



REGULAR BOARD MEETING
MARCH 6, 2024

BOARD OF COMMISSIONERSGabriel Lopez
ChairGilbert Casillas
Vice ChairDalia Contreras
CommissionerEstrellita Garcia-Diaz
CommissionerJanet Garcia
CommissionerLeilah Powell
CommissionerVincent Robinson
Commissioner**PRESIDENT & CEO**

Ed Hinojosa, Jr.

REGULAR BOARD MEETING**1:00 p.m. | Wednesday | March 6, 2024**

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

MEETING CALLED TO ORDER

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

CITIZENS TO BE HEARD

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

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

MINUTES

3. Minutes
 - Approval of the January 31, 2024 Regular Board meeting minutes
 - Approval of the February 21, 2024 Finance Committee meeting minutes
 - Approval of the February 21, 2024 Operations and Real Estate Committee meeting minutes

CONSENT ITEMS

4. Consideration and approval 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)

5. Consideration and approval 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)
6. Consideration and approval 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)
7. Consideration and approval 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)

INDIVIDUAL ITEM

8. Consideration and approval regarding Resolution 6510, authorizing (i) the formation of SAHFC Potranco Lender LLC; (ii) a capital contribution from San Antonio Housing Facility Corporation to Potranco Lender LLC for purposes of making a loan to Potranco Holdco LLC for the Potranco Crossing Apartments; and (iii) other matters in connection therewith (Susan Ramos-Sossaman, Interim Director of Development Services and Neighborhood Revitalization)

DISCUSSION ITEMS

9. Update and discussion regarding real estate and development within strategic plan context (Richard Milk, Planning Officer; Brandee Perez, Chief Real Estate and Development Officer)

10. President's Report

- Community Connections Magazine
- Villa Tranchese Improvements
- Cowboy Breakfast
- Celebrating Black History Month
- Resident Council MTW Consultation
- San Antonio Business Journal People on the Move
- Landlord Workgroup
- Cupid's Chase 5K San Antonio
- St. Philip's ACT Symposium
- Alazan Expansion Environmental Review Section 106 Meeting
- HUD Deputy Secretary Visits San Antonio
- Inspections Training
- Point-in-Time (PIT) Count
- HUD Offers Kudos to Operations
- NAHRO Awards of Excellence
- Director Participates in DreamHour Speaker Series

CLOSED SESSION

11. Closed Session

Personnel/Consultation with Attorney

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee and

obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Consideration of employee grievance and consultation with attorney
- Discussion and consultation with attorney regarding President and CEO's Performance Goals and Appraisal for 2023-2024 and Contract

Consultation with Attorney

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

- Discussion and consultation with attorney regarding the governance of partnerships with the City of San Antonio and MOUs (Memorandum of Understanding)

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 real estate and development within strategic plan context

12. Adjournment

Posted on: 3/1/2024 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.

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

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



MINUTES OF OPPORTUNITY HOME SAN ANTONIO REGULAR BOARD MEETING

Meeting Called to Order

I. Call to Order

Chair Lopez called the Regular Board Meeting of Opportunity Home San Antonio to order at 1:04 PM CST on January 31, 2023. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

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

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.;

John Tiemann, Strategic Initiatives Manager, VIA Metropolitan Transit.

Nancy Rodriguez, Interpreter, BCC Languages LLC.

Board Members Absent:

Vincent Robinson.

Quorum:

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

Citizens to be Heard

II. Citizens to be Heard

Citizens wishing to speak on any issues, including ones not related to items posted on the agenda, were given three minutes to speak. There were no (0) citizens who signed up to speak. No (0) citizens spoke and no (0) citizens ceded their time.

Presentation

III. Presentation

Presentation regarding the proposed new rapid bus corridor referred to as the Silver Line (John Tiemann, Strategic Initiatives Manager, VIA Metropolitan Transit)

Minutes

IV. Minutes

Vice Chair Casillas moved to approve the December 6, 2023, Regular Board meeting minutes and January 24, 2024, Operations and Real Estate Committee Meeting



minutes. Commissioner Powell seconded the motion. The motion carried with six (6) in favor and none against by a voice vote.

Consent Item

V. Resolution 6500

Consideration and approval regarding Resolution 6500, authorizing the award of a contract for Victoria Plaza Roof Replacement to Garland/DBS, Inc. through Omnia Partners, Public Sector for an amount not to exceed \$4,455,642 (Muriel Rhoder, Chief Administrative Officer; Hector Martinez, Director of Construction Services and Sustainability)

Main Motion Regarding Resolution 6500

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

Discussion Item

The following item was discussed with the Board:

VI. President's Report

- ESTAR Tour of Atlanta
- Energy Efficiency and Conservation Block Grant
- Housing in San Antonio
- DreamWeek 2024: Exploring Compassion Through the Lived Experiences of Public Housing Residents
- Snowden Project Grant Award
- Family Self-Sufficiency (FSS) Program Receives \$1.16 Million Grant
- Families Score Holiday Celebrity Visit
- Resident Holiday Events
- 2023 TPS Safety Grant Program Award
- Grant Secured to Support Digital Inclusion
- The Greater San Antonio Chamber SA to DC Trip
- Families Participate in Night at The DoSeum

Attorney Doug Poneck read the Board into Closed Session.

Chair Lopez recessed the Regular Board meeting and entered into Closed Session at 1:38 PM CST.

