



OPERATIONS AND REAL ESTATE
COMMITTEE MEETING
FEBRUARY 21, 2024

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

1:30 p.m. | Wednesday | February 21, 2024

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 1:30 p.m. (may be heard after this time) Citizens wishing to speak on any issues, including ones not related to items posted on the agenda, should personally request to be placed on the Citizens to be Heard roster prior to 1:15 p.m. Citizens will be given up to three minutes to speak. Each citizen will be permitted to speak only once. A Spanish/English translator will be available to citizens needing translation.

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

INDIVIDUAL ITEMS

3. Consideration and appropriate action regarding Resolution 6504, authorizing the award of contracts for temporary and contract personnel services to Dependable Business Solutions dba Dependable Staffing (DBE, ESBE, HABE, MBE, SBE, VBE, HUB); Renhill Staffing Services of Texas (HABE, MBE, VBE, HUB); and Remedy Intelligent Staffing (WBE, HUB) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one year terms (George Ayala, Director of Procurement; Aiyana Longoria, Director of Human Resources)
4. Consideration and appropriate action regarding Resolution 6506, authorizing the award of a contract for background investigation services to ONLINE Rental Exchange through Housing Authority of the City of Charleston for an annual cumulative amount not to exceed \$1,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Kristen Carreon, Director of Operations Support)
5. Consideration and appropriate action regarding Resolution 6505, authorizing the sale of the Artisan at Salado Falls Apartments and the contribution of funds to pay off debt and operating deficits; and other matters in connection therewith (Miranda Castro, Director of Asset Management)

6. Consideration and appropriate action regarding Resolution 6507, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development for the site known as Lavaca Street Vacant Parcels and subsequent sale; the execution of documents necessary to consummate such actions; and other matters in connection therewith (Susan Ramos-Sossaman, Interim Director of Development Services and Neighborhood Revitalization)

DISCUSSION ITEM

7. Discussion regarding Opportunity Home recruitment and staffing update (Aiyana Longoria, Director of Human Resources)

CLOSED SESSION

8. 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).

- Consultation with attorney and discussion regarding Potranco Apartments development
- Discussion with attorney regarding the sale and contribution of funds for Artisan at Salado Falls Apartments
- Discussion with attorney regarding properties overseen by Asset Management

REPORT

- Procurement Activity Report
- Operations Report

RESOURCE

- Schedule of Units Under Development

9. Adjournment

Posted on: 2/16/2024 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 6504, AUTHORIZING THE AWARD OF CONTRACTS FOR TEMPORARY AND CONTRACT PERSONNEL SERVICES TO DEPENDABLE BUSINESS SOLUTIONS DBA DEPENDABLE STAFFING (DBE, ESBE, HABE, MBE, SBE, VBE, HUB); RENHILL STAFFING SERVICES OF TEXAS (HABE, MBE, VBE, HUB); AND REMEDY INTELLIGENT STAFFING (WBE, HUB) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$2,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

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Ed Hinojosa Jr
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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
George Ayala
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George Ayala
Director of Procurement

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Aiyana Longoria
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Aiyana Longoria
Director of Human Resources

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6504, authorizing the award of contracts for temporary and contract personnel services to Dependable Business Solutions dba Dependable Staffing (DBE, ESBE, HABE, MBE, SBE, VBE, HUB); Renhill Staffing Services of Texas (HABE, MBE, VBE, HUB); and Remedy Intelligent Staffing (WBE, HUB) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one year terms.

SUMMARY:

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

The organization received Board approval on September 6, 2023 (Resolution 6266) authorizing the award of contracts for temporary and contract personnel services; for a period of one year with the option to renew up to four additional one year terms and not to exceed an annual amount of \$2,000,000. We are requesting approval to award this service to three additional firms to meet the ongoing organizational needs.

On December 4, 2023 Opportunity Home issued a "Request For Proposals" (RFP) #2312-5449 for Temporary and Contract Personnel Services which closed on January 5, 2024. The RFP was published on Opportunity Home's E-Procurement Website, the Hart Beat, and directly solicited to 492 vendors. A total of 37 proposals were received in response to this solicitation: Abacus Service Corporation (Asian/Indian American), Akshar IT Solutions, LLC (ABE, SBE, MBE, WBE, ESBE), American Preferred Solutions, Inc. (AABE), Atrium Staffing, LLC (WBE), BBM-Online LLC dba BBM (HABE), BEPC, Incorporated (HABE), Syllable, LLC (Asian/Indian American), Cogent Infotech Corporation (Asian/Indian American), Compunnel Software Group, Inc. (Asian Pacific), Compu-Vision Consulting, Inc. (Asian/Indian American, WBE), Dependable Business Solutions (DBE, ESBE, HABE, MBE, SBE, VBE, HUB), Employment and Training Centers, Inc. (HABE, WBE),

Excellian, Inc. dba Excellian Business and HR Solutions (WBE), Get Corp Payroll Accounting & Tax (AABE), Global Force USA, Inc. (Asian/Indian American, WBE), HJ Staffing (AABE, WBE), Human Capital International, LLC (HABE, MBE, SBE, WBE), InfiCare Health, Inc. (Asian/Indian American), Infojini, Inc. (Asian/Indian American), Laine Federal Solutions (AABE, WBE), LanceSoft, Inc. (Asian/Indian American), Marathon Staffing Group, Inc., Midtown Personnel, Inc. (WBE), Ohm Systems, Inc. (Asian/Indian American), Part Time Pros LLC dba ProRecruiters (HABE), Recruiting Source International, LLC (AABE, WBE), Remedy Intelligent Staffing, LLC (WBE, HUB), Renhill Staffing Services of Texas, Inc. (HABE, MBE, VBE, HUB), Rushmore Corporation (AABE, MBE, SBE), SoftHQ, Inc. (Asian/Indian American, WBE), Stability Staffing & Consulting, LLC (HABE, DBE, WBE), Swift Strategic Solutions, Inc. (Hasidic Jew), Talantage, LLC (AABE, WBE), The Reserves Network, Inc., Tryfacta, Inc. (SBR, MBE, SBE, WBE), VIVA USA, Inc (Asian/Indian American, WBE), and vTech Solution, Inc. (Asian/Indian American).

All proposals were evaluated on the following criteria: experience, capacity, quality plan and approach, response time, price proposal, and strength of the Section 3 and SWMBE plans. Based on the above, staff are recommending contract awards to the three highest rated proposers.

COMPANY PROFILES:

Dependable Business Solutions dba Dependable Staffing was founded in 1996 as a New Jersey Corporation opening their first Texas office in 2003. This company has been certified as a DBE, ESBE, HABE, MBE, SBE, VBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas. They offer services in the areas of temporary staffing, temp-to-hire, long term assignments, executive search, and direct hire programs. Dependable Business Solutions specializes in the areas of office administration, information technology, light industrial, and hospitality. They work closely with community development agencies and workforce development programs to bring job opportunities to their graduates and local residents. Additionally, they partner with the organization's Jobs Plus Program, Alamo Community College District, Avenida Guadalupe, Goodwill Industries, and AARP to assist with development and placement of their personnel. Their client list includes Bexar Appraisal District, Superior Maintenance Co., and Kubra Data Transfer.

Renhill Staffing Services of Texas was established in 1970 and is headquartered in San Antonio, Texas. This firm has been certified as a HABE, MBE, VBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas. They offer services in the areas of temp to hire, direct hire, payrolling, and on-site facilitator. Renhill specializes in the areas of light industrial, clerical, oil and gas, and skilled trades. Their client list includes, but is not limited to, Abundant Medical, H.B. Zachary Corporation, and National Wholesale Supply.

Remedy Intelligent Staffing is a nationwide staffing agency that was established in 1965 and is headquartered in Santa Barbara, California. They have 490 offices with two locations in San Antonio, Texas. This firm self-certifies as a WBE and has been certified as a HUB by the State of Texas. Their staffing solutions include: temporary staffing, temp-to-hire, direct placement/executive recruitment, payroll services, applicant screening, and on-site management. They also offer a knowledge bank skill assessment for the following categories: office/professional, finance/accounting/banking, legal office, graphic arts, customer service/call center, medical office/codes and billers, light industrial, technical, IT/programming, and all major software programs. They offer opportunities in the areas of administrative, clerical, call center, financial, light industrial, logistics, IT/IS, skilled or professional. Their client list includes,

but is not limited to, Maruchan, Cuisine Solutions, and Printed Supplies, Inc.

PRIOR OPPORTUNITY HOME AWARDS:

Dependable Business Solutions is currently under contract with Opportunity Home to provide temporary and contract personnel services and has performed satisfactorily under all awarded contracts.

Renhill Staffing Services of Texas is currently under contract with Opportunity Home to provide temporary and contract personnel services and has performed satisfactorily under all awarded contracts.

Remedy Intelligent Staffing is currently under contract with Opportunity Home to provide temporary and contract personnel services and has performed satisfactorily under all awarded contracts.

