



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

Ed Hinojosa, Jr.

REGULAR BOARD MEETING**1:00 p.m. | Wednesday | June 12, 2024**

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

MEETING CALLED TO ORDER

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

CITIZENS TO BE HEARD

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

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

PRESENTATION

3. Recognition of Vincent Robinson, former Commissioner of Opportunity Home San Antonio (Gabriel Lopez, Board Chair, Opportunity Home San Antonio)

PUBLIC HEARINGS

4. **Public Hearing** 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. **Public Hearing** 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)

MINUTES

6. Minutes
- Approval of the May 1, 2024, Regular Board meeting minutes
 - Approval of the May 8, 2024, Special Board meeting minutes
 - Approval of the May 15, 2024, Finance Committee meeting minutes
 - Approval of the May 15, 2024, Operations and Real Estate Committee meeting minutes

CONSENT ITEMS

7. Consideration and approval regarding Resolution 6527, adopting the Opportunity Home San Antonio Internal Audit Plan for Fiscal Year 2024-2025 (Allison Schlegel, Director of Internal Audit)
8. Consideration and approval 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)
9. Consideration and approval 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)
10. Consideration and approval 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)

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11. Consideration and approval 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)
12. Consideration and approval 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)
13. Consideration and approval 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)
14. Consideration and approval 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)
15. Consideration and approval 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)
16. Consideration and approval 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)

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INDIVIDUAL ITEMS

17. Consideration and approval regarding Resolution 6520, approving the Consolidated Operating and Related Capital Budgets for Opportunity Home San Antonio and its affiliated nonprofit entities for the fiscal year ending June 30, 2025 (Diana Kollodziej Fiedler, Chief Financial Officer)
18. Consideration and approval regarding Resolution 6538, to enter into a contract with the City of San Antonio for general funds for Maintenance up to \$1,000,000 (Brandee Perez, Chief Real Estate and Development Officer)
19. Consideration and approval regarding Resolution 6539, authorizing the award of a contract for Window Replacement at Cassiano Homes to Gerloff Company, Inc. for an amount not to exceed \$5,793,547 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability; Joel Tabar, Director of Resident Services)
20. 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 ITEMS

21. President's Report
 - Mother's Day Celebration Recap
 - International Internal Audit Month
 - Fiesta Fundraisers Recap
 - Congressman Casar Press Conference
 - San Antonio Apartment Association Leadership Lyceum
 - EPA Funding to Close Solar Equity Gap
 - Director of Finance and Accounting Update
 - SAAA and Opportunity Home Meet and Greet
 - 2024 PHADA Annual Convention
 - District 5 Housing Resource Fair
 - Opportunity Home Family Night at the DoSeum
 - Catellus and Opportunity Home Announce Homebuilders for Victoria Commons

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- Vista at Reed Groundbreaking
COMING UP
- Father's Day Celebration

CLOSED SESSION

22. 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 the Alazan disposition and expansion project
- Discussion and consultation with attorney regarding real estate and development updates

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
- Discussion and consultation with attorney regarding President and CEO's Performance Goals and Appraisal for 2024-2025 and Contract

23. Adjournment

Posted on: 6/7/2024 01:00 PM

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

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

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



MINUTES OF OPPORTUNITY HOME SAN ANTONIO REGULAR BOARD MEETING

Meeting Called to Order

I. Call to Order

Chair Lopez called the Regular Board Meeting of Opportunity Home San Antonio to order at 1:10 PM CDT on May 1, 2024. The meeting was held at the Opportunity Home San Antonio Central Office at 818 S. Flores St., San Antonio, TX 78204.

Board Members Present:

Chair Gabriel Lopez, Vice Chair Gilbert Casillas, Janet Garcia, and Leilah Powell.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability; 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; and Aaron Sladek, Director of Finance and Accounting.

Interpreter, BCC Languages LLC.

Board Members Absent:

Dalia Contreras and Estrellita Garcia-Diaz.

Quorum:

A quorum was established with four (4) voting members present.

Citizens to be Heard

II. Citizens to be Heard

Citizens wishing to speak on any issues, including those unrelated to items posted on the agenda, were given three minutes to speak. There were twelve (12) citizens who signed up to speak. Thirteen citizens spoke. No citizens ceded their time.

Presentation

III. Presentation

Recognition of Vincent Robinson, former Commissioner of Opportunity Home San Antonio (Gabriel Lopez, Board Chair, Opportunity Home San Antonio)

Action Regarding Presentation Item 3

With no objections, the Board tabled item three indefinitely.