VII. Closed Session

Personnel/Consultation with Attorney

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee and obtain legal advice regarding legal issues pursuant to



Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Discussion and consultation with attorney regarding President and CEO’s Performance Goals and Appraisal for 2023-2024 and Contract

The Board returned from Closed Session and Chair Lopez called the meeting to order at 2:40 PM

VIII. Adjournment

Main Motion Regarding Adjournment

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

The meeting adjourned at 2:40 PM CST.

ATTEST:

Gabriel Lopez
Chair, Board of Commissioners

Date

Ed Hinojosa, Jr.
President and CEO

Date



MINUTES OF OPPORTUNITY HOME SAN ANTONIO FINANCE COMMITTEE OR SPECIAL BOARD MEETING

Meeting Called to Order

I. Call to Order:

Committee Chair Dalia Contreras called the Finance Committee Meeting of Opportunity Home San Antonio to order at 1:03 PM CST on February 21, 2024. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

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

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Diana Kollodziej Fiedler, Chief Financial Officer; Aaron Sladek, Assistant Director of Finance and Accounting; and, Allison Schlegel, Director of Internal Audit.

Board Members Absent:

None.

Quorum:

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

Citizens to be Heard

II. Citizens to be Heard

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

Individual Items

III. Resolution 6503

Consideration and appropriate action regarding Resolution 6503, certifying that Opportunity Home's Investment Policy and investment strategies have been reviewed in accordance with the requirements set forth in Section 2256.005 (E) of the Texas Public Funds Investment Act (Diana Kollodziej Fiedler, Chief Financial Officer; Aaron Sladek, Assistant Director of Finance and Accounting)

Main Motion Regarding Resolution 6503



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

Discussion Items

- IV.** Update and discussion regarding the Quarterly Financial Report (Diana Kollodziej Fiedler, Chief Financial Officer; Aaron Sladek, Assistant Director of Finance and Accounting)
- V.** Update and discussion regarding the Quarterly Internal Audit Report (Allison Schlegel, Director of Internal Audit)
- VI. Adjournment**

The meeting adjourned at 1:42 PM CST.

ATTEST:

Gabriel Lopez
Chair, Board of Commissioners

Date

Ed Hinojosa, Jr.
President and CEO

Date



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

I. Call to Order:

Committee Chair Casillas called the Operations and Real Estate Committee Meeting of Opportunity Home San Antonio to order at 1:43 PM CST on February 21, 2024. The meeting was held at the Opportunity Home San Antonio Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Board Members Present:

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

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.;

Board Members Absent:

None.

Quorum:

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

II. Citizens to be Heard

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

Individual Items

III. Resolution 6504

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)

Main Motion Regarding Resolution 6504

Moved by Commissioner Conteras. Seconded by Commissioner Powell. The motion was carried with six (6) in favor and none against by a voice vote. (Absent: Garcia)



IV. Resolution 6506

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)

Main Motion Regarding Resolution 6506

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

Commissioner Garcia entered the meeting at 1:52 PM CST.

V. Resolution 6505

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)

Main Motion Regarding Resolution 6505

With no objections, the Board tabled item 5 to be picked up following Closed Session at the request of Opportunity Home staff.

VI. Resolution 6507

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)

Main Motion Regarding Resolution 6507

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

Discussion Items

The following items were discussed with the Board:

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



Attorney Doug Poneck read the Board into Closed Session.

Committee Chair Casillas recessed the Operations and Real Estate Committee meeting and entered into Closed Session at 2:06 PM CST.

VIII. 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

The Board returned and called the Operations and Real Estate Committee meeting to order at 3:23 PM CST.

The Board picked up Item 6: Resolution 6505 from the table for consideration and appropriate action.

V. Resolution 6505

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)

Main Motion Regarding Resolution 6505

Moved by Chair Lopez. Seconded by Commissioner Garcia-Diaz. The motion was carried with seven (7) in favor and none against by a voice vote.

REPORTS

- Procurement Activity Report
- Operations Report

RESOURCE

- Schedule of Units Under Development

IX. Adjournment

The meeting adjourned at 3:24 PM CST.



ATTEST:

Gabriel Lopez
Chair, Board of Commissioners

Date

Ed Hinojosa, Jr.
President and CEO

Date

**BOARD OF COMMISSIONERS
Regular Board 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

DocuSigned by:
Ed Hinojosa Jr
D7D46F73613E4EA
Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
George Ayala
23FA86FCE5954A7
George Ayala
Director of Procurement

DocuSigned by:
Aiyana Longoria
8F92370CA9E6439
Aiyana Longoria
Director of Human Resources

REQUESTED ACTION:

Consideration and approval 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

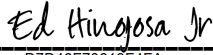
Financial Impact

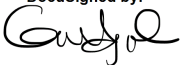
The current award recommendation for Temporary and Contract Personnel Services is not expected to exceed an annual cumulative amount of **\$2,000,000.**


Award includes Temporary and Contract Personnel Services

**BOARD OF COMMISSIONERS
Regular Board 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

DocuSigned by:

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

DocuSigned by:

23FA86FCE5954A7...
George Ayala
Director of Procurement

DocuSigned by:

DB6C12B20B8F432...
Kristen Carreon
Director of Operations
Support

REQUESTED ACTION:

Consideration and approval 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
Regular Board 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
D7D46F73613F4FA...
Ed Hinojosa, Jr.
President and CEO

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

REQUESTED ACTION:

Consideration and approval 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.

