



OPERATIONS AND REAL ESTATE  
COMMITTEE MEETING  
SEPTEMBER 27, 2023



### BOARD OF COMMISSIONERS

Gabriel Lopez  
Chair

Gilbert Casillas  
Vice Chair

Dalia Contreras  
Commissioner

Estrellita Garcia-Diaz  
Commissioner

Janet Garcia  
Commissioner

Leilah Powell  
Commissioner

Vincent Robinson  
Commissioner

### PRESIDENT & CEO

Ed Hinojosa, Jr.

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

**1:00 p.m. | Wednesday | September 27, 2023**

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

### MEETING CALLED TO ORDER

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

### CITIZENS TO BE HEARD

2. **Citizens to be Heard** at approximately 1:00 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.

### INTRODUCTION OF STAFF

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

### PRESENTATION

4. Recognition of prior Board Chair (Gabriel Lopez, Board Chair, Opportunity Home San Antonio)

### INDIVIDUAL ITEMS

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

Partnership, to execute all documentation and undertake all required action necessary to carry out the Partnership's zero percent (0%) interest loan from the City of San Antonio Housing Bond Program (Brandee Perez, Chief Operating Officer; Melissa Garza, Director of Beacon Communities)

7. Consideration and appropriate action regarding Resolution 6389, authorizing the sale of the Costa Mirada Project, vacant land located adjacent thereto and the contribution of funds to pay off debt and operating deficits; and other matters in connection therewith (Miranda Castro, Director of Asset Management)
8. Consideration and appropriate action regarding Resolution 6394, authorizing Las Varas Public Facility Corporation ("LVPFC") to make a subordinate operating deficit loan for the Artisan at Salado Falls Apartments Project; and other matters in connection therewith (Miranda Castro, Director of Asset Management)
9. 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)
10. Consideration and appropriate action regarding Resolution 6393, authorizing the President and CEO to approve and proceed with various providers of Employee Primary Health Plans to include Medical, Dental, and Vision Plans. Other Employer Provided Plans provide for Short Term Disability, Long Term Disability, Life Insurance, and Ancillary Benefit Plans and an electronic benefits enrollment platform for calendar year 2024, at a projected cost to the employee and employer of \$10,021,875 (Aiyana Longoria, Director of Human Resources)

#### **DISCUSSION ITEMS**

11. Discussion regarding Opportunity Home Recruitment and Staffing Update (Aiyana Longoria, Director of Human Resources)
12. Discussion regarding the Data Governance Program Overview (Richard Milk, Planning Officer; Sara Eaves, Assistant Director of Data Governance)
13. Discussion regarding the Opportunity Home San Antonio Strategic Plan Overview (Richard Milk, Planning Officer)
14. Discussion regarding Assisted Housing Programs (AHP) Housing Choice Voucher (HCV) Overview (Brandee Perez, Chief Operating Officer; Stephanie Rodriguez, Director of Assisted Housing Programs)
15. Update and discussion regarding renewal of Insurance Policies for Fiscal Year 2022-2023 (Diana Kollodziej Fiedler, Chief Financial Officer)

#### **CLOSED SESSION**

16. 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

## REPORT

- Procurement Activity Report

## RESOURCE

- Schedule of Units Under Development

### 17. Adjournment

*Posted on: 09/22/2023 01:00 PM*

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

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

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

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

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

**RESOLUTION 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**

DocuSigned by:  
*Ed Hinojosa Jr*  
B7D40F73613F4FA...  
**Ed Hinojosa, Jr.**  
President and CEO

DocuSigned by:  
*Brandee R. Perez*  
B60757B8288642A...  
**Brandee Perez**  
Chief Operating Officer

**REQUESTED ACTION:**

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

**SUMMARY:**

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

Victoria Plaza

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

Ravello

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

Westside Reinvestment Initiative

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

**STRATEGIC OUTCOMES:**

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

**ATTACHMENTS:**

Resolution 6392

**OPPORTUNITY HOME SAN ANTONIO**

**September 27, 2023**

Presentation

**Opportunity Home San Antonio  
Resolution 6392**

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

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

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

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

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

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

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

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

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

**Passed and approved this 4th day of October 2023.**

**Attested and approved as to form:**

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

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

# Acceptance of Bond Funds

# Overview

---

01 **Approved Projects**

---

02 **Timeline**

---

03 **Contract Approval**

# Victoria Plaza



**Housing Bond Funding**  
\$2,500,000

**Project Detail**  
New Energy Efficient Roof

**Estimated project completion**  
August 2024

# Ravello



## Housing Bond Funding

\$2,500,000

### Project Detail

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

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

### Estimated project completion

July 2025

# Westside Reinvestment Initiative (WRI)



**Housing Bond Funding**  
\$801,144

## Project Detail

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

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

**Estimated project completion**  
September 2025

# Timeline

## **Contract negotiations**

August - November 2023

## **Board update on approved projects and contract**

September 2023

## **Board final approval of the contracts**

October 2023

## **Project Completion**

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

# Contract Approval

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

- Victoria Plaza
- Ravello
- Westside Reinvestment Initiative

# Questions?

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

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

DocuSigned by:  
*Ed Hinojosa Jr*  
D7D40F7004F4FA...

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

DocuSigned by:  
*Brandee R. Perez*  
B00737B8288642A...

**Brandee Perez**  
Chief Operating Officer

DocuSigned by:  
*Brandee R. Perez*  
B60757B8288642A...

**Melissa Garza**  
Director of Beacon  
Communities

**REQUESTED ACTION:**

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

**SUMMARY:**

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

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

**STRATEGIC OUTCOMES:**

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

**OPPORTUNITY HOME SAN ANTONIO**

**September 27, 2023**

**ATTACHMENTS:**

Resolution 6391

Resolution 23FAC-09-30

Resolution 23DEV-09-28

Presentation

**CERTIFICATE FOR RESOLUTION  
RESOLUTION 6391**

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

1. In accordance with Chapter 551 of the Texas Government Code and the bylaws of Opportunity Home San Antonio, the Board of Commissioners of Opportunity Home San Antonio (the “Board”) held a meeting on October 4, 2023 (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

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

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

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

**SIGNED and SEALED this 4th day of October 2023.**



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

**Opportunity Home San Antonio  
Resolution 6391**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Passed and approved this 4th day of October 2023.**

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

**Attested and approved as to form:**

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

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

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

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

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

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

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

**SIGNED and SEALED this 4th day of October 2023.**



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 7. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 8. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 9. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

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

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

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

**Passed and approved this 4th day of October 2023.**

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

**Attested and approved as to form:**

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

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

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

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

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

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

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

**SIGNED this 4th day of October 2023.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Passed and approved this 4th day of October 2023.**

---

**Gabriel Lopez**  
Chair, Board of Directors

**Attested and approved as to form:**

---

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

# The Ravello

**Brandee Perez**  
Chief Operating Officer



**Melissa Garza**  
Director of Beacon Communities

# Transaction Summary

## The Ravello

6639 S. New Braunfels Ave.  
San Antonio, Texas

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

### **Construction completed**

September 2007

**252** residential units

### **Affordability**

252 units - 60% AMI

### **Total Development Cost**

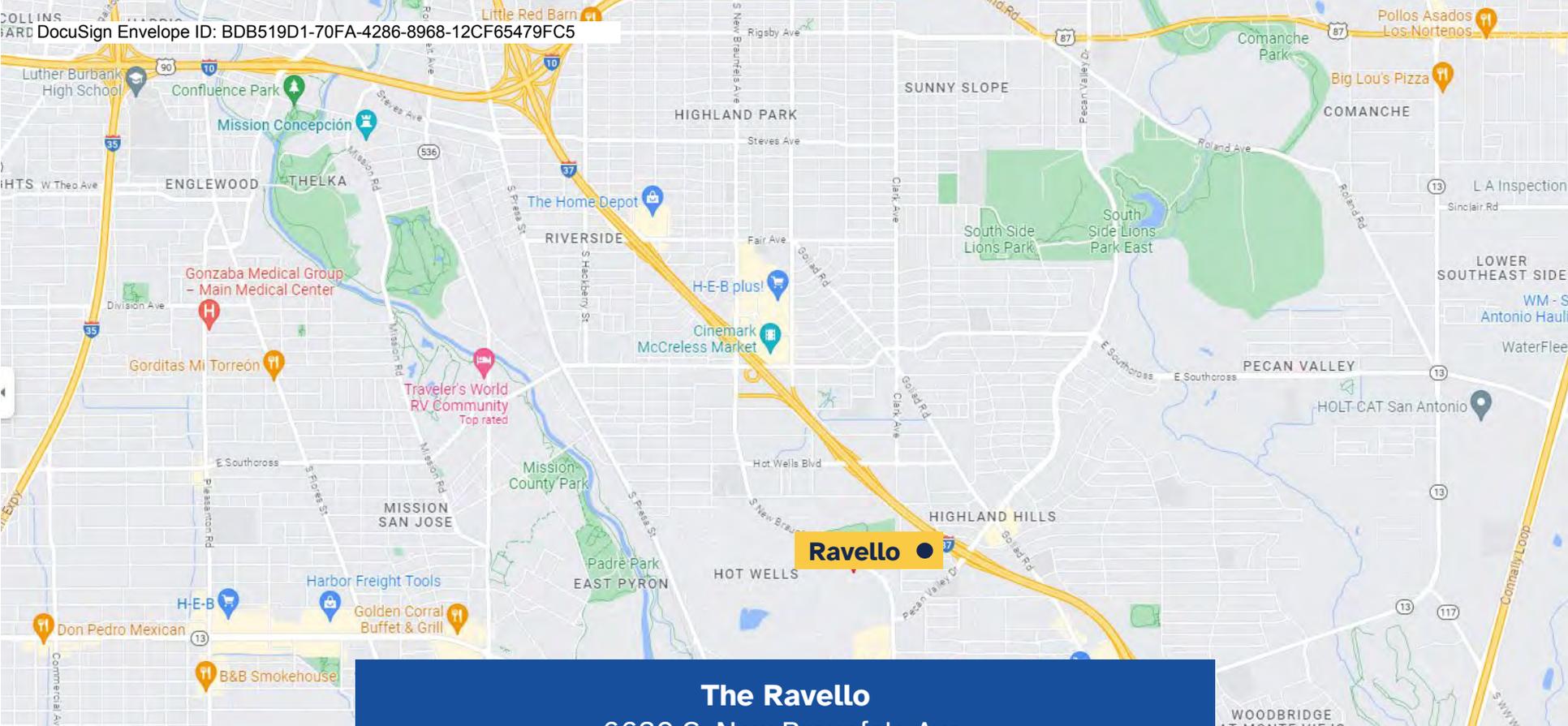
\$24,021,00

(\$95,331 per unit)