Minutes

IV. Minutes

Vice-Chair Casillas moved to approve the March 27, 2024, Regular Board meeting minutes and April 17, 2024, Operations and Real Estate Committee Meeting minutes. Commissioner Powell seconded the motion. The motion carried with four (4) in favor and none against by a voice vote.

Consent Item

V. Resolution 6517

Consideration and approval regarding Resolution 6517, authorizing the award of a contract for elevator rebuild/modernization at Pecan Hill Apartments to Otis Elevator Company through Omnia Partners, Public Sector, a Nationwide Purchasing Cooperative for an amount not to exceed \$679,075 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

Main Motion Regarding Resolution 6517

Moved by Commissioner Powell. Seconded by Vice-Chair Casillas. The motion carried with four (4) in favor and none against by a voice vote.

Individual Items

Action Regarding Individual Items 6-7

With no objections, Chair Lopez tabled items 6-7 and took up item 8C for discussion.

VIII. Five Priorities and Other Related Topics

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)

Action Regarding Recess

With no objections, the Board recessed the Regular Board meeting at 2:33 PM CDT.

The Board returned from recess at 2:40 PM CDT.

Action Regarding Individual Items 6-7



With no objections, Chair Lopez took up items 6-7 from the table for discussion.

VI. Resolution 6514

Consideration and approval regarding Resolution 6514, authorizing the proposed 2024-2025 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), the five-year Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action plan (Richard Milk, Planning Officer)

Main Motion Regarding Resolution 6514

Moved by Vice-Chair Casillas. Seconded by Commissioner Powell. The motion carried with four (4) in favor and none against by a voice vote.

VII. Resolution 6523

Consideration and approval regarding Resolution 6523, accepting the Independent Auditor's Report for the year ended June 30, 2023 (Diana Kollodziej Fiedler, Chief Financial Officer; Aaron Sladek, Director of Finance and Accounting)

Main Motion Regarding Resolution 6523

Moved by Commissioner Powell. Seconded by Commissioner Garcia. The motion carried with four (4) in favor and none against by a voice vote.

Discussion Items

IX. Update and discussion regarding Section 3 and SWMBE (Muriel Rhoder, Chief Administrative Officer; George Ayala, Director of Procurement)

X. Update and discussion regarding development activities (Brandee Perez, Chief Real Estate and Development Officer)

XI. President's Report

- DSNR Receives Two NAHRO Awards of Excellence
- 2024 Texas NAHRO Annual Conference Awards
- CPF Grant Awards
- San Antonio Business Journal People on the Move
- EDI Director Featured By Affordable Housing News
- Board Commissioner and EDI Director Complete Equity Fellowship Program
- Virtual Equity Lunch Session with Palo Alto College Students
- Solar Eclipse Glasses for Residents and Staff
- Resident Town Hall
- Tree Planting Workday at Garcia Street Urban Farm
- Opportunity Home Podcast Makes Top Listener Chart
- CLPHA's Spring 2024 Meeting



- 2024 MTW Conference
- 2024 NAHRO Washington Conference
- Capitol Hill Outreach
- Opportunity Home Fiesta Fundraiser
- Opportunity Home Fiesta Medal
- Spring Break STEM Camp
- Public Housing Celebrates Fiesta Events
- Restore Education Campus Ribbon Cutting Ceremony

COMING UP

- Mother's Day Celebration
- Father's Day Celebration

Action Regarding Discussion Items 10-11

With no objections, Chair Lopez tabled item 10-11 and took up item 12 for discussion.

Action Regarding Recess

With no objections, the Board recessed the Regular Board meeting at 3:49 PM CDT.

The Board returned from recess at 4:04 PM CDT.

Action Regarding Closed Session

Attorney Doug Poneck read the Board into Closed Session.

Chair Lopez recessed the Regular Board meeting and entered into Closed Session at 4:05 PM CDT.

XII. Closed Session

Personnel/Consultation with Attorney

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Discussion and consultation with attorney regarding compensation review for the President and CEO and Executive Leadership Team
- Discussion and consultation with attorney regarding President and CEO's Performance Goals and Appraisal for 2024-2025

Action Regarding Closed Session

The Board returned from Closed Session and Chair Lopez called the meeting to order at 5:26 PM CDT.



