



OPERATIONS AND REAL ESTATE
COMMITTEE MEETING
MAY 15, 2024



A COMMUNITY OF POSSIBILITIES

JOIN MEETING
818 S. Flores St.
San Antonio, TX 78204

BOARD OF COMMISSIONERS

Gabriel Lopez
Chair

Gilbert Casillas
Vice Chair

Dalia Contreras
Commissioner

Estrellita Garcia Diaz
Commissioner

Janet Garica
Commissioner

Leilah 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.”

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

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

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

DocuSigned by:
Diana Fiedler
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Diana Kollodziej Fiedler
Chief Financial Officer

REQUESTED ACTION:

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 the Fiscal Year (FY) 2024-2025, for an estimated amount of \$5,880,443.

SUMMARY:

The protection and preservation of Opportunity Home San Antonio's housing portfolio plays a vital role in the stability and improvement of the quality of life of the residents that it serves.

The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to maintain adequate insurance coverage on all properties. Similarly, lenders and additional parties have these requirements for Beacon and other Opportunity Home's affiliated interests.

On October 19, 2019, the Board of Commissioners approved awarding a contract to McGriff Insurance Services, Inc. as Opportunity Home's Broker of Record (BOR). The BOR serves as a consultant for insurance products in the market and presents Opportunity Home San Antonio with the best options for consideration.

Annual efforts include cost and coverage comparisons in the market for Opportunity Home San Antonio's affordable housing portfolio and other insurance needs; selections are recommended based on the best cost and fit for Opportunity Home. The FY 2023-2024 Board approved request was \$5,075,300, and the total projected cost for FY 2024-2025 is estimated at \$5,880,443, which includes an additional fifteen percent for policy additions, premium increases, policy adjustments, coverage gaps, or to insure special events as they occur throughout the year. The policy period covered will be July 1, 2024, through June 30, 2025.

Premium increases are typically attributable to variable market conditions, claims loss history, policy limits of liability adjustments, filling coverage gaps, catastrophic events, and an increase in catastrophic weather events. The market for property and umbrella coverage continues to

harden and move toward tighter underwriting, greater restrictions, and higher pricing. Increased construction costs have also impacted property policy premiums. As some existing insured values may not cover rebuilding costs, the price projections for property coverage in this presentation include increased insured building values. The requirements for obtaining cyber liability coverage continue to expand, but our IT department has been able to comply with these increasing mandates.

Historically, Opportunity Home San Antonio has been unable to obtain competitive pricing in the open market, attributable primarily to being classified in a high-risk insured industry. Staff presents this item each May because, per industry standards, the BOR is restricted from securing pricing until each year's May to June timeframe. Opportunity Home's staff seeks Board authorization to bind policies on or before June 30, 2024, to secure the best possible products and pricing and ensure continuous coverage. Staff will provide the Board with an update, including actual placement costs, in a future committee meeting.

Renewal Process | Industry standard and best practices:

March 2024	Review/complete renewal applications
April 2024	Gather and submit related data to BOR, review market trends and pricing, discuss placement, negotiation, or alternative strategies
May 2024	Recommend and request Board of Commissioners authorization; Seek competitive premium indications in the open market and discuss recommendations with CFO
June 2024	Receive and review quotes on the entire portfolio, bind coverage
July 2024	Policies renewed or placed
August 2024	Provide updated placement costs to the Board of Commissioners

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6512
Insurance renewal worksheet

**Opportunity Home San Antonio
Resolution 6512**

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

WHEREAS, Opportunity Home San Antonio must maintain adequate insurance for its properties, its real estate assets, and the properties of its affiliates to protect itself, its residents, and employees; and

WHEREAS, the renewal or placement of insurance is necessary to comply with U.S. Department of Housing and Urban Development (HUD) requirements, lenders and additional interests' requirements, and is necessary to protect Opportunity Home's properties, residents, and employees; and

WHEREAS, Opportunity Home's Broker of Record, McGriff Insurance Services, Inc., provides Opportunity Home San Antonio recommendations of the best available products and pricing; and

WHEREAS, staff recommends authorization to proceed with insurance policy renewals or placements in an amount estimated at \$5,880,443; and

WHEREAS, staff requests that the Board of Commissioners authorize the President and CEO or designee to execute all documents and transactions necessary to renew or place all insurance policies for Opportunity Home San Antonio and its affiliated entities.

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

- 1) Approves 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 the Fiscal Year (FY) 2024-2025, for an estimated amount of \$5,880,443.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 12th day of June 2024.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO

Fiscal Year 2024-2025 INSURANCE RENEWALS												
INSURANCE TYPE OR INSURED ENTITY	2023-2024 REQUEST TO BOARD				2023-2024 PREMIUMS				2024-2025 REQUEST TO BOARD			
	PROPERTY	LIABILITY	EXCESS	TOTAL	PROPERTY	LIABILITY	EXCESS	TOTAL	PROPERTY	LIABILITY	EXCESS	TOTAL
INDIVIDUAL POLICES												
Automobile Fleet	\$0	\$66,965	\$0	\$66,965	\$0	\$90,382	\$0	\$90,382	\$0	\$99,420	\$0	\$99,420
Cyber Liability	\$0	\$33,299	\$0	\$33,299	\$0	\$36,061	\$0	\$36,061	\$0	\$39,667	\$0	\$39,667
Fiduciary, EPL, and D&O	\$0	\$88,542	\$0	\$88,542	\$0	\$76,365	\$0	\$76,365	\$0	\$84,002	\$0	\$84,002
Fidelity/Crime	\$0	\$9,830	\$0	\$9,830	\$0	\$8,936	\$0	\$8,936	\$0	\$9,830	\$0	\$9,830
Workers' Compensation	\$0	\$154,450	\$0	\$154,450	\$0	\$168,441	\$0	\$168,441	\$0	\$185,285	\$0	\$185,285
Flood	\$22,915	\$0	\$0	\$22,915	\$18,040	\$0	\$0	\$18,040	\$19,844	\$0	\$0	\$19,844
PROPERTY + LIABILITY POLICIES												
Converse Ranch I	\$57,738	\$8,169	\$5,963	\$71,870	\$62,209	\$7,710	\$5,439	\$75,358	\$68,430	\$8,481	\$5,983	\$82,894
Durango Midrise, LP	\$90,508	\$14,524	\$7,267	\$112,299	\$88,656	\$13,811	\$6,659	\$109,126	\$97,522	\$15,192	\$7,325	\$120,039
Las Varas Public Facility Corporation: Vacant land	\$0	\$5,221	\$5,500	\$10,721	\$0	\$4,746	\$5,000	\$9,746	\$0	\$5,221	\$5,500	\$10,721
Public Housing	\$1,340,422	\$359,823	\$0	\$1,700,245	\$1,517,511	\$344,648	\$0	\$1,862,159	\$1,669,262	\$379,113	\$0	\$2,048,375
Boiler + Machinery	\$38,162	\$0	\$0	\$38,162	\$0	\$45,146	\$0	\$45,146	\$0	\$49,661	\$0	\$49,661
San Antonio Housing Development Corporation	\$336,346	\$53,391	\$18,955	\$408,692	\$470,358	\$57,448	\$19,439	\$547,245	\$517,394	\$63,193	\$21,383	\$601,970
San Antonio Housing Facility Corporation ⁽¹⁾	\$646,778	\$171,495	\$52,920	\$871,193	\$585,860	\$114,825	\$40,001	\$740,686	\$644,446	\$126,308	\$44,001	\$814,755
Springhill Courtland Hts Public Facility Corporation	\$190,978	\$28,565	\$10,716	\$230,259	\$204,828	\$26,176	\$10,062	\$241,066	\$225,311	\$28,794	\$11,068	\$265,173
Woodhill Public Facility Corporation	\$253,209	\$38,892	\$42,127	\$334,228	\$269,874	\$38,126	\$40,921	\$348,921	\$296,861	\$41,939	\$45,013	\$383,813
Beacon Housing Solutions, LLC	\$203,349	\$41,796	\$14,490	\$259,635	\$216,108	\$40,296	\$14,490	\$270,894	\$237,719	\$44,326	\$15,939	\$297,983
TOTAL REQEST/COST OF INSURANCE	\$3,180,406	\$1,074,960	\$157,938	\$4,413,304	\$3,433,444	\$1,073,117	\$142,011	\$4,648,572	\$3,776,789	\$ 1,180,428	\$156,212	\$5,113,429
Approximately 15% for additions, increases, adjustments, or				\$661,996				\$426,728				\$767,014
TOTAL REQUEST INCLUDING ADDITIONS				<u>\$5,075,300</u>				<u>\$5,075,300</u>				<u>\$5,880,443</u>
Increase/(Decrease) from 2023-2024 Premiums									\$343,344	\$107,312	\$14,201	
									10.80%	9.98%	8.99%	
												464,857.15
												10%

⁽¹⁾ The 100Labor was property added during the fiscal year

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

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

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Ed Hinojosa Jr
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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Miranda Castro
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Miranda Castro
Director of Asset Management

REQUESTED ACTION:

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.

SUMMARY:

This request is the final approval of the issuance of the Notes for the Union Park Apartments Project (the “Project”), a rehabilitation project proposed by Paths Development, LLC, located at 4622 S. Hackberry. The Project will consist of 100 affordable units, all of which will be low-income housing tax credit units serving families whose incomes average 60% or less of the area’s median income (AMI).

Up to \$22,000,000 of tax-exempt Notes will be issued by LVPFC and purchased by Merchants Bank, and such amount will be issued to finance the acquisition, rehabilitation, and/or equipping of the Project.

STRATEGIC OUTCOMES:

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

ATTACHMENTS:

- Resolution 6528
- Resolution 24LVPFC-05-15
- Slides

**CERTIFICATE FOR RESOLUTION
RESOLUTION 6528**

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

1. In accordance with the bylaws of the Authority, the Board of Commissioners of the Authority (the “Board”) held a meeting on June 12, 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 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

(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 state statutes and the Bylaws of the Authority.

SIGNED and SEALED this 12th day of June 2024.



Ed Hinojosa, Jr.
President and CEO

**Opportunity Home San Antonio
Resolution 6528**

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 24LVPFC05-15 AUTHORIZING THE ISSUANCE OF THE NOTES; AND (III) OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Opportunity Home San Antonio, the Housing Authority of the City of San Antonio, Texas (the “Authority”) has created the Las Varas Public Facility Corporation (the “Issuer”) to finance affordable housing on its behalf; and

WHEREAS, the Issuer has developed a program of issuing Notes and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, rehabilitation, and improvement of land, improvements, and related property, which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within the City of San Antonio, Texas, for such persons of low or moderate income, and to refund such Notes; and

WHEREAS, the Issuer has been requested to issue its “Multifamily Housing Revenue Notes (Union Park Apartments), Series 2024” in the aggregate principal amount not to exceed \$22,000,000 (the “Notes”), the proceeds of which will be used to finance the cost of acquiring, rehabilitating, and equipping an existing 100-unit apartment facility to be known as the Union Park Apartments, located at 4622 South Hackberry, San Antonio, Bexar County, Texas 78223 (the “Project”) for Union Park Apartments, L.P., a Texas limited partnership (the “Borrower”); and

WHEREAS, the Issuer desires to issue the Notes pursuant to a Funding Loan Agreement (the “Funding Loan Agreement”) by and among the Issuer, Merchants Capital Corp., as initial funding lender, and BOKF, NA, as fiscal agent (the “Fiscal Agent”), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Project Loan Agreement (the “Project Loan Agreement”) by and among the Issuer and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer, the Fiscal Agent, and the Borrower (collectively, the “Financing”); and

WHEREAS, the loan will be evidenced by a promissory note issued under the Project Loan Agreement (the “Borrower Note”) and a Leasehold Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing (the “Security Instrument”) from the Borrower in favor of the Fiscal Agent; and

WHEREAS, the Issuer will issue the Notes in an amount not to exceed \$22,000,000 and loan all of such proceeds to the Borrower; and

WHEREAS, the Issuer is authorized to issue the Notes pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

WHEREAS, pursuant to 303.071 of the Texas Local Government Code, the Board of Commissioners of the Authority (the "Board") must approve and authorize the issuance of the tax-exempt Notes by the Issuer; and

WHEREAS, the Issuer has determined that issuance of the Notes is necessary to finance the costs of acquisition, rehabilitation, and equipping the Project; and

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the Issuer to enter into the transactions described above so that the Borrower may rehabilitate the Project; 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 and that the terms and conditions of the Notes and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Notes and the manner of disbursing the proceeds thereof are advisable.

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

Section 1. The proposed development and the terms of the Notes, the Funding Loan Agreement, the Project Loan Agreement, the Regulatory Agreement, and the Security Instrument are hereby authorized and approved.

Section 2. The Chairman, any Vice Chairman, the Secretary/Treasurer (or Interim Secretary/Treasurer), and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to 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 issuance of the Notes and the financing of the Project or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 3. The Board has expressly determined and hereby confirms that the issuance of the Notes to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 4. The Notes and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Funding Loan Agreement to secure payment of the Notes, and under no circumstances shall the Notes be payable from any other revenues, funds, assets, or income of the Issuer.

Section 5. The Notes shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the County of Bexar, the City of San

Antonio, the Authority, or any other political subdivision or governmental unit.

Section 6. After the Notes are issued, this Resolution shall be and remain irrevocable until the Notes or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Funding Loan Agreement.

Section 7. The Board hereby approves Resolution 24LVPFC-05-15 and authorizes the Notes to be issued in connection with the Project.

Section 8. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Notes is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 9. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

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

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

Passed and approved this 12th day of June 2024.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 24LVPFC-05-15**

The undersigned officer of the Las Varas Public Facility Corporation (the “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 June 12, 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-05-15, AUTHORIZING 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; 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 12th day of June 2024.

Ed Hinojosa, Jr.
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 24LVPFC-05-15**

RESOLUTION 24LVPFC-05-15, AUTHORIZING 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; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Las Varas Public Facility Corporation (the “Issuer”) has developed a program of issuing Notes and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, rehabilitation, and improvement of land, improvements, and related property, which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within San Antonio, Texas, for such persons of low or moderate income, and to refund such notes; and

WHEREAS, the Issuer has been requested to issue its “Tax-Exempt Multifamily Housing Revenue Notes (Union Park Apartments), Series 2024” in the aggregate principal amount not to exceed \$22,000,000 (the “Notes”), the proceeds of which will be used to finance the cost of acquiring, rehabilitating, and/or equipping an existing 100-unit apartment facility to be known as the Union Park Apartments, located at 4622 South Hackberry, San Antonio, Bexar County, Texas (the “Project”) for Union Park Apartments, L.P., a Texas limited partnership, or a related person or affiliate thereof (the “Borrower”); and

WHEREAS, the Issuer desires to issue the Notes pursuant to a Funding Loan Agreement (the “Funding Loan Agreement”) among Merchants Capital, New York, New York, as funding lender (the “Funding Lender”), the Issuer, as governmental lender, and BOKF, N.A., as fiscal agent (the “Fiscal Agent”), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Borrower Loan Agreement (the “Borrower Loan Agreement”) between the Issuer, as governmental lender, and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer, the Fiscal Agent, and the Borrower; and

WHEREAS, the loan will be evidenced by a promissory note issued under the Borrower Loan Agreement (the “Note”) and certain security instruments (the “Security Instruments”) by the Issuer in favor of the Fiscal Agent; and

WHEREAS, the Issuer will be presented with a bond purchase agreement (the “Purchase Agreement”), setting forth certain terms and conditions upon which the Funding Lender will purchase the Notes; and

WHEREAS, the Issuer is authorized to issue the Notes pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

WHEREAS, the Issuer has determined that issuance of the Notes is necessary to finance the costs of acquiring, rehabilitating, and/or equipping the Project; and

WHEREAS, the Board of Directors of the Issuer (the “Board”) has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Notes and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Notes and the manner of disbursing the proceeds thereof are advisable.

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

Section 1. The terms of the Funding Loan Agreement, the Borrower Loan Agreement, the Regulatory Agreement, the Security Instruments, and the Purchase Agreement are hereby authorized and approved when such documents are approved by the officer designated as the signatory on such document(s).

Section 2. The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Funding Loan Agreement, the Borrower Loan Agreement, the Regulatory Agreement, the Security Instruments, the Purchase Agreement, and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Notes and the loan of the proceeds thereof to the Borrower, all upon the terms herein approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in the terms of or amendment to each such instrument as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The Notes, in the aggregate principal amount of not to exceed \$22,000,000, with an interest rate (not including applicable premium) not to exceed 11% as set forth in the Funding Loan Agreement, and with a maturity date not to exceed December 31, 2064, in substantially the form and substance set forth in the Funding Loan Agreement, are hereby approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Notes or have their facsimile signatures placed upon them, and such officers are hereby authorized and directed to deliver the Notes, and the seal of the Issuer is hereby authorized and directed to be affixed or placed by facsimile on the Notes, if required. Authentication of the Notes upon the terms and conditions and in the manner described in the Funding Loan Agreement as the same may be modified is authorized by this Resolution. The final principal amounts, interest rates, maturity dates (not to exceed the amounts, the rates, and the maximum term set forth above), and final redemption dates and prices for the Notes shall be set forth in the final form of the Funding Loan Agreement, and the execution and delivery of the Funding Loan Agreement and any agreements relating to the purchase of the Notes by the Funding Lender by the President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, shall constitute approval of the agreed final principal amounts of, interest rates on the Notes, maturity dates of the Notes, and the final redemption

dates and prices for the Notes. The proceeds of the Notes are hereby authorized to be utilized as set forth herein and in the Funding Loan Agreement and the Borrower Loan Agreement.

Section 4. The Fiscal Agent shall be BOKF, National Association.

Section 5. Cantu Harden Montoya LLP, as Bond Counsel, is hereby ratified as the hearing officer for purposes of the public TEFRA hearing regarding the Project.

Section 6. The President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute and deliver to the Fiscal Agent the written request of the Issuer for the authentication and delivery of the Notes by the Fiscal Agent in accordance with the Funding Loan Agreement and the Borrower Loan Agreement.

