicitation # 2209-5334
Security Services

Citywide Investigations & Security	Roy Granger	bdm@cwidesat.com	(210) 681-8268
Global Security & Investigations Alamo Heights Inc.	Irma Trejeda	Globalsecurity@gsiah.com	210-822-7464
Justice Security and Patrol LLC	Mike	malvarado@justicesecurityandpatrolllc.com	210-669-2600
Night-Eyes Protective Svc.	Fernando Rodriguez Carmen Arrieta	nechief01@night-eyes.com ca0407@night-eyes.com	(210) 842-8046
Pro Security Group	Denise Nicholson	denise@prosecuritygroup.com	254-753-7766
Ram Security Services	Oscar Ramos	Ramsec12@yahoo.com	830-872-1790
San Antonio Investigations & Security	D. Rosas	sainvestigations-security@sais.us	
Smith Protective Services	Robert Taylor	rtaylor@smithprotective.com	210-681-8221
SOA Security Company	Anthony Warren	awarren4@soasatx.com	(210)775-2807
Statewide Patrol			210-750-6321
Texas Asset Protection	Oscar Gonzalez	Oscar.gonzalez@txassetpro.com	210-544-7262
Texas Lawman Security	Anthony Alvarado	a.alvarado@txlawmansecurity.com	210-690-1212
Top Gun Security Services	Jeff Moore	Jeff@topgunsecurityservices.com David.urdiales@teamuas.com	210-276-0517
Vets Securing America	Gerald Gregory	jerry@vetssecuringamerica.com	210-299-7623 *106
Watchmen Protective Services		watchmenps@outlook.com	210-977-8874
War Eagle Security Services		support@wareaglesecurityservices.com	(210) 682-1182

Security Services Organization Wide

Procurement Process

Procurement Process

Solicitation Process

On October 18, 2022, Opportunity Home issued a “Request For Proposals” (RFP) #2209-5334 for **Security Services**, which closed on November 15, 2022.

RFP published on multiple websites.

Directly solicited to 153 vendors. Six responses were received.

Evaluation criteria included:

- Experience
- Key Personnel
- Capacity and Infrastructure
- Price
- Strength of the Section 3 Plan
- Strength of the SWMBE Plan

Texas Lawman Security and Traffic Control Services scored a 83.77 out of 100. Staff **recommends award to Texas Lawman Security and Traffic Control Services**, as they are the highest rated qualified proposer.

Procurement Process

Financial Impact

The current award recommendation for security services agency wide is not expected to exceed an annual cumulative amount of **\$2,000,000**.

Award includes pricing for the following services:

- Security Guard
- Mobile Patrol
- Fire Watch
- SAFFE Officer

Previous Contract

- PH & Beacon (78) communities - \$709K
- PH SAFFE Officers - \$100K
- Special Investigations - \$20K
- Fire Watch - \$212K
- Resident & Staff Events - \$22K

Total award amount for current year: \$1.2M

**Security contract had a 5% increase each year*

Recommended Contract

- PH & Beacon (87) communities - \$978K
- PH & Beacon SAFFE Officers - \$448K
- Central Office - \$131K
- Special Investigations - \$38K
- Fire Watch - \$292K
- Resident & Staff Events - \$25K


Total recommended award amount: \$2M


Note: Recommended contract reflects an hourly increase between 34% and 48% from the previous contract.

**Recommended contract includes overall cost increase due to inflation and expanded services. Staff recommends 5% over the budgeted costs to allow for the addition of new communities, unforeseen incidents and resident needs.*

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTIONS 6315 AND 23FAC-02-02, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTIONS FOR THE FOLLOWING PROPOSED 9% LOW INCOME HOUSING TAX CREDIT PROJECT: VISTA AT REED

DocuSigned by:

 D7D40F73013F47A...
Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

 4D1BA70BBE004B5...
Timothy E. Alcott
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6315 and 23FAC-02-02, authorizing the San Antonio Housing Facility Corporation to approve resolutions for the following proposed 9% low income housing tax credit project: Vista at Reed.

SUMMARY:

Today we are seeking authority to file an application with the Texas Department of Housing and Community Affairs ("TDHCA") relating to a potential 2023 9% tax credit project. The 9% tax credit program is highly competitive and not all projects that apply will receive an allocation. Whether a project receives an allocation depends on how well it scores according to various metrics established by TDHCA. The developer of this potential project, the Atlantic Pacific Communities ("APC"), wishes to submit an application for the project, Vista at Reed, to TDHCA to successfully obtain tax credits and move forward to closing.

Accordingly, we are asking you to authorize these actions so that APC may begin the tax credit application process with TDHCA, but we are not asking you to specifically approve or be bound to this project. These are non-binding Resolutions. This will enable us to move forward, make an application for tax credits, and begin to put the financing together and negotiate the specific terms of the deal, which we will bring back to you for approval.