CONTRACT OVERSIGHT:

Aiyana Longoria, Director of Human Resources.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6504

Scoring Matrix

Slides

**Opportunity Home San Antonio
Resolution 6504**

RESOLUTION 6504, AUTHORIZING THE AWARD OF CONTRACTS FOR TEMPORARY AND CONTRACT PERSONNEL SERVICES TO DEPENDABLE BUSINESS SOLUTIONS DBA DEPENDABLE STAFFING (DBE, ESBE, HABE, MBE, SBE, VBE, HUB); RENHILL STAFFING SERVICES OF TEXAS (HABE, MBE, VBE, HUB); AND REMEDY INTELLIGENT STAFFING (WBE, HUB) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$2,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

WHEREAS, on December 4, 2023, Opportunity Home issued a “Request For Proposals” (RFP) #2312-5449 for Temporary and Contract Personnel Services, which closed on January 5, 2024; and

WHEREAS, thirty seven proposals were received in response to the solicitation; and

WHEREAS, staff are recommending contract awards to the three highest rated proposers.

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

- 1) Approves Resolution 6504, authorizing the award of contracts for temporary and contract personnel services to Dependable Business Solutions dba Dependable Staffing (DBE, ESBE, HABE, MBE, SBE, VBE, HUB); Renhill Staffing Services of Texas (HABE, MBE, VBE, HUB); and Remedy Intelligent Staffing (WBE, HUB) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one year terms.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 6th day of March 2024.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO



**RFP #2312-5449 - Temporary and Contract Personnel Services
Scoring Summary**

	Total	Experience	Capacity	Quality Plan and Approach	Response Time	Price Proposal	Strength of the Respondent's Section 3 Program Utilization Plan	Strength of the Respondent's S/W/MBE Utilization Statement
Supplier	/ 100 pts	/ 25 pts	/ 20 pts	/ 10 pts	/ 10 pts	/ 25 pts	/ 5 pts	/ 5 pts
Dependable Staffing	75.23	25.00	20.00	8.67	8.67	7.90	3.00	2.00
Renhill Staffing Services of Texas	75.00	25.00	20.00	9.33	8.67	10.00	0.00	2.00
Remedy Intelligent Staffing	71.67	25.00	20.00	10.00	10.00	6.67	0.00	0.00
Marathon Staffing Group, Inc.	52.24	15.00	12.00	6.00	4.67	8.57	3.00	3.00
TRYFACTA, INC.	51.54	16.67	12.00	7.33	4.00	11.54	0.00	0.00
Human Capital International LLC dba	50.90	16.67	12.00	7.33	5.33	8.57	0.00	1.00
Recruiting Source International LLC	50.69	16.67	13.33	5.33	4.67	7.69	3.00	0.00
COGENT Infotech Corporation	48.57	18.33	10.67	5.33	2.67	8.57	0.00	3.00
COMPUNNEL SOFTWARE GROUP, INC	48.38	13.33	12.00	4.67	4.67	10.71	0.00	3.00
Cilable LLC	47.33	13.33	8.00	4.67	3.33	15.00	0.00	3.00
Laine Federal Solutions, Inc.	47.33	6.67	5.33	5.33	2.00	25.00	3.00	0.00
Global Force USA, Inc	45.38	13.33	10.67	4.67	5.33	9.38	0.00	2.00
BEPC Incorporated	45.24	15.00	9.33	4.67	4.67	8.57	3.00	0.00
Akshar IT Solutions LLC	44.71	13.33	10.67	4.67	3.33	10.71	0.00	2.00
Employment & Training Centers, Inc.	44.34	11.67	9.33	4.67	4.00	9.68	3.00	2.00
Swift Strategic Solutions Inc	42.79	11.67	9.33	4.00	2.00	15.79	0.00	0.00
LanceSoft, Inc.	42.57	13.33	9.33	5.33	6.00	8.57	0.00	0.00
Inficare Inc.	42.38	11.67	10.67	4.67	6.00	9.38	0.00	0.00
Infojini, Inc.	40.90	11.67	9.33	4.67	4.67	8.57	0.00	2.00
vTech Solution Inc.	40.89	15.00	10.67	4.67	2.67	7.90	0.00	0.00
Ohm Systems, Inc	40.67	13.33	9.33	4.67	3.33	10.00	0.00	0.00
Compu-Vision Consulting, Inc.	40.50	11.67	9.33	4.67	3.33	7.50	1.00	3.00
PRORECRUITERS	40.00	13.33	10.67	5.33	4.00	6.67	0.00	0.00
HJ Staffing	38.81	11.67	9.33	3.33	3.33	7.14	1.00	3.00
Excellian HR Solutions	38.51	13.33	10.67	4.00	2.67	4.84	0.00	3.00
The Midtown Group	38.33	15.00	8.00	4.00	2.67	6.67	0.00	2.00
BBM Staffing	38.24	11.67	9.33	3.33	5.33	8.57	0.00	0.00
Stability Staffing and Consulting	38.24	11.67	9.33	4.00	4.67	8.57	0.00	0.00
The Reserves Network	37.77	10.00	9.33	4.67	2.67	8.11	3.00	0.00
Talantage, LLC	37.67	11.67	8.00	4.00	2.67	8.33	3.00	0.00
Rushmore Corporation d/b/a ALL TEMPS 1	37.57	11.67	8.00	4.67	4.67	8.57	0.00	0.00
Abacus Service Corporation	37.49	10.00	9.33	3.33	4.00	8.82	1.00	1.00
VIVA USA, Inc.	36.82	13.33	8.00	4.67	2.00	8.82	0.00	0.00
Atrium Staffing LLC	34.15	10.00	8.00	3.33	4.00	6.82	0.00	2.00
SoftHQ, Inc.	30.48	10.00	8.00	3.33	2.00	7.14	0.00	0.00
Get Corp Payroll Accounting & Tax dba GET	29.28	10.00	9.33	3.33	2.00	4.62	0.00	0.00
American Preferred Solutions Inc	23.23	6.67	4.00	2.67	2.00	7.90	0.00	0.00

Temporary and Contract Personnel Services

Procurement Process

Procurement Process

Solicitation Process

On December 4, 2023, Opportunity Home issued a “Request for Proposals” (RFP) #2312-5449 for **Temporary and Contract Personnel Services**, which closed on January 5, 2024.

RFP was published on multiple websites

Directly solicited to 492 vendors

Thirty-seven responses were received

Evaluation criteria included:

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

Staff is recommending contract awards to the **three highest rated respondents.**

Procurement Process

Financial Impact

The current award recommendation for Temporary and Contract Personnel Services is not expected to exceed an annual cumulative amount of **\$2,000,000.**

Award includes Temporary and Contract Personnel Services

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

RESOLUTION 6506, AUTHORIZING THE AWARD OF A CONTRACT FOR BACKGROUND INVESTIGATION SERVICES TO ONLINE RENTAL EXCHANGE THROUGH HOUSING AUTHORITY OF THE CITY OF CHARLESTON FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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Ed Hinojosa Jr
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Ed Hinojosa, Jr.
President and CEO

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George Ayala
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George Ayala
Director of Procurement

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Kristen Carreon
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Kristen Carreon
Director of Operations Support

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6506, authorizing the award of a contract for background investigation services to ONLINE Rental Exchange through Housing Authority of the City of Charleston for an annual cumulative amount not to exceed \$1,000,000; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

Opportunity Home requires the services of a vendor to provide staff access to reports that will provide the most-up-to-date applicant/resident criminal history and employment income information. This will assist staff in determining program eligibility and recertifying income for continued rental assistance. These reports may be used to validate applicant-provided information and assist with verifying income/employment history when the applicant/resident is not able to provide the requested documents. The departments currently utilize the services of two vendors to obtain this information. This award will combine both services under one contract.

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

On April 5, 2023, Housing Authority of the City of Charleston issued a Request For Proposals Job No.: 230404 for Background Screening Services that closed on April 20, 2023. Online Rental Exchange was awarded a contract that was effective July 25, 2023; for a period of one year and will automatically renew annually unless terminated by either party with a 10 day written notice. Opportunity Home is requesting approval to “join” or “piggyback” onto this awarded contract for a period of one year with the option to renew up to four additional one year terms.

COMPANY PROFILE:

ONLINE Rental Exchange was established in the 1950s and is headquartered in Winterville,

North Carolina. They are a tenant screening, consumer reporting, and information technology company that provides risk management and assessment tools delivered via the internet for property management firms, Housing Authorities, Redevelopment Organizations, Landlords, and other real estate related industries. They have partnered with property management software vendors to integrate their services with several industry-leading platforms to include, but not limited to, Emphasys, Yardi, PHA-Web, and FHA Software Affordable Housing Automation.

CONTRACT OVERSIGHT:

Kristen Carreon, Director of Operations Support.

STRATEGIC OUTCOMES:

Opportunity Home residents feel safe.

Opportunity Home staff respect and value diversity and inclusion.

Opportunity Home staff thrive in career and professional work.

ATTACHMENTS:

Resolution 6506

Slides

**Opportunity Home San Antonio
Resolution 6506**

RESOLUTION 6506, AUTHORIZING THE AWARD OF A CONTRACT FOR BACKGROUND INVESTIGATION SERVICES TO ONLINE RENTAL EXCHANGE THROUGH HOUSING AUTHORITY OF THE CITY OF CHARLESTON FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, Opportunity Home requires the services of a vendor to provide staff access to reports that will provide the most-up-to-date applicant/resident criminal history and employment income information; and

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

WHEREAS, on July 25, 2023, the Housing Authority of the City of Charleston awarded a contract for background investigation services to Online Rental Exchange that was effective July 25, 2023. Opportunity Home is requesting approval to "join" or "piggyback" onto this awarded contract for a period of one year with the option to renew up to four additional one year terms.