Section 7. All action and resolutions not inconsistent with provisions of this Resolution heretofore taken by this Board and the officers of the Issuer directed toward the financing of the Project and the issuance of the Notes shall be and the same hereby is extended, ratified, approved, and confirmed. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 8. The Board has expressly determined and hereby confirms that the issuance of the Notes to assist in the financing of the Project will promote the public purposes in the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 9. The Notes and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Funding Loan Agreement to secure payment of the Notes, and under no circumstances shall the Notes be payable from any other revenues, funds, assets, or income of the Issuer.

Section 10. The Notes shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the City, or any other political subdivision or governmental unit.

Section 11. After the Notes are issued, this Resolution shall be and remain irrevocable until the Notes or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Funding Loan Agreement.

Section 12. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Notes is held to

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

Section 13. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

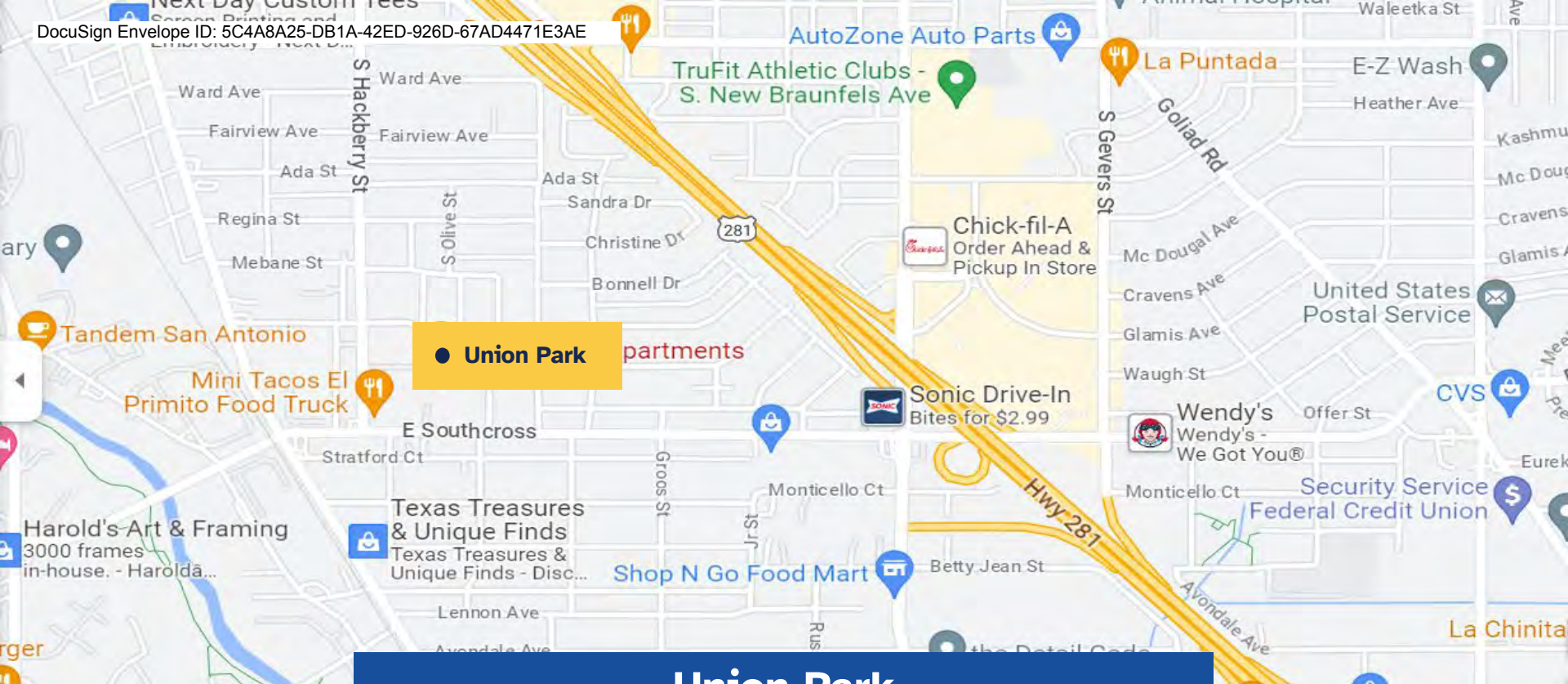
Passed and approved this 12th day of June 2024.

Gabriel Lopez,
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

Union Park Bond Issuance Final Approval



● Union Park

Union Park
4622 S. Hackberry Street



Union Park

OVERVIEW

Union Park

Final approval of the issuance of the Bonds for Union Park Apartments Project (the “Project”), a rehabilitation project proposed by Paths Development, LLC located at 4622 S Hackberry St.

Total Project Cost

\$22,000,000

Total Units

100

All units are at or below 60% AMI, with 85 of the units at or below 30% AMI, so this has created deeper affordability at the project location, while maintaining 100% affordability

Bond Issuer Fee

\$220,000

Questions?

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

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

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

DocuSigned by:
Miranda Castro
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Miranda Castro
Director of Asset Management

REQUESTED ACTION:

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.

SUMMARY:

This request is for the final approval of the issuance of the Notes for the Union Pines Apartments Project (the “Project”), a rehabilitation project proposed by Paths Development, LLC, located at 1707 Pleasanton Road, San Antonio, Texas 78221. The Project will consist of 152 affordable units, all of which will be low-income housing tax credit units serving families whose incomes average 60% or less of the area's median income (AMI).

Up to \$30,000,000 of tax-exempt Notes will be issued by LVPFC and purchased by Merchants Bank, and such amount will be issued to finance the acquisition, rehabilitation, and/or equipping of the Project.

STRATEGIC OUTCOMES:

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

ATTACHMENTS:

- Resolution 6529
- Resolution 24LVPFC-05-16
- Slides

**CERTIFICATE FOR RESOLUTION
Resolution 6529**

The undersigned officer of San Antonio Housing Authority a/k/a Opportunity Home San Antonio of the City of San Antonio, Texas (the "Authority") hereby certifies as follows:

1. In accordance with the bylaws of the Authority, the Board of Commissioners of the Authority (the "Board") held a meeting on June 12, 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 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

(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 state statutes and the Bylaws of the Authority.

SIGNED and SEALED this 12th day of June 2024.



Ed Hinojosa, Jr.
President and CEO

**Opportunity Home San Antonio
Resolution 6529**

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

WHEREAS, Opportunity Home San Antonio, the Housing Authority of the City of San Antonio, Texas (the “Authority”) has created the Las Varas Public Facility Corporation (the “Issuer”) to finance affordable housing on its behalf; and

WHEREAS, the Issuer has developed a program of issuing Notes and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, rehabilitation, and improvement of land, improvements, and related property, which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within the City of San Antonio, Texas, for such persons of low or moderate income, and to refund such Notes; and

WHEREAS, the Issuer has been requested to issue its “Multifamily Housing Revenue Notes (Union Pines Apartments) Series 2024” in the aggregate principal amount not to exceed \$30,000,000 (the “Notes”), the proceeds of which will be used to finance the cost of acquiring, rehabilitating, and equipping an existing 152-unit apartment facility to be known as the Union Pines Apartments, located at 1707 Pleasanton Road, San Antonio, Texas 78221 (the “Project”) for Union Pines Apartments, L.P., a Texas limited partnership (the “Borrower”); and

WHEREAS, the Issuer desires to issue the Notes pursuant to a Funding Loan Agreement (the “Funding Loan Agreement”) by and among the Issuer, Merchants Capital Corp., as initial funding lender, and BOKF, NA, as fiscal agent (the “Fiscal Agent”), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Project Loan Agreement (the “Project Loan Agreement”) by and among the Issuer and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer, the Fiscal Agent, and the Borrower (collectively, the “Financing”); and

WHEREAS, the loan will be evidenced by a promissory note issued under the Project Loan Agreement (the “Borrower Note”) and a Leasehold Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing (the “Security Instrument”) from the Borrower in favor of the Fiscal Agent; and

WHEREAS, the Issuer will issue the Notes in an amount not to exceed \$30,000,000 and loan all of such proceeds to the Borrower; and

WHEREAS, the Issuer is authorized to issue the Notes pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

WHEREAS, pursuant to 303.071 of the Texas Local Government Code, the Board of Commissioners of the Authority (the "Board") must approve and authorize the issuance of the tax-exempt Notes by the Issuer; and

WHEREAS, the Issuer has determined that issuance of the Notes is necessary to finance the costs of acquisition, rehabilitation, and equipping the Project; and

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the Issuer to enter into the transactions described above so that the Borrower may rehabilitate the Project; 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 and that the terms and conditions of the Notes and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Notes and the manner of disbursing the proceeds thereof are advisable.

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

Section 1. The proposed development and the terms of the Notes, the Funding Loan Agreement, the Project Loan Agreement, the Regulatory Agreement, and the Security Instrument are hereby authorized and approved.

Section 2. The Chairman, any Vice Chairman, the Secretary/Treasurer (or Interim Secretary/Treasurer), and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to 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 issuance of the Notes and the financing of the Project or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 3. The Board has expressly determined and hereby confirms that the issuance of the Notes to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 4. The Notes and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Funding Loan Agreement to secure payment of the Notes, and under no circumstances shall the Notes be payable from any other revenues, funds, assets, or income of the Issuer.

Section 5. The Notes shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of

any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the County of Bexar, the City of San Antonio, the Authority, or any other political subdivision or governmental unit.

Section 6. After the Notes are issued, this Resolution shall be and remain irrevocable until the Notes or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Funding Loan Agreement.

Section 7. The Board hereby approves Resolution 24LVPFC-05-16 and authorizes the Notes to be issued in connection with the Project.

Section 8. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Notes is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 9. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

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

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

Passed and approved this 12th day of June 2024.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 24LVPFC-05-16**

The undersigned officer of the Las Varas Public Facility Corporation (the “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 June 12, 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-05-16, AUTHORIZING 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; 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 12th day of June 2024.

Ed Hinojosa, Jr.
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 24LVPFC-05-16**

RESOLUTION 24LVPFC-05-16, AUTHORIZING 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; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Las Varas Public Facility Corporation (the “Issuer”) has developed a program of issuing Notes and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, rehabilitation, and improvement of land, improvements, and related property, which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within San Antonio, Texas, for such persons of low or moderate income, and to refund such Notes; and

WHEREAS, the Issuer has been requested to issue its “Tax-Exempt Multifamily Housing Revenue Notes (Union Pines Apartments), Series 2024” in the aggregate principal amount not to exceed \$30,000,000 (the “Notes”), the proceeds of which will be used to finance the cost of acquiring, rehabilitating, and/or equipping an existing 152-unit apartment facility to be known as the Union Pines Apartments, located at 1707 Pleasanton Road, San Antonio, Texas 78221 (the “Project”) for Union Pines Apartments, L.P., a Texas limited partnership, or a related person or affiliate thereof (the “Borrower”); and

WHEREAS, the Issuer desires to issue the Notes pursuant to a Funding Loan Agreement (the “Funding Loan Agreement”) among Merchants Capital Corp., New York, New York, as funding lender (the “Funding Lender”), the Issuer, as governmental lender, and BOKF, N.A., as fiscal agent (the “Fiscal Agent”), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Borrower Loan Agreement (the “Borrower Loan Agreement”) between the Issuer, as governmental lender, and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer, the Fiscal Agent, and the Borrower; and

WHEREAS, the loan will be evidenced by a promissory note issued under the Borrower Loan Agreement (the “Note”) and certain security instruments (the “Security Instruments”) by the Issuer in favor of the Fiscal Agent; and

WHEREAS, the Issuer will be presented with a bond purchase agreement (the “Purchase Agreement”), setting forth certain terms and conditions upon which the Funding Lender will purchase the Notes; and

WHEREAS, the Issuer is authorized to issue the Notes pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

WHEREAS, the Issuer has determined that issuance of the Notes is necessary to finance the costs of acquiring, rehabilitating, and/or equipping the Project; and

WHEREAS, the Board of Directors of the Issuer (the “Board”) has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Notes and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Notes and the manner of disbursing the proceeds thereof are advisable.

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

Section 1. The terms of the Funding Loan Agreement, the Project Loan Agreement, the Regulatory Agreement, and the Security Instruments, substantially in the forms attached hereto Exhibit A, are hereby authorized and approved when such documents are approved by the officer designated as the signatory on such document(s).

Section 2. The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Funding Loan Agreement, the Project Loan Agreement, the Regulatory Agreement, the Security Instruments, the Purchase Agreement, and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Notes and the loan of the proceeds thereof to the Borrower, all upon the terms herein approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in the terms of or amendment to each such instrument as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The Notes, in the aggregate principal amount of not to exceed \$30,000,000, with an interest rate (not including applicable premium) not to exceed 11% as set forth in the Funding Loan Agreement, and with a maturity date not to exceed December 31, 2064, in substantially the form and substance set forth in the Funding Loan Agreement, are hereby approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Notes or have their facsimile signatures placed upon them, and such officers are hereby authorized and directed to deliver the Notes, and the seal of the Issuer is hereby authorized and directed to be affixed or placed by facsimile on the Notes if required. Authentication of the Notes upon the terms and conditions and in the manner described in the Funding Loan Agreement as the same may be modified is authorized by this Resolution. The final principal amounts, interest rates, maturity dates (not to exceed the amounts, the rates, and the maximum term set forth above), and final redemption dates and prices for the Notes shall be set forth in the final form of the Funding Loan Agreement, and the execution and delivery of the Funding Loan Agreement and any agreements relating to the purchase of the Notes by the Funding Lender by the President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, shall constitute approval of the agreed final principal amounts of, interest rates on the Notes, maturity dates of the Notes, and the final redemption

dates and prices for the Notes. The proceeds of the Notes are hereby authorized to be utilized as set forth herein and in the Funding Loan Agreement and the Borrower Loan Agreement.

Section 4. The Fiscal Agent shall be BOKF, National Association.

Section 5. Cantu Harden Montoya LLP, as Bond Counsel, is hereby ratified as the hearing officer for purposes of the public TEFRA hearing regarding the Project.

Section 6. The President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute and deliver to the Fiscal Agent the written request of the Issuer for the authentication and delivery of the Notes by the Fiscal Agent in accordance with the Funding Loan Agreement and the Borrower Loan Agreement.

Section 7. All action and resolutions not inconsistent with provisions of this Resolution heretofore taken by this Board and the officers of the Issuer directed toward the financing of the Project and the issuance of the Notes shall be and the same hereby is extended, ratified, approved, and confirmed. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 8. The Board has expressly determined and hereby confirms that the issuance of the Notes to assist in the financing of the Project will promote the public purposes in the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 9. The Notes and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Funding Loan Agreement to secure payment of the Notes, and under no circumstances shall the Notes be payable from any other revenues, funds, assets, or income of the Issuer.

Section 10. The Notes shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the City, or any other political subdivision or governmental unit.

Section 11. After the Notes are issued, this Resolution shall be and remain irrevocable until the Notes or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Funding Loan Agreement.

Section 12. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Notes is held to

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

Section 13. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Passed and approved this 12th day of June 2024.

Gabriel Lopez

Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.

Secretary/Treasurer

Union Pines Bond Issuance Final Approval

Union Pines



OVERVIEW

Union Pines

Final approval of the issuance of the Bonds for Union Pines Apartments Project (the “Project”), a rehabilitation project proposed by Path Development, LLC formerly known as Omni America, LLC, located at 1527 West Sunshine Dr.

Total Project Cost

\$30,000,000

Total Units

152 Units

All units at 60% AMI, with 118 of the units at or below 30% AMI, so this has created deeper affordability at the project location, while maintaining 100% affordability.

Bond

\$300,000


Issuer

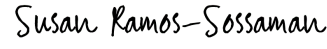
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Questions?

BOARD OF COMMISSIONERS
Operations and Real Estate Committee Meeting

RESOLUTIONS 6532 AND 24LVPFC-05-17, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE AN INDUCEMENT RESOLUTION FOR THE PROPOSED TAX-EXEMPT BOND FINANCING OF THE RIVERBREEZE APARTMENTS PROJECT

DocuSigned by:

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

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

REQUESTED ACTION:

Consideration and appropriate action regarding Resolutions 6532 and 24-LVPFC-05-17, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the proposed tax-exempt bond financing of the Riverbreeze Apartments Project.

SUMMARY:

We seek authority to file applications for the proposed Riverbreeze Apartments 4% tax credit project. All 4% tax credit projects must be financed partly with tax-exempt bonds. The issuer must obtain a volume cap allocation from the Texas Bond Review Board to issue tax-exempt bonds. This is time-sensitive and can be competitive. We will be applying for volume cap, which may not be awarded until next year, if any volume cap is available. We need to submit our application as soon as we can. Accordingly, we are asking you to authorize these actions so that we may get in line, but ***we are not asking you to approve or be bound to this project specifically. These are non-binding Resolutions.*** This will enable us to move forward, make an application for volume cap, and begin to put the financing together and negotiate the specific terms of the deal, which we will bring back to you for approval.

The Riverbreeze Apartments project is a project proposed by Kittle Group, which will be located near the southeast corner of Palo Alto Road and Loop 410 Road, San Antonio, Texas 78224.

Phase II is projected to contain 264 units, of which all will be reserved for tenants earning 70% or less of median income, with the average income of all tenants being less than 60% AMI.

The total project cost for Phase II is approximately \$66,003,773. Las Varas Public Facility Corporation will be the proposed issuer of the bonds.

The attached Resolutions authorize the inducement for the above project and certain actions described above.

STRATEGIC OUTCOMES:

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

OPPORTUNITY HOME SAN ANTONIO

May 15, 2024

ATTACHMENTS

Resolution 6532

Resolution 24LVPFC-05-17

Slides

**Opportunity Home San Antonio
Resolution 6532**

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

WHEREAS, one of the strategic goals of the Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio ("Opportunity Home San Antonio"), is to expand the supply of affordable housing; and

WHEREAS, a principal financing mechanism for new affordable housing is the 4% low-income housing tax credit; and

WHEREAS, it is necessary to obtain volume cap allocations for tax-exempt bonds and applications for tax credits for the Riverbreeze Apartments project (the "Project"); and

WHEREAS, it is proposed that Las Varas Public Facility Corporation ("LVPFC") apply for volume cap allocation for the Project; and

WHEREAS, LVPFC will pass a nonbinding resolution to induce the Project authorizing the applications needed to finance the Project and to negotiate the terms of such financing, which will be brought back to the Board for final consideration.