XII. Adjournment

Main Motion Regarding Adjournment

Moved by Vice-Chair Casillas. Seconded by Commissioner Garcia. The motion carried with four (4) in favor and none against by a voice vote.

The meeting adjourned at 5:26 PM CDT.

ATTEST:

Gabriel Lopez
Chair, Board of Commissioners

Date

Ed Hinojosa, Jr.
President and CEO

Date



MINUTES OF OPPORTUNITY HOME SAN ANTONIO SPECIAL BOARD MEETING

Meeting Called to Order

I. Call to Order

Chair Lopez called the Special Board Meeting of Opportunity Home San Antonio to order at 4:03 PM CDT on May 8, 2024. The meeting was held at the Opportunity Home San Antonio Central Office at 818 S. Flores St., San Antonio, TX 78204.

Board Members Present:

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

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.

Board Members Absent:

None.

Quorum:

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

Citizens to be Heard

II. Citizens to be Heard

Citizens wishing to speak on any issues, including those unrelated to items posted on the agenda, were given three minutes to do so. No citizens signed up to speak, and no citizens spoke or ceded their time.

Action Regarding Closed Session

Attorney Doug Poneck read the Board into Closed Session.

Chair Lopez recessed the Special Board meeting and entered into Closed Session at 4:04 PM CDT.

III. Closed Session

Personnel/Consultation with Attorney

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).



- Consultation with attorney regarding outstanding rent balances
- Discussion and consultation with attorney regarding President and CEO's Performance Goals and Appraisal for 2024-2025 and CEO's contract

XII. Adjournment

The meeting adjourned at 6:02 PM CDT.

ATTEST:

Gabriel Lopez
Chair, Board of Commissioners

Date

Ed Hinojosa, Jr.
President and CEO

Date



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

I. Call to Order:

Committee Chair Contreras called the Finance Committee Meeting of Opportunity Home San Antonio to order at 1:04 PM CDT on May 15, 2024. The meeting was held at the Opportunity Home San Antonio Central Office at 818 S. Flores St., San Antonio, TX 78204.

Board Members Present:

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

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

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

Nancy Rodriguez, Interpreter, BCC Languages LLC.

Board Members Absent:

Janet Garcia.

Quorum:

A quorum was established with five (5) voting members present.

II. Citizens to be Heard

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

Individual Items

III. Resolution 6520

Consideration and appropriate action regarding Resolution 6520, approving the Consolidated Operating and Related Capital Budgets for Opportunity Home San Antonio and its affiliated nonprofit entities for the fiscal year ending June 30, 2025 (Diana Kollodziej Fiedler, Chief Financial Officer)

Main Motion Regarding Resolution 6520

Moved by Chair Lopez. Seconded by Commissioner Powell. The motion was carried with five (5) in favor and none against by a voice vote.



IV. Resolution 6527

Consideration and appropriate action regarding Resolution 6527, adopting the Opportunity Home San Antonio Internal Audit Plan for Fiscal Year 2024-2025 (Allison Schlegel, Director of Internal Audit)

Main Motion Regarding Resolution 6527

Moved by Commissioner Powell. Seconded by Chair Lopez. The motion was carried with five (5) in favor and none against by a voice vote.

Discussion Item

- V.** Update and discussion regarding the Quarterly Financial Report (Aaron Sladek, Director of Finance and Accounting)

REPORT

- Quarterly Internal Audit Report

IX. Adjournment

Main Motion Regarding Adjournment

With no objections, the Board adjourned the meeting at 2:39 PM CDT.

ATTEST:

Gabriel Lopez
Chair, Board of Commissioners

Date

Ed Hinojosa, Jr.
President and CEO

Date



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

I. Call to Order:

Committee Chair Casillas called the Operations and Real Estate Committee Meeting of Opportunity Home San Antonio to order at 2:45 PM CDT on May 15, 2024. The meeting was held at the Opportunity Home San Antonio Central Office at 818 S. Flores St., San Antonio, TX 78204.

Board Members Present:

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

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr.; Diana Kollodziej Fiedler, Chief Financial Officer; Miranda Castro, Director of Asset Management; Susan Ramos-Sossaman, Interim Director of Development Services and Neighborhood Revitalization; Joel Tabar, Director of Resident Services; George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability; Melissa Garza, Director of Beacon Communities; Brandee Perez, Chief Real Estate and Development Officer; Michael Reyes, Public Affairs Officer; Muriel Rhoder, Chief Administrative Officer; and Richard Milk, Planning Officer.