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 24FIN-03-06
- 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 (Issuer), 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 24FIN-03-06**

The undersigned officer of the San Antonio Housing Finance Corporation (Issuer) hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (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 24FIN-03-06, 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 the Issuer.

SIGNED this 6th day of March 2024.

Ed Hinojosa, Jr.
Secretary/Treasurer

**San Antonio Housing Finance Corporation
Resolution 24FIN-03-06**

RESOLUTION 24FIN-03-06, 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 (Issuer), 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 the Issuer (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 Issuer 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 the Issuer.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of San Antonio Housing Finance 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 Finance 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 (Issuer), 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.

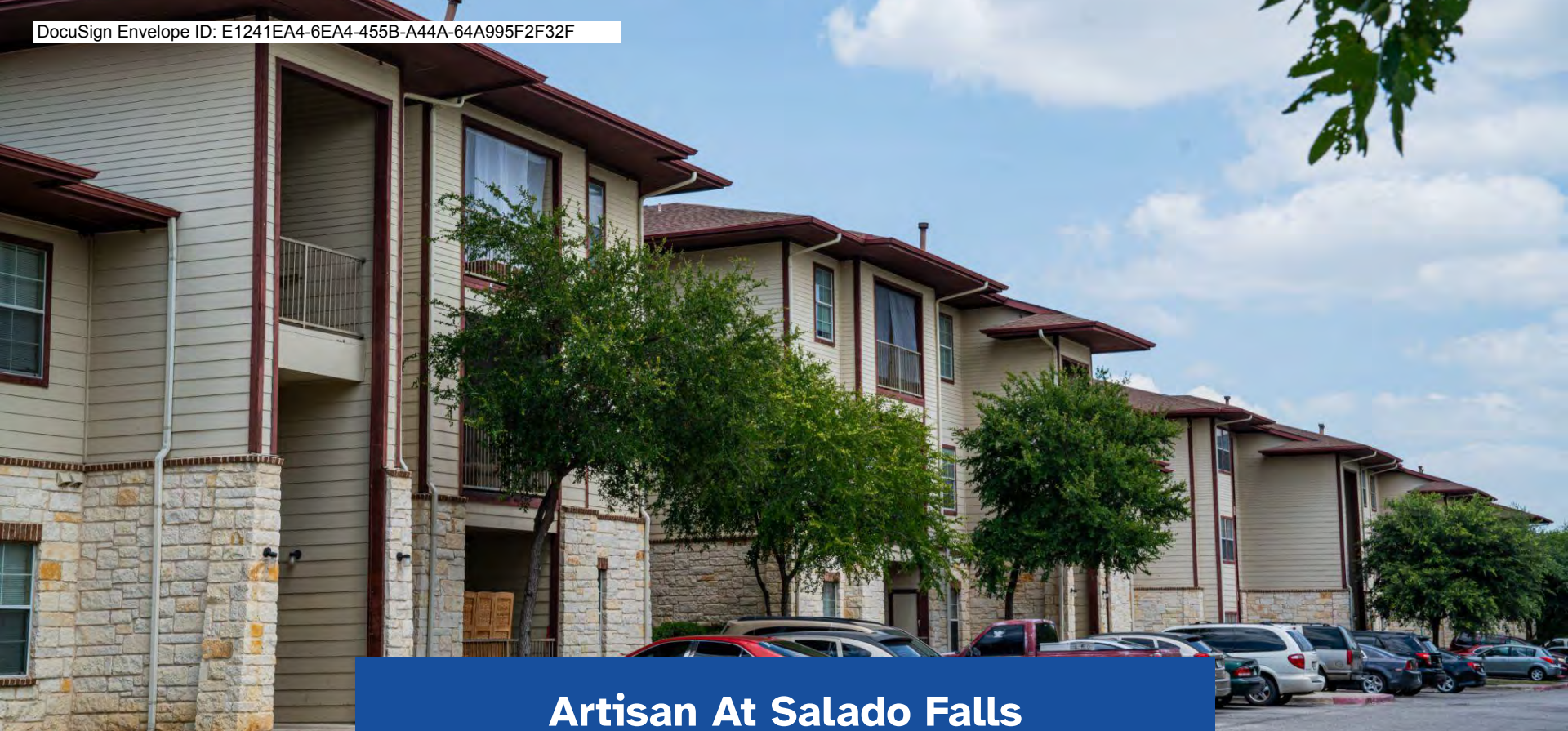
Gabriel Lopez
Chair, Board of Directors

Attested and approved as to form:

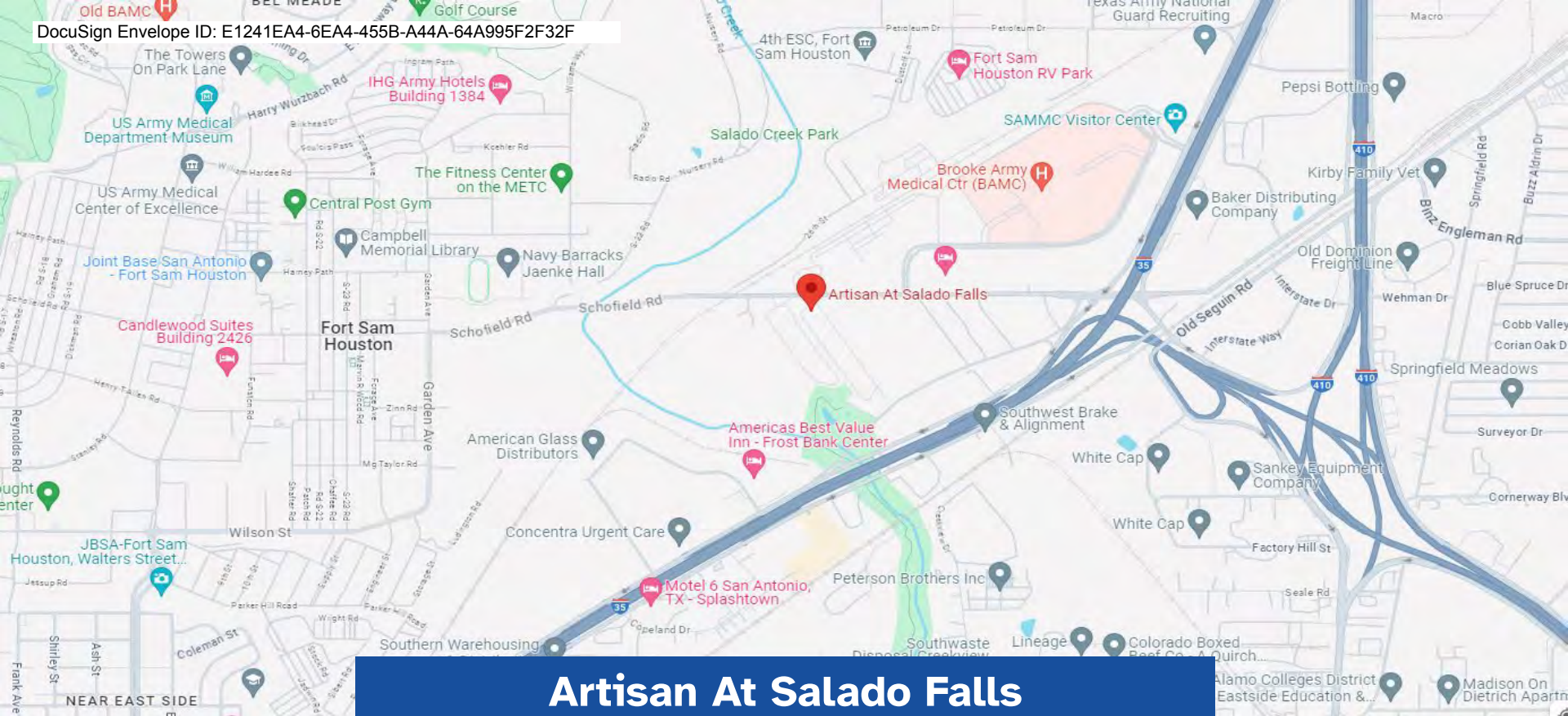
Ed Hinojosa, Jr.
Secretary/Treasurer

Artisan At Salado Falls

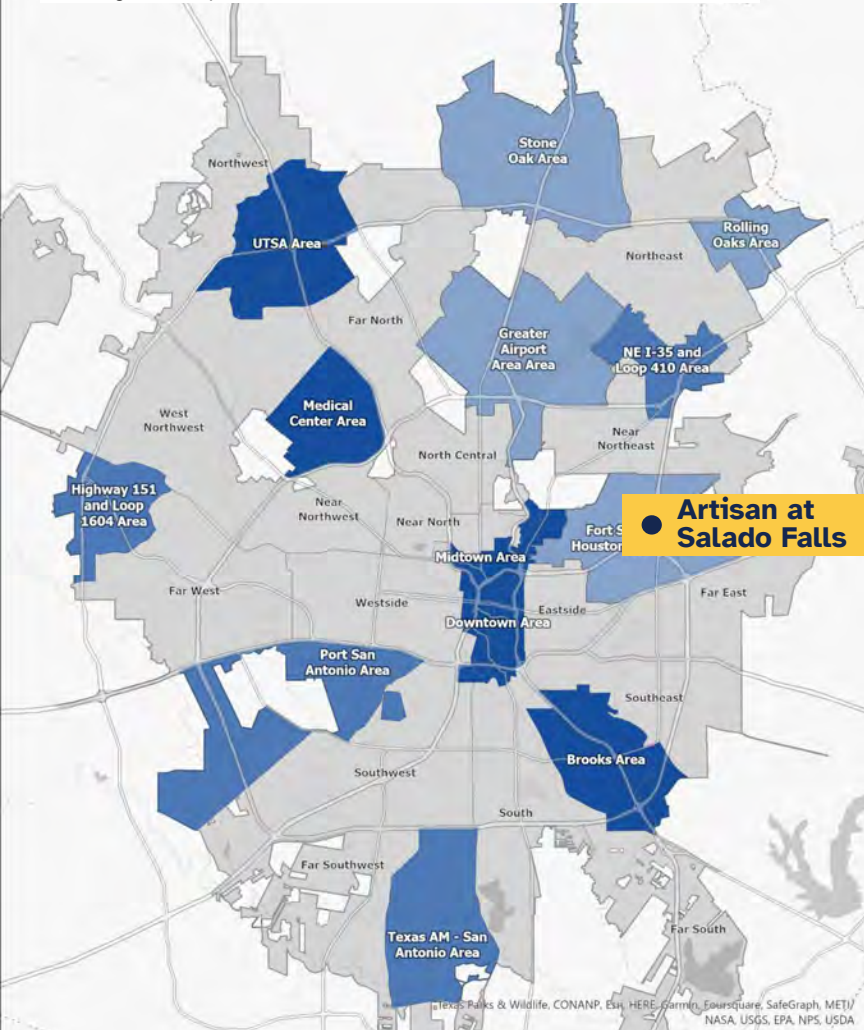
Miranda Castro | Director of Asset Management