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

- 1) Approves Resolutions 6532 and 24LVPFC-05-17, inducing the proposed Project and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.
- 2) Authorizes the President and CEO or designee to execute all necessary documents associated therewith.

Passed and approved this 12th day of June 2024.

Attested and approved as to form:

Gabriel Lopez

Chair, Board of Commissioners

Ed Hinojosa, Jr.

President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 24LVPFC-05-17**

The undersigned officer of the Las Varas Public Facility Corporation (the “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 June 12, 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-05-17, CONCERNING THE APPLICATION OF KITTLE PROPERTY GROUP OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO \$40,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE RIVERBREEZE APARTMENTS PROJECT, TO BE LOCATED AT APPROXIMATELY THE INTERSECTION OF SW LOOP 410 AND PALO ALTO ROAD, SAN ANTONIO, TEXAS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED this 12th day of June 2024.

Ed Hinojosa, Jr.
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 24LVPFC-05-17**

RESOLUTION 24LVPFC-05-17, CONCERNING THE APPLICATION OF KITTLE PROPERTY GROUP OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO \$40,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE RIVERBREEZE APARTMENTS PROJECT, TO BE LOCATED AT APPROXIMATELY THE INTERSECTION OF SW LOOP 410 AND PALO ALTO ROAD, SAN ANTONIO, TEXAS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

WHEREAS, the Issuer, on behalf of Opportunity Home San Antonio, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio (the “City”) by the issuance of housing revenue bonds; and

WHEREAS, Kittle Property Group, or an affiliate thereof (the “User”), has filed an Application (the “Application”) requesting that (i) the Issuer finance the acquisition, construction, and equipping of an existing 264-unit multifamily housing facility located at approximately the intersection of SW Loop 410 and Palo Alto Road and to be known as the Riverbreeze Apartments (the “Project”); and (ii) the Issuer file a 2024 and/or 2025 Allocation Application (defined hereafter) and/or any carryforward applications associated with such Allocation Applications to the Texas Bond Review Board as described herein; and

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

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

WHEREAS, this Resolution shall constitute the Issuer's commitment, subject to the terms hereof, to issue Bonds or other obligations pursuant to the Act in an amount prescribed by the User now contemplated at an amount of up to \$40,000,000 and to expend the proceeds thereof to pay Development Costs, including costs of acquisition, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

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

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

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

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

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

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

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

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

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

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

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

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

(a) subject to the negotiation of mutually acceptable agreements, issue the Bonds in an amount of up to \$40,000,000;

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

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

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

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

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

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

(b) the User will (1) pay all Project costs, which are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and Opportunity Home San Antonio against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of, or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or Opportunity Home San Antonio) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and

(c) no Bonds will be issued without the approval of Opportunity Home San Antonio.

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

Section 4. Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to

the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

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

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

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

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

Section 9. Any officer of the Issuer (or his designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of \$5,000 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board, and to submit any additional information or make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

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

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

Section 12. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount of up to \$40,000,000. This Resolution shall constitute a declaration of official intent under Treasury Regulation Section 1.150-2.

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

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

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

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

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

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

Passed and approved this 12th day of June 2024.

Gabriel Lopez

Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.

Secretary/Treasurer

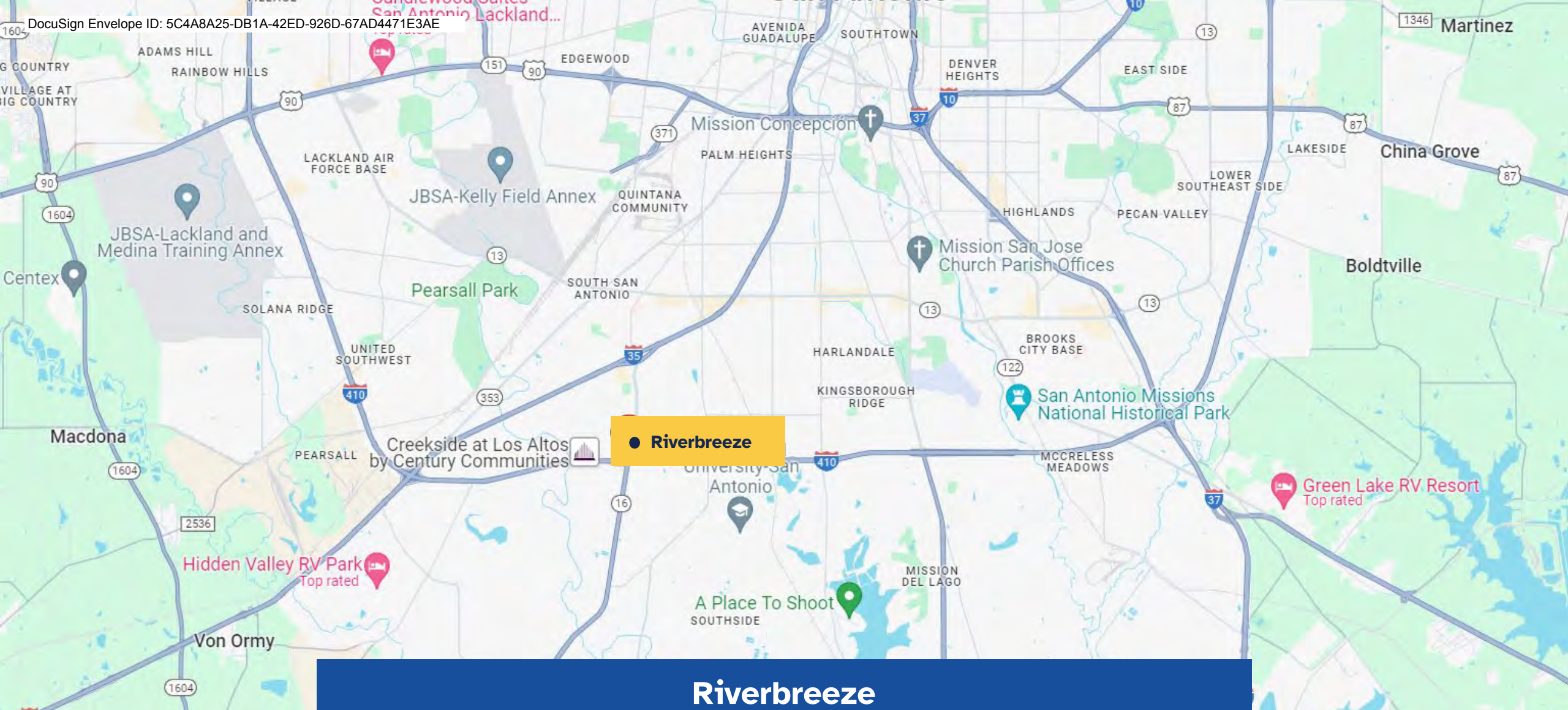
Riverbreeze

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



Overview

- Today, we are requesting approval for bond inducement.
- Approval will enable this project to be queued for a bond reservation.
- If successful, the developer will receive a bond reservation letter specifying the amount and trigger date.
- The developer will have 180 days to close.
- At this point, Opportunity Home San Antonio bears no financial obligation or participation commitment except for bond inducement.
- The developer will compile a financial package for submission to Opportunity Home for review.
- Opportunity Home will have the option to expand its role, potentially serving as a General Partner.



Riverbreeze
SW Loop 410 and Palo Alto Road

Overview



City Council District 4

Southwest ISD

Total Units: Approx. 264

100% at or below 70% AMI

Unit Mix

1 bedroom - 72 units

2 bedroom - 120 units

3 bedroom - 60 units

4 bedroom - 12 units

4% tax credits/Bonds

Total Development Cost:

\$66,003,773

Pro Forma Breakdown

(Approximate)

Construction Costs	\$41,055,000
Other soft costs, etc.	\$24,948,773
<i>Per Unit Cost</i>	<i>\$250,014</i>
<i>Rentable per Square Foot cost</i>	<i>\$244.64</i>
Total Development Cost Approx.	\$66,003,773

Questions?



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

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

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Ed Hinojosa Jr
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Ed Hinojosa, Jr.
President and CEO

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

REQUESTED ACTION:

Consideration and appropriate action regarding 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.

SUMMARY:

The Proposed Project is the redevelopment of the property within Opportunity Home’s Alazan Apache Courts development, which includes the Valero baseball field site. The site is currently surrounded on three sides by the Alazan Apache Courts multi-family residential units and on the fourth side by the Alazan Community Center. The property will be appraised and sold to a limited liability company created and controlled by Opportunity Home, which will enable the redevelopment of the property.

The redevelopment of the property includes the development and construction of 88 income-based housing units, known as the Alazan Expansion Project. This will be a self-development project funded by approximately \$18,000,000 in Moving to Work funds, \$8,227,426 from a grant awarded to Opportunity Home by the City of San Antonio Housing Bond, and \$850,000 in Community Project Funding. The 88 units will serve residents making 30% or

OPPORTUNITY HOME SAN ANTONIO

May 15, 2024

less of the area median income using Moving to Work funds to pay operating subsidies similar to project-based vouchers.

This resolution amends and restates the resolution passed in April 2023 by allowing flexibility as to the identity of the purchaser: the property may be acquired by Opportunity Home, San Antonio Housing Facility Corporation, or a wholly owned subsidiary of either.

Opportunity Home has determined that the disposition of the property is in the best interest of the agency and its residents and is consistent with its Moving to Work Plan. Such action requires the submission of a disposition and demolition application to the U.S. Department of Housing and Urban Development (HUD) and approval of such sale and use of proceeds by HUD.

STRATEGIC OUTCOMES:

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

Opportunity Home residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6533

Resolution 24FAC-05-15

Exhibit A

Slides

**Opportunity Home San Antonio
Resolution 6533**

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

WHEREAS, the Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio (“Opportunity Home”) owns the property described on EXHIBIT A attached hereto, including any improvements located thereon (the “Property”) and currently known as portions of the Alazan Apache site, including the site known as the Valero baseball field site; and

WHEREAS, in furtherance of its mission to provide affordable rental units for the families on its waitlist and to facilitate the rehabilitation of the remaining portions of the Alazan Apache project, Opportunity Home desires to construct and develop 88 new income-based housing units on the Property using Moving to Work funds as well as funds from the City of San Antonio’s housing bond (the “Alazan Expansion Project”); and

WHEREAS, on August 2, 2023, Opportunity Home approved a resolution authorizing (i) the submission of a disposition application to the U.S. Department of Housing and Urban Development (“HUD”); (ii) the sale of the Property and improvements located thereon; (iii) the formation of a single-member limited liability company to acquire the Property; and (iv) certain other matters (the “Original Resolution”); and

WHEREAS, Opportunity Home now desires to amend and restate the Original Resolution as set forth herein to allow, in addition to the actions authorized by the Original Resolution, (i) San Antonio Housing Facility Corporation, a Texas nonprofit corporation (“SAHFC”), to purchase the Property at fair market value after it is appraised, or (ii) a limited liability company, the sole member of which may be SAHFC or Opportunity Home (the “LLC”) to purchase the Property at fair market value after it is appraised; and

WHEREAS, the proceeds received from the sale of the Property will be used for the development of the Alazan Expansion Project and to further support its mission to preserve and expand affordable housing for very low-income families in San Antonio; and

WHEREAS, such actions require the submission of a disposition application for the Property (the “Application”) to HUD and approval of such sale and use of proceeds by HUD.

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

Section 1. The Submission to HUD of the Application is hereby approved.

Section 2. Subject to HUD’s approval of the Application and to the satisfaction of any of HUD’s conditions of approval:

- a) the creation of the LLC, the sole member of which may be SAHFC or Opportunity Home, and the appraisal and sale of the Property and all improvements at fair market value to the LLC; and
- b) if the Property is not sold to the LLC, the appraisal and sale of the Property and all improvements at fair market value to SAHFC or Opportunity Home.

are each hereby approved, subject to the limitations of this Section 2.

Section 3. The President and CEO is hereby authorized to negotiate and execute any and all documents and applications and take such other actions as necessary to accomplish the submission of the Application to HUD and the sale of the Property as authorized by and pursuant to the terms set forth in this Resolution, including any and all amendments, changes, or modifications thereto, without the necessity of further action by the Board of Commissioners.

Passed and approved this 12th day of June 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-05-15**

RESOLUTION 24FAC-05-15, AUTHORIZING THE FORMATION OF A SINGLE-MEMBER LIMITED LIABILITY COMPANY FOR SAN ANTONIO HOUSING FACILITY CORPORATION TO ACQUIRE PORTIONS OF THE ALAZAN APACHE COURTS TO INCLUDE THE VALERO BASEBALL FIELD SITE AND THE ADJACENT BLOCK WEST WITHIN THE APACHE COURTS, OR, IN THE ALTERNATIVE, THE ACQUISITION OF SUCH PROPERTY DIRECTLY BY SAN ANTONIO HOUSING FACILITY CORPORATION; AND THE EXECUTION OF DOCUMENTS AND APPLICATIONS NECESSARY TO CONSUMMATE SUCH ACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio (“Opportunity Home”) owns the property described on EXHIBIT A attached hereto, including any improvements located thereon (the “Property”) and currently known as portions of the Alazan Apache site, including the site known as the Valero baseball field site; and

WHEREAS, in furtherance of its mission to provide affordable rental units for the families on its waitlist and to facilitate the rehabilitation of the remaining portions of the Alazan Apache project, San Antonio Housing Facility Corporation (“SAHFC”) desires to facilitate the construction and develop 88 new income-based housing public-housing-like units on the Property using Moving to Work funds as well as funds from the City of San Antonio’s housing bond; and

WHEREAS, SAHFC desires to purchase the Property at fair market value after it is appraised, either directly or through a limited liability company, the sole member of which will be SAHFC (the “LLC”); 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 the LLC or purchasing the Property to facilitate providing 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 creation of the LLC, the sole member of which will be SAHFC, and the appraisal and sale of the Property and all improvements at fair market value to the LLC; and if the Property is not sold to the LLC, the appraisal and purchase of the Property and all

improvements at fair market value by SAHFC, are hereby authorized and approved.

- 2) The Secretary/Treasurer and each officer of San Antonio Housing Facility Corp (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 creation of the LLC, or the purchase of the Property by either SAHFC or the LLC or otherwise to give effect to the actions authorized hereby and the intent hereof, and approval of the terms of any of the documents by Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.
- 3) The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.
- 4) All acts heretofore taken by the officers of this Board in connection with the matters authorized by this Resolution are hereby ratified, confirmed, and approved by the Board.
- 5) If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.
- 6) The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.
- 7) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 8) This Resolution shall be in force and effect from and after its passage.

Passed and approved this 12th day of June 2024.

Attested and approved as to form:

Gabriel Lopez

Chair, Board of Directors

Ed Hinojosa, Jr.

Secretary/Treasurer

Exhibit A



METES AND BOUNDS DESCRIPTION
FOR A
2.914 ACRE TRACT OF LAND

BEING a 2.914 acre tract of land situated in the City of San Antonio, Bexar County, Texas, and being portions of Lot 16 (Vol. 1711, Page 248), Lot 17 (Vol. 1, Page 444 Condemnation #291), Lot 36 (Vol. 1711, Page 248), and Lot 37 (Vol. 1705, Page 635), and being all of Lot 6 (Vol. 1721, Page 516), Lot 7 (Vol 1697, Page 582), Lot 8 (Vol. 1701, Page 251), Lot 9 (Vol. 1717, Page 496), Lot 10 and Lot 11 (Vol 1719, Page 181), Lot 12 (Vol 1721, Page 376), Lot 13 (Vol. 1721, Page 378), Lot 14 (Vol. 1687, Page 586), and Lot 15 (Vol. 1687, Page 587), Lot 26, Lot 27 (Vol. 1697, Page 135), Lot 28 (Vol. 1709, Page 364), Lot 29 (Vol. 1717, Page 625), Lot 30 (Vol. 1719, Page 20), Lot 31 (Vol. 1721, Page 322) Lot 32 (Vol. 1705, Page 315), Lot 33 (Vol. 1721, Page 378), Lot 34 (Vol. 1687, page 586), Lot 35 (Vol. 1687 Page 587), out of N.C.B. 2459, and also being all of Lot 6 (Vol. 1695, Page 521), Lot 7 (Vol 1723, Page 223), Lot 8 (Vol. 1695, Page 278), Lot 9 (Vol. 1707, Page 114), Lot 10 and Lot 11 (Vol 1689, Page 571), Lot 12 (Vol 1701, Page 390), Lot 13 (Vol. 1697, Page 147), Lot 14 (Vol. 1729, Page 622), Lot 15, Lot 16 and Lot 17 (Vol. 1711, Page 632), Lot 26 (Vol. 1717, Page 442), Lot 27 (Vol. 1719, Page 198), Lot 28 and Lot 29 (Vol. 1707, Page 114), Lot 30, Lot 31 (Vol. 1705, Page 308), Lot 32 and Lot 33 (Vol. 1719 Page 49), Lot 34 (Vol. 1729, Page 622), Lot 35 and Lot 36 (Vol. 1717, Page 443), and Lot 37 (Vol. 1697 Page 559), out of N.C.B. 2460, and a portion of San Patricio Alley, as vacated by the City of San Antonio in City Ordinance OI-334, dated September 1, 1939 to the Housing Authority, and said 2.914 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at an "X" in concrete found for the Northeast corner of said N.C.B. 2459, being in the South Right-of-Way line of Colima Street, the West Right-Of-Way line of Brazos Street, and being located S 84° 11' 13" E, a distance of 99.76 feet from a point in the South line of said Colima Street and the Northeast corner of this herein described 2.914 acre tract of land and the POINT OF BEGINNING;

THENCE departing said South line of Colima Street, and across and through said N.C.B. 2459, San Patricio Alley, and said N.C.B. 2460, the following calls:

S 06° 16' 33" W, a distance of 69.76 feet to a point for a corner;

N 83° 39' 24" W, a distance of 61.03 feet to a point for a corner;

S 06° 14' 06" W, a distance of 55.57 feet to a point for a corner;

S 83° 38' 32" E, a distance of 60.73 feet to a point for a corner;

S 06° 21' 28" W, a distance of 197.67 feet to a point in the North Right-Of-Way line of Vera Cruz Street for the Southeast corner of this 2.914 acre tract of land;

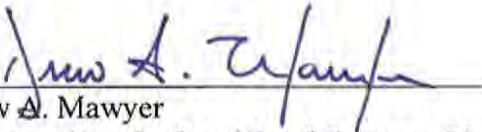
THENCE with said North Right-Of-Way line of Vera Cruz Street, N 84° 11' 50" W, a distance of 403.62 feet to a point for the Southeasterly corner of a 0.672 acre tract of land as described in Volume 4478, Page 1369 of the Official Public Records of Bexar County, Texas, and the Southwesterly corner of this herein described 2.914 acre tract of land;

THENCE departing said North Right-Of-Way line of Vera Cruz Street, and across and through said N.C.B. 2460, said San Patricio Alley, and said N.C.B. 2459, and with the Easterly line of said 0.672 acre tract of land, the Easterly line of a 0.575 acre tract of land as described in Volume 4478, Page 1373 of the Official Public Records of Bexar County, Texas, N 06° 27' 34" E, a distance of 323.09 feet to a point in the South line of said Colima Street, and being the Northeast corner of said 0.575 of an acre tract of land, and the Northwest corner of this herein described 2.914 acre tract of land;

THENCE departing said 0.575 of an acre tract of land, and with the South line of said Colima Street, S 84° 11' 13" E a distance of 403.12 feet to the POINT OF BEGINNING and containing this herein described 2.914 acre tract of land;

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), North American Datum 1983.