Carly Gast, Development Director, Kittle Property Group, Inc.

Nancy Rodriguez, Interpreter, BCC Languages LLC.

Board Members Absent:

Janet Garcia.

Quorum:

A quorum was established with five (5) voting members present.

II. Citizens to be Heard

Citizens are provided three minutes each to speak to any agenda item. There was one (1) citizen signed up to speak; one (1) citizen spoke; no citizens ceded their time.

Individual Items

III. Resolution 6512



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)

Main Motion Regarding Resolution 6512

Moved by Commissioner Powell. Seconded by Chair Lopez. The motion was carried with five (5) in favor and none against by a voice vote.

IV. Resolution 6528

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)

Main Motion Regarding Resolution 6528

Moved by Chair Lopez. Seconded by Commissioner Powell. The motion was carried with five (5) in favor and none against by a voice vote.

V. Resolution 6529

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)

Main Motion Regarding Resolution 6529

Moved by Chair Lopez. Seconded by Commissioner Contreras. The motion was carried with five (5) in favor and none against by a voice vote.

VI. Resolution 6532

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)

Main Motion Regarding Resolution 6532

Moved by Commissioner Contreras. Seconded by Commissioner Garcia-Diaz. The motion was carried with five (5) in favor and none against by a voice vote.

VII. Resolution 6533

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)

Main Motion Regarding Resolution 6533

Moved by Commissioner Garcia-Diaz. Seconded by Commissioner Contreras. The motion was carried with five (5) in favor and none against by a voice vote.

VIII. Resolution 6534

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)

Main Motion Regarding Resolution 6534

Moved by Chair Lopez. Seconded by Commissioner Powell. The motion was carried with five (5) in favor and none against by a voice vote.

IX. Resolution 6536

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)



Main Motion Regarding Resolution 6536

Moved by Chair Lopez. Seconded by Commissioner Contreras. The motion was carried with five (5) in favor and none against by a voice vote.

X. Resolution 6531

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)

Main Motion Regarding Resolution 6531

Moved by Chair Lopez. Seconded by Commissioner Contreras. The motion was carried with five (5) in favor and none against by a voice vote.

XI. Resolution 6525

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)

Main Motion Regarding Resolution 6525

Moved by Chair Lopez. Seconded by Commissioner Powell. The motion was carried with five (5) in favor and none against by a voice vote.

XII. Five Priorities and Other Related Topics

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)

Action Regarding Individual Item 12

With no objections, Committee Chair Casillas tabled Individual Item 12.

Discussion Item



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

Action Regarding Closed Session

Attorney Doug Poneck read the Board into Closed Session.

Committee Chair Casillas recessed the Operations and Real Estate Committee meeting and entered into Closed Session at 3:50 PM CDT.

VII. 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

RESOURCE

- Developments Overview Table

IX. Adjournment

Main Motion Regarding Adjournment

With no objections, the Board adjourned the meeting at 5:32 PM CDT.



ATTEST:

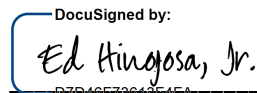
Gabriel Lopez
Chair, Board of Commissioners

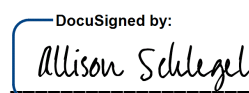
Date

Ed Hinojosa, Jr.
President and CEO

Date

OPPORTUNITY HOME SAN ANTONIO**June 12, 2024****BOARD OF COMMISSIONERS
Regular Board Meeting****RESOLUTION 6527, ADOPTING THE OPPORTUNITY HOME SAN ANTONIO INTERNAL
AUDIT PLAN FOR FISCAL YEAR 2024-2025**

DocuSigned by:

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Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

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Allison Schlegel
 Director of Internal Audit

REQUESTED ACTION:

Consideration and approval regarding Resolution 6527, adopting the Opportunity Home San Antonio Internal Audit Plan for Fiscal Year 2024-2025.

SUMMARY:

The 2024-2025 Internal Audit Plan is a risk-based plan developed to determine that the priorities of the Internal Audit department are consistent with The Institute of Internal Auditors, Inc. (IIA) Definition of Internal Auditing, Code of Ethics, and International Standards for the Professional Practice of Internal Auditing (Standards), as well as, Opportunity Home San Antonio's (Opportunity Home) strategic goals. The IIA Standard 2020, "Communication and Approval" requires the chief audit executive (CAE), i.e., the Director of Internal Audit, to communicate the internal audit activity's plans and resource requirements to senior management and the Board for review and approval. Opportunity Home's Internal Audit Plan is defined in the Opportunity Home Internal Audit Charter and included as part of the comprehensive internal audit program established pursuant to the Opportunity Home's Internal Audit Policy. Internal Audit activities also align with Opportunity Home's strategic goal to transform core operations to be a high-performing and financially strong organization. Final approval of the Internal Audit Plan for 2024-2025, resides with the Board of Commissioners.