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

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

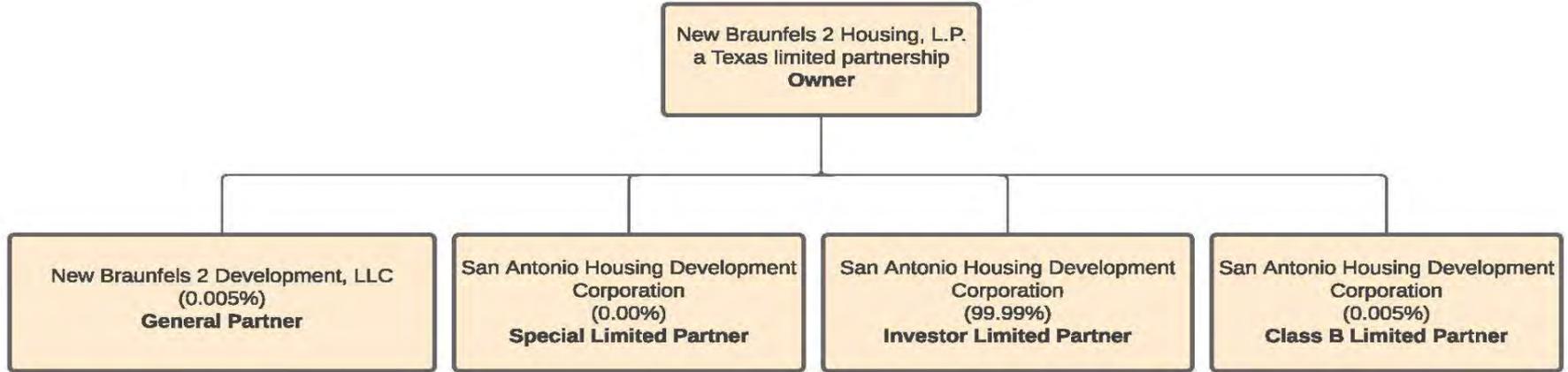
The property is currently overseen by Beacon.



**The Ravello**  
6639 S. New Braunfels Ave.



## Exterior Photos



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

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

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

## **Housing Bond Funding**

**\$2,500,000**

### **Project Detail**

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

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

**Estimated project completion**  
July 2025

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

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

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

DocuSigned by:  
*Miranda Castro*  
DF93D4F7978449D...  
**Miranda Castro**  
Director of Asset Management

**REQUESTED ACTION:**

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

**SUMMARY:**

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

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

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

**STRATEGIC OUTCOMES:**

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

**ATTACHMENTS:**

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

**Opportunity Home San Antonio  
Resolution 6389**

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

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

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

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

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

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

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

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

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

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

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

**Passed and approved this 4th day of October 2023.**

-----  
**Gabriel Lopez**

Chair, Board of Commissioners

**Attested and approved as to form:**

-----  
**Ed Hinojosa, Jr.**

President and CEO

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

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

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

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

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

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

**SIGNED this 4th day of October 2023.**

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

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

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

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

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

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

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

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

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

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

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

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

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

**Passed and approved the 4th day of October 2023.**

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

**Attested and approved as to form:**

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

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

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

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

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

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

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

**SIGNED and SEALED this 4th day of October 2023.**



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

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

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

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

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

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

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

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

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

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

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

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

**Passed and approved this 4th day of October 2023.**

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

**Attested and approved as to form:**

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

**EXHIBIT A**

**Subject Property Description**

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

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

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



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

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

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

DocuSigned by:  
*Miranda Castro*  
BF93D4F7978449D...  
**Miranda Castro**  
Director of Asset Management

**REQUESTED ACTION:**

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

**SUMMARY:**

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

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

**STRATEGIC OUTCOME/S:**

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 6394
- Resolution 23LVPFC-09-29

**Opportunity Home San Antonio  
Resolution 6394**

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

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

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

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

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

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

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

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

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

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

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

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

**Passed and approved the 4th day of October 2023.**

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

**Attested and approved as to form:**

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

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

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

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

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

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

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

**SIGNED this 4th day of October 2023.**

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

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

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

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

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

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

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

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

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

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

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

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

**Passed and approved the 4th day of October 2023.**

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

**Attested and approved as to form:**

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

BOARD OF COMMISSIONERS  
Operations and Real Estate Committee Meeting

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

DocuSigned by:  
*Ed Hinojosa Jr*  
D7D46F73613F4FA...

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

DocuSigned by:  
*Susan Ramos-Sossaman*  
F8934B3F374B4DF...

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

**REQUESTED ACTION:**

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

**SUMMARY:**

Las Varas Public Facility Corporation (LVPFC) is seeking authority to file applications relating to our proposed 2024 and/or 2025 tax-exempt bond and 4% tax credit projects. All 4% tax credit projects must be financed in part with tax-exempt bonds. In order to issue tax-exempt bonds, the issuer must obtain a volume cap allocation from the Texas Bond Review Board. This is time sensitive and can be competitive. LVPFC will be applying for volume cap, which will not be awarded until the end of the year, if any volume cap is available. Certain state agencies have the right to use the available volume cap before local agencies, and last year the state agencies used almost all of the volume cap and only seven local agency projects received volume cap. Volume cap available to local agencies is awarded on a first come, first served basis, according to when the application is submitted. Therefore, LVPFC would need to submit applications as soon as possible. We must also apply for tax credits to the Texas Department of Housing and Community Development. Accordingly, Staff is requesting that the Board authorize these actions so that we may begin the process, but ***we are not asking to specifically approve or be bound to these projects. These are non-binding Resolutions.*** This will enable us to move forward, make applications for volume cap and tax credits, and begin to coordinate the financing and negotiate the specific terms of the deals, which will be brought back for Board approval.

The North Pond Apartments is an approximately 110-unit multifamily project located within Victoria Commons west of the IH 37 frontage road, seeking up to \$27,000,000 of volume cap.

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

**OPPORTUNITY HOME SAN ANTONIO**

**September 27, 2023**

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

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

The attached Resolution authorizes Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement Resolutions for the above project.

**STRATEGIC OUTCOMES:**

Opportunity Home residents live in quality affordable housing.

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

**ATTACHMENTS:**

Resolution 6388

Resolution 23FAC-09-27

Resolution 23LVPFC-09-27

Presentation

**Opportunity Home San Antonio  
Resolution 6388**

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

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

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

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

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

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

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

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

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

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

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

**Passed and approved this 4th day of October 2023.**

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

**Attested and approved as to form:**

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

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

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

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

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

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

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

**SIGNED and SEALED this 4th day of October 2023.**



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

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

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

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

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

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

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

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

**WHEREAS**, the Partnership, will apply for 4% low-income housing tax credits (LIHTCs) from the Texas Department of Housing and Community Affairs (TDHCA); and

**WHEREAS**, in connection with the application for LIHTCs, it is anticipated that the Partnership, General Partner and/or SAHFC will be required to execute, complete and deliver various applications, agreements, documents, certificates and instruments to TDHCA (TDHCA Documents); and

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

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

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

**WHEREAS**, in connection with the Subordinate Loans, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, loan agreements, leasehold deeds of trust, declaration of restrictive covenant of affordability or land use restriction agreements, assignments, notes, and subordination agreements (collectively, Subordinate Loan Documents); and

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

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

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

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

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

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

Section 1. The Project, the various structures of financing contemplated for the Project, including, but not limited to, the Bond Financing, the LIHTCs, the Equity Financing and the Subordinate Loans are hereby authorized to be applied for and negotiated and the TDHCA Documents are hereby approved.

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

Section 3. The President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary, or any of them, and, if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by the Partnership, General Partner, SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof, including, without limitation, the TDHCA Documents and all filings or other actions required by the TDHCA in connection with the LIHTCs. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHFC, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

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

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

Section 5. This Resolution shall be deemed to constitute the acceptance of the Partnership's and Developer's proposal that it be further induced to proceed with providing the Project. **Provided that neither the Partnership nor the Developer nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed**

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

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

Section 7. The officers of this Board hereby approve the selection of Cantu Harden Montoya LLP as counsel to the General Partner and SAHFC for this transaction.

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

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

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

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

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

**Passed and approved this 4th day of October 2023.**

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

**Attested and approved as to form:**

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

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

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

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

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

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

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

**SIGNED this 4th day of October 2023.**

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

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

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

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

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

**WHEREAS**, North Pond Apartments LP, or a similarly named and to-be-formed Texas limited partnership (User), will file an Application (Application), requesting that (i) the Issuer finance the acquisition, construction, rehabilitation, improvement, and equipping of an approximately 110-unit multifamily housing facility to be located within Victoria Commons west of the IH 37 frontage road in downtown San Antonio, Texas, and proposed to be known as the North Pond Apartments or similarly styled (Project); and (ii) the Issuer file a 2024 and/or 2025 Allocation Application (defined hereafter) and/or any carryforward applications associated with such Allocation Applications to the Texas Bond Review Board as described herein; and

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

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

**WHEREAS**, this Resolution shall constitute the Issuer's commitment, subject to the terms hereof, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User now contemplated not to exceed \$27,000,000 and to expend the proceeds thereof to pay Development Costs, including costs of acquisition, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

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

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

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

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

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

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

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

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

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

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

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

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

(a) subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount not to exceed \$27,000,000;

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

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

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

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

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

(a) prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself, on a nonrecourse basis, to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User;

(b) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and the Housing Authority against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to

reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or the Housing Authority) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and

(c) no Bonds will be issued without the approval of the Housing Authority.

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

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

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

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

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

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

Section 9. Any officer of the Issuer (or his designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of \$5,000.00 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board and to submit any additional information or to make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

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

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

Section 12. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount that will not exceed \$27,000,000. This Resolution shall constitute a declaration of official intent under the Treasury Regulation Section 1.150-2.