The project seeking inducement is Vista at Reed.

This project will be new construction and will target families at 60% or below of the area median income.

In this transaction, San Antonio Housing Facility Corporation (SAHFC) 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.

Opportunity Home San Antonio

February 1, 2023

The attached Resolution authorizes the SAHFC to approve Resolutions for the above project.

STRATEGIC OUTCOMES:

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

Opportunity Home San Antonio residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6315

Resolution 23FAC-02-02

Presentation

**Opportunity Home San Antonio
Resolution 6315**

RESOLUTION 6315, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE RESOLUTIONS FOR THE FOLLOWING PROPOSED 9% LOW-INCOME HOUSING TAX CREDIT PROJECT: VISTA AT REED

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

WHEREAS, one financing mechanism for new affordable housing is the 9% low-income housing tax credit; and

WHEREAS, the 9% tax credit program is highly competitive, and not all projects that apply will receive an allocation of tax credits; and

WHEREAS, staff has proposed the following new tax credit project to be potentially financed in 2023: Vista at Reed; and

WHEREAS, it is necessary to make an application for tax credits 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, SAHFC will pass resolutions to induce this project authorizing the application needed to finance this 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) Approves Resolutions 6315 and 23FAC-02-02, inducing the proposed Project and authorizing the application necessary therefore and the negotiation of the terms of the financing therefore.
- 2) Authorizes Ed Hinojosa, Jr., as President and CEO, or any other Officer or Commissioner of the Authority, to execute all necessary documents associated therewith.

Passed and approved the 1st day of February 2023.

Attested and approved as to form:

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

Ed Hinojosa, Jr.
President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 23FAC-02-02**

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

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on February 1, 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-02-02, INDUCING THE VISTA AT REED 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 Articles of Incorporation and the Bylaws of SAHFC.

SIGNED and SEALED this 1st day of February 2023.



Ed Hinojosa, Jr.
Secretary/Treasurer

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

RESOLUTION 23FAC-02-02, INDUCING THE VISTA AT REED 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 AN APPLICATION FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Opportunity Home San Antonio (the “Authority”), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (“SAHFC”); and

WHEREAS, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

WHEREAS, Vista at Reed, LP, a Texas limited partnership (the “Vista at Reed User”), has filed an Application for financing (the “Vista at Reed Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed 75-unit multifamily housing facility to be located at approximately 8401 Reed Road in San Antonio, Texas and to be known as Vista at Reed (the “Vista at Reed Project”); and

WHEREAS, the Vista at Reed User intends to finance the Vista at Reed Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

WHEREAS, the Vista at Reed User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the Vista at Reed User; and

WHEREAS, the Vista at Reed User has requested that SAHFC serve as co-developer of the Vista at Reed Project and otherwise materially participate in the Vista at Reed Project over the course of its compliance period; and

WHEREAS, the Vista at Reed User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Vista at Reed Project, including 9% tax credits and a direct loan from the TDHCA; and

WHEREAS, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the members of the Board of Directors of SAHFC (collectively, the “Board”) and their respective offices are as follows:

<u>Name of Directors/Officers</u>	<u>Position</u>
Dr. Ana M. “Cha” Guzmán	President and Director
Gabriel “Gabe” Lopez	Vice President and Director
Gilbert Casillas	Director
Dalia Contreras	Director
Loren D. Dantzler	Director
Olga Kauffman	Director
Ignacio Perez	Director
Ed Hinojosa, Jr.	Secretary/Treasurer
Diana Fiedler	Assistant Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Brandee Perez	Assistant Secretary/Treasurer
Michael Reyes	Assistant Secretary/Treasurer
Richard Milk	Assistant Secretary/Treasurer

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 Vista at Reed User may construct the Vista at Reed 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 by the Board of Directors of the San Antonio Housing Facility Corporation, hereby:

Section 1. Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the Vista at Reed User:

(a) cooperate with the Vista at Reed User with respect to the Vista at Reed Project, and, if arrangements therefore satisfactory to the Vista at Reed User and SAHFC 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 applications, notices, contracts, or agreements deemed necessary and desirable by the Vista at Reed User or SAHFC in connection with the Vista at Reed Project, specifically including any applications, agreements, documents, certificates, and instruments necessary to obtain tax credits and a direct loan from the TDHCA (collectively, the “Contracts”), providing among other things for financing, acquisition, construction, equipping, and improvement of the Vista at Reed Project; and use,

operation, and maintenance of the Vista at Reed Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the Vista at Reed User;

(b) if requested by the Vista at Reed User, work with a Historically Underutilized Business, including sharing ownership in the general partner of the Vista at Reed User, sharing developer fees and cash flow of the Vista at Reed User to enable the Vista at Reed Project to be competitive;

(c) own the real estate and serve as the general contractor for the Vista at Reed Project to obtain tax exemptions;

(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.