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

- 1) Approves Resolution **6506**, authorizing the award of a contract for background investigation services to ONLINE Rental Exchange through Housing Authority of the City of Charleston for an annual cumulative amount not to exceed \$1,000,000; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved the 6th day of March 2024.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

Background Investigation Services

Procurement Process

Procurement Process

Solicitation Process

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

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

On April 5, 2023, the Housing Authority of the City of Charleston issued a Request For Proposals Job No.: 230404 for Background Screening Services that closed on April 20, 2023.

Online Rental Exchange was awarded a contract that was effective July 25, 2023.

Opportunity Home is requesting approval to “join” or “piggyback” onto this awarded contract for a period of one year with the option to renew up to four additional one year terms.

Procurement Process

Financial Impact

The current award recommendation for Background Investigation Services is not expected to exceed an annual cumulative amount of **\$1,000,000.**

Award includes:

Reports that provide the most-up-to-date applicant/resident criminal history and employment income information

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

RESOLUTION 6505, AUTHORIZING THE SALE OF THE ARTISAN AT SALADO FALLS APARTMENTS AND THE CONTRIBUTION OF FUNDS TO PAY OFF DEBT AND OPERATING DEFICITS; AND OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:
Ed Hinojosa Jr

Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Miranda Castro

Miranda Castro
Director of Asset Management

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6505, authorizing the sale of the Artisan at Salado Falls Apartments and the contribution of funds to pay off debt and operating deficits; and other matters in connection therewith.

SUMMARY:

The Artisan at Salado Falls Apartments 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 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.

The project has incurred operating deficits due to ineffective management and pandemic economic impact, such as low collections and occupancy. The apartments show their age and have above average deferred maintenance. Staff has evaluated the future economic viability of the property and has determined that a sale is the best option for the continued operation. 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.

STRATEGIC OUTCOMES:

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

ATTACHMENTS:

- Resolution 6505
- Resolution 24FAC-02-21
- Resolution 4LVPFC-02-21
- Slides

**Opportunity Home San Antonio
Resolution 6505**

RESOLUTION 6505, AUTHORIZING THE SALE OF THE ARTISAN AT SALADO FALLS APARTMENTS AND THE CONTRIBUTION OF FUNDS TO PAY OFF DEBT AND OPERATING DEFICITS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, on August 3, 2006, the San Antonio Housing Finance Corporation, a Texas nonprofit housing finance corporation (“SAHFC”), authorized the issuance of its Multifamily Housing Revenue Bonds (Artisan at Salado Falls 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 78219 (the “Project”) for ARDC Salado, Ltd., a Texas limited partnership (the “Borrower”); and

WHEREAS, on August 3, 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 the 6th day of March 2024.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO

**CERTIFICATE FOR RESOLUTION
Resolution 24FAC-02-21**

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 March 6, 2024 (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 24FAC-02-21, AUTHORIZING THE SALE OF THE ARTISAN AT
SALADO FALLS APARTMENTS; 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 6th day of March 2024.



Ed Hinojosa, Jr.
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 24FAC-02-21**

RESOLUTION 24FAC-02-21, AUTHORIZING THE SALE OF THE ARTISAN AT SALADO FALLS APARTMENTS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, on August 3, 2006, the San Antonio Housing Finance Corporation, a Texas nonprofit housing finance corporation (“SAHFC”), authorized the issuance of its Multifamily Housing Revenue Bonds (Artisan at Salado Falls 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 78219 (the “Project”) for ARDC Saldo, Ltd., a Texas limited partnership (the “Borrower”); and

WHEREAS, on August 3, 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 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 the 6th day of March 2024.

Gabriel Lopez

Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.

Secretary/Treasurer

**CERTIFICATE FOR RESOLUTION
Resolution 24LVPFC-02-21**

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 March 6, 2024 (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 24LVPFC-02-21, AUTHORIZING THE SALE OF THE ARTISAN
AT SALADO FALLS APARTMENTS 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 6th day of March 2024.

Ed Hinojosa, Jr.
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 24LVPFC-02-21**

RESOLUTION 24LVPFC-02-21, AUTHORIZING THE SALE OF THE ARTISAN AT SALADO FALLS APARTMENTS AND THE CONTRIBUTION OF FUNDS TO PAY OFF DEBT AND OPERATING DEFICITS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, on August 4, 2006, the San Antonio Housing Finance Corporation, a Texas nonprofit housing finance corporation (“SAHFC”), authorized the issuance of its Multifamily Housing Revenue Bonds (Artisan at Salado Falls 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 78219 (the “Project”) for ARDC Salado, Ltd., a Texas limited partnership (the “Borrower”); and

WHEREAS, on August 3, 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; 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 6th day of March 2024.

Gabriel Lopez

Chair, Board of Directors

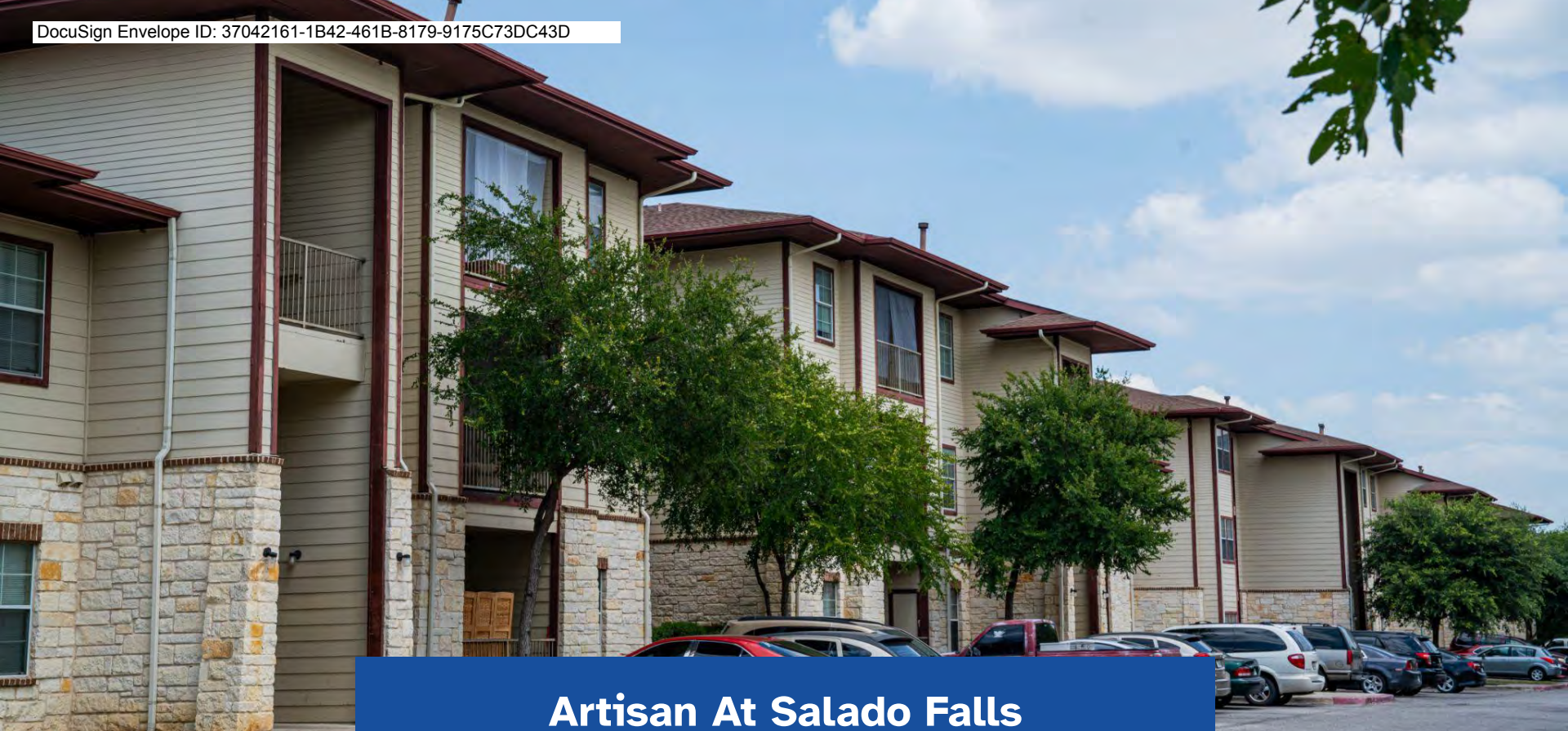
Attested and approved as to form:

Ed Hinojosa, Jr.