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

Section 14. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 15. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

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

Section 17. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

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

**Passed and approved this 4th day of October 2023.**

---

**Gabriel Lopez**

Chair, Board of Directors

**Attested and approved as to form:**

---

**Ed Hinojosa, Jr.**

Secretary/Treasurer

# Victoria Commons North Pond

—

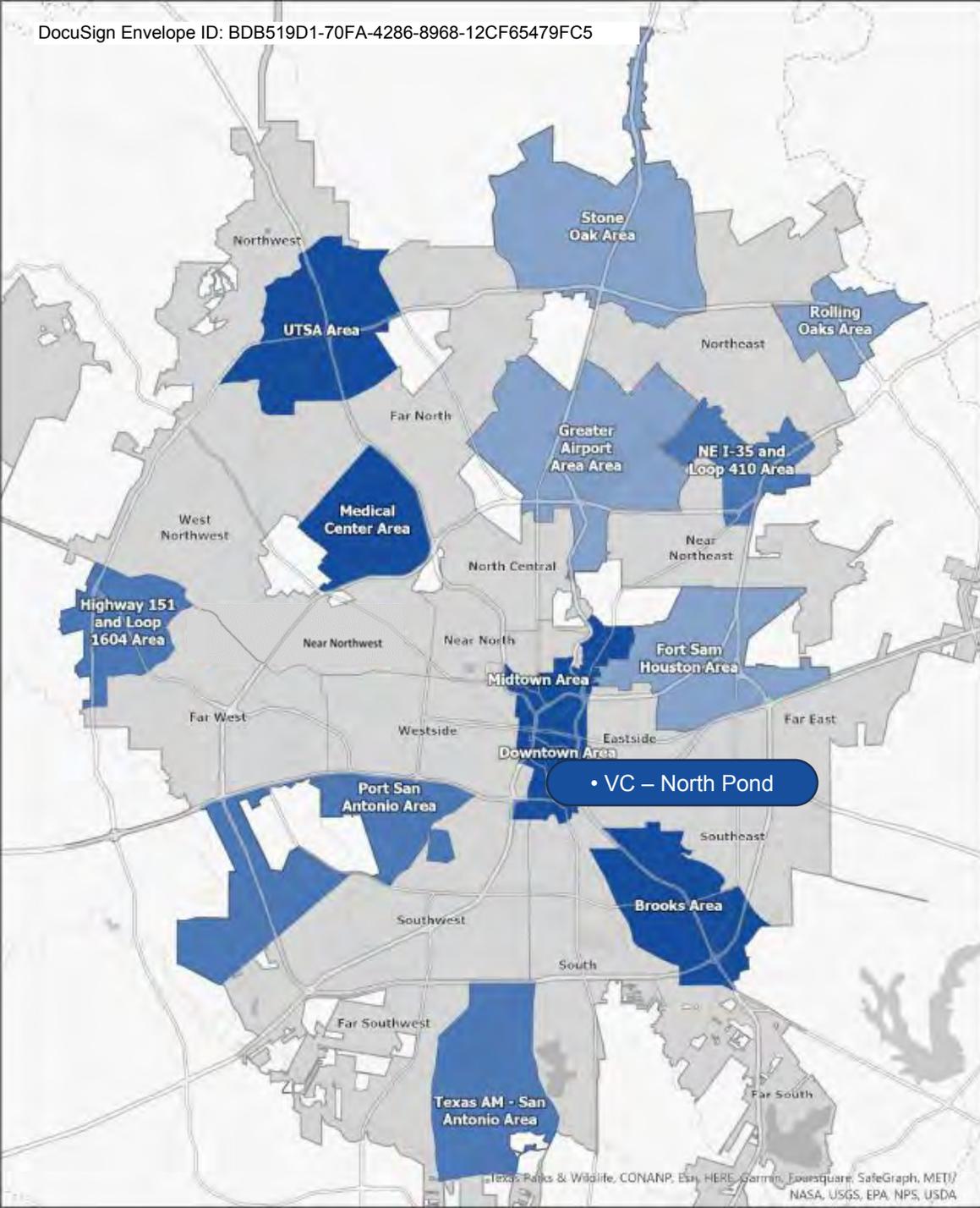
**Susan Ramos-Sossaman**

Assistant Director of Development Services and Neighborhood Revitalization





**Victoria Commons – North Pond**  
Map



# Regional Centers

## PHASE 1 CENTERS

- Downtown
- Medical Center
- UTSA
- Midtown
- Brooks

## PHASE 2 CENTERS

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

## PHASE 2 CENTERS

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

# Overview



City Council District 1

San Antonio ISD

Approx. **110** Units

**12** units – 30% AMI

**98** units – 60% AMI

**4%** tax credits

**Total Development Costs**

**\$41,550,846**

# PROFORMA BREAKDOWN (approximate)

Construction Costs	\$24,240,920
--------------------	--------------

---

A&E	\$1,027,967
-----	-------------

---

Other soft costs, etc.	\$7,803,775
------------------------	-------------

---

<i>Per Unit Cost</i>	<i>\$300,661</i>
----------------------	------------------

---

<i>Rentable per Square Foot cost</i>	<i>\$349.86</i>
--------------------------------------	-----------------

---

Acquisition Costs	\$3,630,000
-------------------	-------------

---

Construction Contingency	\$4,848,184
--------------------------	-------------

---

<b>Total Development Cost Approx.</b>	<b>\$41,550,846</b>
---------------------------------------	---------------------

# Questions?



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

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

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

DocuSigned by:  
*Aiyana Longoria*  
-----  
**Aiyana Longoria**  
Director of Human Resources

**REQUESTED ACTION:**

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

**SUMMARY:**

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

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

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

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

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

**OPPORTUNITY HOME SAN ANTONIO****September 27, 2023**

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

**Vision Plan**

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

**Legal Plan**

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

**Employee Assistance Program**

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

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

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

**RFP TIMELINE:**

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

August 18, 2023: RFP results to Opportunity Home

August 28, 2023: Review Vendor Presentations

Late October 2023 through Early November 2023: Open Enrollment

**STRATEGIC OUTCOME:**

Opportunity Home staff thrive in career and professional development.

**ATTACHMENTS:**

**OPPORTUNITY HOME SAN ANTONIO**

**September 27, 2023**

Resolution 6393  
Presentation

**Opportunity Home San Antonio  
Resolution 6393**

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

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

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

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

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

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

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

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

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

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

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

**Passed and approved this 4th day of October 2023.**

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

**Attested and approved as to form:**

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

# 2024 Benefits

September 2023

## Primary Health Plans

# Highlights

## Blue Cross Blue Shield of Texas

### Medical

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

### Pharmacy

- Four Tier
- Step Authorization
- Mail Order Programs

## Primary Health Plans

# Medical Employee Expense

### PPO 1000: In Network Benefits

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

### PPO 750: In Network Benefits

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

## Primary Health Plans

# Dental + Vision Employee Expense

## Dental

### Blue Cross Blue Shield

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

### Employee Expense

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

## Vision

### Proposed: Humana Vision

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

### Employee Expense

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

## Primary Health Plans

# Summary

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

# 100% Employer Provided

## Insurance Plans

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

## Wellness

- Gym and App Reimbursement
- Wellness Event Reimbursement

# Plan Administration

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

# Voluntary Benefits: Employee Paid

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

# Projected Expenses in 2024

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

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

# Projected Expenses in 2023

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

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

# Adjustments to Meet Projected Needs

## Medical PPO 1000

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

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

## Medical PPO 750

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

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

# Adjustments to Meet Projected Needs

## Dental

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

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

## Vision

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

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

# Data Benchmarks

## Reviewed Data

- Similar Sized Companies
- Government
- Texas Based

## Medical Trends

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

# Questions?

# Recruitment Update

Fiscal Year Activity: July 1, 2022 - June 30, 2023

# AGENDA

- **Year To Date FY 22-23**
  - Total Headcount
  - Variance
  - Actual Vacancies
  
- **Staffing by Department FY 22-23**
  
- **Recruitment Processes**
  - Promotions/Working Out of Class
  - Temporary Status Employees
  
- **Recruitment and Marketing Activity**

# Year to Date FY 22-23

## Total Headcount

Description	July 1, 2022 – June 30, 2023
FT Headcount on July 1, 2022	506
New Hires	173
Departures	133
<b>Total Headcount</b>	<b>546</b>

# Year to Date FY 22-23

## Variance

Description	July 1, 2022 – June 30, 2023
Current Budgeted Position July 1, 2022	673
Net New Positions Through June 30, 2023	18
<b>Current Total Headcount</b>	<b>-546</b>
Variance	145

# Year to Date FY 22-23

## Actual Vacancies

Description	July 1, 2022 – June 30, 2023
Variance on June 30, 2023	145
Positions on Hold	-25
Temp Status, WOCs, Interims, PreScreen Process	-87
Actual Vacancies	33

# Total Full Time Staff by Department

## July 1, 2022 – June 30, 2023

TOTALS FOR THE PERIOD												
07/01/22 through 06/30/23												
Department	FT HC ON 07/01/2022	FT HIRES	TRANSFERS IN	TRANSFERS OUT	Add C&D	FT TERMS	CURRENT FT HC	BUDGETED FT	BUDGET VARIANCE	HOLDS	TEMP/WOC OR PRE-HIRE	BUDGET VACANCIES
Asset Management	4	1	1	0	6	-1	5	5	0	0	0	0
Assisted Housing Programs	49	26	2	-1	76	-14	62	68	6	0	-6	0
Beacon	93	39	1	-1	132	-32	100	135	35	-20	-14	1
Community Development Initiatives	44	20	4	-2	66	-19	47	60	13	-3	-2	8
Construction	10	1	0	0	11	-1	10	14	4	0	0	4
DSNR	5	1	2	-1	7	0	7	9	2	0	0	2
Equity Diversity Inclusion	0	1	0	0	1	0	1	1	0	0	0	0
Executive	9	0	0	0	9	0	9	9	0	0	0	0
Finance and Accounting	20	10	0	0	30	-10	20	27	7	-2	0	5
General Services	5	0	1	0	6	0	6	6	0	0	0	0
Human Resources	11	2	0	-1	12	-2	10	13	3	0	-1	2
Innovative Technology	8	7	1	0	16	-4	12	14	2	0	-1	1
Internal Audit	4	1	0	0	5	0	5	5	0	0	0	0
Legal	2	0	0	0	2	0	2	2	0	0	0	0
Operations Support	42	14	0	-1	55	-11	44	58	14	0	-10	4
Policy And Planning	4	0	0	0	4	0	4	6	2	0	-1	1
Procurement	7	3	0	-1	9	-2	7	7	0	0	0	0
Public Affairs	7	3	1	0	11	-4	7	9	2	0	-2	0
Public Housing	173	42	1	-5	211	-33	178	233	55	0	-50	5
Regulatory Oversight	3	1	0	-1	3	0	3	3	0	0	0	0
Risk Management	2	1	0	0	3	0	3	3	0	0	0	0
Security	4	0	0	0	4	0	4	4	0	0	0	0
TOTAL	506	173	14	-14	679	-133	546	691	145	-25	-87	33

# Recruitment Processing

July 1, 2022 – June 30, 2023

## Promotions

- 75 Formal Promotions
- 3 Current Working Out of Class (WOC)

## Temporary Status Activity

- 78 Active Temporary Status Employees
- 8 Project Temps
- 101 Transitions from Temporary Status to Full Time Hires

# Recruitment Activity

## New Fiscal Year

- 12 New Hires in July 2023
- 1 Promotion
- 2-Day Orientation launched to include temporary staff

## Job Fairs

- City of San Antonio Job Fest | June 1, 2023
- Opportunity Home Open House & Job Fair | Aug. 9, 2023
  - Hosted at UTSA's Downtown Campus in the Riverwalk Room for current employees to connect and learn about opportunities for growth or promotion within their own or other departments.