Neither the State of Texas (the "State"), the Authority, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of the Vista at Reed User or the Vista at Reed Project and that neither the faith and credit nor the taxing power of the State, the Authority, or any political subdivision or agency thereof is pledged to any obligation relating to the Vista at Reed Project.

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

(a) the Vista at Reed User will (1) pay all Vista at Reed Project costs which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC and the 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 Vista at Reed Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Vista at Reed Project (other than claims arising from the gross negligence or willful misconduct of SAHFC or the Authority); and

Section 3. This Resolution shall be deemed to constitute the acceptance of the Vista at Reed User's proposal that it be further induced to proceed with providing the Vista at Reed Project. **Provided that neither the Vista at Reed User 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 transactions 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 Vista at Reed User nor anyone claiming by, through or under the Vista at Reed User, 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 4. The Board authorizes Dr. Ana M. “Cha” Guzmán as the President, Gabriel “Gabe” Lopez as the Vice President, Ed Hinojosa, Jr. as the Secretary/Treasurer, or any Assistant Secretary/Treasurer of SAHFC to execute any Contracts and take any and all actions required to obtain tax credits, equity financing and debt financing (including a direct loan from the TDHCA).

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

Section 6. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

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

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

Passed and approved the 1st day of February 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

Vista at Reed

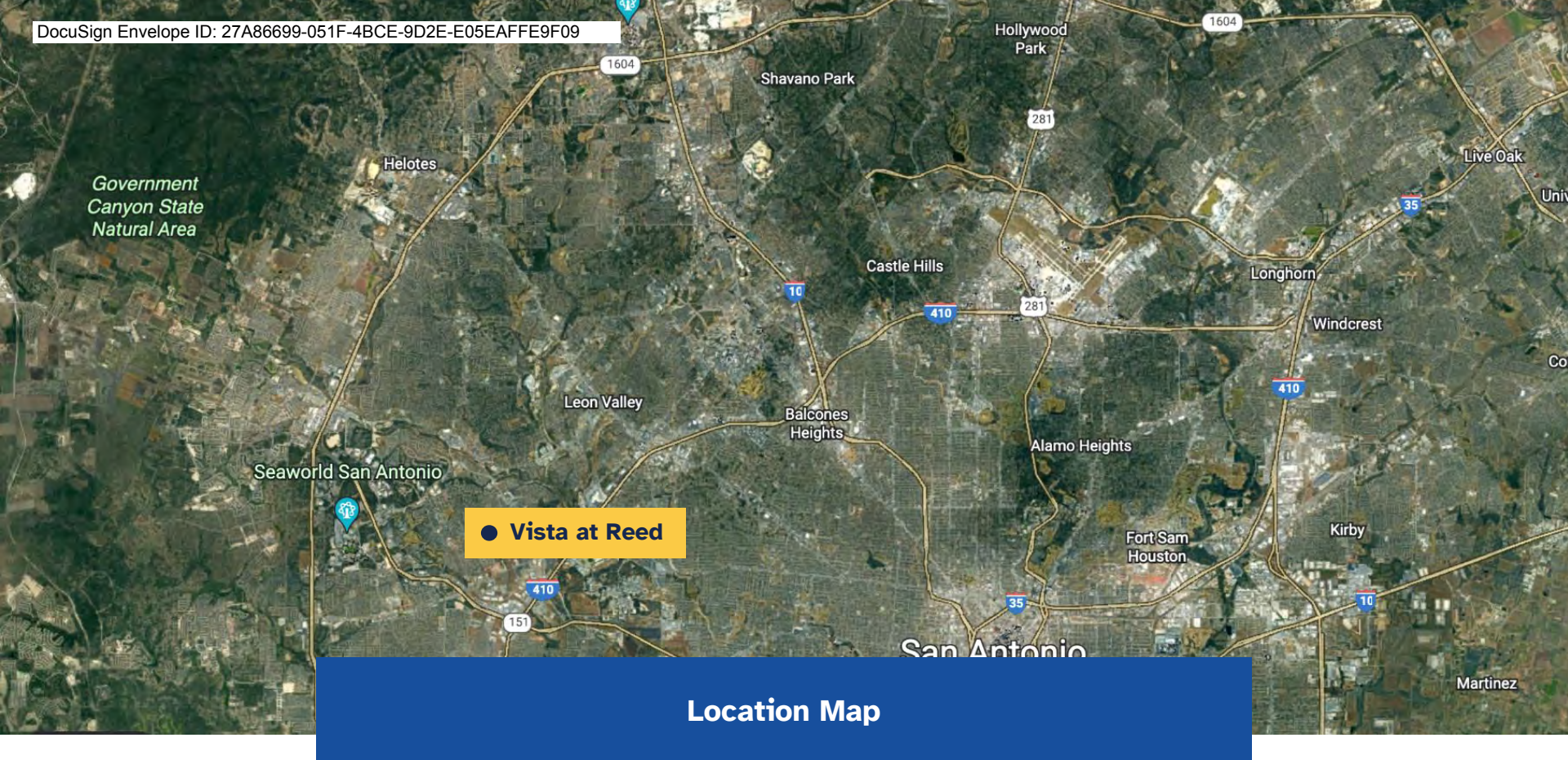
Timothy E. Alcott

Chief Legal and Real Estate Officer

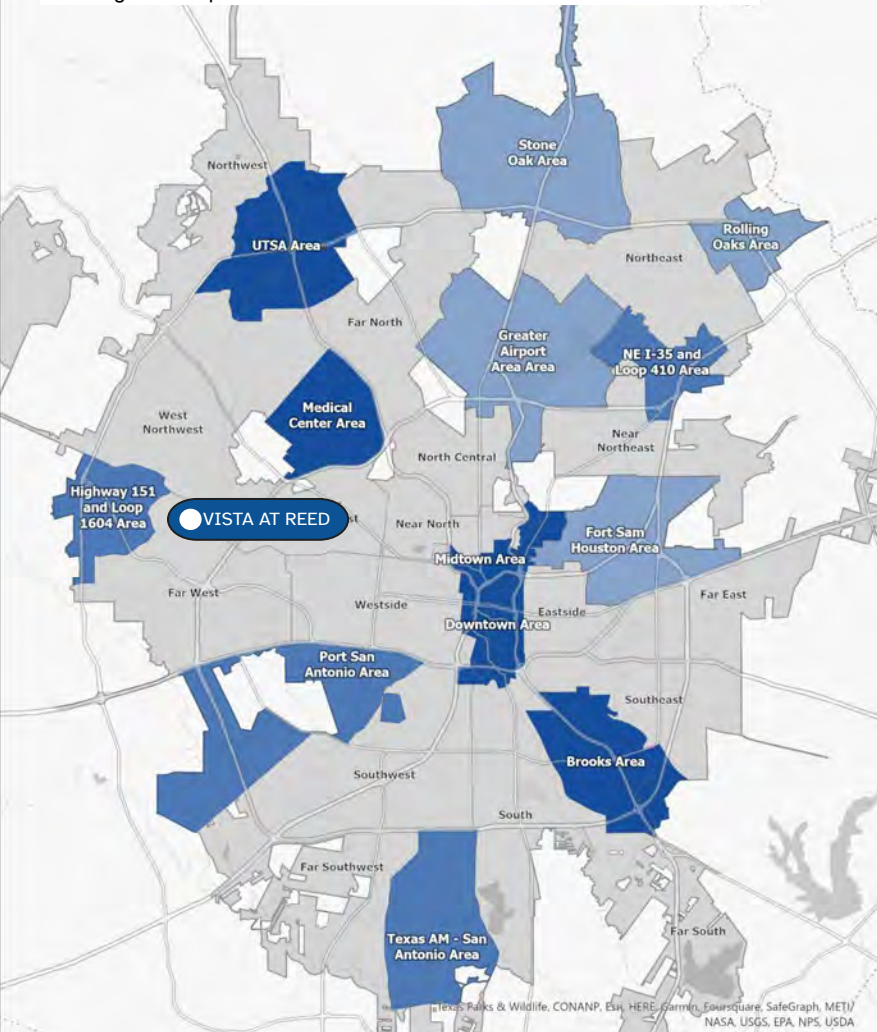


Lorraine Robles

Director of Development Services
and Neighborhood Revitalization



Location 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 3 CENTERS

Greater Airport Area
Fort Sam Houston
Rolling Oaks
Stone Oak

Overview



City Council District 6

Northside ISD

Approximately 75 units

2 units at 20% AMI

5 units at 30% AMI

19 units at 50% AMI

48 units at 60% AMI

9% Tax Credits

Total Development Cost:

\$22,000,428


PROFORMA BREAKDOWN (approximate)


Construction Costs	\$12,655,477
A&E	\$556,500
Other soft costs, etc.	\$6,456,023
Per Unit cost	\$314,286
Rentable per Square Foot cost	\$313.66
Acquisition Costs	\$1,700,000
Construction Contingency	\$632,000
Total Development Cost Approx.	\$22,000,000

QUESTIONS?

