

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

Ed Hinojosa, Jr.

**OPERATIONS AND REAL ESTATE COMMITTEE MEETING
OR SPECIAL BOARD MEETING****2:00 p.m. | Wednesday | May 15, 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 2:00 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 before 1:45 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.

INDIVIDUAL ITEMS

3. Consideration and appropriate action regarding Resolution 6512, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for Opportunity Home San Antonio and its affiliated entities, for fiscal year 2024-2025, for an estimated amount of \$5,880,443 (Diana Kollodziej Fiedler, Chief Financial Officer)
4. Consideration and appropriate action regarding Resolution 6528, authorizing (i) the issuance of the Las Varas Public Facility Corporation Tax-Exempt Multifamily Housing Revenue Notes (Union Park Apartments) Series 2024 (the "Notes") in an amount not to exceed \$22,000,000; (ii) Las Varas Public Facility Corporation (the "Issuer" or "LVPFC") to approve Resolution 24LVPFC-05-15 authorizing the issuance of the Notes; and (iii) other matters in connection therewith (Miranda Castro, Director of Asset Management)

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5. Consideration and appropriate action regarding Resolution 6529, authorizing (i) the issuance of the Las Varas Public Facility Corporation Tax-Exempt Multifamily Housing Revenue Notes (Union Pines Apartments) Series 2024 (the “Notes”) in an amount not to exceed \$30,000,000; (ii) Las Varas Public Facility Corporation (the “Issuer” or “LVPFC”) to approve Resolution 24LVPFC-05-16 authorizing the issuance of the Notes; and (iii) other matters in connection therewith (Miranda Castro, Director of Asset Management)
6. Consideration and appropriate action regarding Resolution 6532, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Riverbreeze Apartments Project (Susan Ramos-Sossaman, Interim Director of Development Services and Neighborhood Revitalization)
7. Consideration and appropriate action regarding Amended and Restated Resolution 6533, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development (“HUD”) for portions of the Alazan Apache Courts to include the Valero baseball field site and the adjacent block west within the Apache Courts; the sale of such property and any improvements located thereon; the formation of a single-member limited liability company by Opportunity Home or San Antonio Housing Facility Corporation to acquire such property, or, in the alternative, the acquisition of such property directly by San Antonio Housing Facility Corporation or Opportunity Home; and the execution of documents and applications necessary to consummate such actions; and other matters in connection therewith (Susan Ramos-Sossaman, Interim Director of Development Services and Neighborhood Revitalization)
8. Consideration and appropriate action regarding Resolution 6534, authorizing (i) the formation of SAHFC Josephine Lender LLC; (ii) a capital contribution from San Antonio Housing Facility Corporation to SAHFC Josephine Lender LLC for the purposes of making a loan to 120 Josephine Investors LLC for the Josephine Apartments; and (iii) other matters in connection therewith (Susan Ramos-Sossaman, Interim Director of Development Services and Neighborhood Revitalization)
9. Consideration and appropriate action regarding Resolution 6536, authorizing the revision of Resident-Paid Utility Allowances in accordance with HUD regulations to capture utility cost savings generated from energy and water conservation measures installed through Opportunity Home’s Energy Performance Contract (Joel Tabar, Director of Resident Services)
10. Consideration and appropriate action regarding Resolution 6531, authorizing the ratification of an emergency procurement for lead removal at Lincoln Heights Courts and Riverside Apartments to Gerloff Company, Inc. for an amount not to exceed \$1,442,723 (George Ayala, Director of Procurement; Joel Tabar, Director of Resident Services)

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11. Consideration and appropriate action regarding Resolution 6525, authorizing the award of a contract for Cottage Creek Apartments Rebuild Project to Geofill Construction (SBE, VBE) for an amount not to exceed \$1,894,835 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability; Melissa Garza, Director of Beacon Communities)
12. Discussion and possible action regarding Five Priorities and Other Related Topics:
 - a. Development Partnerships including Voucher Strategies
 - b. Maintenance, Resident Safety, and Feedback
 - c. Outstanding Rent Balances
 - d. Waitlist Review
 - e. Communication Strategy
 - f. Other Related Topics

(Brandee Perez, Chief Real Estate and Development Officer, Diana Fiedler, Chief Financial Officer, Michael Reyes, Public Affairs Officer, Muriel Rhoder, Chief Administrative Officer, Richard Milk, Planning Officer)

DISCUSSION ITEM

13. Update and discussion regarding the Partnerships for Service Enriched Housing Selection Process (Joel Tabar, Director of Resident Services)

CLOSED SESSION

14. Closed Session

Real Estate/Consultation with Attorney

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

- Discussion and consultation with attorney regarding development opportunities

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 compensation review for the President and CEO and Executive Leadership Team

REPORTS

- Opportunity Home Recruitment and Staffing Update
- Procurement Activity Report
- Demographic Procurement Report

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RESOURCE

- Developments Overview Table

15. Adjournment

Posted on: 5/10/2024 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 the 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.”