# Marketing Activity

## Santikos Theater

- Launched the “Start of Summer” Santikos campaign
- Started May 12, 2023 and run through July 13, 2023
  - 21 theaters (*San Antonio, Boerne, Cibolo, New Braunfels, Live Oak, and Schertz*)
  - Included new “EVO” theaters in New Braunfels and Schertz
  - 15 second ad played on 273 screens in 25 different movies
  - Notable Movies include Guardians of the Galaxy Vol. 3, Fast X, The Little Mermaid, The Flash, Indiana Jones and the Dial of Destiny, and Mission Impossible

# Questions?

# Data Governance Program Update

September 2023

# History

## Federal

- 2019, Foundations for Evidence-Based Policymaking Act ("Evidence Act")
- 10 year Data Strategy

## State

- 2015, House Bill 1912 and Senate Bill 1844
- 2019, Senate Bill 819
- 2021, Senate Bill 475

## Local

- SmartSA (2016 to present)
- 2021 ILDSA
- 2021, CoSA AD 7.12 Data Governance

## Definition

# Data Governance

A combination of policies, standards, procedures, roles and responsibilities that describe data management decision-making.

# Why DG is important?

We rely on data to tell us if we are achieving our goals.

DG ensures that we are making decisions using the best possible data.

## Mission

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

## Example Outcome

“Residents live in quality homes”

## New scorecard system

Tracking resident and employee success

**Building /  
Property**



**Data Asset**

**Owner /  
Landlord**



**Data Owner  
/ Trustee**

**Property  
Manager**



**Data  
Steward**

**Tenants**



**Consumers  
/ Users**

**Building  
Architecture**



**Data  
Architecture**

**Property  
Condition**



**Data  
Quality**

**Building  
Lifecycle**



**Data  
Lifecycle**

## Examples of Managing Data as an Asset

Data trustees have ownership responsibilities for a data asset

Data stewards are responsible for the upkeep and maintenance of a data asset

Data consumers / users use the data asset for their respective purposes in accordance with the rules

FY2022 – 2023

# Accomplishments

Working Operating Model

Data Strategy Framework

3 Year Implementation Plans for 5 Strategies

- Data Governance, Data Literacy, Data Quality, Data Access Management, and IT Data Management

## FY2023 Data Champions



Christina Flett



Elaine Sanchez

# Questions?

# Strategic Plan Overview

Operations and Real Estate Committee  
September 2023

# Agenda

Overview of Strategic  
Plan elements

What is in a strategic  
plan? (4 key elements)

Scorecard system

Update cycle

# What is in a strategic plan?

1. What we value
2. The future we are working toward
3. What we are doing to realize that future
4. How we measure success

# What we value as an organization

## Equity

Delivering our services in a way that results in fair and equal outcomes. Equity ensures that systems — policies, programs, and rules — do not create unfair results.

## Compassion

Compassion means to deliver services in a manner that relieves suffering and improves the quality of life of residents.

## Excellence

Excellence means setting and sustaining high standards for our work and our interactions with others, while continuously improving our services and processes.

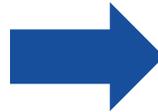
# The future we are working toward

## Vision

Compassionate, equitable, and vibrant communities where people thrive

## Impact

San Antonio area has a high quality of life where all are thriving



## Resident Outcomes

Residents feel safe

Residents live in quality homes

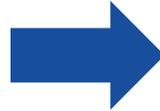
Residents have meaningful housing choice

Residents race does not determine housing assistance or support service outcomes

# What we are doing to realize that future

## Mission

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



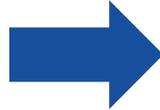
**Additional Outcomes (Employee, Community)**