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
Regular Board 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
D7D46E73613E4EA
Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Susan Ramos-Sossaman
E8034B3E374B4DE
Susan Ramos-Sossaman
Interim Director of Development Services
and Neighborhood Revitalization

REQUESTED ACTION:

Consideration and approval 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

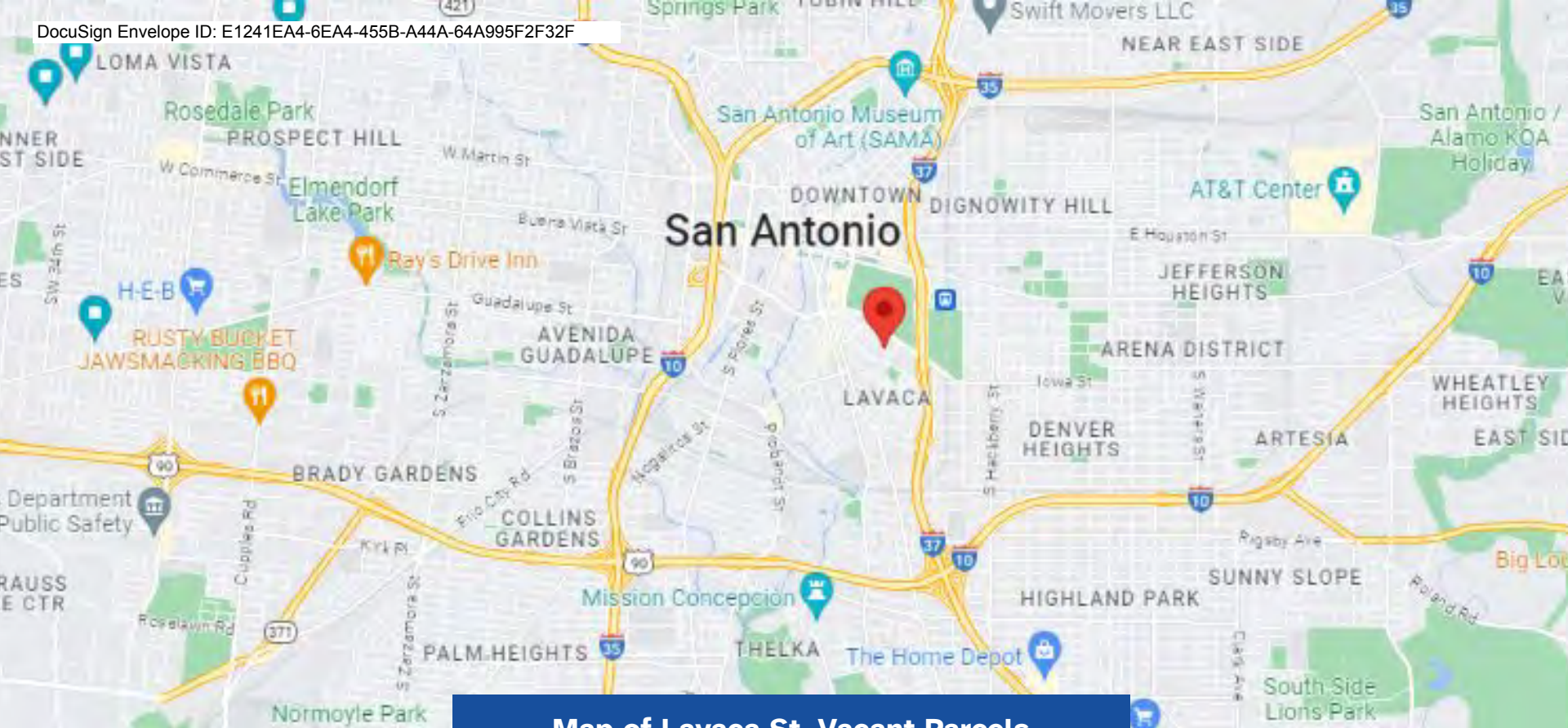
Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