Exhibit prepared this the 26th day of February, 2024.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W. SH 46, NEW BRAUNFELS, TX 78132
BRD506- Parcel 5 Alazan- 2.914 AC- 010824



Parcel Map Check Report

Client:

Client

Client Company

Address 1

Date: 1/8/2024 9:23:03 AM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: Site - Parcel : 5

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:13,699,633.7507'

East:2,122,514.0975'

Segment# 1: Line

Course: S84° 11' 13"E

Length: 403.12'

North: 13,699,592.9215'

East: 2,122,915.1445'

Segment# 2: Line

Course: S06° 16' 33"W

Length: 69.76'

North: 13,699,523.5796'

East: 2,122,907.5187'

Segment# 3: Line

Course: N83° 39' 24"W

Length: 61.03'

North: 13,699,530.3225'

East: 2,122,846.8624'

Segment# 4: Line

Course: S06° 14' 06"W

Length: 55.57'

North: 13,699,475.0812'

East: 2,122,840.8271'

Segment# 5: Line

Course: S83° 38' 32"E

Length: 60.73'

North: 13,699,468.3562'

East: 2,122,901.1836'

Segment# 6: Line

Course: S06° 21' 28"W

Length: 197.67'

North: 13,699,271.9019'

East: 2,122,879.2943'

Segment# 7: Line

Course: N84° 11' 50"W
North: 13,699,312.7097'

Length: 403.62'
East: 2,122,477.7425'

Segment# 8: Line

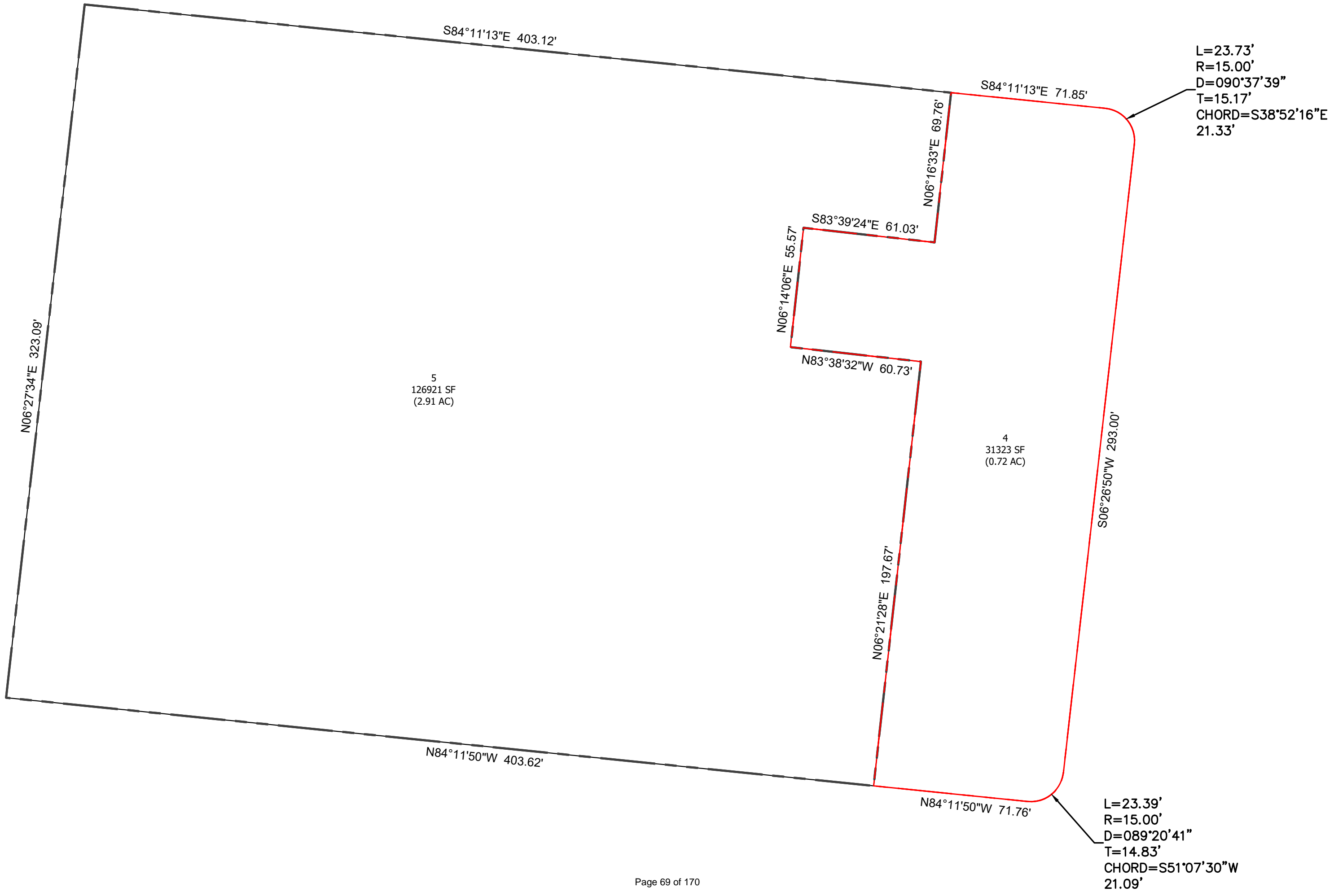
Course: N06° 27' 34"E
North: 13,699,633.7487'

Length: 323.09'
East: 2,122,514.0901'

Perimeter: 1,574.60'
Error Closure: 0.0077
Error North : -0.00204

Area: 126,920.98Sq.Ft.
Course: S74° 35' 53"W
East: -0.00741

Precision 1: 204,492.21





METES AND BOUNDS DESCRIPTION
FOR A
1.851 ACRE TRACT OF LAND

BEING a 1.851 acre tract of land situated in the City of San Antonio, Bexar County, Texas, being a portion of Lot 53, Block 4, N.C.B. 3994, A Replat Of Alazan Apache Courts Subdivision, according to the plat thereof recorded in Volume 9542, Page 124, of the Deed and Plat Records of Bexar County, Texas, and said 1.851 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin with cap stamped "SUMMIT" found in the South Right-of-Way line of Colima Street, being the Northwest corner of said Lot 53, feet for the POINT OF BEGINNING of this herein described 1.851 acre tract of land;

THENCE with said South R.O.W. line of Colima Street, S 84° 17' 37" E, a distance of 43.11 feet to a point for a corner;

THENCE departing said Colima Street, and across and through said lot 53, the following calls:

S 06° 20' 36" W a distance of 128.85 feet to a point for a corner;

S 83° 42' 39" E a distance of 55.95 feet to a point for a corner;

N 06° 17' 21" E a distance of 75.71 feet to a point for a corner;

S 83° 45' 16" E a distance of 137.06 feet to a point for a corner;

N 05° 44' 15" E a distance of 54.99 feet to a point for a corner;

S 84° 17' 37" E a distance of 85.96 feet to a point for a corner;

S 06° 20' 38" W a distance of 91.16 feet to a point for a corner;

S 83° 41' 27" E a distance of 59.35 feet to a point in the West Right-Of-Way line of San Jacinto Street for the Northeasterly corner of this herein described 1.851 acre tract of land;

THENCE with the West R.O.W. line of said San Jacinto Street, S 06° 18' 33" W, a distance of 127.42 feet to a point for a Southeasterly corner of this herein described 1.851 acre tract of land;

THENCE departing said West Right-Of-Way line of San Jacinto Street, and across and through said lot 53, the following calls:

N 83° 41' 27" W, a distance of 59.22 feet to a point for a corner;

S 06° 20' 15" W a distance of 93.62 feet to a point for a corner;

N 84° 17' 55" W, a distance of 85.60 feet to a point for a corner;

N 06° 20' 36" E, a distance of 50.99 feet to a point for a corner;

N 83° 45' 16" W, a distance of 136.81 feet to a point for a corner;

N 06° 17' 17" E, a distance of 76.03 feet to a point for a corner;

S 83° 42' 43" W, a distance of 56.06 feet to a point for a corner;

S 06° 16' 37" W, a distance of 128.90 feet to a point in the North Right-Of-Way line of Vera Cruz for a Southerly corner of this herein described 1.851 acre tract of land;

THENCE with the North right-of-way line of Vera Cruz, N 84° 17' 55" W, a distance of 43.73 feet to a ½" iron pin with cap stamped "SUMMIT" found, and the beginning of a curve to the right;

THENCE with said curve to the right, having an arc length of 7.92 feet, a radius of 5.00 feet, a delta angle of 90° 45' 15", a tangent length of 5.07 feet, and a chord bearing and distance of N 38° 55' 23" W, 7.12 feet to a ½" iron pin with cap stamped "SUMMIT" found in the East Right-Of-Way line of S. Pinto Street;

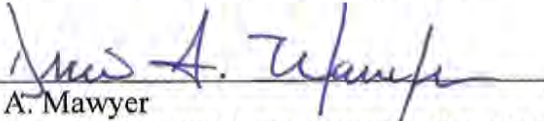
THENCE with said East Right-of-Way line of S. Pinto Street, N 06° 27' 14" E, a distance of 302.24 feet to a ½" iron pin with cap stamped "SUMMIT" found in said West line of S. Pinto Street and the beginning of a curve to the right;

THENCE with said curve to the right, having an arc length of 7.79 feet, a radius of 5.00 feet, a delta angle of 89° 15' 09", a tangent length of 4.94 feet, and a chord bearing and distance of N 51° 04' 49" E, 7.02 feet to the POINT OF BEGINNING and containing this herein described 1.851 acre tract of land;

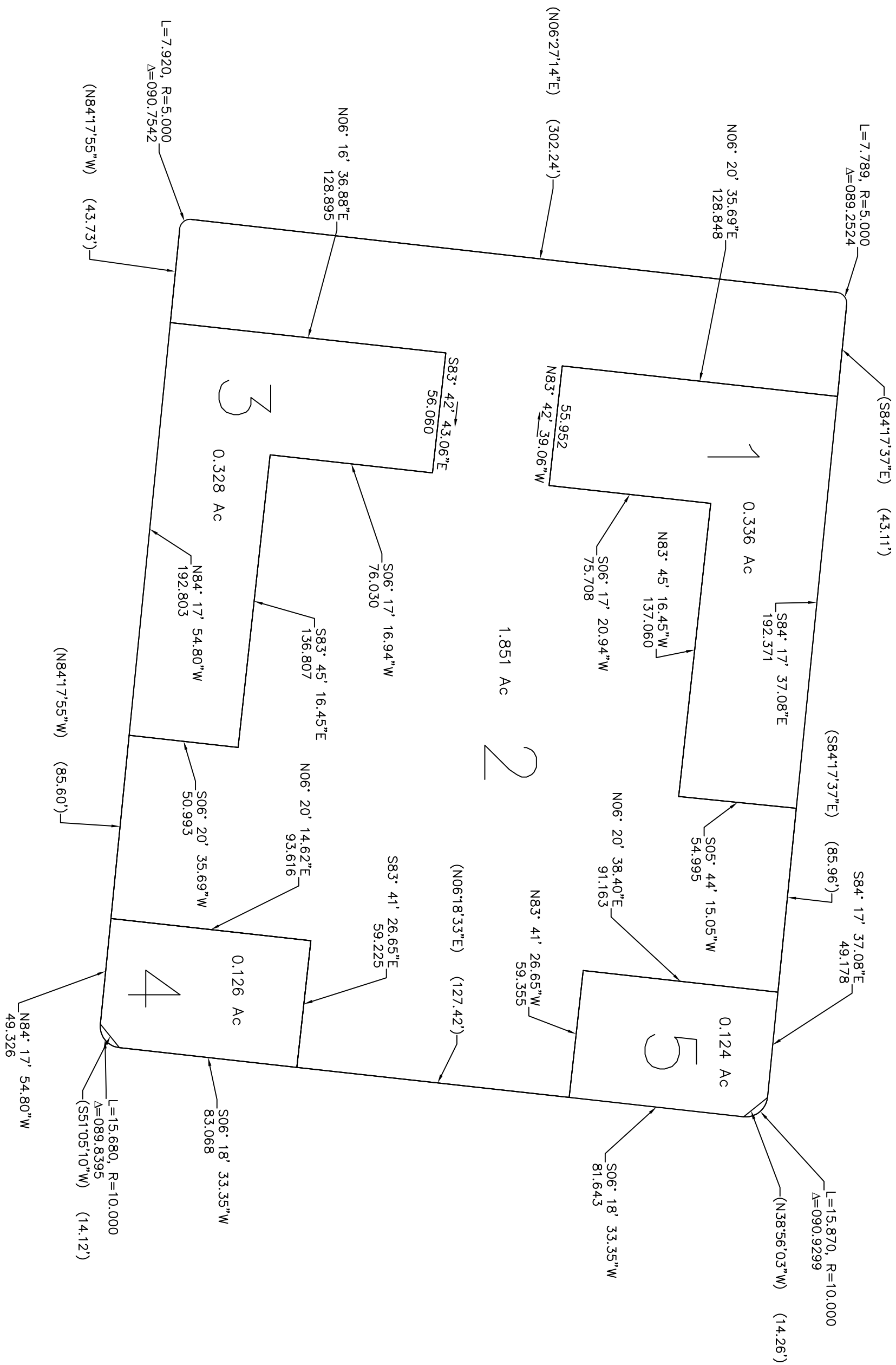
"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), North American Datum 1983.

Prepared this the 18th day of March, 2024.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W. SH 46, NEW BRAUNFELS, TX 78132
BRD506- Parcel 2 Alazan- 1.851 AC- 031824





Alazan Expansion

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

Overview



City District 5

San Antonio ISD

Income-Based Housing Units: **88**
at $\leq 30\%$ AMI

Sources:

- MTW Approx. **\$18,000,000**
- Housing Bond **\$8,227,426**
- CPF **\$850,000**
- Unfunded **\$477,107**

Total Development Cost:
Approx. **\$27,554,533**

Disposition

- Resolution 6371 was approved by the Board on Aug. 2, 2023
 - Disposition Application
 - A newly established limited liability company (the “LLC”), with Opportunity Home as its sole member, facilitating the construction and development of the Alazan Expansion Project

- Resolution 6533 will restate and amend Resolution 6371
 - Expand the sole member to include SAHFC or Opportunity Home (the “LLC”)

Questions?

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

RESOLUTIONS 6534 AND 24FAC-05-17, 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

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

DocuSigned by:
Susan Ramos-Sossaman
F8934B3F374B4DF...
Susan Ramos-Sossaman
Interim Director of Development Services
and Neighborhood Revitalization

REQUESTED ACTION:

Consideration and appropriate action regarding Resolutions 6534 and 24FAC-05-17, 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.

SUMMARY:

The Josephine Apartments Project received final approval from San Antonio Housing Facility Corporation (“SAHFC”) as the lessor of the Project and a member of the lessee of the Project, Potranco Holdco LLC (the “Owner”), on August 6, 2020. The Project is under construction and will consist of 259 family units, which are a mixture of affordable and market-rate units. The project is located at 120 West Josephine Street, San Antonio, Texas.

The Project has incurred cost overruns and increased interest expenses and has requested additional funds be loaned to complete construction and begin operation, offering to pay an interest rate of approximately 16% on any funds loaned. The staff has evaluated the economic viability of the Project and the loans. It has been 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 of 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. Still, it will be payable as a subordinate debt of the Borrower pursuant to the Limited Liability Agreement for the Owner.

STRATEGIC OUTCOMES:

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

ATTACHMENTS:

- Resolution 6534
- Resolution 24FAC-05-17
- Slides

**Opportunity Home San Antonio
Resolution 6534**

RESOLUTION 6534, AUTHORIZING (I) THE FORMATION OF SAHFC JOSEPHINE LENDER LLC; (II) A CAPITAL CONTRIBUTION FROM SAHFC 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

WHEREAS, on August 6, 2020, the Housing Authority of the City of San Antonio a/k/a Opportunity Home San Antonio (“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 259-unit multifamily apartment facility known as the Josephine Apartments located at 120 West Josephine Street, San Antonio, Texas (the “Project”), as the sole member of SAHFC Josephine 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 January 1, 2021, the Member LLC entered into an Amended and Restated Limited Liability Company Agreement for 120 Josephine Investors 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 the 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 16% (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 Josephine Lender LLC, a single-member limited liability company (“Lender LLC”), to which SAHFC will contribute an amount not to exceed \$3,000,000 (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 this 12th day of June 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-05-17**

RESOLUTION 24FAC-05-17, AUTHORIZING (I) THE FORMATION OF SAHFC JOSEPHINE LENDER LLC; (II) A CAPITAL CONTRIBUTION FROM SAHFC 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

WHEREAS, on August 6, 2020, San Antonio Housing Facility Corporation (“SAHFC”) authorized (i) participation in the acquisition, construction, and equipping of a 259-unit multifamily apartment facility known as the Josephine Apartments located at 120 West Josephine Street, San Antonio, Texas (the “Project”), as the sole member of SAHFC Josephine 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 January 1, 2021, the Member LLC entered into a Limited Liability Company Agreement for 120 Josephine Investors 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 the 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 16% (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 Josephine Lender LLC, a single-member limited liability company (“Lender LLC”), to which SAHFC will contribute an amount not to exceed \$3,000,000 (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 which will be admitted to the Borrower as a Class A Member; 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, the making of the Contribution and the Loan, and the admission of Lender LLC as a Class A Member of the Borrower 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, the making of the Contribution and the Loan and the admission of Lender LLC as a Class A Member of the Borrower or otherwise to give effect to the actions authorized hereby and the intent hereof, and approval of the terms of any of the documents by Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.
- 3) The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.
- 4) All acts heretofore taken by the officers of this Board in connection with the matters authorized by this Resolution are hereby ratified, confirmed, and approved by the Board.
- 5) If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.
- 6) The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.
- 7) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 8) This Resolution shall be in force and effect from and after its passage.