**Key Outcome Strategies**

**Logic models**

# How we measure success

**Feedback and  
Communication**



**Surveys and  
other Indicators**

**Dashboards**

**Scorecard  
system**

# How we know whether we are successful

**Analysis,  
Learning, Strategy  
Development**



**Research and  
evaluation**

**Data analysis  
and mapping**

**Strategy maps**

**Theory of  
change**

# Scorecard System

Organization-wide alignment across three tiers of scorecards

Tier 3 in development

## Tier 1

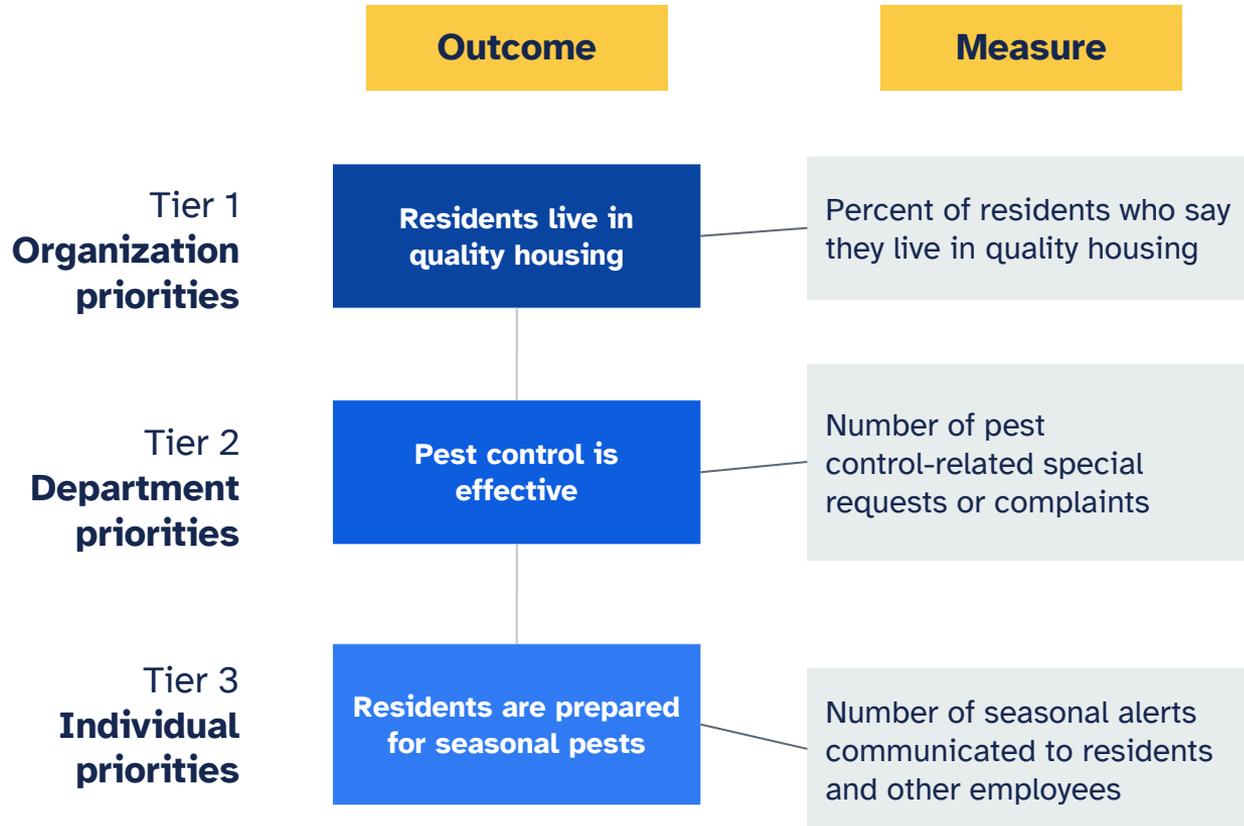
Organization priorities

## Tier 2

Department priorities

## Tier 3

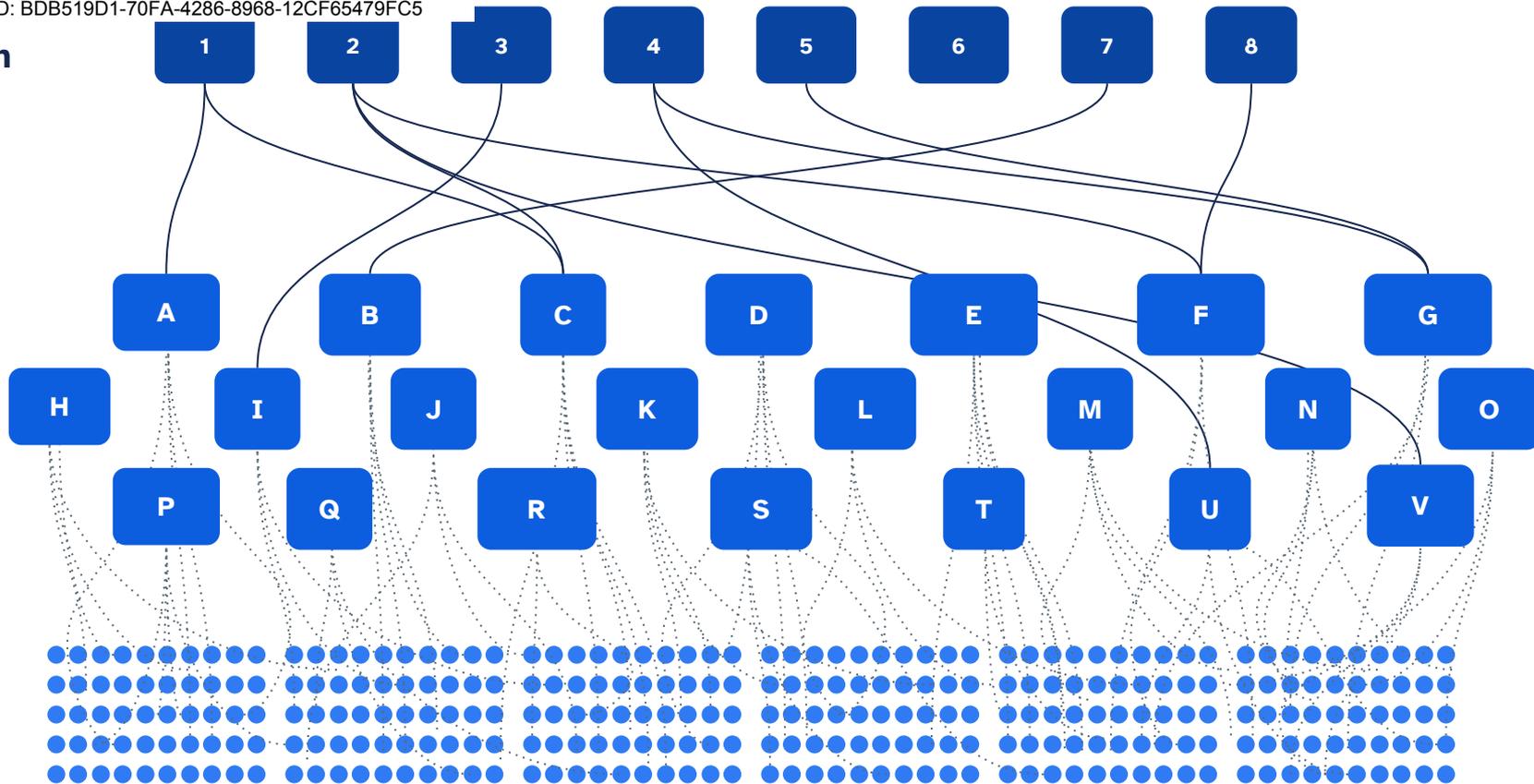
Individual priorities



# Organization priorities

# Tier 2 Department priorities

# Tier 3 Individual priorities





## Departments

	AHP	AM	BC	BO	CPA	CSS	DSNR	EDI	FA	FI	GS	HR	IA	IT	Leg	OS	PP	Proc	RM	RO	RS	Sec	
R:Eq	-	-	-	-	2-5	-	-	>5	2-5	-	-	-	2-5	2-5	1	1	1	2-5	-	-	-	-	
R:FS	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	2-5	-
R:QH	1	2-5	-	-	-	2-5	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	2-5	-
R:HC	2-5	-	2-5	-	1	-	>5	-	1	-	-	-	-	-	-	-	-	-	-	-	-	2-5	-
E:TW	1	-	-	1	2-5	-	1	-	2-5	-	-	2-5	2-5	1	1	-	-	2-5	2-5	-	-	2-5	-
E:MD	-	-	-	-	1	-	-	-	-	-	-	-	-	>5	-	>5	>5	-	1	-	-	-	-
C:TF	-	-	-	-	>5	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	2-5	-
M:UO	-	-	2-5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
M:SM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	>5	-	-	-	-	-
C:CX	-	-	1	-	1	-	-	-	-	-	-	-	-	2-5	-	-	-	-	-	-	-	-	-
Sust	-	-	-	-	-	-	-	-	-	-	2-5	-	-	-	-	-	-	-	-	-	-	-	-
other	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Strategies, #:  1     2-5     >5

# Strategic Plan Update Cycle



## Staggered Update Schedule

New **fifth-year targets** added every year

Other plan elements updated on annual, 3-year, or 6-year cycle

## Reflection, Analysis, Diagnosis

### Annual (Q1 or Q4)

- Lessons learned

### Every three years (FY2026)

- SWOT Analysis
- Long view: demographic and housing trends

## Monitoring and Community Impact

### Every three years (FY2024)

- Key processes and operating parameters to be monitored
- Social, Economic, and Neighborhood Impact Models

Page 123 of 164

## Planning Framework

### Annual

- Update TOC to reflect learning
- Apply TOC to new challenges

### Every six years (FY2028)

- Mission, Vision, Values, Impact statement

## Navigation (5-year Outcomes)

### Annual

- Scorecards
  - 5-year targets and strategies
  - 1-year implementation plans

### Every three years (FY2025)

- Priority outcomes
- Indicator quality

# Questions?

# Assisted Housing Programs (AHP)

## Housing Choice Voucher (HCV)

## Assisted Housing Programs

# Opportunity Home Priorities

**Opportunity Home has set the following strategic priorities for FY23-24:**

- Keeping residents housed
- Reducing applicant wait time
- Increasing affordable housing through new developments



## Assisted Housing Programs

# AHP Staffing Update

During the COVID-19 pandemic, AHP struggled to fill and maintain staff in the Housing Assistance Specialist (HAS) and Inspector positions.

The Board of Commissioners approved the budget in June of 2023, which included a new minimum wage of \$20 to be more competitive with other local government agencies.

**As of August 2023, AHP is now fully staffed.**

Training for new Housing Assistance Specialists and Inspectors can take six months and is ongoing.

# Housing Choice Voucher (HCV)

## Assisted Housing Programs

## HCV Program Overview

# What is the HCV Program?

- The **Housing Choice Voucher (HCV) Program** is a federally-funded rental assistance program for low-income families
- Opportunity Home provides tenant-based rental assistance through its Housing Choice Voucher (HCV) Program
- The program supplements rental payments for low-income participants
- Additionally, the HCV program allows participants to find a safe, decent, and sanitary home that they may not otherwise be able to afford
- The HCV Program is **not** an emergency housing program or a direct rehabilitation program for homeless individuals

# HCV Program Overview

## 01 Affordability

Ensures participants do not pay more than 40% of their monthly income

## 02 Quality

Supports quality housing through federal housing standards

## 03 Choice

Promotes community integration as participants choose where they want to live

# The HCV Program is

## A Three-Way Partnership

- 1 The PHA provides a family in need with housing assistance
- 2 The assisted family and a unit owner enter into a lease agreement establishing each party's responsibilities
- 3 The PHA enters into a Housing Assistance Payment (HAP) Contract with the unit owner specifying each party's obligations

## HCV Program Overview

# How Traditional Funding Works

Two separate funding streams cover the cost of the HCV Program at traditional PHAs:

- **Administrative fees** to cover PHA costs of administering the program
  - Based on the previous year's amounts and adjusted by the applicable proration factor
  - The average proration of the administrative fee is 80%

## Housing Assistance Payments (HAP)

to cover the costs of rental assistance payments (i.e., payment to landlords)

- Based on the previous year's amounts and adjusted by the applicable proration factor and current year's Annual Adjustment Factor (AAF)

## HCV Program Overview

# How MTW Funding Works

- Opportunity Home has combined Federal funds from the Public Housing operating and modernization programs, and the Housing Choice Voucher Program, into a **block grant** to apply these funds toward any one of its programs
- Under MTW, Opportunity Home has the authority to use these funds toward implementation of innovative policies to better serve our families
- MTW PHAs do not receive additional funding. Opportunity Home receives funding that is equivalent to what would have been received had we not participated in MTW
- Annual funding amounts are based on Opportunity Home's previous fiscal year utilization rates and are adjusted to include the current year's Annual Adjustment Factor (AAF)

## HCV Program Overview

# How Rental Assistance Works

HUD annually establishes **Fair Market Rents (FMR)**, which represent the average gross rents in the area

Opportunity Home sets Payment Standard within 90% - 110% of the FMR

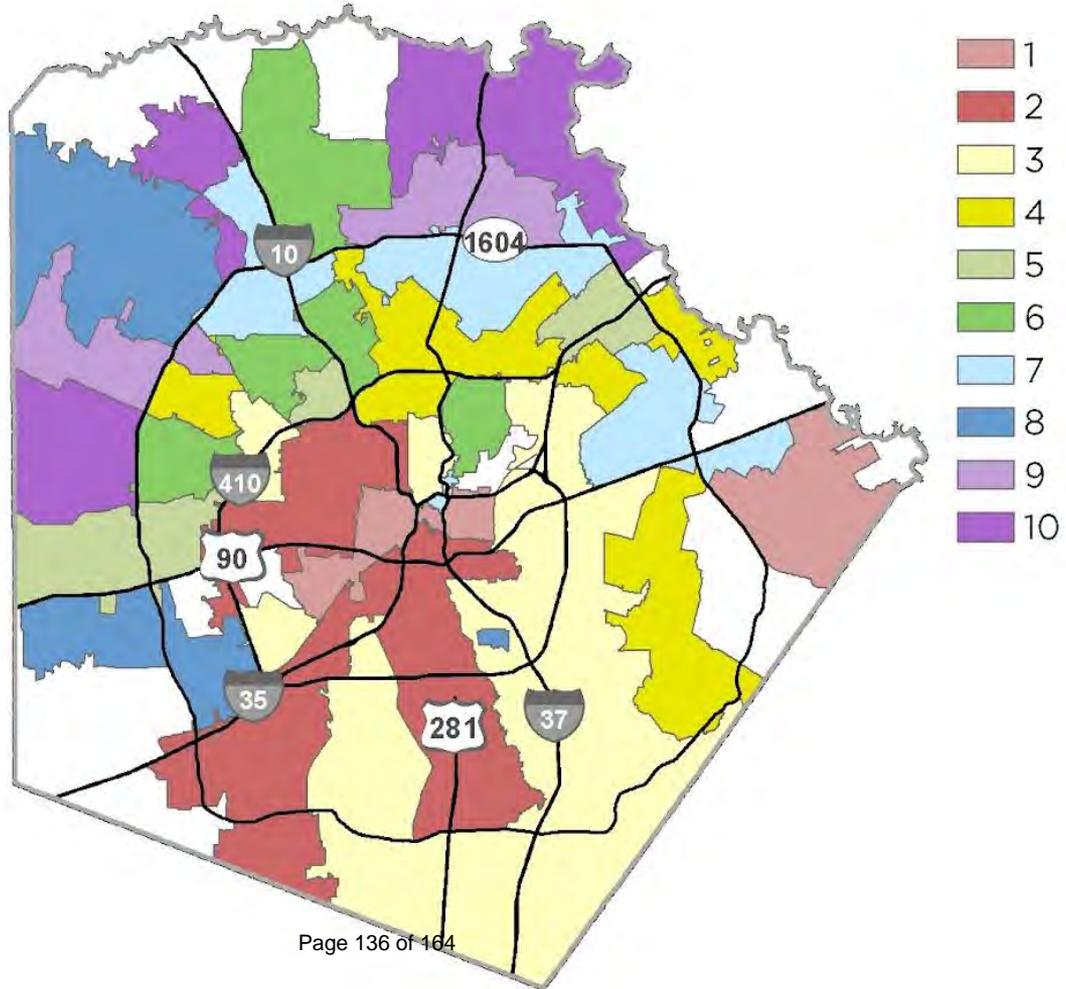
The **Payment Standard** represents the maximum subsidy Opportunity Home can pay on behalf of the family

## HCV Program Overview

# How Rental Assistance Works

- **Small Area Fair Market Rents (SAFMRs)** are calculated at the ZIP code level rather than for the entire metropolitan region, which allows for a better reflection of neighborhood rental markets
- Opportunity Home implemented SAFMRs through an MTW activity that allows Opportunity Home to set the payment standard outside of the 90 to 110% range
- Opportunity Home groups the SAFMRs into **10 groupings of zip codes**

# SAFMR Payment Standard Map



# Vouchers



## 12k Vouchers

### Vouchers as % of Renters



## HCV Program Overview

# Family Eligibility Requirements

To be eligible for the Housing Choice Voucher (HCV) Program, applicants must meet the below requirements:

- **Income requirements:**

75% of families admitted to the program must be at or below the extremely low income threshold (30%) and all other admissions cannot be more than 50% of the area median income as determined by HUD

- Opportunity Home will pre-screen the household for criminal history, bad debts to other PHAs, registered sex offender status, citizenship status, and former and existing assisted tenancy.