Lavaca St. Vacant Parcels

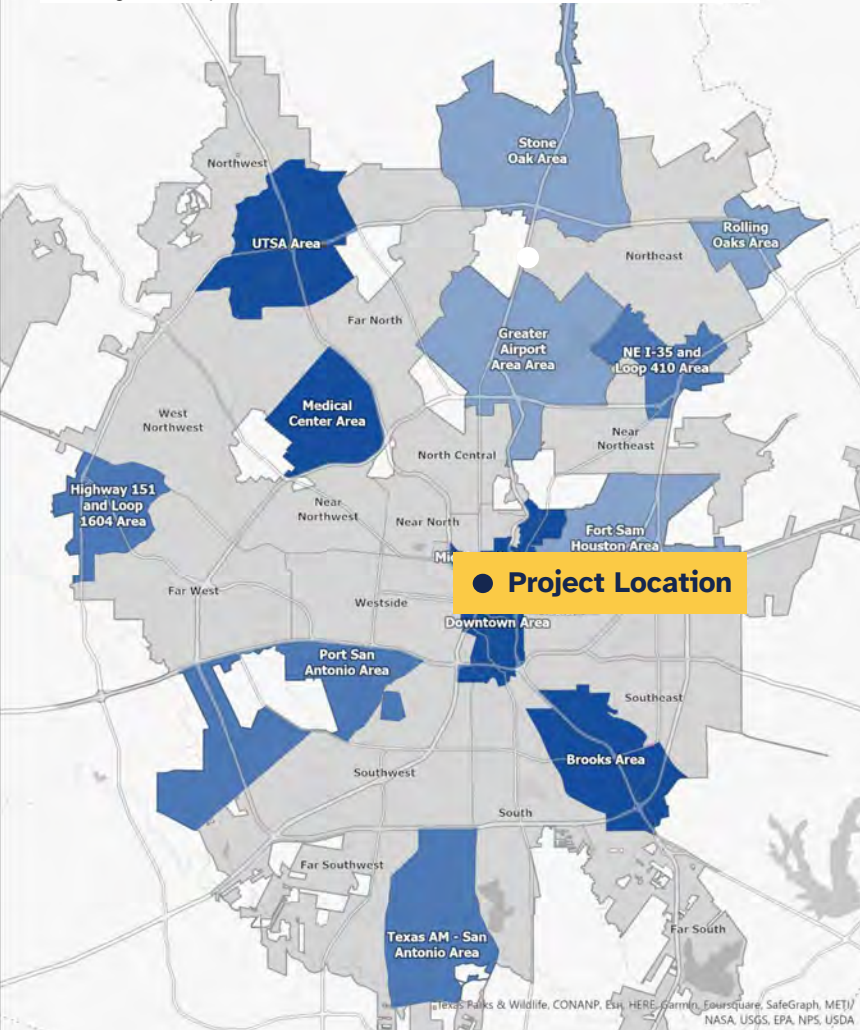
Susan Ramos-Sossaman

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?

**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6510, AUTHORIZING (I) THE FORMATION OF SAHFC POTRANCO LENDER LLC; (II) A CAPITAL CONTRIBUTION FROM SAN ANTONIO HOUSING FACILITY CORPORATION TO POTRANCO LENDER LLC FOR THE PURPOSES OF MAKING A LOAN TO POTRANCO HOLDCO LLC FOR THE POTRANCO CROSSING APARTMENTS; AND (III) OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:
Ed Hinojosa Jr
D7D46F73813F4FA...
Ed Hinojosa, Jr.
President and CE

DocuSigned by:
Brandee R. Perez
B80757B8288642A...
Brandee Perez
Chief Real Estate and
Development Officer

DocuSigned by:
Susan Ramos-Sossaman
F8934B3F374E4DF...
Susan Ramos-Sossaman
Interim Director of DSNR

REQUESTED ACTION:

Consideration and approval regarding Resolution 6510, authorizing (i) the formation of SAHFC Potranco Lender LLC; (ii) a capital contribution from San Antonio Housing Facility Corporation to Potranco Lender LLC for purposes of making a loan to Potranco Holdco LLC for the Potranco Crossing Apartments; and (iii) other matters in connection therewith.

SUMMARY:

The Potranco Crossing Apartments Project received final approval from San Antonio Housing Facility Corporation (“SAHFC”), as lessor of the Project and a member of the lessee of the Project, Potranco Holdco LLC (the “Owner”), on December 3, 2020. The Project is under construction and will consist of 360 family units, which are a mixture of affordable and market-rate units. The project is located at 202 West Loop 1604 South, San Antonio, Texas.

The Project has incurred cost overruns and increased interest expenses and has requested additional funds be loaned in order to complete construction and begin operation, offering to pay an interest rate of approximately 18% on any funds loaned. Staff has evaluated the economic viability of the Project and of the loans and has determined that it is in Opportunity Home’s and SAHFC’s best interest to form a new limited liability company to become a new member in the Project and make the loan to the Project. The Owner will use the funds to complete construction. The loan will be subordinate to the first-lien debt on the Project, but will be payable as a subordinate debt of the Borrower pursuant to the Limited Liability Agreement for the Owner.

STRATEGIC OUTCOMES:

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

ATTACHMENTS:

Resolution 6510
Resolution 24FAC-03-06

OPPORTUNITY HOME SAN ANTONIO

March 6, 2024

Slides

**Opportunity Home San Antonio
Resolution 6510**

RESOLUTION 6510, AUTHORIZING (I) THE FORMATION OF SAHFC POTRANCO LENDER LLC; (II) A CAPITAL CONTRIBUTION FROM SAN ANTONIO HOUSING FINANCE CORPORATION TO POTRANCO LENDER LLC FOR THE PURPOSES OF MAKING A LOAN TO POTRANCO HOLDCO LLC FOR THE POTRANCO CROSSING APARTMENTS; AND (III) OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, on December 3, 2020, the Housing Authority of the City of San Antonio, Texas (“Opportunity Home San Antonio”), authorized San Antonio Housing Facility Corporation, a Texas nonprofit public facility corporation (“SAHFC”) to authorize (i) participation in the acquisition, construction, and equipping of a 360-unit multifamily apartment facility known as the Potranco Commons Apartments located at 202 West Loop 1604 South, San Antonio, Texas (the “Project”), as the sole member of SAHFC Potranco LLC (the “Member LLC”), a wholly owned subsidiary of SAHFC and (ii) the purchase and lease of the land for the Project; and