Passed and approved this 12th day of June 2024.

Gabriel Lopez

Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.

Secretary/Treasurer

Josephine

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

Overview



THE JOSEPHINE

City Council District 1

San Antonio ISD

Total Units: **259**

26 ≤60% AMI
104 ≤80% AMI
129 Market

Deal Type

PFC

Financing

Conventional Loan

Total Development Cost:

\$68,463,888

Lynd Development Partners


Board Consideration


- Resolution 6057 was approved on Aug. 6, 2020, authorizing SAHFC to enter into a partnership with Lynd Company to acquire and construct the Josephine Apartments
- Current Status:
 - 88.54% complete
 - Incurred cost overruns and increased interest expenses
- Resolution 6534 will authorize the formation of SAHFC Josephine Lender LLC to issue a loan up to \$3,000,000 to 120 Josephine Investors LLC
 - Interest rate of approximately 16%
 - Cover project shortfalls

Questions?

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

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

DocuSigned by:

D7D46F73813F4FA...
Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

F285700006074FD...
Joel Tabar
Director of Resident Services

REQUESTED ACTION:

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.

SUMMARY:

Opportunity Home San Antonio elected to undertake a HUD-Approved Phase II Energy Performance Contract (EPC) program, where energy and water conservation measures are financed through future energy and water cost savings. To capture the achieved utility savings, where residents pay their own utility bills, HUD requires public housing authorities to revise resident-paid utility allowances to reflect the new utility consumption levels due to utility savings generated from energy and water conservation measures. In addition, Opportunity Home will update other Public Housing authority utility allowances to adjust for changing utility prices.

This resolution will modify the resident-paid utility allowances in accordance with Attachment A – Resident Paid Utility Allowance Revisions. Opportunity Home remains committed to being a sustainable agency and actively elected to pursue a self-managed EPC Phase II, where energy and water conservation measures are financed with future utility cost reductions. Opportunity Home, in accordance with HUD and EPC guidelines, will revise resident-paid utility allowances to reflect the new utility rates and consumption levels within dwelling units due to the energy and water conservation measures installed through EPC Phase II.

Savings generated from the energy and water conservation measures will be captured by Opportunity Home to pay the debt service for the EPC project. After completing the utility allowance revisions, some residents may have a reduced utility allowance. However, due to the energy and water conservation measures installed, residents will consume fewer utilities; therefore, most residents will have no significant financial impacts.

STRATEGIC OUTCOME:

Opportunity Home San Antonio residents have access to affordable utilities.

OPPORTUNITY HOME SAN ANTONIO

May 15, 2024

ATTACHMENTS:

Resolution 6536

Presentation

[Attachment A - 2024 Resident-Paid Utility Allowance Revisions](#)

**Opportunity Home San Antonio
Resolution 6536**

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

WHEREAS, Opportunity Home San Antonio elected to undertake a HUD-Approved Phase II Energy Performance Contract (EPC) program, where energy and water conservation measures are financed through future energy and water cost savings; and

WHEREAS, EPC II will be financed through the savings resulting from the reduction of utility consumption; and

WHEREAS, to capture EPC II savings where residents pay their own utility bills, HUD and EPC regulations require Opportunity Home to revise the resident-paid utility allowances to reflect the new energy and water consumption levels resulting from energy and water conservation measures installed through EPC II; and

WHEREAS, staff requests authorization of the resident-paid utility allowances revisions as outlined in Attachment A - 2024 Resident-Paid Utility Allowance Revisions and in accordance with HUD and EPC II regulations.

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

- 1) Approves 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.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 12th day of June 2024.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
			Trash	W&S	Elec	Gas		
Alazan-Guadalupe	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000001	1 Br	-	-	-	-	-	-	-
TX06-6127.0	2 Br	13	M	M	R	R	120.43	93.87
Semi-Detached (SD/duplex)	3 Br	38	R	R	R	R	304.58	264.79
Phase 1 Units	4 Br	5	R	R	R	R	394.43	342.69
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Village East	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000002	1 Br	-	-	-	-	-	-	-
TX06-6035.1	2 Br	13	M	M	R	R	102.40	83.00
Row/Townhouse (RW)	3 Br	6	M	M	R	R	141.21	115.15
	4 Br	2	M	M	R	R	174.88	142.45
<i>Not in EPC</i>	5 Br	3	M	M	R	R	205.78	168.27
Olive Park	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000002	1 Br	-	-	-	-	-	-	-
TX06-6035.2	2 Br	12	M	M	R	R	112.05	92.75
Row/Townhouse (RW)	3 Br	11	M	M	R	R	159.39	131.66
	4 Br	3	M	M	R	R	191.92	158.29
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value	
			Trash	W&S	Elec	Gas			
Lincoln Heights			0 Br	-	-	-	-	\$ -	
	TX006000003	1 Br	91	M	M	R	R	97.07	78.98
	TX06-6005.0	2 Br	156	M	M	R	R	111.70	90.77
	Walk-UP/Multifamily (WU)	3 Br	87	M	M	R	R	148.23	122.03
	Phase 1 Units	4 Br	4	M	M	R	R	182.90	150.13
	<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Cassiano			0 Br	-	-	-	-	\$ -	\$ -
	TX006000004	1 Br	24	M	M	R	R	104.84	83.00
	TX06-6006.0	2 Br	176	M	M	R	R	120.34	95.12
	Row/Townhouse (RW)	3 Br	144	M	M	R	R	158.54	127.20
	Phase 1 Units	4 Br	48	M	M	R	R	190.55	153.30
	<i>Included in EPC</i>	5 Br	8	M	M	R	R	223.36	180.12
Cassiano			0 Br	-	-	-	-	\$ -	\$ -
	TX006000004	1 Br	-	-	-	-	-	-	-
	TX06-6020.2	2 Br	-	-	-	-	-	-	-
	Row/Townhouse (RW)	3 Br	44	M	M	R	R	155.40	124.06
	Phase 1 Units	4 Br	37	M	M	R	R	186.79	149.54
	<i>Included in EPC</i>	5 Br	18	M	M	R	R	218.96	175.73



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
Villa Veramendi	0 Br	-	-	-	-	-	\$ -	
TX006000007	1 Br	12	M	M	R	X	83.10	
TX06-6012.0	2 Br	62	M	M	R	X	106.31	
Row/Townhouse (RW)	3 Br	54	M	M	R	X	150.66	
	4 Br	32	M	M	R	X	185.80	
<i>Included in EPC</i>	5 Br	6	M	M	R	X	220.09	
O. P. Schnabel	0 Br	-	-	-	-	-	\$ -	
TX006000008	1 Br	66	M	M	R	X	99.40	
TX06-6059.0	2 Br	4	M	M	R	X	122.18	
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	
Sun Park Lane	0 Br	-	-	-	-	-	\$ -	
TX006000011	1 Br	65	M	M	R	M	46.54	
TX06-6023.0	2 Br	-	-	-	-	-	-	
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value	
			Trash	W&S	Elec	Gas			
Frank Hornsby			0 Br	-	-	-	-	\$ -	\$ -
	TX006000011	1 Br	54	M	M	R	X	67.27	65.57
	TX06-6124.0	2 Br	5	M	M	R	X	83.27	81.16
	Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-	-
	<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Mission Park			0 Br	-	-	-	-	\$ -	\$ -
	TX006000012	1 Br	8	M	M	R	X	89.37	87.10
	TX06-6024.0	2 Br	43	M	M	R	X	107.45	104.72
	Row/Townhouse (RW)	3 Br	33	M	M	R	X	157.57	153.58
		4 Br	10	M	M	R	X	191.56	186.70
	<i>Included in EPC</i>	5 Br	6	M	M	R	X	227.20	221.45
Williamsburg			0 Br	-	-	-	-	\$ -	\$ -
	TX006000013	1 Br	15	M	M	R	M	37.37	36.54
	TX06-6033.3	2 Br	-	-	-	-	-	-	-
	Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-	-
	<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
College Park								
	0 Br	-	-	-	-	-	\$ -	
	TX006000014	1 Br 64	M	M	R	X	91.68	
	TX06-6026.2	2 Br 14	M	M	R	X	118.39	
	Walk-UP/Multifamily (WU)	3 Br -	-	-	-	-	-	
		4 Br -	-	-	-	-	-	
	<i>Not in EPC</i>	5 Br -	-	-	-	-	-	
Parkview								
	0 Br	96	M	M	R	M	\$ 59.49	
	TX006000014	1 Br 52	M	M	R	M	66.83	
	TX06-6027.0	2 Br 4	M	M	R	M	79.27	
	Elevator Structure (ES)	3 Br 1	M	M	R	M	128.35	
		4 Br -	-	-	-	-	-	
	<i>Not in EPC</i>	5 Br -	-	-	-	-	-	
Matt Garcia								
	0 Br	-	-	-	-	-	\$ -	
	TX006000016	1 Br 51	M	M	R	X	77.52	
	TX06-6055.0	2 Br 4	M	M	R	X	93.08	
	Walk-UP/Multifamily (WU)	3 Br -	-	-	-	-	-	
		4 Br -	-	-	-	-	-	
	<i>Included in EPC</i>	5 Br -	-	-	-	-	-	



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
Linda Lou			-	-	-	-	\$ -	\$ -
TX006000019	1 Br	4	M	M	R	M	36.51	35.71
TX06-6026.3	2 Br	-	-	-	-	-	-	-
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Riverside Apts			-	-	-	-	\$ -	\$ -
TX006000019	1 Br	-	-	-	-	-	-	-
TX06-6031.0	2 Br	37	M	M	R	R	97.64	80.94
Walk-UP/Multifamily (WU)	3 Br	37	M	M	R	R	119.76	99.06
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Linda Lou			-	-	-	-	\$ -	\$ -
TX006000019	1 Br	6	M	M	R	M	36.53	35.72
TX06-6033.4	2 Br	-	-	-	-	-	-	-
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
Madonna	0 Br	-	-	-	-	-	\$ -	
TX006000020	1 Br	36	M	M	R	M	35.93	
TX06-6032.1	2 Br	24	M	M	R	M	41.25	
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	
Sahara Ramsey	0 Br	-	-	-	-	-	\$ -	
TX006000020	1 Br	-	-	-	-	-	-	
TX06-6032.2	2 Br	16	M	M	R	M	52.70	
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	
Cheryl West	0 Br	-	-	-	-	-	\$ -	
TX006000021	1 Br	4	M	M	R	R	71.36	
TX06-6034.0	2 Br	38	M	M	R	R	83.82	
Semi-Detached (SD) (duplex)	3 Br	34	M	M	R	R	123.36	
	4 Br	6	M	M	R	R	154.54	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
T L Shaley								
	0 Br	-	-	-	-	-	\$ -	
TX006000021	1 Br	10	R	R	R	R	136.69	
TX06-6057.0	2 Br	28	R	R	R	R	173.83	
Semi-Detached (SD) (duplex)	3 Br	24	R	R	R	R	255.02	
	4 Br	4	R	R	R	R	330.92	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	
Col. Cisneros								
	0 Br	-	-	-	-	-	\$ -	
TX006000022	1 Br	51	M	M	R	X	65.91	
TX06-6054.0	2 Br	4	M	M	R	X	80.57	
Row/Townhouse (RW)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	
Park Square								
	0 Br	-	-	-	-	-	\$ -	
TX006000023	1 Br	2	M	M	R	M	40.99	
TX06-6045.0	2 Br	12	M	M	R	M	63.48	
Row/Townhouse (RW)	3 Br	10	M	M	R	M	87.26	
	4 Br	2	M	M	R	M	103.90	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
Kenwood Manor	0 Br	-	-	-	-	-	-	
TX006000023	1 Br	-	-	-	-	-	-	
TX06-6046.0	2 Br	-	-	-	-	-	-	
Walk-UP/Multifamily (WU)	3 Br	9	R	R	R	288.36	268.12	
	4 Br	-	-	-	-	-	-	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	
Glen Park	0 Br	-	-	-	-	-	-	
TX006000023	1 Br	-	-	-	-	-	-	
TX06-6126.0	2 Br	10	R	M	R	147.45	132.28	
All Electric Units	2 Br	16	R	M	R	147.31	144.09	
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	
<i>Not in EPC</i>	4 Br	-	-	-	-	-	-	
Highview Apt.	0 Br	-	-	-	-	-	-	
TX006000024	1 Br	6	M	M	R	39.19	38.24	
TX06-6043.0	2 Br	30	M	M	R	44.72	43.63	
Semi-Detached (SD) (duplex)	3 Br	28	M	M	R	64.47	62.90	
	4 Br	4	M	M	R	80.15	78.20	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
William Sinkin	0 Br	-	-	-	-	-	-	
TX006000024	1 Br	45	M	M	R	R	71.84	
TX06-6052.0	2 Br	5	M	M	R	R	91.63	
Semi-Detached (SD) (duplex)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	
Cross Creek	0 Br	-	-	-	-	-	-	
TX006000025	1 Br	5	M	M	R	R	77.50	
TX06-6044.0	2 Br	28	M	M	R	R	92.48	
Row/Townhouse (RW)	3 Br	28	M	M	R	R	112.37	
	4 Br	5	M	M	R	R	153.90	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	
Morris C. Beldon	0 Br	-	-	-	-	-	-	
TX006000025	1 Br	6	M	M	R	R	73.99	
TX06-6049.0	2 Br	18	M	M	R	R	102.84	
Row/Townhouse (RW)	3 Br	11	M	M	R	R	132.94	
	4 Br	-	-	-	-	-	-	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
			Trash	W&S	Elec	Gas		
L.C. Rutledge	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000025	1 Br	10	M	M	R	R	72.58	60.51
TX06-6056.0	2 Br	28	M	M	R	R	87.81	72.37
Semi-Detached (SD) (duplex)	3 Br	24	M	M	R	R	118.83	99.07
	4 Br	4	M	M	R	R	146.40	122.06
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Westway	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000026	1 Br	22	M	M	R	X	83.61	81.49
TX06-6047.0	2 Br	42	M	M	R	X	99.63	97.11
Walk-UP/Multifamily (WU)	3 Br	62	M	M	R	X	141.79	138.19
	4 Br	26	M	M	R	X	174.84	170.40
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
H.B. Gonzalez	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000026	1 Br	47	M	M	R	M	58.61	57.16
TX06-6051.0	2 Br	4	M	M	R	M	71.06	69.30
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value	
			Trash	W&S	Elec	Gas			
Francis Furey			0 Br	-	-	-	-	\$ -	\$ -
	TX006000027	1 Br	10	M	M	R	R	81.13	65.24
	TX06-6050.0	2 Br	28	M	M	R	R	103.65	83.15
	Semi-Detached (SD) (duplex)	3 Br	24	M	M	R	R	138.56	112.31
		4 Br	4	M	M	R	R	179.16	144.71
	<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Pin Oaks II			0 Br	-	-	-	-	\$ -	\$ -
	TX006000027	1 Br	4	M	M	R	R	70.59	59.84
	TX06-6053.0	2 Br	13	M	M	R	R	90.21	74.68
	Semi-Detached (SD) (duplex)	3 Br	3	M	M	R	R	122.51	102.33
		4 Br	2	M	M	R	R	153.72	127.74
	<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Charles Andrews			0 Br	-	-	-	-	\$ -	\$ -
	TX006000027	1 Br	-	-	-	-	-	-	-
	TX06-6108.0	2 Br	-	-	-	-	-	-	-
	Row/Townhouse (RW)	3 Br	52	M	M	R	X	132.93	129.56
		4 Br	-	-	-	-	-	-	-
	<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
Lila Cockrell	0 Br	-	-	-	-	-	\$ -	
TX006000028	1 Br	65	M	M	R	M	57.50	
TX06-6058.0	2 Br	5	M	M	R	M	69.57	
Elevator Structure (ES)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	
South San	0 Br	-	-	-	-	-	\$ -	
TX006000028	1 Br	30	M	M	R	X	69.45	
TX06-6130.0	2 Br	-	-	-	-	-	-	
Row/Townhouse (RW)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	
Raymundo Rangel	0 Br	-	-	-	-	-	\$ -	
TX006000030	1 Br	26	M	M	R	X	69.92	
TX06-6129.0	2 Br	-	-	-	-	-	-	
Row/Townhouse (RW)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
Mirasol Homes	1 Br	-	-	-	-	-	\$ -	\$ -
TX006000030	2 Br	28	R	M	R	R	149.38	146.14
TX06-6135.0	3 Br	15	R	M	R	R	202.20	197.63
Row/Townhouse (RW)	3 Br	78	R	R	R	R	301.64	299.03
	4 Br	6	R	R	R	R	348.89	346.88
<i>Included in EPC</i>	5 Br	3	R	R	R	R	429.47	427.22
Mirasol Townhomes	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000030	1 Br	-	-	-	-	-	-	-
TX06-6137.0	2 Br	15	M	M	R	R	132.58	129.23
Row/Townhouse (RW)	3 Br	9	M	M	R	R	180.81	176.24
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Mirasol Cottages	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000030	1 Br	-	-	-	-	-	-	-
TX06-6138.0	2 Br	20	R	M	R	R	149.13	145.88
Row/Townhouse (RW)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
Christ the King	0 Br	-	-	-	-	-	-	
TX006000030	1 Br	45	R	M	R	X	86.70	
TX06-6143.0	2 Br	3	R	M	R	X	101.02	
Row/Townhouse (RW)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	
Spring View Scat.	0 Br	-	-	-	-	-	-	
TX006000031	1 Br	-	-	-	-	-	-	
TX06-6125.0	2 Br	-	-	-	-	-	-	
Single Family/Detached (SF)	3 Br	6	M	M	R	R	148.02	
	4 Br	1	M	M	R	R	186.29	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	
Spring View	0 Br	-	-	-	-	-	-	
TX006000031	1 Br	-	-	-	-	-	-	
TX06-6136.0	2 Br	84	M	M	R	R	116.41	
Row/Townhouse (RW)	3 Br	24	M	M	R	R	149.51	
	4 Br	-	-	-	-	-	-	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
Spring View Sr.	0 Br	-	-	-	-	-	-	
TX006000031	1 Br	40	M	M	R	R	77.94	
TX06-6140.0	2 Br	-	-	-	-	-	-	
Row/Townhouse (RW)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	
Spring View Bldg C	0 Br	5	M	M	R	R	68.32	
TX006000031	1 Br	2	M	M	R	R	87.90	
TX06-6147.0	2 Br	-	-	-	-	-	-	
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	
Spring View Bldg B	0 Br	16	M	M	R	R	68.61	
TX006000031	1 Br	-	-	-	-	-	-	
TX06-6148.0	2 Br	2	M	M	R	R	137.21	
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
Refugio	0 Br	-	-	-	-	-	-	
TX006000032	1 Br	19	M	M	R	X	124.52	
TX06-6139.0	2 Br	20	M	M	R	X	143.37	
Elevator Structure (ES)	3 Br	11	M	M	R	X	205.20	
	4 Br	-	-	-	-	-	-	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	
Scattered Sites	0 Br	-	-	-	-	-	-	
TX006000033	1 Br	-	-	-	-	-	-	
TX06-6123.6	2 Br	1	R	R	R	R	268.50	
Single Family/Detached (SF)	3 Br	52	R	R	R	R	343.45	
All Electric Units	3 Br	15	R	R	R	R	422.44	
<i>Not in EPC</i>	4 Br	4	R	R	R	R	424.53	
WC White	0 Br	-	-	-	-	-	-	
TX006000035	1 Br	69	M	M	R	M	91.65	
TX06-6042.0	2 Br	6	M	M	R	M	114.74	
Elevator Structure (ES)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
San Juan I								
	0 Br	-	-	-	-	-	\$ -	
	TX006000037	1 Br 13	M	M	R	M	99.14	
	TX06-6141.0	2 Br 16	M	M	R	M	121.52	
	Walk-UP/Multifamily (WU)	3 Br 17	M	M	R	M	153.69	
		4 Br -	-	-	-	-	-	
	<i>Not in EPC</i>	5 Br -	-	-	-	-	-	
Alhambra								
	0 Br	-	-	-	-	-	\$ -	
	TX006000038	1 Br 9	M	M	R	X	106.16	
	TX06-6146.0	2 Br 5	M	M	R	X	143.71	
	Walk-UP/Multifamily (WU)	3 Br -	-	-	-	-	-	
		4 Br -	-	-	-	-	-	
	<i>Not in EPC</i>	5 Br -	-	-	-	-	-	
Hemisview								
	0 Br	-	-	-	-	-	\$ -	
	TX006000051	1 Br 14	M	M	R	X	103.96	
	TX06-0051.2	2 Br 26	M	M	R	X	134.50	
	Elevator Structure (ES)	3 Br 9	M	M	R	X	176.84	
		4 Br -	-	-	-	-	-	
	<i>Not in EPC</i>	5 Br -	-	-	-	-	-	