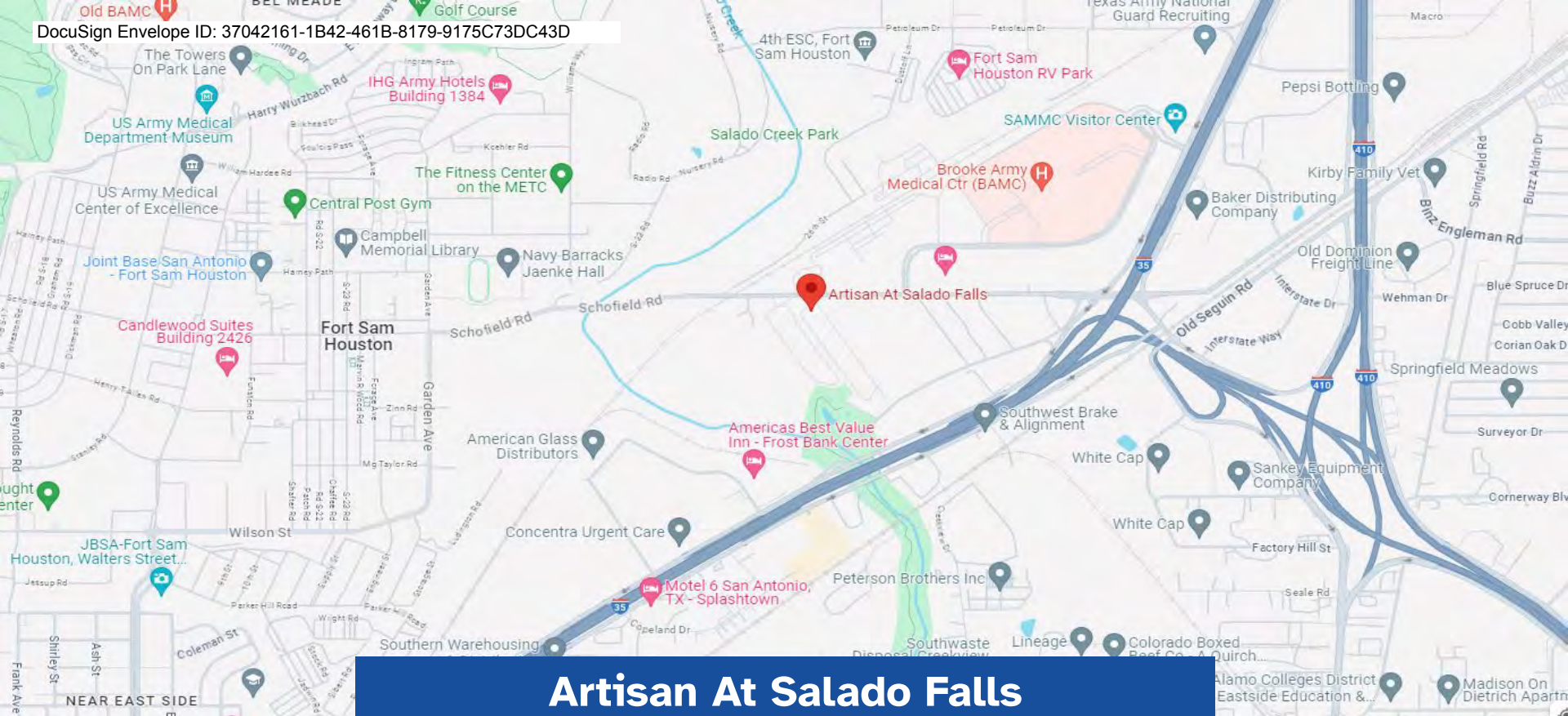
Secretary/Treasurer

Artisan At Salado Falls

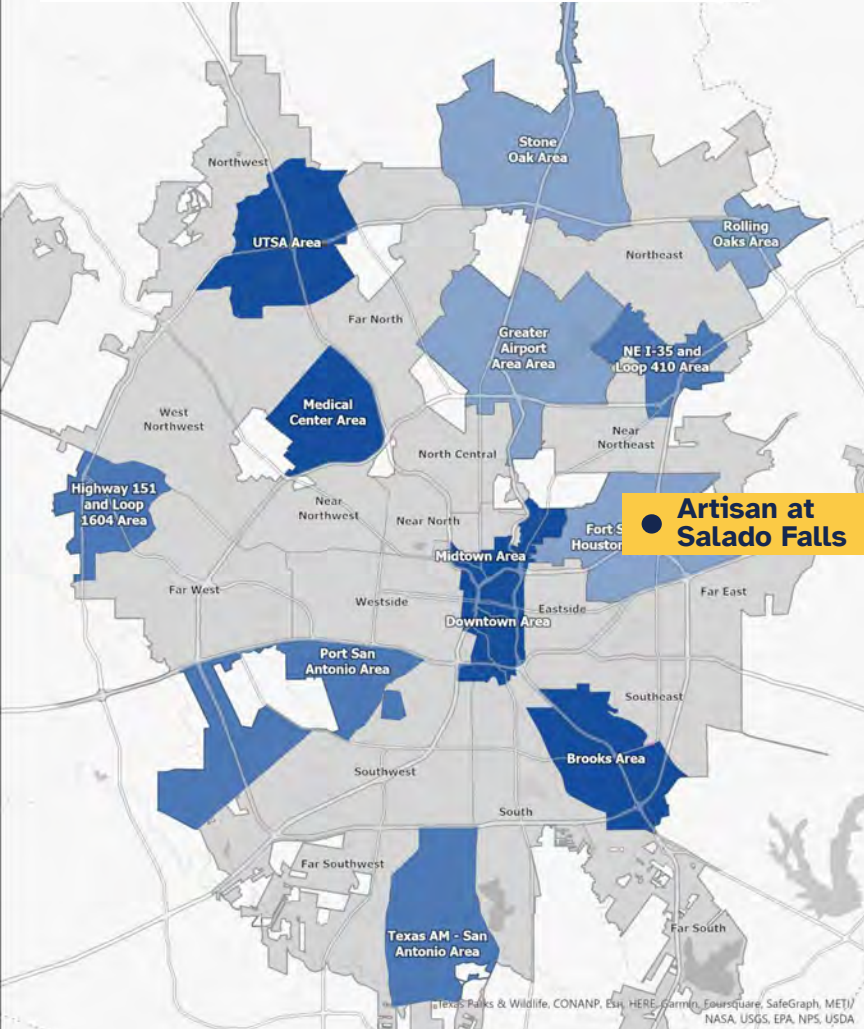
Miranda Castro | Director of Asset Management



Artisan At Salado Falls



Artisan At Salado Falls
3714 Binz Engleman Rd



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

Questions?

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

RESOLUTION 6507, AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE SITE KNOWN AS LAVACA STREET VACANT PARCELS AND SUBSEQUENT SALE; THE EXECUTION OF DOCUMENTS NECESSARY TO CONSUMMATE SUCH ACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

DocuSigned by:
Susan Ramos-Sossaman
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Susan Ramos-Sossaman
Interim Director of Development Services
and Neighborhood Revitalization

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6507, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development for the site known as Lavaca Street Vacant Parcels and subsequent sale; the execution of documents necessary to consummate such actions; and other matters in connection therewith.

SUMMARY:

Today we are seeking authority to undertake the submission to the U.S. Department of Housing and Urban Development (HUD) of an application for disposition approval (“Disposition Application”) for two vacant parcels totaling approximately 0.2111 acres, located near 331 Lavaca St. (“Property”). Opportunity Home San Antonio (“Opportunity Home SA”) intends to sell the Property to one of its instrumentalities, San Antonio Housing Facility Corporation (“SAHFC”). The Property will then be developed as a parking lot, which may be used as additional parking for the nearby newly constructed mixed-use development known as 100 Labor Street. All proceeds from the sale of the land to SAHFC will be used for Section 8 or Section 9 purposes as approved by HUD. At this time, the Board is being asked to authorize the submission of the Disposition Application.

ATTACHMENTS:

- Resolution 6507
- Resolution 24FAC-02-22
- Slides

**CERTIFICATE FOR RESOLUTION
RESOLUTION 6507**

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

1. In accordance with its bylaws, the Board of Commissioners of Opportunity Home San Antonio (the "Board") held a meeting on March 6, 2024 (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 6507 AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE SITE KNOWN AS THE LAVACA STREET VACANT PARCELS AND SUBSEQUENT SALE; THE EXECUTION OF DOCUMENTS NECESSARY TO CONSUMMATE SUCH ACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED and SEALED this 6th day of March 2024.



Ed Hinojosa, Jr.
President and CEO

**OPPORTUNITY HOME SAN ANTONIO
RESOLUTION 6507**

RESOLUTION 6507, AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE SITE KNOWN AS THE LACAVA STREET VACANT PARCELS AND SUBSEQUENT SALE; THE EXECUTION OF DOCUMENTS NECESSARY TO CONSUMMATE SUCH ACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio (operating as Opportunity Home San Antonio) (“Opportunity Home SA”) owns the property, which is parceled into two lots and currently known as the Lavaca Street Vacant Parcels (“Property”); and

WHEREAS, Opportunity Home SA desires to transfer the Property to San Antonio Housing Facility Corporation (“SAHFC”) in order for SAHFC to construct a new surface parking lot with approximately 37 parking spaces, which may serve as additional parking for the commercial tenants in the newly-constructed 213-unit mixed-use development known as 100 Labor Street (“Parking Lot”); and

WHEREAS, Opportunity Home SA’s planned transfer of the Property to SAHFC and SAHFC’s construction of the Parking Lot require the submission of a disposition application (“Disposition Application”) to the U.S. Department of Housing and Urban Development (“HUD”) and HUD’s approval of the proposed sale and use of proceeds; and

WHEREAS, the proceeds received from the sale of the Property to SAHFC will be used for Section 8 or Section 9 purposes as approved by HUD; and

WHEREAS, the Board of Commissioners of Opportunity Home SA has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for Opportunity Home SA to submit the Disposition Application so that SAHFC may contemplate construction of the Parking Lot; and

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

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

Section 1. Submission to HUD of the Disposition Application is hereby authorized and approved.