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTIONS 6316 AND 23FAC-02-03, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE RESOLUTIONS FOR THE FOLLOWING PROPOSED 9% LOW-INCOME HOUSING TAX CREDIT PROJECT: VISTA AT HENDERSON PASS

DocuSigned by:

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

DocuSigned by:

4D1BA70BBE004B3...
Timothy E. Alcott
Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6316 and 23FAC-02-03, authorizing the San Antonio Housing Facility Corporation to approve resolutions for the following proposed 9% low income housing tax credit project: Vista at Henderson Pass.

SUMMARY:

Today we are seeking authority to file an application with the Texas Department of Housing and Community Affairs ("TDHCA") relating to a potential 2023 9% tax credit project. The 9% tax credit program is highly competitive and not all projects that apply will receive an allocation. Whether a project receives an allocation depends on how well it scores according to various metrics established by TDHCA. The developer of this potential project, the Atlantic Pacific Communities ("APC"), wishes to submit an application for the project, Vista at Henderson Pass, to TDHCA to successfully obtain tax credits and move forward to closing.

Accordingly, we are asking you to authorize these actions so that APC may begin the tax credit application process with TDHCA, but we are not asking you to specifically approve or be bound to this project. These are non-binding Resolutions. This will enable us to move forward, make an application for tax credits, and begin to put the financing together and negotiate the specific terms of the deal, which we will bring back to you for approval.

The project seeking inducement is Vista at Henderson Pass.

This project will be new construction and will target families at 60% or below of the area median income.

In this transaction, San Antonio Housing Facility Corporation (SAHFC) 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.

Opportunity Home San Antonio

February 1, 2023

The attached Resolution authorizes the SAHFC to approve Resolutions for the above project.

STRATEGIC OUTCOMES:

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

Opportunity Home San Antonio residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6316

Resolution 23FAC-02-03

Presentation

**Opportunity Home San Antonio
Resolution 6316**

RESOLUTION 6316, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE RESOLUTIONS FOR THE FOLLOWING PROPOSED 9% LOW-INCOME HOUSING TAX CREDIT PROJECT: VISTA AT HENDERSON PASS

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

WHEREAS, one financing mechanism for new affordable housing is the 9% low-income housing tax credit; and

WHEREAS, the 9% tax credit program is highly competitive, and not all projects that apply will receive an allocation of tax credits; and

WHEREAS, staff has proposed the following new tax credit project to be potentially financed in 2023: Vista at Henderson Pass; and

WHEREAS, it is necessary to make an application for tax credits 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, SAHFC will pass resolutions to induce this project authorizing the application needed to finance this 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) Approves Resolutions 6316 and 23FAC-02-03, inducing the proposed Project and authorizing the application necessary therefore and the negotiation of the terms of the financing therefore.
- 2) Authorizes Ed Hinojosa, Jr., as President and CEO, or any other Officer or Commissioner of the Authority, to execute all necessary documents associated therewith.

Passed and approved the 1st day of February 2023.

Attested and approved as to form:

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

Ed Hinojosa, Jr.
President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 23FAC-02-03**

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

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on February 1, 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-02-03, INDUCING THE VISTA AT HENDERSON PASS 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 Articles of Incorporation and the Bylaws of SAHFC.

SIGNED and SEALED this 1st day of February 2023.



Ed Hinojosa, Jr.
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 23FAC-02-03**

RESOLUTION 23FAC-02-03, INDUCING THE VISTA AT HENDERSON PASS 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 AN APPLICATION FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Opportunity Home San Antonio (the “Authority”), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (“SAHFC”); and

WHEREAS, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

WHEREAS, Vista at Henderson Pass, LP, a Texas limited partnership (the “Vista at Henderson Pass User”), has filed an Application for financing (the “Vista at Henderson Pass Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed multifamily housing facility containing up to 66 units to be located at approximately the southeast intersection of Henderson Pass and Turkey Point Street in San Antonio, Texas and to be known as Vista at Henderson Pass (the “Vista at Henderson Pass Project”); and

WHEREAS, the Vista at Henderson Pass User intends to finance the Vista at Henderson Pass Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

WHEREAS, the Vista at Henderson Pass User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the Vista at Henderson Pass User; and

WHEREAS, the Vista at Henderson Pass User has requested that SAHFC serve as co-developer of the Vista at Henderson Pass Project and otherwise materially participate in the Vista at Henderson Pass Project over the course of its compliance period; and

WHEREAS, the Vista at Henderson Pass User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Vista at Henderson Pass Project, including 9% tax credits and a direct loan from the TDHCA; and

WHEREAS, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the members of the Board of Directors of SAHFC (collectively, the “Board”) and their respective offices are as follows:

<u>Name of Directors/Officers</u>	<u>Position</u>
Dr. Ana M. “Cha” Guzmán	President and Director
Gabriel “Gabe” Lopez	Vice President and Director
Gilbert Casillas	Director
Dalia Contreras	Director
Loren D. Dantzler	Director
Olga Kauffman	Director
Ignacio Perez	Director
Ed Hinojosa, Jr.	Secretary/Treasurer
Diana Fiedler	Assistant Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Brandee Perez	Assistant Secretary/Treasurer
Michael Reyes	Assistant Secretary/Treasurer
Richard Milk	Assistant Secretary/Treasurer

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 Vista at Henderson Pass User may construct the Vista at Henderson Pass 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 by the Board of Directors of the San Antonio Housing Facility Corporation, hereby:

Section 1. Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the Vista at Henderson Pass User:

(a) cooperate with the Vista at Henderson Pass User with respect to the Vista at Henderson Pass Project, and, if arrangements therefore satisfactory to the Vista at Henderson Pass User and SAHFC 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 applications, notices, contracts, or agreements deemed necessary and desirable by the Vista at Henderson Pass User or SAHFC in connection with the Vista at Henderson Pass Project, specifically including any applications, agreements, documents, certificates, and instruments necessary to obtain tax credits and a direct loan from the TDHCA (collectively, the “Contracts”), providing among other things for financing, acquisition, construction,

equipping, and improvement of the Vista at Henderson Pass Project; and use, operation, and maintenance of the Vista at Henderson Pass Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the Vista at Henderson Pass User;

(b) if requested by the Vista at Henderson Pass User, work with a Historically Underutilized Business, including sharing ownership in the general partner of the Vista at Henderson Pass User, sharing developer fees and cash flow of the Vista at Henderson Pass User to enable the Vista at Henderson Pass Project to be competitive;

(c) own the real estate and serve as the general contractor for the Vista at Henderson Pass Project to obtain tax exemptions;

(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.

Neither the State of Texas (the "State"), the Authority, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of the Vista at Henderson Pass User or the Vista at Henderson Pass Project and that neither the faith and credit nor the taxing power of the State, the Authority, or any political subdivision or agency thereof is pledged to any obligation relating to the Vista at Henderson Pass Project.

Section 2. It is understood by SAHFC, and the Vista at Henderson Pass User has represented to SAHFC, that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, the Vista at Henderson Pass User has agreed that

(a) the Vista at Henderson Pass User will (1) pay all Vista at Henderson Pass Project costs which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC and the 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 Vista at Reed Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Vista at Henderson Pass Project (other than claims arising from the gross negligence or willful misconduct of SAHFC or the Authority); and

Section 3. This Resolution shall be deemed to constitute the acceptance of the Vista at Henderson Pass User's proposal that it be further induced to proceed with providing the Vista at Henderson Pass Project. **Provided that neither the Vista at Henderson Pass User 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 transactions 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 Vista at Henderson Pass User nor anyone claiming by, through or under the Vista at Henderson Pass User, 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 4. The Board authorizes Dr. Ana M. “Cha” Guzmán as the President, Gabriel “Gabe” Lopez as the Vice President, Ed Hinojosa, Jr. as the Secretary/Treasurer, or any Assistant Secretary/Treasurer of SAHFC to execute any Contracts and take any and all actions required to obtain tax credits, equity financing and debt financing (including a direct loan from the TDHCA).

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

Section 6. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

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

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

Passed and approved the 1st day of February 2023.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