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
San Juan II								
	0 Br	-	-	-	-	-	-	
	1 Br	2	M	M	R	M	100.57	
	2 Br	24	M	M	R	M	122.68	
	3 Br	20	M	M	R	M	159.16	
	4 Br	2	M	M	R	M	178.56	
	5 Br	-	-	-	-	-	-	
	<i>Not in EPC</i>							
Sutton Oaks								
	0 Br	-	-	-	-	-	-	
	1 Br	10	M	M	R	X	98.84	
	2 Br	34	M	M	R	X	124.45	
	3 Br	5	M	M	R	X	165.95	
	4 Br	-	-	-	-	-	-	
	5 Br	-	-	-	-	-	-	
	<i>Not in EPC</i>							
Pin Oaks I								
	0 Br	12	M	M	R	M	39.22	
	1 Br	36	M	M	R	M	46.92	
	2 Br	2	M	M	R	M	55.33	
	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
	5 Br	-	-	-	-	-	-	
	<i>Included in EPC</i>							



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
Gardens at San Juan								
	0 Br	-	-	-	-	-	\$ -	
TX006000055	1 Br	3	R	R	R	X	140.17	
TX06-0099.0	2 Br	33	R	R	R	X	179.44	
Walk-UP/Multifamily (WU)	3 Br	24	R	R	R	X	257.64	
	4 Br	3	R	R	R	X	330.41	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	
Park at Sutton Oaks								
	0 Br	-	-	-	-	-	\$ -	
TX006000056	1 Br	5	M	M	R	X	80.07	
TX06-0999.0	2 Br	35	M	M	R	X	98.32	
Walk-UP/Multifamily (WU)	3 Br	7	M	M	R	X	138.35	
	4 Br	2	M	M	R	X	176.29	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	
Converse Ranch I								
	0 Br	-	-	-	-	-	\$ -	
TX006000149	1 Br	10	M	M	R	X	115.07	
TX06-6149.0	2 Br	9	M	M	R	X	146.37	
Walk-UP/Multifamily (WU)	3 Br	6	M	M	R	X	196.69	
	4 Br	-	-	-	-	-	-	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
Midcrowne	0 Br	-	-	-	-	-	-	
TX006000150	1 Br	20	M	M	R	X	96.15	
TX06-6150.0	2 Br	19	M	M	R	X	122.94	
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	
	4 Br	-	-	-	-	-	-	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	
Converse Ranch II	0 Br	-	-	-	-	-	-	
TX006000151	1 Br	6	M	M	R	X	119.38	
TX06-6151.0	2 Br	10	M	M	R	X	141.63	
Walk-UP/Multifamily (WU)	3 Br	5	M	M	R	X	181.47	
	4 Br	-	-	-	-	-	-	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	
East Meadows I Townhomes	0 Br	-	-	-	-	-	-	
TX006000500	1 Br	-	-	-	-	-	-	
TX06-0500.0	2 Br	18	M	R	R	R	147.87	
Row/Townhouse (RW)	3 Br	40	M	R	R	R	237.53	
	4 Br	4	M	R	R	R	310.24	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
			Trash	W&S	Elec	Gas		
East Meadows I Apartments								
	0 Br	-	-	-	-	\$ -	\$ -	
TX006000500	1 Br	37	M	R	R	117.62	117.33	
TX06-0501.0	2 Br	102	M	R	R	154.67	154.79	
Walk-UP/Multifamily (WU)	3 Br	12	M	R	R	243.68	239.73	
	4 Br	2	M	R	R	316.83	313.62	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	
East Meadows II Townhomes								
	0 Br	-	-	-	-	\$ -	\$ -	
TX006000500	1 Br	-	-	-	-	-	-	
TX06-0502.0	2 Br	-	-	-	-	-	-	
Row/Townhouse (RW)	3 Br	22	M	R	R	226.71	225.28	
	4 Br	1	M	R	R	300.67	299.11	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	
East Meadows II Apartments								
	0 Br	-	-	-	-	\$ -	\$ -	
TX006000500	1 Br	30	M	R	R	116.82	116.70	
TX06-0503.0	2 Br	58	M	R	R	153.48	153.86	
Walk-UP/Multifamily (WU)	3 Br	6	M	R	R	233.32	234.52	
	4 Br	2	M	R	R	307.32	309.50	
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	

2024 PH Utility Allowances

Overview

Utility Allowances

When determining a family's income-based rent, Opportunity Home San Antonio must use the utility allowance applicable to the type of dwelling unit leased by the family.

- Utility allowances are provided to families paying income-based rent when the cost of utilities are not included in the rent amount.
- The utility allowance is subtracted from the total tenant payment.

Utility Allowance Revisions

Opportunity Home elected to undertake a HUD-Approved Phase II Energy Performance Contract (EPC) program, where energy and water conservation measures are financed through future energy and water cost savings.

The proper calculation of Opportunity Home's Phase II EPC Resident Paid Utility Incentive requires utility allowances to be revised **annually** to reflect current utility rates and the new, lower, utility consumption levels (achieved through EPC energy and water conservation measures).

Utility Rate Updates

Residential utility rates from CPS Energy have **decreased**.

Utilities decreased within the last year on average by:

- Electricity: **2.4%**
- Gas: **36%**
- Water and Sewer: **1.6%**
 - Underwent a complete rate structure change

Change from Existing Allowances

Group14 Engineering calculated utility allowances for **4,619** Opportunity Home Public Housing units using the HUD prescribed “Engineered” calculation methodology.

The updated allowances include changes in utility rates.

Total changes in rate allowances varied from:

- **1%** decreases for sites with electricity and water
- **20%** decreases for sites with electricity and gas

Financial Impact


Savings generated from the energy and water conservation measures will be captured by Opportunity Home to pay the debt service for the EPC project.

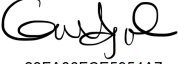
- Some residents will have a reduced utility allowance. However, this reduction is paired with a corresponding reduction in resident utility bills from CPS, due to energy and water efficiency retrofits and decreases in utility tariff rates.
- There will be no significant financial impact to most residents.


Questions?

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

**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**

DocuSigned by:

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

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George Ayala
Director of Procurement

DocuSigned by:

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Joel Tabar
Director of Resident Services

REQUESTED ACTION:

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.

SUMMARY:

Opportunity Home’s Public Housing requires the services of a State of Texas lead-certified professional to remove and dispose of identified deteriorated lead-based paint at Lincoln Heights Courts and Riverside Apartments. The project will include:

Lincoln Heights Courts

Removal and replacement of 525 exterior wood doors. The associated door frames and casing will remain in place to be tested and abated while the exterior doors are removed and replaced. The security door and associated frame are negative for Lead Based Paint. Any lead-based paint between the security door frame and entry door frame is inaccessible and will not be abated. The contractor estimates 4-6 doors per day with a minimal resident move-out time of three days.

Remove lead-based paint from 663 exterior concrete window sills. The abatement method applicable to the exterior window sills is on-site paint removal and interim control for the dust hazard. The estimated time for completion is 35 days, with no impact on residents.

Riverside Apartments

The Riverside Apartments project will involve specialized cleaning of horizontal surfaces to include interim control for the dust hazard within the Kitchen and Living Room of a Unit in this community. This project will require residents to move out for three days.

All work under this award shall be in accordance with the guidelines published by the U.S. Department of Housing and Urban Development (HUD) “Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing,” Second Edition, July 2012, and any and all other Lead Regulations, statutes, rules, etc. by any governing authority.

This request is exempt from the competitive bidding process outlined in the State of Texas Local Government Code, Section 252.022 (2), a procurement necessary to preserve or protect the public health or safety of the municipality's residents.

This is to ratify the award of an emergency contract to Gerloff Company, Inc., which is being brought to the Board of Commissioners in accordance with Opportunity Home's Procurement Policy as the cost exceeds \$250,000.

COMPANY PROFILE:

The Gerloff Company was founded in 1985 and is headquartered in San Antonio, Texas, with a field office in Austin, Texas. They are a family-owned and operated fire and water restoration company available 24 hours a day, 7 days a week. They are equipped to handle any type of residential or commercial project. Their services include fire and water restoration, water extraction/mitigation, contents cleaning, structural cleaning/deodorization, specialized demolition, fire investigation assistance/investigation lab, contents/evidence storage, and emergency preparedness planning. Gerloff is also licensed as a General Contractor and is capable of performing any type of structural repairs that may be needed.

PRIOR AWARDS:

Gerloff is currently under contract with Opportunity Home to provide disaster restoration and emergency recovery services for the organization. They have been awarded projects for restoration, service, and remodeling at Blanco Apartments, Burning Tree Apartments, Matt Garcia Apartments, Parkview Apartments, and Villa Hermosa Apartments. They have performed satisfactorily under the awarded contracts.

CONTRACT OVERSIGHT:

Joel Tabar, Director of Resident Services

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing.
Opportunity Home residents have sufficient food, water, clothing, and shelter.

ATTACHMENTS:

Resolution 6531
Slides

**Opportunity Home San Antonio
Resolution 6531**

**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**

WHEREAS, Opportunity Home's Public Housing requires the services of a State of Texas lead-certified professional to remove and dispose of identified deteriorated lead-based paint at Lincoln Heights Courts and Riverside Apartments; and

WHEREAS, on May 6, 2024, under the President and CEO's expanded approval authority, Resolution 6530 authorized the award of a contract for emergency lead removal at Lincoln Heights Courts and Riverside Apartments to Gerloff Company, Inc; and

WHEREAS, this is to ratify the award of the emergency contract to Gerloff Company, Inc. and is being brought to the Board of Commissioners in accordance with Opportunity Home's Procurement Policy as the cost exceeds \$250,000; and

WHEREAS, all work under this award shall be in accordance with the guidelines published by the U.S. Department of Housing and Urban Development (HUD) "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," Second Edition, July 2012, and any and all other Lead Regulations, statutes, rules, etc. by any governing authority; and

WHEREAS, this request is exempt from the competitive bidding process as outlined in the State of Texas Local Government Code; Section 252.022 (2), a procurement necessary to preserve or protect the public health or safety of the municipality's residents.

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

- 1) Approves 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.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 12th day of June 2024.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO

Ratification of an Emergency Procurement

Lead Removal at Lincoln Heights Courts
and Riverside Apartments
Procurement Process

Procurement Process

Solicitation Process

Ratification of an Emergency Procurement

This request is exempt from the competitive bidding process as outlined in the State of Texas Local Government Code; Section 252.022 (2) a procurement necessary to preserve or protect the public health or safety of the municipality's residents.

This is to ratify the award of an emergency contract to Gerloff Company, Inc. for lead removal at Lincoln Heights Courts and Riverside Apartments and is being brought to the Board of Commissioners in accordance with Opportunity Home's Procurement Policy as the cost exceeds **\$250,000**.

Procurement Process

Financial Impact

The current award recommendation for lead removal at Lincoln Heights Courts and Riverside Apartments is not expected to exceed an amount of **\$1,442,723**.

Award includes:

Lincoln Heights Courts

Removal and replacement of 525 exterior wood doors; removal of lead-based paint from associated doors and casings, if required; and removal of lead-based paint from 663 exterior concrete window sills.

Riverside Apartments

Specialized cleaning of horizontal surfaces to include the kitchen and living room of a Unit within the community.

Questions?

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

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

DocuSigned by:
Ed Hinojosa Jr

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
George Ayala

23FA86FCE5954A7...
George Ayala
Director of Procurement

DocuSigned by:
Hector Martinez

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Hector Martinez
Director of Construction Services
and Sustainability

DocuSigned by:
Melissa Garza

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Melissa Garza
Director of Beacon Communities

REQUESTED ACTION:

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.

SUMMARY:

Cottage Creek Apartments was built in 1973 and is a 196-unit multi-family residential community located in City Council District 2. The community comprises 17 single-story buildings, including one studio apartment, 194 one-bedroom apartments, and one two-bedroom apartment.

Opportunity Home’s Cottage Creek Apartments, a community within Beacon Communities portfolio, sustained a fire on February 13, 2022, that resulted in a complete loss of Building 15. The Department requires the services of a general contractor for the construction/rebuild of Building 15, which will make up a 12-unit apartment building. The estimated time for completion of this project is nine months.

On March 12, 2024, Opportunity Home issued an “Invitation for Bids” (IFB) #2402-5458 for Cottage Creek Apartment Rebuild Project, which closed on April 2, 2024. The IFB was published on Opportunity Home’s E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 7,712 vendors. Three responses were received in response to this solicitation: Geofill Construction (SBE, VBE), Gerloff Company, Inc., and Lee Construction and Maintenance Company. All responses were evaluated on the following criteria: purchase price, the reputation of the bidder and their goods or services, quality of the goods or services, including past performance, the extent to which the goods or services meet Opportunity Home’s needs, total long term cost, and any relevant criteria contained within the solicitation document.

Based on the above, staff recommend a contract award to Geofill Construction, the lowest cost-qualified respondent.

OPPORTUNITY HOME SAN ANTONIO

May 15, 2024

COMPANY PROFILE:

Geofill Construction was founded in 2003 and is located in Schertz, Texas, with field office locations in Corpus Christi and Houston, Texas. This contractor has been certified as an SBE and VBE by the South Central Texas Regional Certification Agency. They specialize in commercial and residential services that include construction management services, new construction, rehabilitation and renovations, large and catastrophic loss, roofing, life and safety repairs, interior and exterior restorations, hurricane repairs, painting and flooring, in-house heating and cooling repairs and replacement, energy audits and weatherization, Real Estate Assessment Center (REAC) repairs, concrete spalling, draining corrections, and foundation lifts. Geofill Construction has worked with housing authorities, including Robstown Housing Authority and Schertz Housing Authority. Their Texas clients include, but are not limited to, the City of San Antonio, Nueces County, Travis County, Foresight Properties, Ventura Properties, and the University of Texas Marine Science Institute.

PRIOR AWARDS:

Geofill Construction has received prior awards from Opportunity Home for La Providencia exterior rehabilitation and site improvements, pre-construction and general contracting services for SAHA EPC II, Churchill Estates and Encanta Villa Apartments exterior improvements, Cassiano burn units rehabilitation, prefabricated metal building for Garcia Street Urban Farm; Matt Garcia structural repairs; unit make ready for Public Housing; 10145 Galesburg reconstruction; H.B. Gonzalez structural and foundation repairs; Castle Point burned units rehabilitation; shingle roof repair and limited replacement; breakroom renovations at Central Office; Blanco cooling tower; exterior painting for Westway Apartments; repair stair treads for Westway Apartments; and Burning Tree balcony repair. Geofill has performed satisfactorily under all awards.