Section 2. The sale and/or transfer of the Property and existing improvements located thereon by Opportunity Home SA to SAHFC or another instrumentality of Opportunity Home SA for the construction of the Parking Lot as contemplated herein is hereby authorized and approved, subject to HUD’s approval of the Disposition Application and satisfaction of any conditions of HUD’s approval.

Section 3. The President and CEO, any Vice President, the Secretary, the Treasurer, and the Executive Director, any Assistant Secretary, or any of them, and, if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of Opportunity Home SA are authorized and directed to modify, execute and deliver the Disposition Application and any of the documents to be signed by or consented to by Opportunity Home SA, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President and CEO, any Vice President, the Secretary, the Treasurer, the Executive Director, any Assistant Secretary, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to Opportunity Home SA, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 4. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby, including the Disposition Application, or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 5. The officers of this Board hereby approve the selection of Coats Rose, P.C. as counsel to Opportunity Home SA for this transaction.

Section 6. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

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

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

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

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

Passed and approved on the 6th day of March 2024.

Attested and approved as to form:

Gabriel Lopez
Chair, Board of Commissioners

Ed Hinojosa, Jr.
President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 24FAC-02-22**

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

1. In accordance with its bylaws, the Board of Directors of SAHFC (the “Board”) held a meeting on March 6, 2024, (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 24FAC-02-22, AUTHORIZING THE PURCHASE OF CERTAIN PROPERTY KNOWN AS LAVACA STREET VACANT PARCELS FOR THE CONSTRUCTION OF A PARKING LOT; THE EXECUTION OF DOCUMENTS NECESSARY TO CONSUMMATE SUCH ACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED and SEALED this 6th day of March 2024.



Ed Hinojosa, Jr.
Secretary/Treasurer

**SAN ANTONIO HOUSING FACILITY CORPORATION
RESOLUTION 24FAC-02-22**

RESOLUTION 24FAC-02-22, AUTHORIZING THE PURCHASE OF CERTAIN PROPERTY KNOWN AS LAVACA STREET VACANT PARCELS FOR THE CONSTRUCTION OF A PARKING LOT; THE EXECUTION OF DOCUMENTS NECESSARY TO CONSUMMATE SUCH ACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio (operating as Opportunity Home San Antonio) (“Opportunity Home SA”) owns certain real property, which is parceled into two lots and currently known as the Lavaca Street Vacant Parcels (“Property”); and

WHEREAS, the Property is adjacent to the newly constructed 213-unit mixed-use development known as 100 Labor Street (“Development”); and

WHEREAS, Opportunity Home SA desires to sell the Property to San Antonio Housing Facility Corporation (“SAHFC”) in order for SAHFC to construct a new surface parking lot with approximately 37 parking spaces; and

WHEREAS, Opportunity Home SA has sought approval to proceed with an application to the U.S. Department of Housing and Urban Development (“HUD”) for disposition approval in order to sell and transfer the Property to SAHFC; 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 SAHFC may purchase of the Property and may contemplate construction of the Parking Lot; and

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

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

Section 1. The President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute any and all documentation required for the acquisition and lease of said property.

Section 2. The President, any Vice President, the Secretary/Treasurer, and any Assistant Secretary/Treasurer, or any of them, and, if required by the form of the document, the Secretary/Treasurer and any Assistant Secretary/Treasurer, or any of them, of SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such

changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHFC, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

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

Section 4. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

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

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

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

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

Section 9. The San Antonio Housing Facility Corporation Board of Directors hereby approves Resolution 24FAC-02-22, authorizing the transactions of the respective Project and the participation of SAHFC or an affiliate thereof in the Project.

Passed and approved on the 6th day of March 2024.

Gabriel Lopez
Chair, Board of Directors

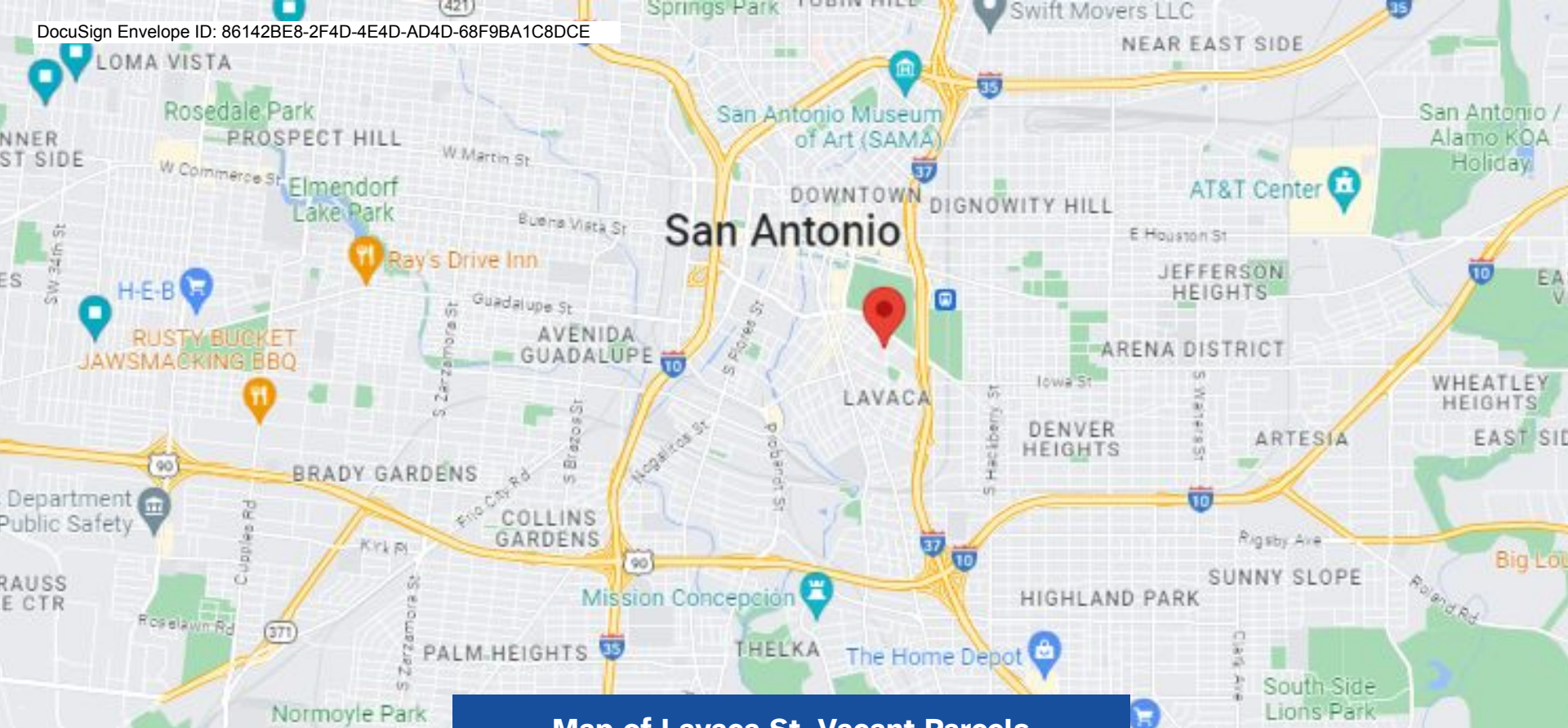
Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

Lavaca St. Vacant Parcels

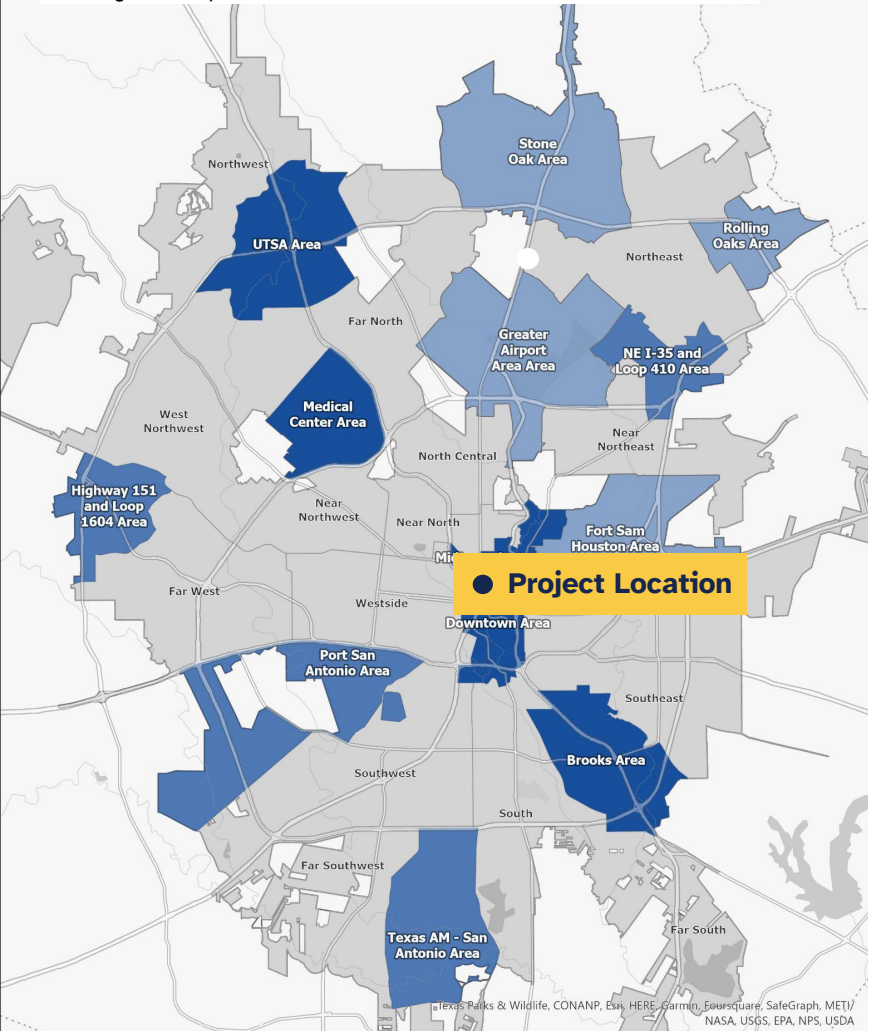
Susan Ramos-Sossaman

Interim Director of Development Services and Neighborhood Revitalization



Map of Lavaca St. Vacant Parcels

Regional Centers



PHASE 1 CENTERS

- Downtown
- Medical Center
- UTSA
- Midtown
- Brooks

PHASE 2 CENTERS

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

PHASE 3 CENTERS

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

Overview



Total Parcel Size
0.2111 acres

**Estimated
Construction Cost**
\$486,367

**Proposed Number
of Spaces**
37 spaces

Questions?