The IIA Standard 2010, "Planning," requires the internal audit plan to be based on a documented risk assessment, undertaken at least annually, with input from senior management and the Board. Opportunity Home's CAE issued risk assessment surveys to the members of the Board of Commissioners, the Board's attorney, and to each member of senior management and multiple operational personnel. The results of these assessments were tabulated to identify the significant risk areas, which were then included as proposed audits for the 2024-2025 Internal Audit Plan.

Additionally, in accordance with the approved Internal Audit Charter: "At least twice a year, the Audit Committee will meet separately with the CAE to provide a status report on operations and to discuss any matters that the Audit Committee or the CAE believes should be discussed privately." The Internal Audit Charter also requires the CAE to communicate any significant

OPPORTUNITY HOME SAN ANTONIO**June 12, 2024**

deviation from the approved internal audit plan to the Audit Committee, the CEO, and the Legal and Compliance Officer, or equivalent, through periodic activity reports. This update provides the required communication, as follows:

- Internal Audit Plan Status – provided each quarter of the Fiscal Year
- Summary and Status of Management Corrective Action Plans (open action items only)

Management Corrective Action Plans resulting from internal audits are entered into a spreadsheet to allow for easier tracking of the status of open items. A copy of the spreadsheet is attached. Each of the action items are color-coded to indicate their status as follows: green indicates the action has a due date 30 days or more in the future; red indicates the action is behind schedule; and yellow indicates the action has a due date less than 30 days in the future.

STRATEGIC OUTCOMES:

Opportunity Home residents live in quality affordable housing
Opportunity Home staff thrive in career and professional work

ATTACHMENTS:

Resolution 6527
Presentation

**Opportunity Home San Antonio
Resolution 6527**

**RESOLUTION 6527, ADOPTING THE OPPORTUNITY HOME SAN ANTONIO INTERNAL
AUDIT PLAN FOR FISCAL YEAR 2024-2025**

WHEREAS, internal auditing is an independent, objective assurance and consulting activity designed to add value and improve Opportunity Home San Antonio (Opportunity Home) operations; and

WHEREAS, internal auditing helps Opportunity Home accomplish its mission by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes; and

WHEREAS, internal audit activities align with Opportunity Home's strategic goals: Opportunity Home residents live in quality affordable housing, and Opportunity Home staff thrive in career and professional work; and

WHEREAS, IIA Standard 2020, entitled "Communication and Approval," requires the Chief Audit Executive, i.e., the Director of Internal Audit, to communicate the internal audit activity's plans and resource requirements to senior management and the Board for review and approval.

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

Approves Resolution 6527, adopting the Opportunity Home San Antonio Internal Audit Plan for Fiscal Year 2024-2025, as attached to this Resolution.

Passed and approved on the 12th Day of June 2024.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.

President and CEO

Internal Audit Plan 2024-2025

Objective and Background

OBJECTIVE

- Review and adoption of the proposed 2024-2025 Internal Audit Plan by the Board, to set the priorities of the internal audit function for the fiscal year.

BACKGROUND

- The Internal Audit Department adheres to The Institute of Internal Auditors, Inc. (IIA) Definition of Internal Auditing, Code of Ethics, and the following International Standards for the Professional Practice of Internal Auditing (Standards), as documented in the approved Internal Audit Policy and Internal Audit Charter.
- The IIA Standard 2010, “Planning,” Section A1, requires the following: “The internal audit activity’s plan of engagements must be based on a documented risk assessment, undertaken at least annually. The input of senior management and the board must be considered in this process.”
- The IIA Standard 2020, “Communication and Approval,” requires the following: “The Chief Audit Executive (CAE) must communicate the internal audit’s activity plans and resource requirements, including significant interim changes, to senior management and the board for review and approval. The CAE must also communicate the impact of resource limitations.

