

BOARD OF COMMISSIONERS

Gabriel Lopez
Chair

Gilbert Casillas
Vice Chair

Dalia Contreras
Commissioner

Estrellita Garcia-Diaz
Commissioner

Janet Garcia
Commissioner

Leilah Powell
Commissioner

Vincent Robinson
Commissioner

PRESIDENT & CEO

Ed Hinojosa, Jr.

REGULAR BOARD MEETING

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

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

MEETING CALLED TO ORDER

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

CITIZENS TO BE HEARD

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

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

MINUTES

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

CONSENT ITEMS

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

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

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

INDIVIDUAL ITEMS

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

DISCUSSION ITEM

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

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

CLOSED SESSION

12. Closed Session

Real Estate/Consultation with Attorney

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

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

13. Adjournment

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

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

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

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