WHEREAS, on December 9, 2021, the Member LLC entered into a Limited Liability Company Agreement for Potranco Holdco LLC, a Delaware limited liability company (the “Borrower”); and

WHEREAS, the Project has incurred cost overruns and increased interest expenses and the Borrower is in need of additional capital to proceed with completion of the Project; and

WHEREAS, the Borrower has requested members to make one or more loans to allow it to complete the Project; and

WHEREAS, the interest rate of the loans is proposed to be approximately 18% (the “Interest Rate”); and

WHEREAS, SAHFC desires to participate in the making of such a loan to the Borrower at the Interest Rate; and

WHEREAS, SAHFC desires to form SAHFC Potranco Lender LLC, a single-member limited liability company (“Lender LLC”), to which SAHFC will contribute an amount not to exceed \$1,250,000 (the “Contribution”) for the purposes of Lender LLC making a loan in the same amount to the Borrower at the Interest Rate (the “Loan”); and

WHEREAS, the Board of Commissioners of Opportunity Home (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 form Lender LLC, make the Contribution and authorize the Loan so that the Project will be completed to provide affordable and workforce housing to residents; 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.

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

- 1) The formation of Lender LLC, and the making of the Contribution and the Loan 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 formation of Lender LLC, and the making of the Contribution and 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 6th day of March 2024.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO

**San Antonio Housing Facility Corporation
Resolution 24FAC-03-06**

RESOLUTION 24FAC-03-06, AUTHORIZING (I) THE FORMATION OF SAHFC POTRANCO LENDER LLC; (II) A CAPITAL CONTRIBUTION FROM SAN ANTONIO HOUSING FACILITY CORPORATION TO POTRANCO LENDER LLC FOR THE PURPOSES OF MAKING A LOAN TO POTRANCO HOLDCO LLC FOR THE POTRANCO CROSSING APARTMENTS; AND (III) OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, on December 3, 2020, San Antonio Housing Facility Corporation (“SAHFC”), authorized (i) participation in the acquisition, construction, and equipping of a 360-unit multifamily apartment facility known as the Potranco Commons Apartments located at 202 West Loop 1604 South, San Antonio, Texas (the “Project”), as the sole member of SAHFC Potranco LLC (the “Member LLC”), a wholly owned subsidiary of SAHFC and (ii) the purchase and lease of the land for the Project; and

WHEREAS, on December 9, 2021, the Member LLC entered into a Limited Liability Company Agreement for Potranco Holdco LLC, a Delaware limited liability company (the “Borrower”); and

WHEREAS, the Project has incurred cost overruns and increased interest expenses and the Borrower is in need of additional capital to proceed with completion of the Project; and

WHEREAS, the Borrower has requested members to make one or more loans to allow it to complete the Project; and

WHEREAS, the interest rate of the loans is proposed to be approximately 18% (the “Interest Rate”); and

WHEREAS, SAHFC desires to participate in the making of such a loan to the Borrower at the Interest Rate; and

WHEREAS, SAHFC desires to form SAHFC Potranco Lender LLC, a single-member limited liability company (“Lender LLC”), to which SAHFC will contribute an amount not to exceed \$1,250,000 (the “Contribution”) for the purposes of Lender LLC making a loan in the same amount to the Borrower at the Interest Rate (the “Loan”); 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 forming Lender LLC, making the Contribution and the Loan so that the Project will be completed to provide affordable and workforce housing to residents; 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 that:

- 1) The formation of Lender LLC, and the making of the Contribution and the Loan are hereby authorized and approved.
- 2) The 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 formation of Lender LLC, and the making of the Contribution and 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 6th day of March 2024.

Gabriel Lopez

Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.

Secretary/Treasurer

Potranco Commons

Brandee Perez

Chief Real Estate and
Development Officer



Susan Ramos-Sossaman

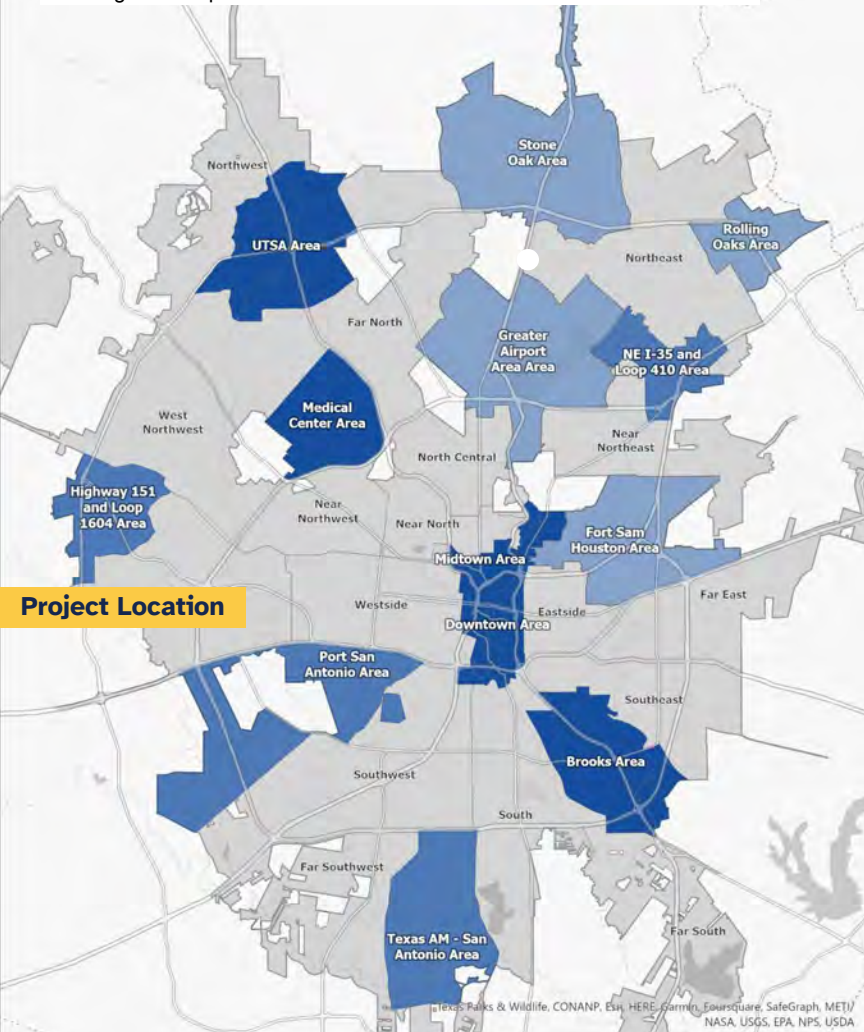
Interim Director of Development Services
and Neighborhood Revitalization