Recruitment Update

Fiscal Year Activity: July 1, 2023 - Dec. 31, 2023

AGENDA

- Year to Date FY 23 - 24
 - Total Headcount
 - Variance
 - Actual Vacancies
- Staffing by Department FY 23 - 24
- Recruitment Processes
 - Promotions/Working Out of Class
 - Temporary Status Employees
- Recruitment Activity

Year to Date FY 23-24

Total Headcount

DESCRIPTION	7/1/23 - 12/31/23
FT Headcount on 7/1/2023	546
New Hires	92
Departures	-52
Total Headcount	586

Year to Date FY 23-24 Variance

DESCRIPTION	7/1/23 - 12/31/23
Current Budgeted Position 07/01/23	696
Current Total Headcount	-586
Variance	110

Year to Date FY 23-24

Actual Vacancies

DESCRIPTION	7/1/23 – 12/31/23
Variance on 12/31/23	110
Positions on Hold	-24
Temp Status, WOCs, Interims, PreScreen Process	-60
Actual Vacancies	26

Total Full Time Staff by Department

07/1/2023 -12/31/2023

Totals for the Period 07/01/23 through 12/31/23													
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	5	0	0	0	5	-1	4	6	2	-1	-1	0	
Assisted Housing Programs	62	12	0	-2	72	-4	68	71	3	0	-1	2	
Beacon	100	16	0	0	116	-14	102	130	28	-15	-11	2	
Community Development Initiatives	47	6	3	-1	55	-4	51	54	3	0	-1	2	
Construction	10	2	0	-1	11	-1	10	12	2	0	0	2	
DSNR	7	1	0	0	8	-2	6	9	3	-2	-1	0	
Equity Diversity Inclusion	1	0	0	0	1	0	1	1	0	0	0	0	
Executive	9	0	0	0	9	-1	8	9	1	0	0	1	
Finance and Accounting	20	1	0	0	21	0	21	27	6	-2	-2	2	
General Services	6	1	0	0	7	-1	6	6	0	0	0	0	
Human Resources	10	0	1	0	11	0	11	12	1	0	0	1	
Innovative Technology	12	2	0	0	14	-2	12	15	3	0	0	3	
Internal Audit	5	0	1	0	6	0	6	6	0	0	0	0	
Legal	2	0	0	0	2	0	2	2	0	0	0	0	
Operations Support	44	8	2	0	54	-5	49	58	9	0	-5	4	
Policy And Planning	4	1	0	0	5	0	5	8	3	-2	0	1	
Procurement	7	0	0	0	7	0	7	8	1	0	0	1	
Public Affairs	7	2	0	0	9	-2	7	9	2	-1	-1	0	
Public Housing	178	39	0	-3	214	-14	200	242	42	-1	-36	5	
Regulatory Oversight	3	0	0	0	3	0	3	3	0	0	0	0	
Risk Management	3	1	1	0	5	-1	4	4	0	0	0	0	
Security	4	0	0	-1	3	0	3	4	1	0	-1	0	
TOTAL	546	92	8	-8	638	-53	586	696	110	-24	-60	26	

Recruitment Processing

July 1, 2023 – Dec. 31, 2023

Promotions

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

Temporary Status Activity

- 54 Active Temporary Status Employees
- 6 Project Temps
- 68 Transitions from Temporary Status to Full Time Hires

Recruitment Activity

Job Fairs

- San Antonio Apartment Association Job Fair — Oct. 5, 2023
- Community Options Career Fair — Oct. 17, 2023

Networking

- Miles Education — Education to Placement for Finance and Accounting positions
- Symposium — St. Philips Allied Construction Trades - Feb. 3, 2023

Questions?

MEMORANDUM

To: Board of Commissioners

From Ed Hinojosa, Jr., President and CEO

Presented by: George M. Ayala, Director of Procurement

RE: Procurement Activity Report



CURRENT SOLICITATIONS:

There are currently two Invitation for Bids (IFB) and two Requests for Proposals (RFP) that are being advertised. The IFBs are for carpet and flooring replacement and installation for Woodhill and Burning Tree balcony repair for nine units. The RFP's are for event planning and management services and Alazan Expansion development.

CLOSED/PENDING SOLICITATIONS:

There are nine solicitations that have closed and are currently being evaluated. The solicitations are deferred compensation 457(b) plan, learning management system, foundation repair and stabilization for Monterrey Park, feasibility analyses consulting services, HVAC units installation for Cottage Creek I, safety and security exterior solar led power pole mounted light systems, Beacon property management services, resident portal with mobile application, and electrical vehicle charging stations for Central Office.

SOLICITATIONS IN DEVELOPMENT:

Procurement is currently working on several solicitations for advertisement. These include: answering services for Beacon Communities; fair market rent survey; consulting services for rental market study; office cleaning services; parcel lockers; interior/exterior signage for Snowden Apartments; development initiative consulting services; President and CEO and executive leadership team compensation review services; commercial property management; management training services; urgent care, physicals, alcohol and drug testing; intrusion protection and security cameras for properties; lead hazard removal at Lincoln Heights; cabinets; irrigation services; inspection, evaluation, repair, and/or stabilization of foundations; translation services; debt collection services; and rent comparability study.

PROPOSED ACTION:

None at this time.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENT:

Procurement Activity Report
Business Categories

Procurement Activity Report as of February 5, 2024

Solicitations Currently being Advertised

Opportunity Home Department	Type	Solicitation Name	Bidders Conference	Closes
Public Affairs	RFP	Event Planning and Management Services	N/A	02/14/2024
Beacon Communities	IFB	Carpet and Flooring Replacement and Installation for Woodhill	N/A	02/23/2024
Beacon Communities	IFB	Burning Tree Balcony Repair for Nine Units	N/A	02/26/2024
Construction Services and Sustainability	RFP	Alazan Expansion Development	N/A	02/29/2024

Board Items

Date Closed

Human Resources	RFP	Temporary and Contract Personnel Services	1/5/2024	February 21, 2024 Operations and Real Estate Committee Meeting and March 6, 2024 Regular Board Meeting
Operations Support	Piggyback	Background Investigation Services	N/A	

Solicitations Under Evaluation

			Date Closed	Procurement Negotiations, Due Diligence, and Evaluation
Human Resources	RFP	Deferred Compensation 457(b) Plan	06/06/2023	
Human Resources	RFP	Learning Management System	11/14/2023	
Beacon Communities	IFB	Foundation Repair and Stabilization for Monterrey Park	12/01/2023	
Asset Management	RFP	Feasibility Analyses Consulting Services	01/12/2024	
Beacon Communities	RFP	HVAC Units Installation for Cottage Creek I	01/12/2024	
Construction Services and Sustainability	IFB	Safety & Security Exterior Solar LED Power Pole Mounted Light Systems	01/17/2024	
Beacon Communities	RFP	Beacon Property Management Services	01/22/2024	
Innovative Technology	RFP	Resident Portal with Mobile Application	01/31/2024	
Central Office	RFP	Electrical Vehicle Charging Stations for Central Office	02/02/2024	

Future Solicitations

Solicitation Name

Anticipated Month of Release

Beacon Communities	Answering Services for Beacon Communities	April 2024
	Fair Market Rent Survey	April 2024
	Consulting Services for Rental Market Study	April 2024
	Office Cleaning Services	Department Hold
DSNR	Parcel Lockers	Department Hold
	Interior/Exterior Signage for Snowden Apartments	Department Hold
	Development Initiative Consulting Services	Department Hold
Executive	President and CEO and Executive Leadership Team Compensation Review Services	February 2024
	Commercial Property Management	February 2024
Human Resources	Manager Training Services	February 2024
	Urgent Care, Physicals, Alcohol and Drug Testing	February 2024
Innovative Technology	Intrusion Protection and Security Cameras for Properties	February 2024
Public Housing	Lead Hazard Removal at Lincoln Heights	February 2024
Organization Wide	Cabinets	February 2024
	Irrigation Services	March 2024
	Inspection, Evaluation, Repair, and/or Stabilization of Foundations	March 2024
	Translation Services	March 2024
	Debt Collection Services	April 2024
	Rent Comparability Study	April 2024

Opportunity Home Department	Solicitation Name	Vendor	Amount	Date
Awards Under President and CEO Expanded Authority				
No awards during this reporting period				
Awards Under Contracting Officer Authority				
Finance and Accounting	Arbitrage Rebate Services	Arbitrage Compliance Specialists	\$50,000.00	1/22/2024
IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules))				
Innovative Technology	Audio/video equipment replacement in Central Office Boardroom	Ford Audio-Viedo Systems	\$274,797.13	01/16/2024
Innovative Technology	Network Penetration Test	World Wide Technology	\$54,150	02/02/2024



Operations Report

Fiscal Year 2023 - 2024

Q2: Oct. - Dec. 2023

Operations Report Purpose



The Operations Report details all major aspects of **operating activities** for the operations departments, including occupancy, voucher utilization, and housing conditions. In addition, the report will measure **resident engagement and supportive services** at various levels.