CONTRACT OVERSIGHT:

Hector Martinez, Director of Construction Services and Sustainability
Melissa Garza, Director of Beacon Communities

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing.
Opportunity Home residents have sufficient food, water, clothing, and shelter.
Opportunity Home residents feel safe.

ATTACHMENTS:

Resolution 6525
Bid Tabulation
Slides

**Opportunity Home San Antonio
Resolution 6525**

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

WHEREAS, Opportunity Home’s Cottage Creek II, a community within the Beacon Communities portfolio, sustained a fire on February 13, 2022, that resulted in a complete loss of Building 15; and

WHEREAS, on March 12, 2024, Opportunity Home issued an “Invitation for Bids” (IFB) #2402-5458 for Cottage Creek Apartment Rebuild Project, which closed on April 2, 2024; and

WHEREAS, staff are recommending a contract award to Geofill Construction, they are the lowest cost-qualified respondent.

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

- 1) Approves 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.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 12th day of June 2024.

Gabriel Lopez
Chair, Board of Commissioners

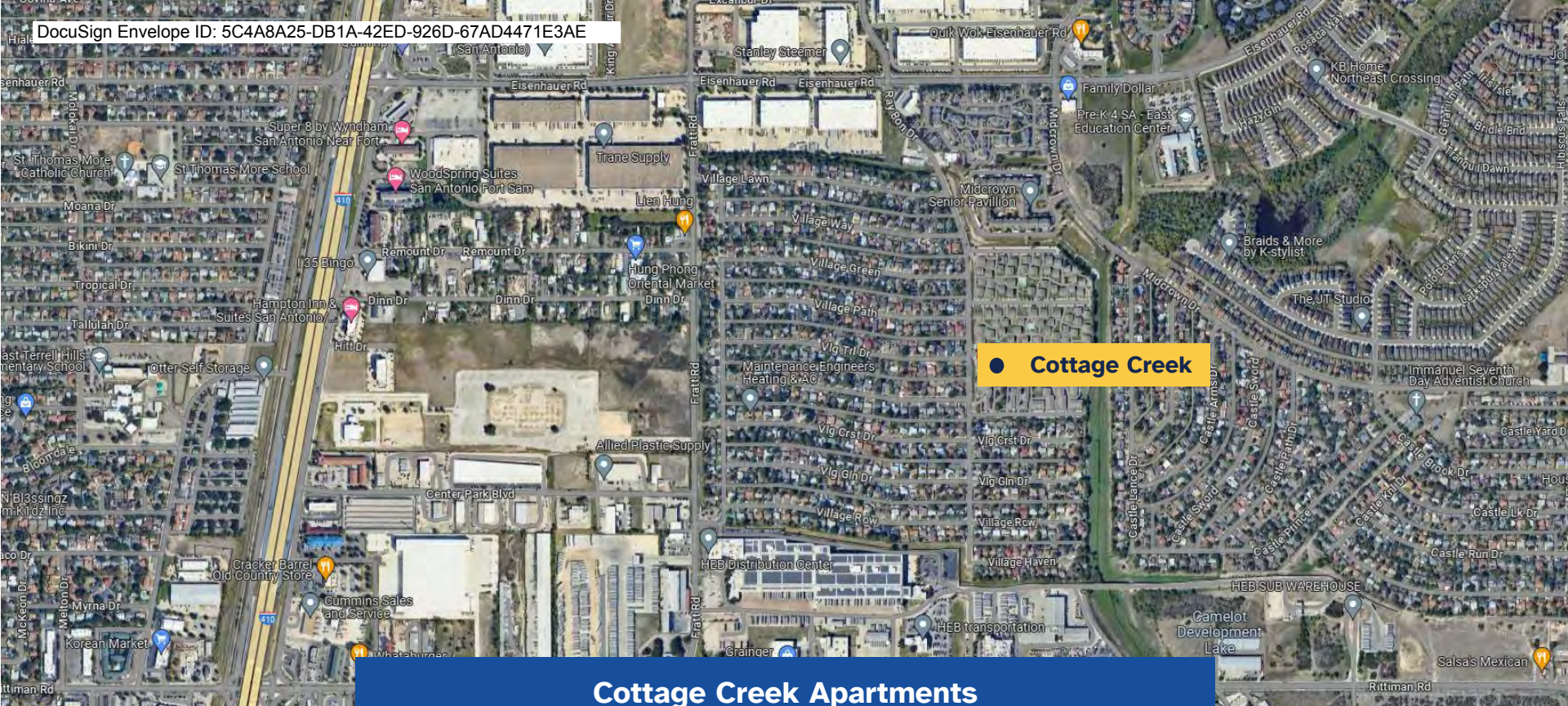
Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO



Bid Tabulation														
2402 - 5458 Cottage Creek Apartment Rebuild Project														
Total Cost			Geofill				Gerloff Company Inc				LMC Corporation			
			\$1,579,029.00				\$ 2,146,029.38				\$ 2,300,684.21			
Items	Job	Quantity Required	Total Cost Repair	Warranty Duration/Coverage	Days to complete	Total Cost	Total Cost Repair	Warranty Duration/Coverage	Days to complete	Total Cost	Total Cost Repair	Warranty Duration/Coverage	Days to complete	Total Cost
Cottage Creek Apartment Rebuild Project (total cost is fully burdened to include but not limited to labor, permits, etc. in offered pricing for the total project.)														
	Job	1	\$1,579,029.00	2 Years	9 months	\$1,579,029.00	\$2,146,029.38	2 Years	140 Working Days (7 Months)	\$2,146,029.38	\$2,300,684.21	2 Years	180 Days	\$2,300,684.21
Additional Fees (A)	Each	1	\$1,500.00	Pinpoint test per day	1 day	\$1,500.00	No Bid	No Bid	No Bid	No Bid	\$0.00	\$0.00	\$0.00	\$0.00
Additional Fees (B)	Each	1	\$166.00	Slab repair per SF	1 day	\$166.00	No Bid	No Bid	No Bid	No Bid	\$0.00	\$0.00	\$0.00	\$0.00

Cottage Creek Apartments Rebuild Project



Cottage Creek Apartments
4802 Ray Bon Drive



Fire Damaged Building

Procurement Process



Procurement Process

Solicitation Process

On March 12, 2024, Opportunity Home issued an “Invitation for Bids” (IFB) #2402-5458 for **Cottage Creek Apartment Rebuild Project**, which closed on April 2, 2024.

IFB was published on multiple websites

Directly solicited to 7,712 vendors

Three responses were received

Evaluation criteria included:

- Purchase Price
- Reputation of the bidder and their goods or services
- Quality of the goods or services, including past performance
- Extent to which the goods or services meet Opportunity Home’s needs
- Total long-term cost
- Any relevant criteria contained within the solicitation document

Staff recommends awarding the contract to Geofill Construction, as they are the lowest-cost qualified respondent.

Procurement Process

Financial Impact

The current award recommendation for the Cottage Creek Apartment Rebuild Project is not expected to exceed an amount of **\$1,894,835**.

Award includes Construction/Rebuild of Building 15 at Cottage Creek Apartments that will make up a 12 unit apartment building

Questions?

Partnerships for Service Enriched Housing Selection Process

May 2024

History

HUD envisions housing as a platform for improving the quality of life for HUD-assisted residents.

Opportunity Home is continually building and strengthening partnerships with local health care, educational, and social service organizations to expand on current programs offered on-site.



Resident Engagement Community Goals



Employable

Residents can secure and maintain suitable employment

Elderly

Senior residents can safely age in place

Disabled

Disabled residents can live independently at their desired level

Youth

Youth can graduate from high school

On-Site Units

Units approved for MTW Neighborhood Services

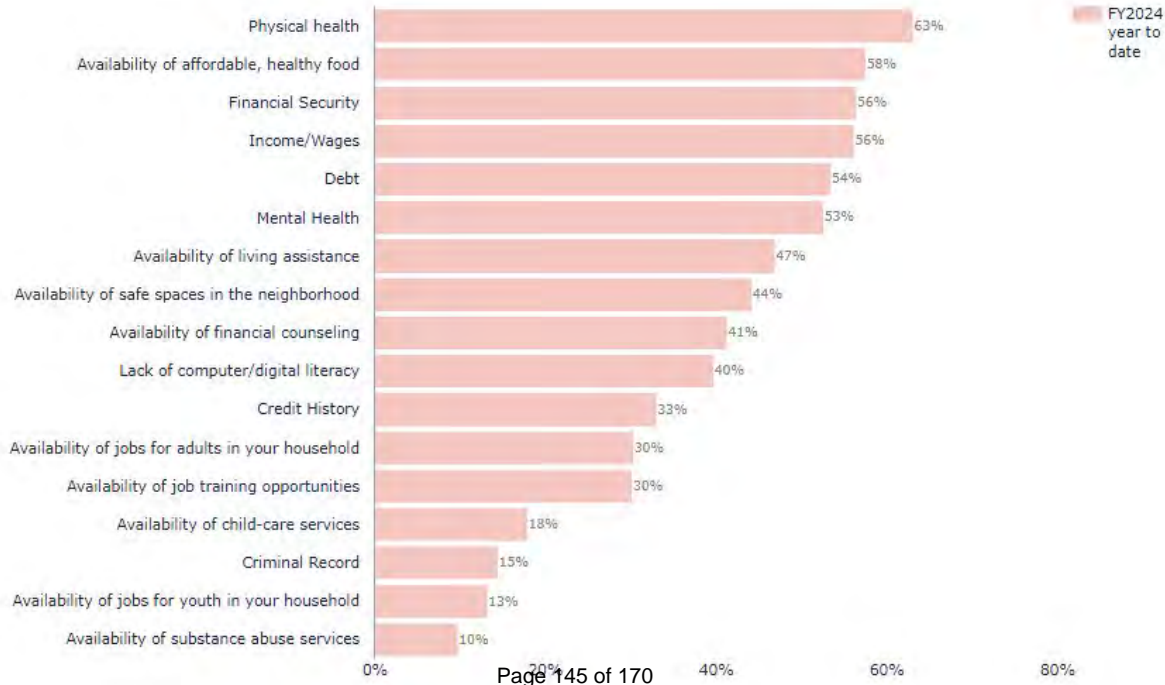
Current Resident Services

Property	Current Partners	Pending Partners
Alazan	AVANCE	Big Mama's Safe House
Cassiano		His Bridge Builders San Antonio
Cassiano		AGORA Ministries
Cassiano	MindshiftED	Culturíngua
Lincoln Heights		TBD
Victoria Plaza	Center for Health Care Services	
All Communities	Older Adults Technology Services	
All Communities	River City Federal Credit Union	
Costa Almadena	R3 Student Outreach	
Elevate Kitty Hawk	R3 Student Outreach	
East Meadows	R3 Student Outreach	
The Scott at Medio Creek	R3 Student Outreach	
Marisol	MindshiftED	
TL Shaley	MindshiftED	
Cross Creek Apts.		Southwest Key Programs
Cheryl West Apts.	MindshiftED	
Lincoln Heights	MindshiftED	
Cassiano	MindshiftED	
Westway Apts.	MindshiftED	
Westway Apts.		NISD Pre-K
Villa Veramendi	MindshiftED	
L. C. Rutledge Apts.	MindshiftED	
Riverside	Leaven Kids	
Mirasol	SA Metro Health District (WIC)	
Mirasol	SA Metro Health District (UT Health)	
Mirasol	AVANCE	
Springview	Millers Daycare	
Springview	ECO Centro-Garcia Street Urban Farm	
Villa Tranchese		Center for Health Care Services
Villa Tranchese		Texas Diaper Bank

Selection Process

Resident Survey Results

Latest Results | November 2023 to February 2024



STAGE 1

Community Needs Assessment

- Utilize resident assessments, surveys, and door-to-door questionnaires to collect feedback and prioritize community needs
- Meet with community management to ensure offline units are ready for partner move-in

STAGE 2

The Connection

- Community partners can connect with us by filling out a quick interest form on our website
- [Interest Form](#)

Creating Change Together

Are you an organization in the community who provides invaluable services that would benefit our families? Let's connect by filling out the form below. Your support ensures our residents have the essential tools to thrive in their communities. A wide-range of opportunities are available for you to work alongside our organization.

STAGE 3

The Vetting Process

The Pitch

Review the interest form with the partner and determine their goals for the partnership



Research the Partner

Conduct online reviews and interviews with current partners, staff and GuideStar. Review financial statements. Attend events or conduct site visits.



Ad Hoc Committee

Form an ad hoc committee comprising Resident Engagement, Public Housing staff, residents and resident council members.



Conduct a Site Visit

Invite partner to a community site tour, advancing to the MOU phase upon verbal agreement.



STAGE 4

The MOU Contract

Partners are given a 45-day window to complete the MOU process following their visit to the community and agreement to proceed. The MOU may require several revisions to ensure alignment with all parties' requirements.

Contract Highlights

- Mutual Goals
- Services Rendered
- Communities to be Served
- 1-Year Term
- Partner Provides Insurance
- Data Sharing Agreement
- Scope of Work

STAGE 5

Assessment

Partner meetings occur quarterly to assess progress, clarify goals, identify barriers and strengthen outreach and collaboration efforts.

Check-ins Include:

- Site Visits
- Assess Activities and Outcomes
- Resident Survey
- Partner Feedback
- Review MOU

STAGE 6

Annual Assessment

The annual assessment combines the quarterly assessment and an overview of the partner's performance throughout the year.

Assessment Questions

- How engaged was the partner?
- How satisfied were the residents?
- Is communication efficient and timely?
- Is the partnership mutually beneficial?

Questions?

Recruitment Update

Fiscal Year Activity: July 1, 2023 - March 31, 2024

Agenda

- **Year to Date FY 23-24**
 - Total Headcount
 - Variance
 - Actual Vacancies

- **Staffing by Department FY 23-24**

- **Recruitment Processes**
 - Promotions / Working Out of Class
 - Temporary Status Employees

- **Recruitment Activity**

Year to Date FY 23-24

Total Headcount

Description	7/1/23 - 3/31/24
FT Headcount on July 1, 2023	546
New Hires	116
Departures	-73
Total Headcount	589

Year to Date FY 23-24

Variance

Description	7/1/23 - 3/31/24
Current Budgeted Positions 7/1/23	696
Current Total Headcount	-589
Variance	107

Year to Date FY 23-24

Actual Vacancies

Description	7/1/23 – 3/31/24
Variance on Dec. 31, 2023	107
Positions on Hold	-21
Temp Status, WOCs, Interims, PreScreen Process	-52
Actual Vacancies	34

Total Full Time Staff by Department

July 1, 2023 – March 31, 2024

Totals for the Period 07/01/23 through 3/31/24														
Department	FT HC ON 07/01/2022	FT HIRES	TRANSFERS IN	TRANSFERS OUT	Add C&D	FT TERMS	CURRENT FT HC	BUDGETED FT	BUDGET VARIANCE	HOLDS	TEMP/WOC OR PRE-HIRE	BUDGET VACANCIES		
Asset Management	5	0	0	0	0	5	-1	4	6	2	0	0	2	
Assisted Housing Programs	62	14	0	-4	72	-4	68	71	3	0	-2	1		
Beacon	100	18	0	-1	117	-21	96	130	34	-3	-18	13		
Community Development Initiatives	47	6	4	-1	56	-8	48	54	6	-3	-1	2		
Construction	10	2	0	-1	11	-1	10	12	2	0	0	2		
DSNR	7	1	1	0	9	-2	7	9	2	-1	0	1		
Equity Diversity Inclusion	1	0	0	0	1	0	1	1	0	0	0	0		
Executive	9	0	0	0	9	-1	8	9	1	0	0	1		
Finance and Accounting	20	4	0	0	24	0	24	27	3	-3	0	0		
General Services	6	1	0	0	7	-1	6	6	0	0	0	0		
Human Resources	10	0	1	0	11	0	11	12	1	0	0	1		
Innovative Technology	12	4	0	0	16	-2	14	15	1	0	0	1		
Internal Audit	5	0	1	0	6	0	6	6	0	0	0	0		
Legal	2	0	0	0	2	0	2	2	0	0	0	0		
Operations Support	44	9	3	0	56	-7	49	58	9	0	-4	5		
Policy And Planning	4	2	0	0	6	0	6	8	2	0	0	2		
Procurement	7	0	0	0	7	0	7	8	1	0	0	1		
Public Affairs	7	2	0	0	9	-4	5	9	4	-1	-2	1		
Public Housing	178	51	1	-4	226	-20	206	242	36	-10	-25	1		
Regulatory Oversight	3	0	0	0	3	0	3	3	0	0	0	0		
Risk Management	3	1	1	0	5	-1	4	4	0	0	0	0		
Security	4	1	0	-1	4	0	4	4	0	0	0	0		
TOTAL	546	116	12	-12	662	-73	589	696	107	-21	-52	34		

Recruitment Processing

July 1, 2023 – March 31, 2024

- **Promotions**

- 41 Formal Promotions
- 4 Currently working Out of Class (WOC)

- **Temporary Status Activity**

- 44 Temporary Status Employees
- 4 Project Temps
- 83 Transitions from Temporary Status to Full Time Hires

Recruitment Activity

■ Job Fairs

- Ready To Work Job Fair — March 20, 2024
- Bexar County 2nd Chance — April 10, 2024

■ Networking

- Summer and Internship Job Fair | Texas A&M-San Antonio — Feb. 28, 2024

■ Marketing

- Updating position-specific marketing materials
- Continuing collaboration with Communications and Public Affairs on social media posts (LinkedIn)
- Started planning for Opportunity Home “Open House and Job Fair”

Questions?

OPPORTUNITY HOME SAN ANTONIO

May 15, 2024

MEMORANDUM

To: Board of Commissioners

From Ed Hinojosa Jr., President, and CEO

Presented by: George M. Ayala, Director of Procurement

RE: Procurement Activity Report



SUMMARY:

Through the first calendar quarter ending March 31, 2024, Opportunity Home’s Procurement Department awarded 7 formal solicitations, receiving 52 responses. This resulted in an average number of responses of 7.4. New contracts awarded through the first calendar quarter ending March 31, 2024, were \$6,481,275.63; contract renewals in the amount of \$10,263,800, and \$2,250,000 in blanket awards, which resulted in a grand total awarded of \$18,995,075.63. Of this total, \$4,207,493.50, or approximately 22 percent, was awarded to Small, Women-Owned, and Minority Business Enterprises (SWMBE), and \$250,000, or 2 percent, was awarded to Section 3 business concerns.