● Potranco Commons

Potranco Commons Apartments
202 West Loop 1604 South

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

Development Data



City Council District 4

Northside ISD

Total Units: **360**

36 Units at 60% AMI

144 Units at 80% AMI

180 Units at Market Rate

PFC Deal

Questions?



President's Report | February 2024



Community Connections Magazine

The organization launched the first edition of its new magazine, Community Connections. This platform shares the latest news, resident success stories, and highlights with employees, residents, elected officials, and community partners.



Villa Tranchese Improvements

A capital improvement project was completed at Villa Tranchese involving emergency balcony concrete repairs, coating and sealing of the structure, lighting replacements, balcony air conditioner drip pan installations, and a brand new portico entrance canopy.





Cowboy Breakfast

Employees two-stepped their way to the Atrium and enjoyed a cowboy-style breakfast during the second annual Cowboy Breakfast. The San Antonio-beloved tradition celebrates the San Antonio Stock Show & Rodeo.

Celebrating Black History Month

A special edition of Thursday Talks was hosted in honor of Black History Month. Employees shared poems, motivational quotes, and their thoughts on prominent African-American figures who inspire them.





Resident Council MTW Consultation

Resident council members gathered at Sun Park Apartments on February 6 for a conversation on organizational goals, policies, and updates on developments and improvement projects.



San Antonio Business Journal People on the Move

Commissioner Vincent Robinson was recently featured under People on the Move with the San Antonio Business Journal. Robinson serves as the Pastor of Harpers Chapel





Ministries, is deeply committed to community engagement and serves on the Advisory Board for the Chamberlain University School of Nursing.

Landlord Workgroup

A quarterly virtual workgroup with Landlords was held on February 7. The workgroup featured program updates and representatives who lease to Housing Choice Voucher (HCV) participants answered questions.

Cupid’s Chase 5K San Antonio

The organization sponsored the annual Cupid’s Chase 5K, which supports the lives of people with disabilities. The event was hosted by Community Options, Inc. at O.P. Schnabel Park.



St. Philip’s ACT Symposium

Opportunity Home presented at the ACT Symposium at St. Philip's Southwest Campus. Representatives shared information on available vacancies, employee benefits, and the organization’s vision, mission, and values.

Alazan Expansion Environmental Review Section 106 Meeting

Residents, surrounding neighbors, and stakeholders participated in a discussion with Terracon on January 30 at Alazan-Apache Courts. They provided feedback on environmental and historical processes that are critical to the future of the community and property.





HUD Deputy Secretary Visits San Antonio

U.S. Department of Housing and Urban Development's Deputy Secretary Adrienne Todman visited with the organization's Board Chair and Vice Chair and Executive team on January 26 to hear updates, programs, and news from leadership, in addition to an update on the organization's Moving-To-Work endeavors.

Inspections Training

Property management teams through the organization's partnership portfolio were invited to a training with Housing Quality Standards (HQS) inspectors on January 24 to gain an overview of the inspection process.

Point-in-Time (PIT) Count

Opportunity Home volunteers participated in the annual Point-in-Time (PIT) Count on January 23. The event takes place nationwide and helps organizations, government agencies and nonprofits obtain a census of the homeless count in communities.

HUD Offers Kudos to Operations

The local HUD field office extended a congratulatory message to Opportunity Home for the work done in exceeding utilization in its Public Housing and Housing Choice Voucher (HCV) portfolio. In the last 18 months, HCV move-ins have increased to 11,500 and public housing occupancy has increased to 96% of occupancy, with only 232 units classified as vacant.





NAHRO Awards of Excellence

The Development Services and Neighborhood Revitalization (DSNR) Department were notified by the National Association of Housing and Redevelopment Officials (NAHRO) on their selection for two Awards of Excellence in Community Revitalization and Project Design for Legacy at Alazan.

Director Participates in DreamHour Speaker Series

The organization's Director of Equity, Diversity and Inclusion Dr. Jeneise Briggs hosted a discussion on compassion as part of DreamWeek San Antonio's DreamHour Speaker Series on January 17 at The Dakota East Side Ice House. The discussion focused on community leaders making San Antonio a welcoming place for all individuals.