Departments

Reporting on the Assisted Housing Programs (AHP), Public Housing (PH), Resident Engagement (formerly CDI), and Beacon Communities.

Preparation

Reporting delivered by the Operations Support Department on a quarterly basis.

Measurements

Because Opportunity Home is an MTW agency, industry standard measurements such as SEMAP and PHAS are not utilized.

Measurements in this report are applicable to Opportunity Home's MTW activities and organizational goals.

Occupancy and Utilization

Voucher Programs

Voucher utilization has increased an average of 141 units in Q2. Positive increases in Q2 can be attributed to implementing landlord incentive payments and no longer allowing multiple voucher extensions. **From Q1 to Q2, utilization has increased 3.64%.**

*11,600 represents the total number of vouchers the organization has the capacity to support. Utilization is based on the total number of Housing Choice Vouchers the organization is obligated to serve under its MTW agreement.

Public Housing

The occupancy rate for PH remained constant in Q2 after achieving its HUD-directed goal of 96% occupancy across all PH properties by September 30. The next benchmark is to achieve 97% occupancy by Asset Management Project (AMP) by June 30. The AMP represents groupings of properties that are measured for performance and funded together through Operating Subsidy.

*As of December 2023, total unit count is at 5,835.

Beacon Communities

The Beacon occupancy rate held at 84% in Q2. Although reported occupancy is low, Beacon is focusing on its lowest rated properties to bring the overall average up. Specifically, five properties have relatively low occupancy rates compared to others in the Beacon portfolio. Low occupancy rates can be attributed to security issues, property marketing, and area competition.

*As of December 2023, total unit count is at 3,241.

As of December 31, 2023

Voucher Programs
94.58%

Public Housing
96.13%

Beacon Communities
84.82%

Housing Quality Conditions

Voucher Programs

88.88%

The percentage of passed annual Housing Quality Standards (HQS) inspections.



* An increase of 6.29% from Q1.

Public Housing

On July 1, 2023, the U.S. Department of Housing and Urban Development (HUD) published new inspection standards and scoring methodology, National Standards for the Physical Inspection of Real Estate (NSPIRE), to assess the overall condition, health, and safety of properties and units assisted or insured by HUD.

NSPIRE inspections will begin in Q3 at Public Housing Communities. Midcrown Pavilion and Villa Tranchese are scheduled for January 2024. In Q3, PH Maintenance Supervisors will be holding a comprehensive NSPIRE training for PH, Beacon, and Operations Support staff to prepare for transition from REAC to NSPIRE.

Capital Improvements

CoSA BOND Projects

Beacon Communities received BOND funds to address structural repairs and updates. Woodhill Apartments was able to replace all exterior siding, windows, and glass patio doors. At Cottage Creek I, funds will be used to replace 160-HVAC Package Systems. BOND funds from CoSA highlight community trust and investment.



Structural Repairs and Waterproofing

In Q2, Villa Tranchese is close to completing a structural repairs and waterproofing project. Structural Concrete Systems assisted in the repair. Public Housing is committed to identifying projects to ensure residents live in quality housing.

Fire Protection

In order to be proactive against potential fires at PH communities, Maintenance Supervisors are developing a Fire Protection Project at Villa Tranchese. The project will help update and replace structural deficiencies that can increase fire prevention and make residents feel safe.



Foundation Repairs

A project to repair major foundation issues at Beacon Communities is underway at Monterrey Park and Pecan Hill Apartments. Buildings 9 and 10 at Monterrey Park are receiving significant foundation repairs. In addition, Pecan Hill is undergoing foundation repair and an upgrade to the elevator system. Beacon is committed to having residents live in quality housing.

Resident Programs and Supportive Services

Family Self-Sufficiency (FSS)

Enrollment in the FSS Program **increased by 7%** from September to December 2023 due to successful staffing initiatives of Resident Service Coordinators. With more Coordinators able to assist residents, the FSS Team increased the use of forfeited FSS funds for direct resident services, employment, or educational needs.

Resident Opportunities and Self Sufficiency (ROSS)

ROSS enrollment **increased by 10%** from September to December 2023. ROSS has continued its Q1 plan of targeted outreach and recruitment. Resident engagement campaigns included newsletters, phone calls, and door knocking. Resident interest increased through promotion of several professional development events, including workshops and training.

Jobs Plus

The Jobs Plus program **increased enrollment by 17%** from September to December 2023 due to resident engagement and enhanced diversity in services offered. To spark interest, Coordinators conducted community resource fairs and educational/employment opportunities. Raffles, prizes, and light refreshments were provided to encourage resident participation.

New Partners

The Center for Healthcare Services at Victoria Plaza, PH partnership supporting VP residents in receiving mental health care and supportive services on site.

MindShift ED, empowers the community with knowledge and tools they need to demand a high quality education and advocate for better schools.

R3 Student Outreach, provides opportunities and resources for youth and youth adults to excel in their personal development and academic pursuits.

Average number of program participants

Family Self-Sufficiency Program
956

Resident Opportunities and Self-Sufficiency
366

Jobs Plus Program
103

Community Engagement

Opportunity Home Engages in Dialogue

AHP conducted the final Landlord Work Group meeting of the year in November 2023. Throughout last year, AHP staff and landlords met quarterly to review and discuss important program updates and answer questions. Topics included HQS Inspections, HOTMA, Owner Incentives, and Requests for Tenancy Approval. AHP is excited to continue the Landlord Workgroup in 2024.

Opportunity Home Connects the Community

In Q2, the Resident Engagement Team continued efforts to organize quarterly events for residents and their families. On November 16, over 120 residents attended Family Night at the DoSeum. This event allowed parents and children to experience a family friendly environment focused on learning and fun. In December, residents were invited to movie afternoons at several PH communities including Alazan, Springview, and Mirasol.

Opportunity Home and Stakeholders Work Together

The Resident Engagement Team coordinated a Resident Holiday Gift Distribution in December 2023 in collaboration with community partners: Elf Louise, Blue Santa, and Angel Tree.

Opportunity Home staff members volunteered to wrap and distribute gifts onsite to children at several PH communities.



Family Night at the DoSeum
Nov 2023



Holiday Gift Distribution
Dec 2023

Waitlist Overview

111,285

The total number of applicants on the Housing Choice Voucher (HCV) Program, Project-Based Voucher (PBV) Program, Moderate Rehabilitation (Mod-Rehab) Program, and Public Housing waitlists as of December 30, 2023.

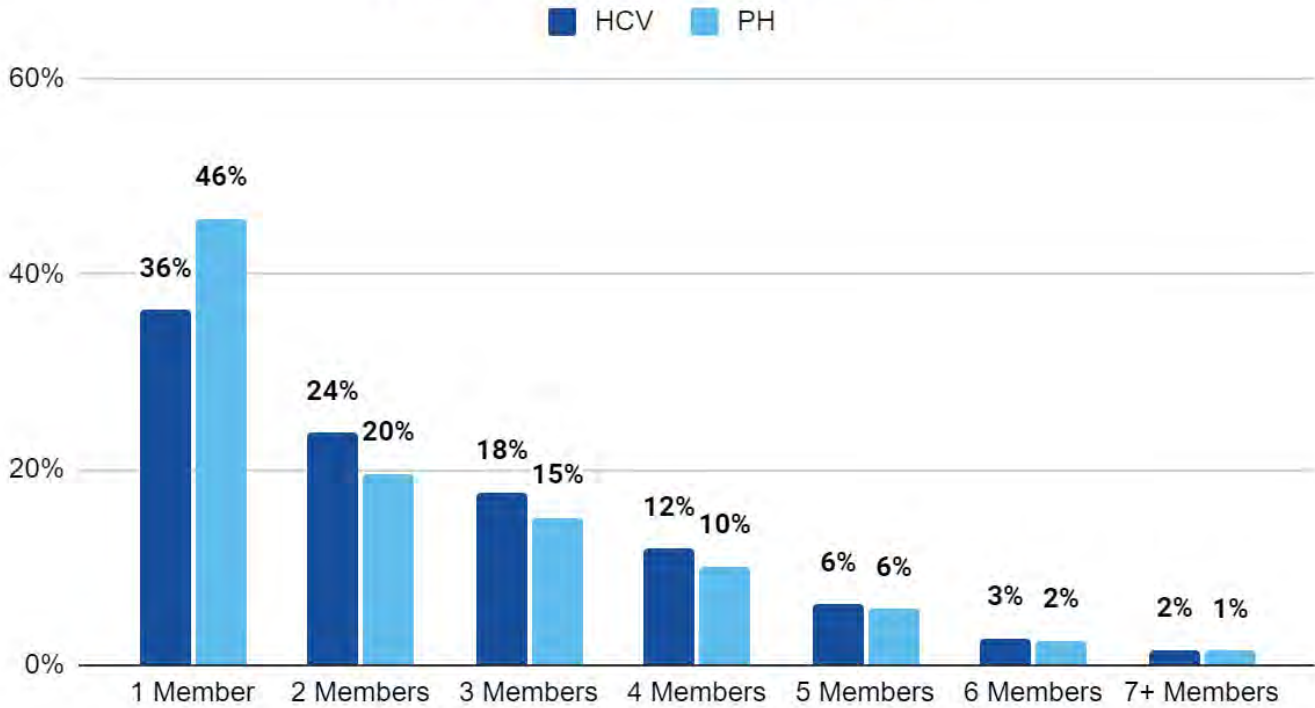
HCV	Public Housing	PBV	Mod-Rehab
17,078	67,510	38,903	49,880

While the top number represents the **total number of applicants across all waitlists**, the breakdown by program represents the **total number of applications**. Applicants are available to apply to any open waitlist and may have multiple active applications.