Once the household has been determined eligible for the HCV program and starts receiving housing assistance, the household continues to remain eligible as long as it continues to meet program obligations.

# How Rental Assistance Works

The subsidy provided by Opportunity Home makes up the difference between what an HCV family can afford and the actual rent cost of their unit

30-40%  
monthly income

Not to exceed  
Payment Standard

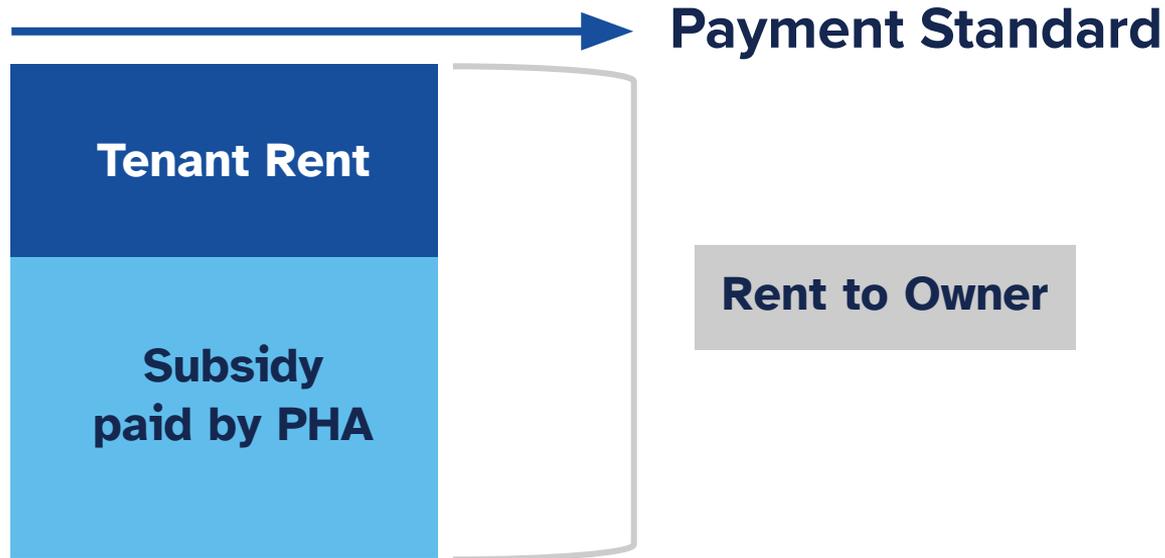


## HCV Program Overview

# How Rental Assistance Works

### Example:

The subsidy that Opportunity Home provides cannot exceed the set payment standard



## HCV Program Overview

# How Rental Assistance Works

Example: **Payment Standard is *higher* than Gross Rent**

**Payment Standard (PS): \$695**  
**Contract Rent: \$595**  
**Utility Allowance: \$95**  
**Gross Rent: \$690**  
**Total Tent Payment (TTP): \$210**

Contract Rent **\$595** + Utility Allowance **\$95**  
= Gross Rent **\$690**

Gross Rent (lower of PS or Gross Rent)  
**\$690** - TTP **\$210**  
= Housing Assistance Payment (HAP) **\$480**

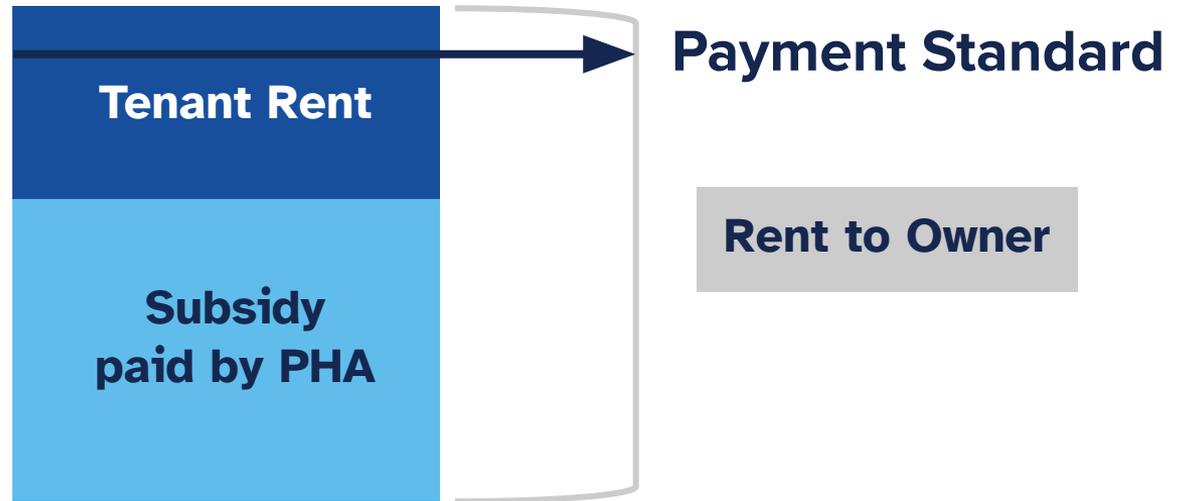
Contract Rent **\$595** - HAP **\$480**  
= Tenant Rent **\$115**

## HCV Program Overview

# How Rental Assistance Works

### Example 2:

If the rent to owner exceeds the payment standard, tenant rent covers a larger portion of the rent to owner



## HCV Program Overview

# How Rental Assistance Works

Example: **Payment Standard is *lower* than Gross Rent**

**Payment Standard (PS): \$695**

**Contract Rent: \$700**

**Utility Allowance: \$95**

**Gross Rent: \$795**

**TTP: \$210**

Contract Rent **\$700** + Utility Allowance **\$95**  
= Gross Rent **\$795**

Payment Standard (lower of PS or Gross Rent)  
**\$695** - TTP **\$210**  
= Housing Assistance Payment (HAP) **\$485**

Contract Rent **\$700** - HAP **\$485**  
= Tenant Rent **\$215**

## Assisted Housing Programs

# RTA and Inspections Process

- When a family has found a landlord willing to accept a voucher, the landlord must submit an Electronic Request for Approval (RTA) to begin the move-in process.
  - **RTAs are currently scheduled for review within 2-3 business days.**
- Once an RTA has been completed, an inspection of the unit will be generated.
  - **The current wait period for an inspection is approximately 13 days.**



## HCV Program Overview

# Special Programs

In addition to the Housing Choice Voucher Program, the Assisted Housing Programs Department administers rental assistance programs that target specific populations. These programs are administered in partnership with local organizations that provide wraparound services for residents.

**Special Program** vouchers include:

- Homeless Services Voucher (HSV)
- Set Aside Homeless Voucher (SHVP)
- Veterans Affairs Supportive Housing (VASH)
- Mainstream
- Moderate Rehabilitation (Mod-Rehab)
- Non-Elderly Disabled (NED)
- Next Step Housing Program
- Move On Program
- Family Homeless Program
- The College and University Homeless Assistance Program
- Stability Voucher Program

Project Based Vouchers (PBV) are not a special program, but are a different type of voucher program administered as part of the MTW vouchers.

## HCV Program Overview

# Special Programs

### The Homeless Services Voucher (HSV) Program

- Provides rental voucher assistance to homeless individuals referred from Haven for Hope
- A total of 470 vouchers are allocated for the HSV program (70 were added FY22-23)

### The Set Aside Homeless Voucher Program (SHVP)

- Provides rental voucher assistance to homeless individuals referred from San Antonio Metropolitan Ministries (SAMMs) and the Center for Health Care Services (CHCS)
- A total of 200 vouchers have been allocated for the Set Aside Homeless Voucher Program (SHVP) program

## HCV Program Overview

# Special Programs

### The Veterans Affairs Supportive Housing (VASH) Program

- Combines HCV rental assistance with case management and clinical services for homeless veterans provided by the Department of Veterans Affairs (VA) and community-based outreach clinics
- A total of 564 vouchers are allocated for the program

### Mainstream Program

- Enables income-eligible, disabled families to lease affordable private housing through referrals from CHCS and Alamo Area Council of Governments (AACOG)
- A total of 280 vouchers are allocated for the program

## HCV Program Overview

# Special Programs

### Moderate Rehabilitation (MOD-Rehab)

- Provides rent subsidy payments on behalf of homeless families transitioning into affordable housing units that have been rehabilitated under this program
- Interested individuals can apply through a separate waiting list
- Provides 200 certificates to program participants in place of vouchers

### Non-Elderly Disabled (NED)

- Enables non-elderly families that are disabled to lease affordable private housing through a waitlist preference
- A total of 75 vouchers are allocated for the program

## HCV Program Overview

# Special Programs

### Next Step Housing Program

- For youth aging out of the foster care system in support of local non-profit organization, Thru Project
- A total of 10 project-based vouchers are allocated for the program

### Move On Program

- For families currently residing in Permanent Supportive Housing (PSH) certified by a designated PSH provider, currently partnered with Opportunity Home, as no longer requiring supportive services
- A total of 40 vouchers are allocated for the program

## HCV Program Overview

# Special Programs

### Family Homeless Program

- For families certified by a designated social service agency as homeless and referred to Opportunity Home by partners such as Haven for Hope, SAMMs and CHCS
- A total of 20 project-based vouchers are allocated for the program

### The College and University Homeless Assistance Program

- For homeless students referred by Palo Alto Community College and St. Philips Community College currently enrolled in at least six credit hours of a degree or certificate program
- A total of 20 tenant-based vouchers are allocated for Palo Alto and 30 tenant-based vouchers are allocated for St. Philips

## HCV Program Overview

# Special Programs

### Stability Voucher Program

- For families/individuals who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability
- The South Alamo Regional Alliance for the Homeless (SARAH) refers eligible families for assistance to Opportunity Home
- The organization was just recently awarded 41 Stability Vouchers and will look to implement in January of 2024

## HCV Program Overview

# MTW Activities

## FY2011-9

Opportunity Home allocates up to 240 tenant-based vouchers for households referred by non-profit sponsors who commit to provide supportive services. The set-aside vouchers support two main programs:

### **The Set Aside Homeless Voucher (SHVP) Program**

- Administered in partnership San Antonio Metropolitan Ministries (SAMMs) and the Center for Health Care Services (CHCS)

### **Move On Program**

- Administered in partnership with South Alamo Regional Alliance for the Homeless (SARAH)

## HCV Program Overview

# MTW Activities

## FY2013-4, FY2015-3

This activity allows Opportunity Home inspectors to inspect and perform rent reasonableness assessments for units at properties either owned by Opportunity Home under the Organization's non-profit portfolio or owned by an Opportunity Home affiliate under the Organization's partnerships portfolio.