Process for Developing the 2024-2025 Internal Audit Plan

Risk Assessment Survey Conducted

- **Key variables assessed:**

- Public Disclosure Implications
- Increased Senior Management and/or Commissioner Interest
- Internal and/or External Compliance Requirements

Other Considerations

- **Oversight provided by external entities, including:**

- Independent Financial and Compliance Audit
- Regulatory Audits and Reviews
- Other Third-Party Reviews

- **Time elapsed since last audit**

Process for Developing the 2024-2025 Internal Audit Plan

Risk Assessment Implementation

- Google Form with an option to interview participants
- Risk Assessment Methodology continued its emphasis on key variables, with the inclusion of a “no risk” option to streamline identification of processes associated with risk
- Risk Assessment Survey responses were received from the Board of Commissioners, Opportunity Home Executive Leadership and Opportunity Home staff
 - **82%** response rate
- Positive feedback on the format was received, and the Risk Assessment will be further enhanced based on the feedback received

Risk Assessment Survey Results

Topics of Highest Interest

- Assisted Housing Program (AHP): Voucher Utilization
- Beacon Communities
 - Repayment Agreements (carry over from FY 23-24)
 - Maintenance Expenditures and Oversight Process
- Construction and Sustainability: Oversight of New Development Construction
- Public Housing
 - Affordable Program Regulatory and Fair Housing Compliance
 - Eviction Process
- Resident Services: Grant Compliance and Financial Performance

Risk Assessment Survey Results

Topics of Next Highest Interest

- Equity, Diversity and Inclusion: Organizational Culture Reflects Equity (Internal and External) - Utilizing Data to Identify Vulnerabilities
- Development Services and Neighborhood Revitalization (DSNR): Creation of Local Non-Traditional (LNT) Funding Agreement
- Human Resources: Employee Relations - Investigations, Terminations, and Grievance Processes
- Procurement: Solicitation Process for Construction Related Projects
- Policy and Planning: Strategy Development and Review

Proposed Internal Audit Plan for FY 2024-2025

1st Qtr. (July - Sept.)	2nd Qtr. (Oct. - Dec.)	3rd Qtr. (Jan. - March)	4th Qtr. (April - June)
Internal Audits			
<ul style="list-style-type: none"> Beacon Communities: Repayment Agreements (carry over from FY 23-24) 	<ul style="list-style-type: none"> Construction and Sustainability: Oversight of New Development Construction 	<ul style="list-style-type: none"> Assisted Housing Program (AHP): Voucher Utilization 	<ul style="list-style-type: none"> Public Housing: Eviction Process
<ul style="list-style-type: none"> Resident Services: Grant Compliance and Financial Performance 	<ul style="list-style-type: none"> Public Housing: Affordable program regulatory and Fair Housing compliance 		<ul style="list-style-type: none"> Beacon Communities: Maintenance Expenditures and Oversight Process
Compliance Reviews			
<ul style="list-style-type: none"> Assisted Housing Program 	<ul style="list-style-type: none"> Assisted Housing Program 	<ul style="list-style-type: none"> Assisted Housing Program 	<ul style="list-style-type: none"> Assisted Housing Program
<ul style="list-style-type: none"> Beacon Communities / Mixed Income 	<ul style="list-style-type: none"> Beacon Communities / Mixed Income 	<ul style="list-style-type: none"> Beacon Communities / Mixed Income 	<ul style="list-style-type: none"> Beacon Communities / Mixed Income
<ul style="list-style-type: none"> Public Housing 	<ul style="list-style-type: none"> Public Housing 	<ul style="list-style-type: none"> Public Housing 	<ul style="list-style-type: none"> Public Housing
<ul style="list-style-type: none"> FSS Escrow Disbursement and TP/DPUY Funding 	<ul style="list-style-type: none"> FSS Escrow Disbursement and TP/DPUY Funding 	<ul style="list-style-type: none"> FSS Escrow Disbursement and TP/DPUY Funding 	<ul style="list-style-type: none"> FSS Escrow Disbursement and TP/DPUY Funding
Control Self-Assessments			
<ul style="list-style-type: none"> Asset Management: Financing and Refinancing of Real Estate Assets (carry over from FY 23-24) 	<ul style="list-style-type: none"> Asset Management: Financing and Refinancing of Real Estate Assets (carry over from FY 23-24) 	<ul style="list-style-type: none"> Asset Management: Financing and Refinancing of Real Estate Assets (carry over from FY 23-24) 	
<ul style="list-style-type: none"> Safety and Security: Triage High Severity Incidents (carry over from FY 23-24) 	<ul style="list-style-type: none"> Safety and Security: Triage High Severity Incidents (carry over from FY 23-24) 		
Internal Audit also participates in various committees throughout the organization providing opinions on internal controls, and may conduct requested audits as needed.			