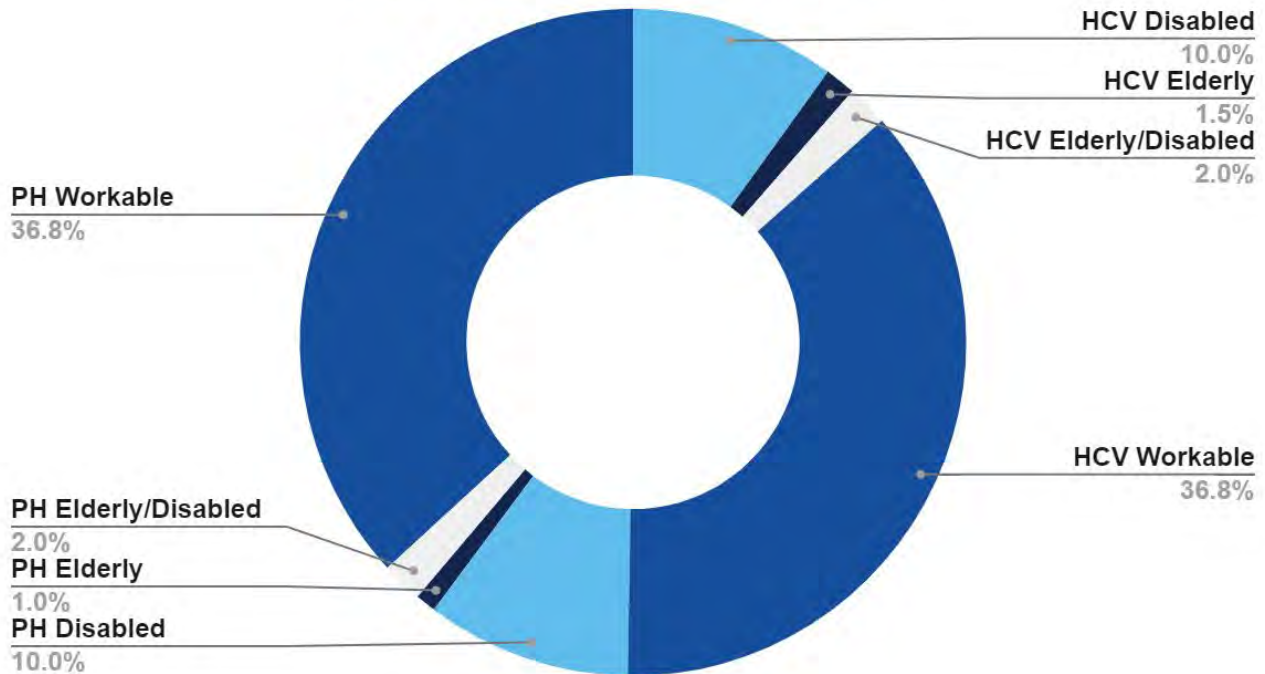
From Q1 to Q2, the total applicant number made a significant jump from 97,465 to 111,285. This was due to the **reopening of the HCV Program waitlist in November 2023**. Before the HCV waitlist was closed again, 15,000 applicants were randomly selected to be placed on the program waitlist. In addition, the MOD-Rehab and PBV waitlist are closed. The three general PH waitlist remain open for applicants to apply. In Q3, the Unified Applications Team (UAC) will continue to work through eligibility appointments to help applicants through the process.

Waitlist Breakdown

Applicants by Family Size



Applicants by Family Type



Client Services

The Client Services Team manages inquiries from PH residents, AHP residents, landlords, and applicants to both programs. Inquiries are received through calls to Opportunity Home’s main phone line (477-6000), Central Office lobby and **help@homesa.org**.

43,634

Total Number of
Calls

3,440

Total Number of
Emails

10,777

Total Number of
Lobby Visits

TOP INQUIRIES

Lobby Visits

General Questions, RAD-10 Submissions, Application Status

Phone Calls

Waitlist Status, Recertification Status, RTA status

FUTURE IMPROVEMENTS

In Q2, AHP and Operations Support began developing customer service models for each department as a guide for delivering exceptional service to residents. As reported during the October 2023 Board of Commissioners meeting, Operations Support is collaborating with IT and phone system vendor, Ring Central, to upgrade services in order to more efficiently address top inquires.

Data Sources

Occupancy and Utilization

- Elite Unit Monthly Lease Report
- PIC Unit Occupancy Report
 - The total unit count for PH includes occupied units and HUD-approved offline units. The unit count does not include non-dwelling agency units.
- Beacon Scorecard
 - Note that Midcrown Apartments was not included in this data report, but is expected to be added to the Beacon portfolio March 2024.

Housing Quality Conditions

- The percentage of passed annual inspections includes initial inspections and re-inspections that resulted in a pass status.

Resident Programs and Supportive Services

- FSS Active Enrollment Elite Report
- Enrollment Apricot Report

New Supply

- Update was not provided due to no new units or new developments to report.

Waitlist

- Database SQL Table — Waitlist

Client Services

- RingCentral Reports
- Nemo-Q/GALA Reports

Project Name	District	Developer	Deal Type	Financing	Est Closing Date	TotalDevCost	Developer Fees	Tax Credit Equity	Tax Abatement	# Units	PH/PBV	20%	Income Mix																
													30%	40%	50%	60%	70%	80%	Market										
Financing Closed (under Construction)																													
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	0	169											
Bristol at Somerset	D4	Louis Poppon 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	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	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	D9	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														
Vista at Reed	D6	Atlantic Pacific Comm.	Tax Credit	9% Tax Credits	Closed	\$22,000,428	\$2,420,130	\$17,998,200	\$466,409	70	2		5	19	44														
Alazan Expansion	D5	Self Development	Self Development	MTW/CoSA Bonds	Closed	\$28,116,444	\$1,000,000	N/A	N/A	88	88		88																
Total						\$519,473,254	\$36,459,745	\$138,098,118	\$10,416,764	2257	142	2	238	51	247	814	179	248	478										
Board Has Approved																													
Board Provided Final Approval																													
											0						0	0	0										
Total						\$0	\$0	\$0	\$0	0	0		0	0	0	0	0	0	0										
Board Approved Bond Inducement																													
Springview*	D2	TBD	TBD	TBD	Pending	TBD	TBD	TBD	TBD	TBD	0		0	0	0	0	0	0	0										
Fields at Somerset	D4	Cohen Esrey	Tax Credit	4% Tax Credits & Bonds	Pending	\$92,679,102	TBD	TBD	TBD	350	0				350														
Victoria Commons - North Pond*	D1	Catellus	Tax Credit	4% Tax Credits & Bonds	Pending	\$41,550,846	TBD	TBD	TBD	110			12	0	98	0	0	0											
Augustine @ Palo Alto Phase 1	D4	Louis Poppon Development Consulting	Tax Credit	4% Tax Credits & Bonds	Pending	\$81,179,517	\$2,380,305	TBD	TBD	348			52		174	122													
Augustine @ Palo Alto Phase 2	D4	Louis Poppon Development Consulting	Tax Credit	4% Tax Credits & Bonds	Pending	\$84,260,546	\$2,546,753	TBD	TBD	372			56		186	130													
Ingram Square (Issue of bonds only)	D7	Texas Housing Foundation	Tax Credit	4% Tax Credits & Bonds	Pending	\$25,000,000	N/A	N/A	N/A	120					60	60													
Total						\$324,670,011	\$4,927,058	\$0	\$0	1300	0	0	120	0	60	868	252	0	0										
Board Approved the Developer																													
Victoria Commons - South Pond*	D1	Catellus	TBD	TBD	Pending	TBD	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	TBD										
Total						\$0	\$0	\$0	\$0	0	0	0	0	0	0	0	0	0	0										
Pending Board Consideration																													
Alazan Courts*	D5	TBD	Self Development	TBD	Pending Board Consideration	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0										
Total						\$0	\$0	\$0	\$0	0	0	0	0	0	0	0	0	0	0										
Grand Total						\$844,143,265	\$41,386,803	\$138,098,118	\$10,416,764	3,557	142	2	358	51	307	1,682	431	248	478										

Last Revised: 2-9-2024, JWB

*Opportunity Home owned land

^ Historical Tax Credits

Total development cost = acquisition price plus rehab soft and hard costs