Through the calendar quarter ending on March 31, 2024, the total number of Section 3 labor hours are as follows:

- 479,403.75** Total Hours Worked by non-Section 3 staff
- 13,828.10** Total hours worked by all Non-targeted Section 3 employees
- 3,055** Total hours worked by all Targeted Section 3 employees

CURRENT SOLICITATIONS:

One Invitation for Bids is currently being advertised for the Replacement of Patio Fence Enclosures for Woodhill Apartments.

CLOSED/PENDING SOLICITATIONS:

11 solicitations have closed and are currently being evaluated. The solicitations are for electric vehicle charging stations for the Central Office, Alazan Expansion Development, Burning Tree: balcony repair for nine units, HVAC units installation for Cottage Creek I, President and CEO and Executive Leadership Team compensation review services, intrusion protection and security cameras for properties, obsolescence study, rent reasonableness software for Federal Housing Programs, professional development training - mid-level management, and professional development training - senior-level management, and signs for Snowden Senior Living Development.

SOLICITATIONS IN DEVELOPMENT:

Procurement is currently working on several solicitations for advertisement. These include answering services for Beacon Communities; property management services; make ready

OPPORTUNITY HOME SAN ANTONIO**May 15, 2024**

services for Beacon Communities; fair market rent survey; consulting services for rental market study; office cleaning services; window replacement for Cassiano Homes; parcel lockers; development initiative consulting services; commercial property management; urgent care, physicals, alcohol and drug testing; benefit consulting services; inspection, evaluation, repair, and/or stabilization of foundations; moving and temporary storage; generator maintenance and repair; tree trimming services; laundry concessions; irrigation services; translation services; debt collection services; rent comparability study; and cabinets.

Contract Title	Number of Awards	Amount of Blanket Award	Expenditures 1st Quarter 2024
Architectural and Engineering and Other Forensic Consulting Services	8	\$3,000,000	\$320,997.50
Abatement of Hazardous Materials	2	\$250,000	\$5,872.76
Automated and Manual Bulk Pick Up Services	2	\$550,000	\$165,511.84
Carpet and Flooring Purchase, Replacement, and Installation	2	\$1,000,000	\$486,787.59
Concrete and Asphalt Maintenance and Repair	2	\$1,000,000	\$96,117.83
Consulting and Guidance on HUD and Other Affordable Housing Programs	2	\$100,000	\$0
Electrical Maintenance and Repair	2	\$500,000	\$216,016.36
Engineering, Environmental	6	\$1,200,000	\$217,350
Engineering, Professional	6	\$1,500,000	\$178,958.60
Executive and Management Coaching	3	\$250,000	\$1,785
Feasibility Analysis and Consulting Services	2	\$250,000	\$0
Inspection, Service, and Replacement of Fire Extinguishers	2	\$250,000	\$11,051.06

OPPORTUNITY HOME SAN ANTONIO**May 15, 2024**

Land Surveyor Services	3	\$250,000	\$0
Legal Services	7	\$500,000	\$14,660.50
Bond/Mixed Finance Counsel	5	1% of Bond of Issue	
Special Counsel Board Matters	1	\$125,000	\$5,369
Make Ready Services for Public Housing	6	\$3,000,000	\$865,186.52
Make Ready Services for Beacon Communities	4	\$3,000,000	\$820,042.07
Mowing and Grounds Maintenance for Beacon Communities	3	\$1,000,000	\$241,045
Mowing and Grounds Maintenance for Public Housing	3	\$1,000,000	\$237,398.97
Painting Services for Beacon Communities	2	\$245,000	\$0
Pest Control for PH and Administrative Properties	2	\$650,000	\$60,728.72
Pest Control for Beacon Communities	2	\$420,000	54,096.80
Pest Control for Beacon Communities	2	\$500,000	\$0
Plumbing and Related Maintenance Services	3	\$3,000,000	\$1,064,614.41
Public Relations Consulting Services	2	\$250,000	\$2,268.75
Real Estate Broker Services, Residential	2	\$250,000	\$0
Recertification Services	2	\$500,000	\$30,946.81
Resurfacing Services	2	\$500,000	\$82,428.48

OPPORTUNITY HOME SAN ANTONIO**May 15, 2024**

Purchase Installation, Maintenance, and Repair of Residential HVAC Systems	2	\$1,200,000	\$299,360.32
Temporary and Contract Personnel Services	4	\$2,000,000	\$1,306,193.26
Temporary and Contract Personnel Services	3	\$2,000,000	\$70,200.06
Uniform Apparel Custom Embroidery and Imprinting Services	2	\$250,000	\$4,054.05

CHANGE ORDERS: January - March 2024

No change orders were approved during the reporting period.

VEHICLE PURCHASES: January - March 2024

No vehicles were purchased during the reporting period.

PROPOSED ACTION:

None at this time.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Procurement Activity Report
Business Categories

Procurement Activity Report as of April 29, 2024

Solicitations Currently being Advertised

Opportunity	Home Department	Type	Solicitation Name	Bidders Conference	Closes
Beacon Communities		IFB	Replacement of Patio Fence Enclosures for Woodhill Apartments	N/A	05/13/2024

Board Items

			Date Closed	
Beacon Communities		IFB	Cottage Creek Apartment Rebuild Project	04/02/2024
Public Housing		N/A	Ratification for Lead Hazard Removal at Riverside and Lincoln Heights	N/A

Solicitations Under Evaluation

Central Office		RFP	Electrical Vehicle Charging Stations for Central Office	02/02/2024
Construction Services and Sustainability		RFP	Alazan Expansion Development	02/29/2024
Beacon Communities		IFB	Burning Tree: Balcony Repair for Nine Units	03/26/2024
Beacon Communities		IFB	HVAC Units Installation for Cottage Creek I	04/02/2024
Board of Commissioners		RFP	President and CEO and Executive Leadership Team Compensation Review Services	04/03/2024
Innovative Technology		RFP	Intrusion Protection and Security Cameras for Properties	04/04/2024
Organization Wide		RFP	Obsolescence Study	04/05/2024
Assisted Housing Programs		RFP	Rent Reasonableness Software for Federal Housing Programs	04/11/2024
Human Resources		RFP	Professional Development Training - Mid-Level Management	04/22/2024
Human Resources		RFP	Professional Development Training - Senior-Level Management	04/22/2024
Development Services and Neighborhood Revitalization		QQ	Signs for Snowden Senior Living Development	04/30/2024

Future Solicitations

	Solicitation Name	Anticipated Month of Release
Beacon Communities	Answering Services for Beacon Communities	May 2024
	Property Management Services	May 2024
	Make Ready Services for Beacon Communities	July 2024
	Fair Market Rent Survey	July 2024
	Consulting Services for Rental Market Study	July 2024
	Office Cleaning Services	Department Hold
Construction Services and Sustainability	Window Replacement at Cassiano Homes	May 2024
DSNR	Parcel Lockers	Department Hold
	Development Initiative Consulting Services	Department Hold
Executive	Commercial Property Management	July 2024
Human Resources	Urgent Care, Physicals, Alcohol and Drug Testing	May 2024
	Benefit Consulting Services	September 2024
Organization Wide	Inspection, Evaluation, Repair, and/or Stabilization of Foundations	May 2024
	Moving and Temporary Storage	May 2024
	Generator Maintenance and Repair	June 2024
	Tree Trimming Services	June 2024
	Laundry Concessions	June 2024
	Irrigation Services	July 2024
	Translation Services	July 2024
	Debt Collection Services	July 2024
	Rent Comparability Study	July 2024
Cabinets	July 2024	

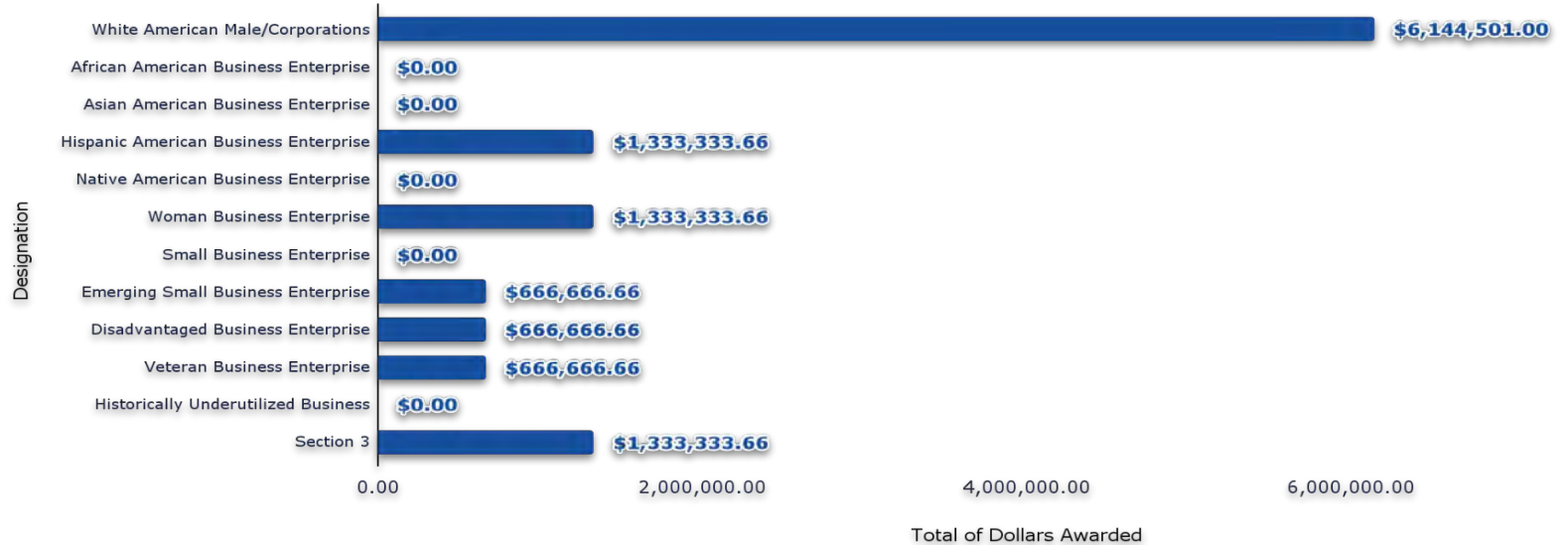
Opportunity Home Department	Solicitation Name	Vendor	Amount	Date
Awards Under President and CEO Expanded Authority				
Beacon Communities	Elevator Maintenance and Repairs at MidCrown	Schindler Elevator Corporation	\$250,000	4/22/2024
Beacon Communities	Elevator Repairs at MidCrown	Schindler Elevator Corporation	\$144,956	4/23/2024
Awards Under Contracting Officer Authority				
Public Housing	Metal Fence at Mission Park	EA Contractor	\$18,045	4/12/2024
Public Housing	Exterior Repair at 5907 Kissing Oak	DCA Contractor	\$29,664.50	4/22/2024
IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules)				
No items awarded under this category during the reporting period				

Demographic Report

Business Enterprise Designations

January - March 31, 2024

Awarded Amount by Business Enterprise Designation



Please note that awarded amounts reflect awards made to responders with multiple designations.

Project Name	District	Developer	Deal Type	Financing	Board Approval Date	Targeted Dated	Total Dev Cost	Estimated Developer Fees	# Units	Income Based (LNT)	PBRA	PH	PBV	Income Mix																			
														20%	30%	40%	50%	60%	70%	80%	Market												
Future Development Pipeline																																	
Alazan Courts	D5	TBD	TBD	TBD	TBD		TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Springview	D2	TBD	TBD	TBD	TBD		TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Lincoln Courts	D1	TBD	TBD	TBD	TBD		TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Total							\$0	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Future Development Planned																																	
Alazan Expansion	D5	Opportunity Home San Antonio	Self Developed	MTW/CoSA Bonds	12/7/2022	Jul-05	\$28,116,444	\$1,000,000	88	0	0	0	88	0	0	0	0	0	0	0	0	0	0	0	0								
Victoria Commons - Townhomes	D1	Catellus Development Corporation	Private Market	TBD	9/5/2019	Jul-05	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Victoria Commons - North Pond	D1	Catellus Development Corporation	Tax Credit	4% Tax Credit & Bonds	10/4/2023	Jul-05	\$41,550,846	TBD	110	0	0	0	0	0	12	0	0	98	0	0	0	0	0	0	0								
Victoria Commons - South Pond	D1	Catellus Development Corporation	PFC	TBD	9/5/2019	Jul-05	TBD	TBD	300	0	0	0	0	0	0	0	0	30	0	120	150	0	0	0	0								
Total							\$69,667,290	\$1,000,000	498	0	0	0	88	0	12	0	0	128	0	120	150	0	0	0	0								
Board Approved Bond Inducement - Potential Partnership																																	
Fields at Somerset	D4	Cohen-Esrey	Tax Credit	4% Tax Credit & Bonds	10/4/2023	Jan-25	\$92,679,102	TBD	360	0	0	0	0	0	36	0	36	144	144	0	0	0	0	0	0								
Augustine @ Palo Alto Phase 1	D4	Louis Poppoon Development Consul...	Tax Credit	4% Tax Credit & Bonds	12/6/2023	May-25	\$81,179,517	\$2,380,305	348	0	0	0	0	0	52	0	0	174	122	0	0	0	0	0	0								
Augustine @ Palo Alto Phase 2	D4	Louis Poppoon Development Consul...	Tax Credit	4% Tax Credit & Bonds	12/6/2023	Aug-26	\$84,260,546	\$2,546,753	372	0	0	0	0	0	56	0	0	186	130	0	0	0	0	0	0								
Total							\$258,119,165	\$4,927,058	1,080	0	0	0	0	0	144	0	36	504	396	0	0	0	0	0	0								
Under Construction																																	
Josephine	D1	LYND	PFC	Conventional Loan	8/13/2020	Aug-24	\$68,463,888	\$250,000	259	0	0	0	0	0	0	0	0	26	0	104	129	0	0	0	0								
Snowden Road	D7	Opportunity Home San Antonio	Self Developed (Tax Cre...	9% Tax Credits	9/7/2022	Sep-24	\$34,700,554	\$2,599,000	135	54	0	0	0	0	14	0	26	41	0	0	0	0	0	0	0								
Palo Alto	D4	Streamline	Tax Credit	4% Tax Credit/Bonds/HUD 221(d)(4)	4/6/2022	Dec-24	\$67,848,057	\$7,562,045	336	0	0	0	0	0	16	16	32	244	28	0	0	0	0	0	0								
The Baltazar (Fiesta Trails)	D8	The NRP Group	Tax Credit	9% Tax Credits	3/1/2023	Dec-24	\$20,872,241	\$1,700,000	60	0	0	0	0	0	18	0	12	30	0	0	0	0	0	0	0								
Potranco	D4	LYND	PFC	Conventional Loan	12/3/2020	Dec-24	\$67,914,812	\$250,000	360	0	0	0	0	0	0	0	0	36	0	144	180	0	0	0	0								
Vista at Silver Oaks	D9	Atlantic Pacific Companies	Tax Credit	9% Tax Credits	4/3/2023	Jan-25	\$28,147,350	\$2,361,340	76	0	0	0	0	0	8	0	23	45	0	0	0	0	0	0	0								
Vista at Reed	D6	Atlantic Pacific Companies	Tax Credit	9% Tax Credits	12/6/2023	Jun-25	\$22,000,428	\$2,420,130	56	0	0	0	0	2	4	0	13	36	0	0	0	0	0	0	1								
Westside Reinvestment Initiative (WRI)	D5	Opportunity Home San Antonio	Self Developed	Hope VI/Sale Proceeds/CoSA Bonds	7/2/2020	Feb-26	\$4,775,795	\$0	25	0	0	0	0	0	0	0	0	5	0	20	0	0	0	0									
Total							\$314,723,125	\$17,142,515	1,307	54	0	0	0	2	60	16	106	463	28	268	310	0	0	0	0								
Stabilization/Lease-Up																																	
Bristol at Somerset	D4	Louis Poppoon Development Consul...	Tax Credit	4% Tax Credit & Bonds	5/6/2021	Jun-24	\$63,331,807	\$7,500,000	348	0	0	0	0	0	0	0	0	348	0	0	0	0	0	0	0	0							
Seven07 Lofts (Copernicus)	D2	The NRP Group	Tax Credit	4% Tax Credit & Bonds	4/1/2021	Jul-24	\$55,389,378	\$6,009,000	318	0	0	0	0	0	0	17	17	267	17	0	0	0	0	0	0								
Frontera Crossing (Watson)	D4	The NRP Group	Tax Credit	4% Tax Credit & Bonds	4/1/2021	Aug-24	\$60,567,278	\$6,803,000	348	0	0	0	0	0	0	18	18	294	18	0	0	0	0	0	0								
100 Labor	D1	Franklin Development	Beacon Communities	HUD 221(d)(4)	6/4/2020	Mar-25	\$52,438,321	\$3,318,932	213	0	44	0	0	0	0	0	0	0	0	0	0	0	0	0	169								
Horizon Pointe	D2	Integrated Realty Group, Inc.	Tax Credit	4% Tax Credit/Bonds/HUD 221(d)(4)	10/7/2021	Nov-24	\$65,639,352	\$7,498,298	312	0	0	0	0	0	20	35	106	0	151	0	0	0	0	0	0								
Total							\$297,366,136	\$31,129,230	1,227	0	44	0	0	0	0	35	35	909	35	0	169	0	0	0	0								
Grand Total							\$939,875,716	\$54,198,803	4112	54	44	0	88	2	216	51	177	2004	459	388	629	0	0	0	0								
Bond Issuance Only																																	
Ingram Square	D7	Texas Housing Foundation	Tax Credit	4% Tax Credit & Bonds	8/2/2023	N/A	\$170,000	N/A	120	0	0	0	0	0	0	0	60	60	0	0	0	0	0	0	0								
Total							\$170,000	\$0	120	0	0	0	0	0	0	0	60	60	0	0	0	0	0	0	0								