Vista at Henderson Pass

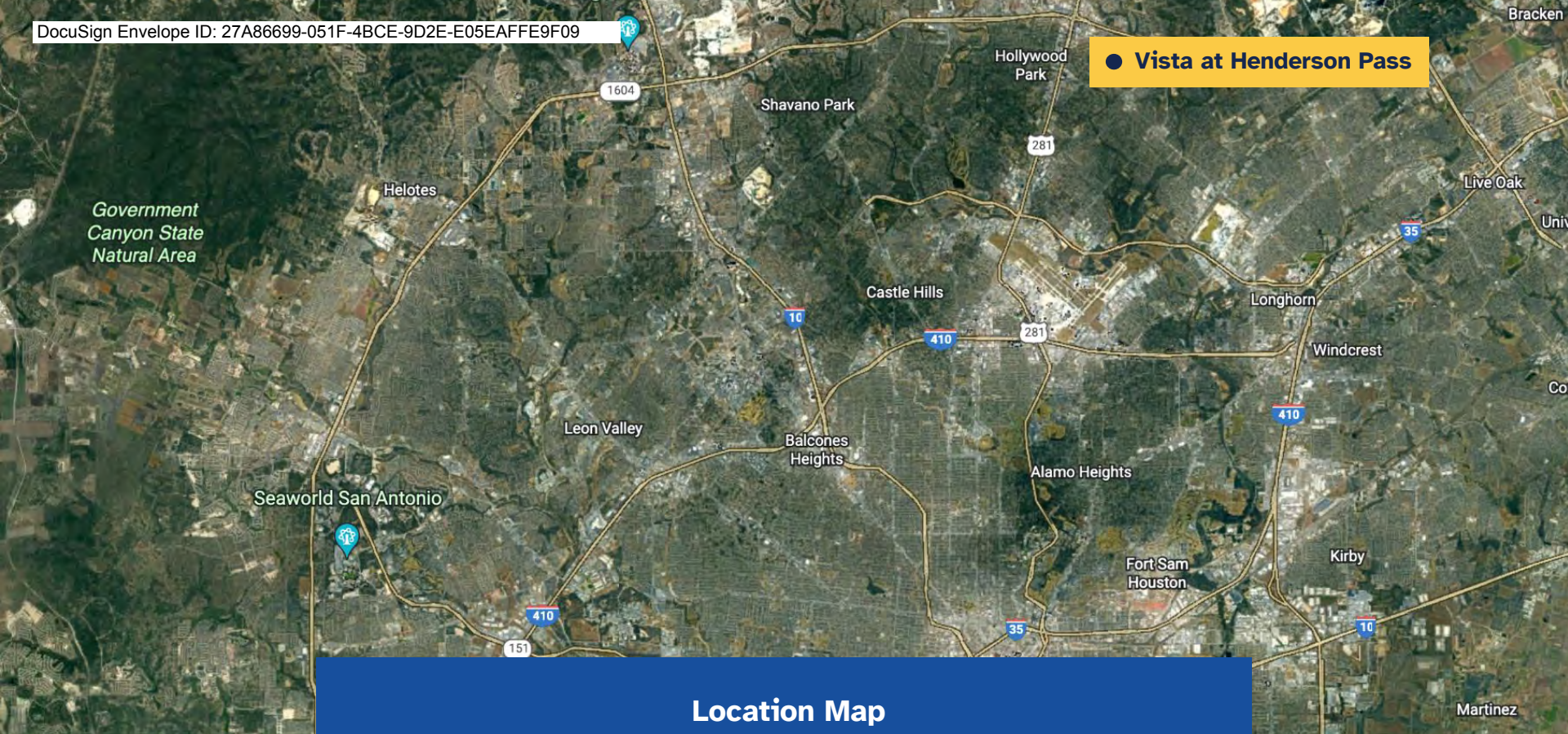
Timothy E. Alcott

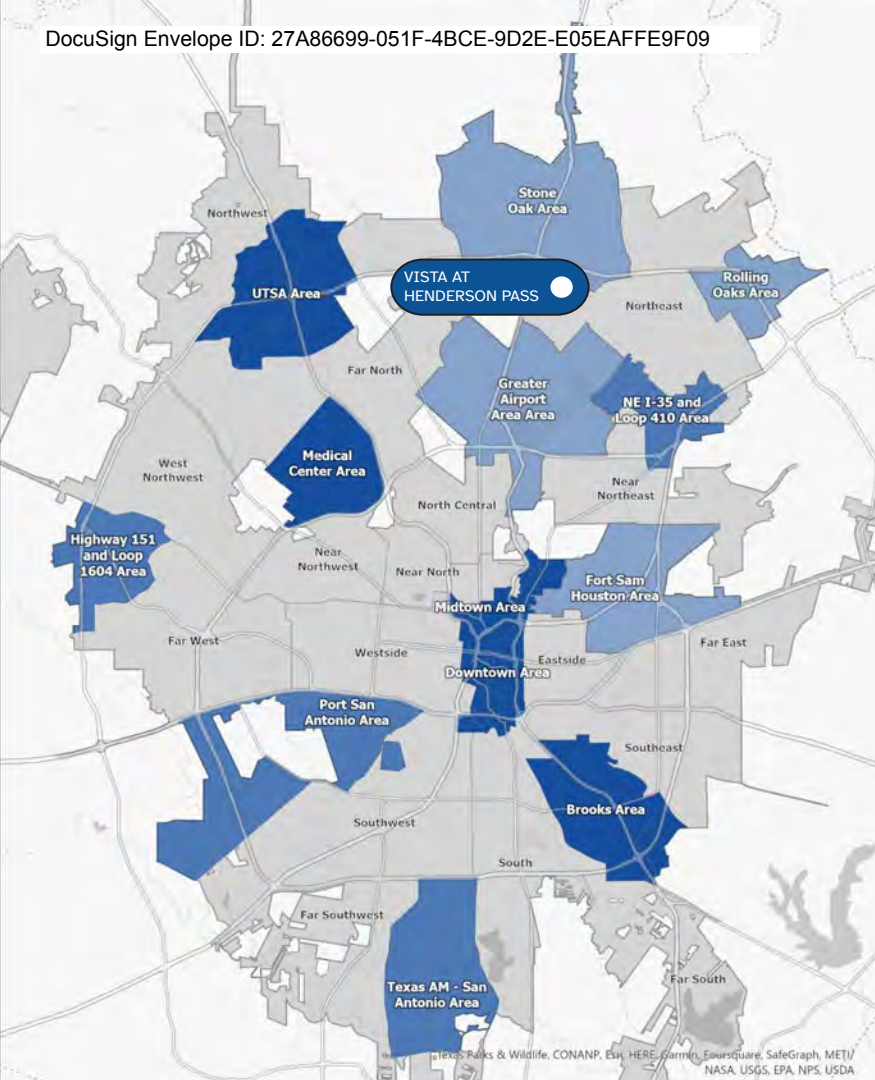
Chief Legal and Real Estate Officer



Lorraine Robles

Director of Development Services
and Neighborhood Revitalization





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 3 CENTERS

Greater Airport Area
Fort Sam Houston
Rolling Oaks
Stone Oak

Overview



City Council District 10

North East ISD

Approximately 66 units

2 units at 20% AMI

5 units at 30% AMI

17 units at 50% AMI

42 units at 60% AMI

9% Tax Credits

Total Development Cost:

\$21,830,038

PROFORMA BREAKDOWN (approximate)

Construction Costs	\$12,668,589
A&E	\$556,500
Other soft costs, etc.	\$7,341,481
Per Unit cost	\$333,333
Rentable per Square Foot cost	\$329.74
Acquisition Costs	\$800,000
Construction Contingency	\$633,430
Total Development Cost Approx.	\$22,000,000

QUESTIONS?



President's Report

February 2023

National Awards Garnered

The National Association of Housing and Redevelopment Officials (NAHRO) announced this week that Opportunity Home is the recipient of three National Awards of Excellence, which will be presented during the 2023 NAHRO Washington Conference in Washington, D.C. The organization will receive two community revitalization awards for its development of the Majestic Ranch Apartments and the Garcia Urban Street Farm Stand, and a Project Design award for its work on Majestic Ranch.

Commemorating the Legacy of Martin Luther King, Jr.

Opportunity Home commemorated the legacy of Martin Luther King, Jr. with employees and their guests during the city's annual march followed by a park celebration. The park celebration included a main stage with multicultural performances, a health and wellness area, a youth area, food and merchandise vendors, and information booths.





Funding Secured to House Persons with Disabilities

The U.S. Department of Housing and Urban Development (HUD) has allocated 50 vouchers for individuals with disabilities. The vouchers will assist those who represent the city's most vulnerable population to live independently. Program participants will receive full access to case management services and resources to ensure a successful transition once they move into their communities.

Holiday Cheer with the Spurs