Questions?

OPPORTUNITY HOME SAN ANTONIO**June 12, 2024****BOARD OF COMMISSIONERS
Regular Board 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 approval 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			
INDIVIDUAL POLICES	PROPERTY	LIABILITY	EXCESS	TOTAL	PROPERTY	LIABILITY	EXCESS	TOTAL	PROPERTY	LIABILITY	EXCESS	TOTAL
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				\$5,075,300				\$5,075,300				\$5,880,443
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

OPPORTUNITY HOME SAN ANTONIO**June 12, 2024****BOARD OF COMMISSIONERS
Regular Board 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

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 approval 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,

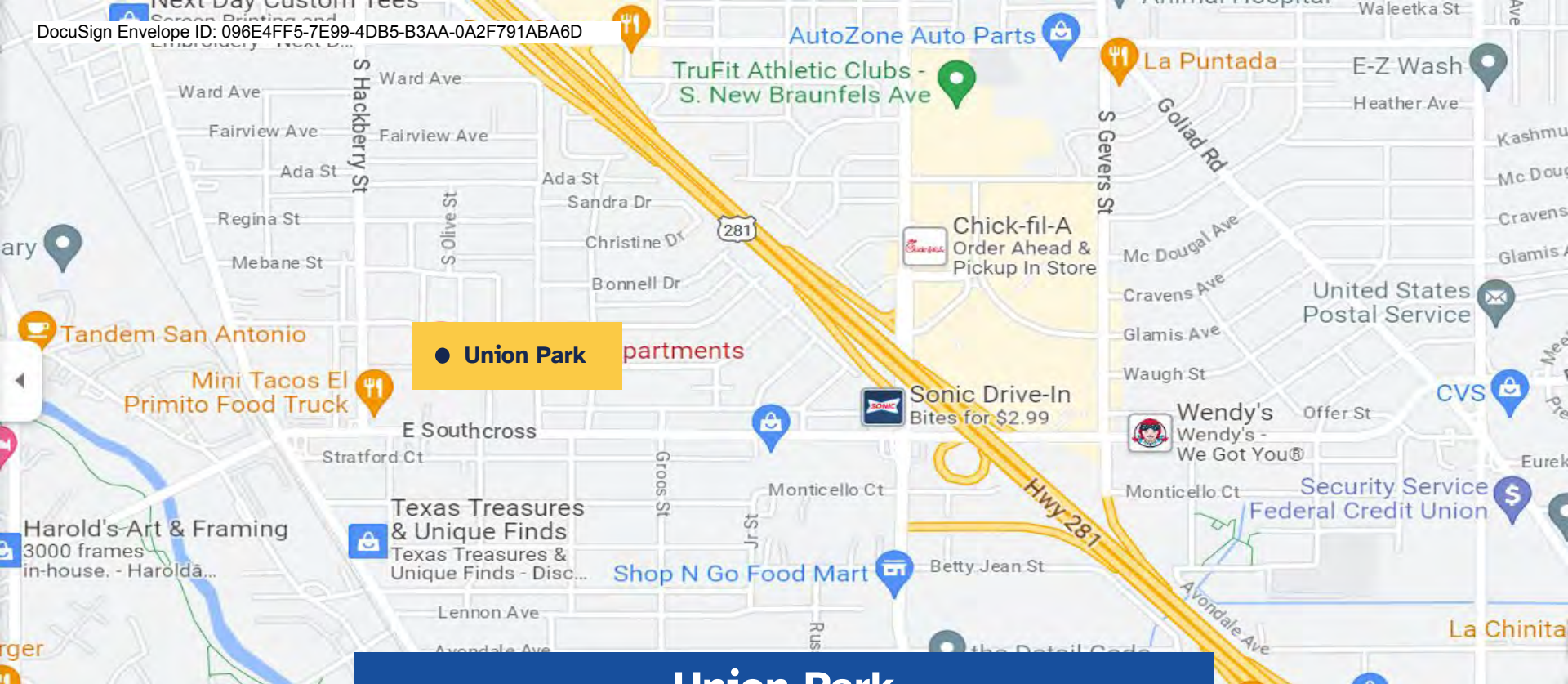
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.