- Opportunity Home previously contracted a third-party to conduct these inspections.
- Opportunity Home estimated that the impact of this activity to the Organization would be a **cost savings of \$55.46 per inspection.**

## HCV Program Overview

# MTW Activities

## FY2014-6

This activity applies only to HCV families and consists of two elements:

- **Simplified rent calculation:** Previous calculation was based on 30% of the participant's adjusted monthly income. This activity lowers the percentage to 27.5% of monthly gross income and eliminates deductions (i.e., medical and child care) with minimal impact to the participant's rent portion.
- **Simplified utility allowance schedule:** Allows the HCV department to be more cost effective by reducing staff time spent on calculating multiple utility schedules for 6 different structure types plus various utility types such as gas, electric or propane.

## HCV Program Overview

# MTW Activities

## FY2019-1

This activity is a local implementation of HUD's Small Area Fair Market Rents (SAFMR) designed to **increase housing choices for low-income families** by creating payment standards that better reflect market conditions around San Antonio, and so making a larger number neighborhoods affordable for HCV families.

Because of the potential impact (positive and negative) on a large number of voucher households, Opportunity Home implemented the activity over multiple fiscal years in order to control for negative and unanticipated consequences, to make use of the latest research and market data, and to maintain the number of households served.

## HCV Program Overview

# MTW Activities

## FY2019-2

This activity is designed to provide an alternate schedule for the annual reexamination process, specific PH review procedures and certification methods of income and assets.

This activity has three main components designed to **streamline and simplify the recertification process:**

- Triennial reexamination schedule
- Streamlined Public Housing flat rent review procedures
- Streamlined income verification methods

# Questions?

**OPPORTUNITY HOME SAN ANTONIO****September 27, 2023****MEMORANDUM**

**To:** Board of Commissioners

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

**Presented by:** Diana Kollodziej Fiedler, Chief Financial Officer

**RE:** Update and discussion regarding renewal of Insurance Policies for Fiscal Year 2023-2024


**SUMMARY:**

This item was originally presented to the Board of Commissioners on May 17, 2023, and was approved under Resolution 6353. Staff committed to updating the Board of Commissioners (BOC) on matters of insurance placement, renewal pricing, and negotiation for Opportunity Home San Antonio and its affiliates' insurance portfolio.

Each year, staff follow a series of steps to ensure proper insurance coverage is in place.

1. Do they meet the U.S. Department of Housing and Urban Development requirements?
2. Do they meet lender/investor requirements?
3. Are there any coverage gaps?
4. Is the coverage adequate?

Most policies, including Property, Liability, Boiler and Machinery, Directors and Officers, Fiduciary, Fidelity, Employment Practices Liability, Cyber Liability, Umbrella, Workers' Compensation, and Automobile Fleet renewed on July 1, 2023, with the following exceptions:

- Flood policies renew throughout the year
- Vacant building insurance for the Convent will renew on March 10, 2024

Estimated renewal costs for each of these policies are included in the schedule and staff is confident these policies will renew at or below these amounts.

Below are the steps that staff followed to price, negotiate, and renew/place our insurance portfolio:

March 2023	Review/complete renewal applications
April 2023	Gather and submit related data to Broker of Record – loss runs, review market trends and pricing, discuss placement, negotiation, or alternative strategies with the Chief Financial Officer (CFO)
May 2023	Recommend and request BOC authorization. Seek competitive premium indications in the open market and discuss recommendations with the CFO
June 2023	Receive and review quotes on the entire portfolio, bind coverage
July 2023	Policies renewed or placed
September 2023	Return to update BOC of placement and more accurate projected costs

**OPPORTUNITY HOME SAN ANTONIO**

**September 27, 2023**

Overall, staff renewed or placed all insurance policies at an increase of 20.2 percent over last fiscal year. Premium increases were largely attributable to the increase in building values covered under our policies. Although insurance policies have inflation guards, property values and rebuild prices are continuing to rise so building values were adjusted to ensure that any catastrophes are appropriately covered to avoid gaps in coverage. Staff will continue its efforts to maintain our loss ratio to enable us to maintain the current competitive pricing.

**PROPOSED ACTION:**

None at this time.

**STRATEGIC OUTCOMES:**

Supports all strategic outcomes.

**ATTACHMENT:**

Fiscal Year 2023-2024 Insurance Renewals

## Fiscal Year 2023-2024 Insurance Renewals

Insurance Type or Insured Entity	2022-2023 Premiums				2023-2024 Request to Board				2023-2024 Premiums			
	Property	Liability	Umbrella	Total	Property	Liability	Excess	Total	Property	Liability	Excess	Total
<b>Individual Policies:</b>												
<b>Automobile Fleet</b>	\$0	\$60,877	\$0	\$60,877	\$0	\$66,965	\$0	\$66,965	\$0	\$90,382	\$0	\$90,382
<b>Cyber Liability</b>	\$0	\$30,272	\$0	\$30,272	\$0	\$33,299	\$0	\$33,299	\$0	\$36,061	\$0	\$36,061
<b>Fiduciary, EPL, and D&amp;O</b>	\$0	\$80,493	\$0	\$80,493	\$0	\$88,542	\$0	\$88,542	\$0	\$76,365	\$0	\$76,365
<b>Fidelity/Crime</b>	\$0	\$8,936	\$0	\$8,936	\$0	\$9,830	\$0	\$9,830	\$0	\$8,936	\$0	\$8,936
<b>Workers' Compensation</b>	\$0	\$140,409	\$0	\$140,409	\$0	\$154,450	\$0	\$154,450	\$0	\$168,441	\$0	\$168,441
<b>Flood</b>	\$20,832	\$0	\$0	\$20,832	\$22,915	\$0	\$0	\$22,915	\$18,040	\$0	\$0	\$18,040
<b>Property and Liability Policies:</b>												
<b>Converse Ranch I</b>	\$52,489	\$7,426	\$5,421	\$65,336	\$57,738	\$8,169	\$5,963	\$71,870	\$62,209	\$7,710	\$5,439	\$75,358
<b>Durango Midrise, LP</b>	\$82,280	\$13,204	\$6,606	\$102,090	\$90,508	\$14,524	\$7,267	\$112,299	\$88,656	\$13,811	\$6,659	\$109,126
<b>Las Varas Public Facility Corporation: Vacant land</b>	\$0	\$4,746	\$5,000	\$9,746	\$0	\$5,221	\$5,500	\$10,721	\$0	\$4,746	\$5,000	\$9,746
<b>Public Housing</b>	\$1,218,565	\$327,112	\$0	\$1,545,677	\$1,340,422	\$359,823	\$0	\$1,700,245	\$1,517,511	\$344,648	\$0	\$1,862,159
<b>SAHA Boiler &amp; Machinery</b>	\$34,693	\$0	\$0	\$34,693	\$38,162	\$0	\$0	\$38,162	\$0	\$45,146	\$0	\$45,146
<b>San Antonio Housing Development Corporation</b>	\$305,769	\$48,537	\$17,232	\$371,538	\$336,346	\$53,391	\$18,955	\$408,692	\$470,358	\$57,448	\$19,439	\$547,245
<b>San Antonio Housing Facility Corporation</b>	\$497,071	\$110,450	\$39,018	\$646,539	\$646,778	\$171,495	\$52,920	\$871,193	\$585,860	\$114,825	\$40,001	\$740,686
<b>Springhill Courtland Hts Public Facility Corporation</b>	\$173,616	\$25,968	\$9,742	\$209,326	\$190,978	\$28,565	\$10,716	\$230,259	\$204,828	\$26,176	\$10,062	\$241,066
<b>Woodhill Public Facility Corporation</b>	\$230,190	\$35,356	\$38,298	\$303,844	\$253,209	\$38,892	\$42,127	\$334,228	\$269,874	\$38,126	\$40,921	\$348,921
<b>Beacon Housing Solutions, LLC</b>	\$184,863	\$37,996	\$14,096	\$236,955	\$203,349	\$41,796	\$14,490	\$259,635	\$216,108	\$40,296	\$14,490	\$270,894
<b>Total Request/Cost of Insurance</b>	<b>\$2,800,369</b>	<b>\$931,782</b>	<b>\$135,413</b>	<b>\$3,867,563</b>	<b>\$3,180,406</b>	<b>\$1,074,960</b>	<b>\$157,938</b>	<b>\$4,413,304</b>	<b>\$3,433,444</b>	<b>\$1,073,117</b>	<b>\$142,011</b>	<b>\$4,648,572</b>
Approximately 15% for additions, increases, adjustments, or events								\$661,996				\$426,728
<b>Total Request including Additions</b>								<u>\$5,075,300</u>				<u>\$5,075,300</u>
Increase/(Decrease) from 2022-2023 Premiums					\$380,037	\$143,178	\$22,526		\$633,075	\$141,335	\$6,598	
					13.57%	15.37%	16.63%		22.61%	15.17%	4.87%	

## OPPORTUNITY HOME SAN ANTONIO

September 27, 2023

## MEMORANDUM

**To:** Board of Commissioners

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

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

**RE:** Procurement Activity Report

---

DS  
EHJ

**CURRENT SOLICITATIONS:**

There are currently two Invitation for Bids (IFB) and one Request For Proposals (RFP) that are being advertised. The IFB's are for repair stair treads for Westway Apartments and exterior painting for Salinas Medical Clinic. The RFP is for pest control for Beacon Communities.

**CLOSED/PENDING SOLICITATIONS:**

There are six solicitations that have closed and are currently being evaluated. The solicitations are for foundation stabilization for Alazan/Apache, Cassiano, and Park Square; deferred compensation 457(b) plan; commercial real estate services; federal housing programs trainer; towing services; and home energy rater for Alazan Courts Expansion.

**SOLICITATIONS IN DEVELOPMENT:**

Procurement is currently working on several solicitations for advertisement. These include: vehicle purchases for Assisted Housing Programs; fair market rent survey; consulting services for rental market study; ceiling replacement for Homestead Apartments; mowing and grounds maintenance for Beacon Communities; office cleaning services; property management software for Beacon Communities; property management services for Beacon Communities; Alazan Expansion development; parcel lockers; interior/exterior signage for Snowden Apartments; development initiative consulting services; commercial property management; learning management system; temporary and contract personnel services; inspection, evaluation, repair, and/or stabilization of foundations; irrigation services; rent comparability study; automatic door repair, maintenance, and inspection; debt collection services; cabinets; intrusion protection and security cameras for properties; and resident portal with mobile application.

**PROPOSED ACTION:**

None at this time.