Elf Louise and the San Antonio Spurs made the holidays extra special for families in our public housing program by hosting an exclusive event at the AT&T Center with each family receiving gifts from professional basketball players on the team. Later in the week, Keldon Johnson made a surprise visit to Villa Veramendi.





New Check-In Kiosk

Residents can now sign in using a digital system when visiting our Central Office for an appointment. Upon arrival, scanning a QR code at the front entrance or a curbside sign can be used to sign in for assistance or use a booking number, if an appointment has already been made.

26th Annual Alazan-Apache Courts Holiday Party

Sammy Nieto, a hometown hero, brought warmth for the holidays and smiles to the faces of our families during his 26th Annual Alazan-Apache Courts Kids Holiday Party on Dec. 17.





Holiday Gift Distribution Recap

On Dec. 16, we turned our Opportunity Home Park into the North Pole for the largest holiday distribution — approximately 4,000 gifts were placed into the hands of children and elderly residents to unwrap for the holidays. We are thankful to our devoted employees who volunteered their time during the event and to our generous partners for their contributions and continued support.



Bond Funding to Build, Expand and Renovate Communities

The organization will receive housing bond funding from the City of San Antonio to build new income-based communities and expand and renovate existing ones. A portion of the approved funds will be allocated toward the expansion of Alazan Courts, including the additional 88 units scheduled to begin construction this year. Communities approved to receive funds for renovations include Woodhill, Cottage Creek and Pecan Hill, in addition to the Westside Reinvestment Initiative, which focuses on building affordable single family homes in the historic community with the aid of HOPE VI grants.



Little Free Library Launched at Homestead Apartments

Executives and employees celebrated the unveiling of the organization's first Little Free Library, a worldwide initiative aimed to spark a passion for literacy, on Dec. 6.

Director of Beacon Communities Melissa Garza and Maintenance Supervisor Martin Gibson, who spearheaded the efforts to establish the Little Free Library at Homestead, spoke about the impact the library will have on the community during the celebration.