**STRATEGIC OUTCOMES:**

Supports all strategic outcomes

**ATTACHMENT:**

Procurement Activity Report  
Categories of Procurement

## Procurement Activity Report as of September 15, 2023

## Solicitations Currently being Advertised

Opportunity	Home Department	Type	Solicitation Name	Bidders Conference	Closes
Beacon Communities		RFP	Pest Control for Beacon Communities	N/A	09/21/2023
Public Housing		IFB	Repair Stair Treads for Westway Apartments	N/A	09/29/2023
Public Housing		IFB	Exterior Painting for Salinas Medical Clinic	N/A	10/05/2023

No items to be presented

September 27, 2023  
Operations and Real Estate  
Committee Meeting and  
October 4, 2023 Regular  
Board Meeting

## Solicitations Under Evaluation

Opportunity	Type	Solicitation Name	Bidders Conference	Closes
Public Housing	IFB	Foundation Stabilization for Alazan/Apache, Cassiano, and Park Square	04/10/2023	Procurement Negotiations, Due Diligence, and Evaluation
Human Resources	RFP	Deferred Compensation 457(b) Plan	06/06/2023	
Development Services	RFP	Commercial Real Estate Services	07/03/2023	
Assisted Housing Programs	RFP	Federal Housing Programs Trainer	07/20/2023	
Agency Wide	QQ	Towing Services	08/25/2023	
Construction Services and Sustainability	QQ	Home Energy Rater for Alazan Courts Expansion	08/29/2023	

## Future Solicitations

Opportunity	Solicitation Name	Anticipated Month of Release
Assisted Housing Programs	Vehicle Purchases	September 2023
Beacon Communities	Fair Market Rent Survey	Interagency Agreement
	Consulting Services for Rental Market Study	Interagency Agreement
	Ceiling Replacement for Homestead Apartments	September 2023
	Mowing and Grounds Maintenance for Beacon Communities	September 2023
	Office Cleaning Services	September 2023
	Property Management Software for Beacon Communities	GSA
	Property Management Services for Beacon Communities	October 2023
Construction Services and Sustainability	Alazan Expansion Development	September 2023
DSNR	Parcel Lockers	October 2023
	Interior/Exterior Signage for Snowden Apartments	October 2023
	Development Initiative Consulting Services	Department Hold
Executive	Commercial Property Management	October 2023
Human Resources	Learning Management System	September 2023
	Temporary and Contract Personnel Services	September 2023
Organization Wide	Inspection, Evaluation, Repair, and/or Stabilization of Foundations	September 2023
	Irrigation Services	September 2023
	Rent Comparability Study	September 2023
	Automatic Door Repair, Maintenance, and Inspection	October 2023
	Debt Collection Services	October 2023
	Cabinets	October 2023
	Intrusion Protection and Security Cameras for Properties	October 2023
	Resident Portal with Mobile Application	October 2023

## Categories of Procurements

Opportunity Home Department	Solicitation Name	Vendor	Amount	Date
<b>Awards Under President and CEO Expanded Authority</b>				
Public Housing	Foundation Stabilization for HB Gonzalez and Scattered Sites	Alamo Hy-Tech Foundation	\$72,060	08/15/2023
Agency Wide	Architectural, Engineering, and Forensic Consulting Services	Durand Hollis Rupe, Inc.	\$250,000	08/15/2023
Agency Wide	Architectural, Engineering, and Forensic Consulting Services	Sprinkle Co. Architects	\$250,000	08/15/2023
Public Housing	Exterior and Courtyard Painting at Le Chalet	R&C Landscape, LLC	\$86,400	08/15/2023
<b>Awards Under Contracting Officer Authority</b>				
Communications and Public Affairs	Website Hosting and Maintenance	Pavlov	\$50,000.00	08/23/2023
Construction Services and Sustainability	Additional Smoke Detectors at Victoria Plaza	ADT	\$27,708.00	09/01/2023
Beacon Communities	Bulk Corral for Rosemont at Highland Park	EA Contractor	\$20,790.00	09/07/2023
Beacon Communities	Bulk Corral for Monterrey Park	FirStop, LLC	\$20,654.70	09/13/2023
<b>IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules))</b>				
No awards under this category				

Project Name	District	Developer	Deal Type	Financing	Est Closing Date	TotalDevCost	Developer Fees	Tax Credit Equity	Tax Abatement	# Units	PH/PBV	Income Mix																				
												30%	40%	50%	60%	70%	80%	Market														
<b>Financing Closed (under Construction)</b>																																
100 Labor*	D1	Franklin	Self Developed	HUD 221(d)(4)	Closed	\$52,438,321	\$3,318,932	\$0	\$1,111,692	213			27		17	0		0		169												
Bristol at Somerset	D4	Louis Poppoon Development Consulting	Tax Credit	4% Tax Credit & Bonds	Closed	\$63,331,807	\$7,500,000	\$25,552,709	\$1,342,634	348			0	0	0	348	0	0	0													
Horizon Pointe	D2	Integrated Realty Group	Tax Credit	4% Tax Credits & Bonds	Closed	\$65,639,352	\$7,498,298	\$25,025,832	\$1,391,554	312			20	35	106	0	151	0	0													
Josephine	D1	Lynd	PFC	Conventional Loan	Closed	\$68,463,888	\$250,000	\$0	\$1,451,434	259			0		0	26		104	129													
Palo Alto	D4	Streamline	Tax Credit	4% Tax Credits & Bonds	Closed	\$67,848,057	\$7,562,045	\$24,188,411	\$1,438,379	336			16	16	32	244	28															
Potranco	D4	Lynd	PFC	Conventional Loan	Closed	\$67,914,812	\$250,000	\$0	\$1,439,794	360			0		0	36		144	180													
Snowden Road*	D7	Opportunity Home	Self Developed/Tax Credit	9% Tax Credits	Closed	\$34,700,554	\$2,599,000	\$13,948,605	\$735,652	135	54		68		26	41																
Vista at Silver Oaks		Atlantic Pacific Comm.	Tax Credit	9% Tax Credits	Closed	\$28,147,350	\$2,361,340	\$17,998,200	\$596,724	76	0		8	0	23	45	0	0	0													
Fiesta Trails	D8	NRP	Tax Credit	9% Tax Credits	Closed	\$20,872,241	\$1,700,000	\$13,386,161	\$442,492	60			6		24	30																
<b>Total</b>						\$469,356,382	\$33,039,615	\$120,099,918	\$9,950,355	2099	54	0	145	51	228	770	179	248	478													
<b>Board Has Approved</b>																																
<b>Board Provided Final Approval</b>																																
The Sorento # (resyndication of tax credits)	D7	Fairfield Residential	Tax Credit	4% Tax Credits & Bonds	acquisition closed (tax credits resyndication closed 6/21/22)	\$41,061,812	\$1,521,984	\$22,474,000	TBD	248	0		38	0	0	210	0	0	0													
Bethel Place # (resyndication of tax credits)	D6	Fairfield Residential	Tax Credit	4% Tax Credits & Bonds	acquisition closed (tax credits resyndication closed 6/24/22)	\$42,812,000	\$1,824,099	\$25,787,962	TBD	250	0		38	0	0	212	0	0	0													
Rosemont at University Park (resyndication of tax credits)	D4	Roers Companies	Tax Credit	4% Tax Credits & Bonds	acquisition closing estimated 7/31/22	TBD	TBD	TBD	TBD	240	0		36	0	0	204	0	0	0													
Costa Almadena (resyndication of tax credits)	D3	DEVCO	Tax Credit	4% Tax Credits & Bonds	acquisition closed (tax credits pending)	TBD	TBD	TBD	TBD	176	0		27	0	0	149	0	0	0													
Tigoni Villas (resyndication of tax credits)	D7	DEVCO	Tax Credit	4% Tax Credits & Bonds	acquisition closed (tax credits pending)	TBD	N/A issuance of bonds only	TBD	N/A	140	0		22	12	22	84	0	0	0													
The Ravello (purchase of limited partnership interest)	D3	Opportunity Home will own 100% of partnership	Tax Credit	N/A	2/14/23	N/A	N/A	N/A	TBD	252	0		0	0	0	252	0	0	0													
San Juan II (purchase of limited partnership interest)	D5	Opportunity Home will own 100% of partnership	Tax Credit	N/A	5/25/22	N/A	N/A	N/A	TBD	144	48		15	0	0	123	0	0	6													
Viento Apartments	D4	NRP	Tax Credit	4% Tax Credits & Bonds	Pending	\$82,000,000	N/A Issuance of bonds	N/A	N/A	324	49				161	114																
<b>Total</b>						\$165,873,812	\$3,346,083	\$48,261,962	\$3,516,525	1774	97		176	12	183	1348	0	0	6													
<b>Board Approved Bond Inducement</b>																																
Springview*	D2	TBD	TBD	TBD	Pending	TBD	TBD	TBD	TBD	TBD	0		0	0	0	0	0	0	0													
<b>Total</b>						\$0	\$0	\$0	\$0	0	0		0	0	0	0	0	0	0													
<b>Board Approved the Developer</b>																																
Victoria Commons - South Pond*	D1	Catellus	TBD	TBD	Pending	TBD	TBD	TBD		TBD			TBD	TBD	TBD	TBD	TBD	TBD	TBD													
Victoria Commons - Townhomes*	D1	Catellus	Private Market	TBD	Pending	TBD	TBD	TBD		TBD			TBD	TBD	TBD	TBD	TBD	TBD	TBD													
Victoria Commons - North Pond*	D1	Catellus	TBD	TBD	Pending	\$41,550,846	TBD	TBD		110			12	0	98	0	0	0														
Alazan Expansion	D5	Self Development	Self Development	MTW/CoSA Bonds	Pending	\$28,116,444	TBD	N/A	N/A	88	88		88																			
Vista at Reed	D6	Atlantic Pacific Comm.	Tax Credit	9% Tax Credits	Pending Board Consideration	\$22,000,428	\$2,420,130	\$17,998,200	\$466,409	70			2	5	19	44																
<b>Total</b>						\$91,667,718	\$2,420,130	\$17,998,200	\$466,409	268	88	2	105	0	19	142	0	0	0													
<b>Pending Board Consideration</b>																																
Alazan Courts*	D5	TBD	Self Development	TBD	Pending Board Consideration	TBD	TBD	TBD		0	0		0	0	0	0	0	0	0													
<b>Total</b>						\$0	\$0	\$0	\$0	0	0		0	0	0	0	0	0	0													
<b>Grand Total</b>						<b>\$726,897,912</b>	<b>\$38,805,828</b>	<b>\$186,360,080</b>	<b>\$13,933,289</b>	<b>4,141</b>	<b>239</b>	<b>2</b>	<b>426</b>	<b>63</b>	<b>430</b>	<b>2,260</b>	<b>179</b>	<b>248</b>	<b>484</b>													

\*Opportunity Home owned land  
^ Historical Tax Credits  
# Total development cost = acquisition price plus rehab soft and hard costs