Secretary/Treasurer

Union Park Bond Issuance Final Approval



Union Park
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?

OPPORTUNITY HOME SAN ANTONIO**June 12, 2024****BOARD OF COMMISSIONERS
Regular Board 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.**

President and CEO

DocuSigned by:

**Miranda Castro**

Director of Asset Management

REQUESTED ACTION:

Consideration and approval 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

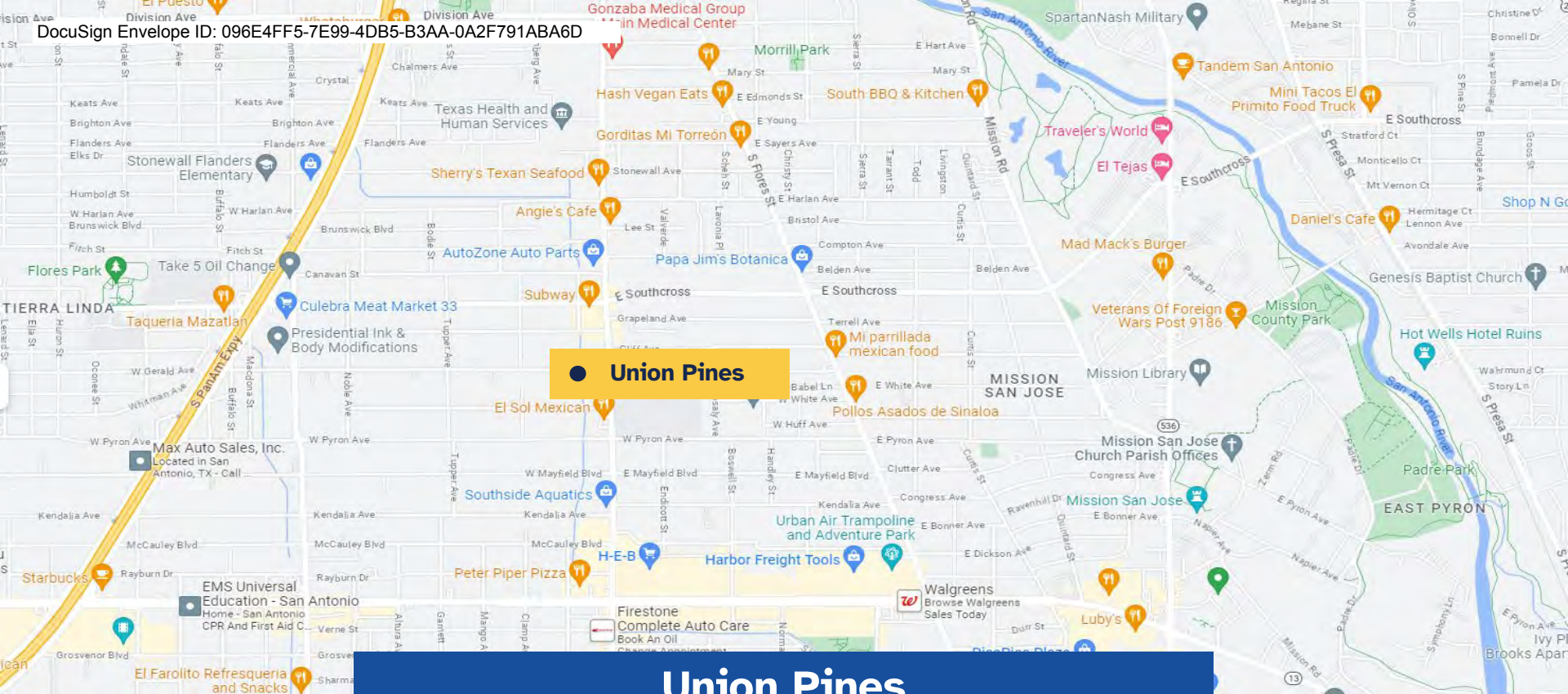
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.

Secretary/Treasurer

Union Pines Bond Issuance Final Approval



● Union Pines

Union Pines
1707 Pleasanton Rd.

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	Issuer	Fee
\$300,000		

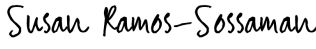
Questions?

OPPORTUNITY HOME SAN ANTONIO

June 12, 2024

BOARD OF COMMISSIONERS
Regular Board 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:

 Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

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

REQUESTED ACTION:

Consideration and approval 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

June 12, 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

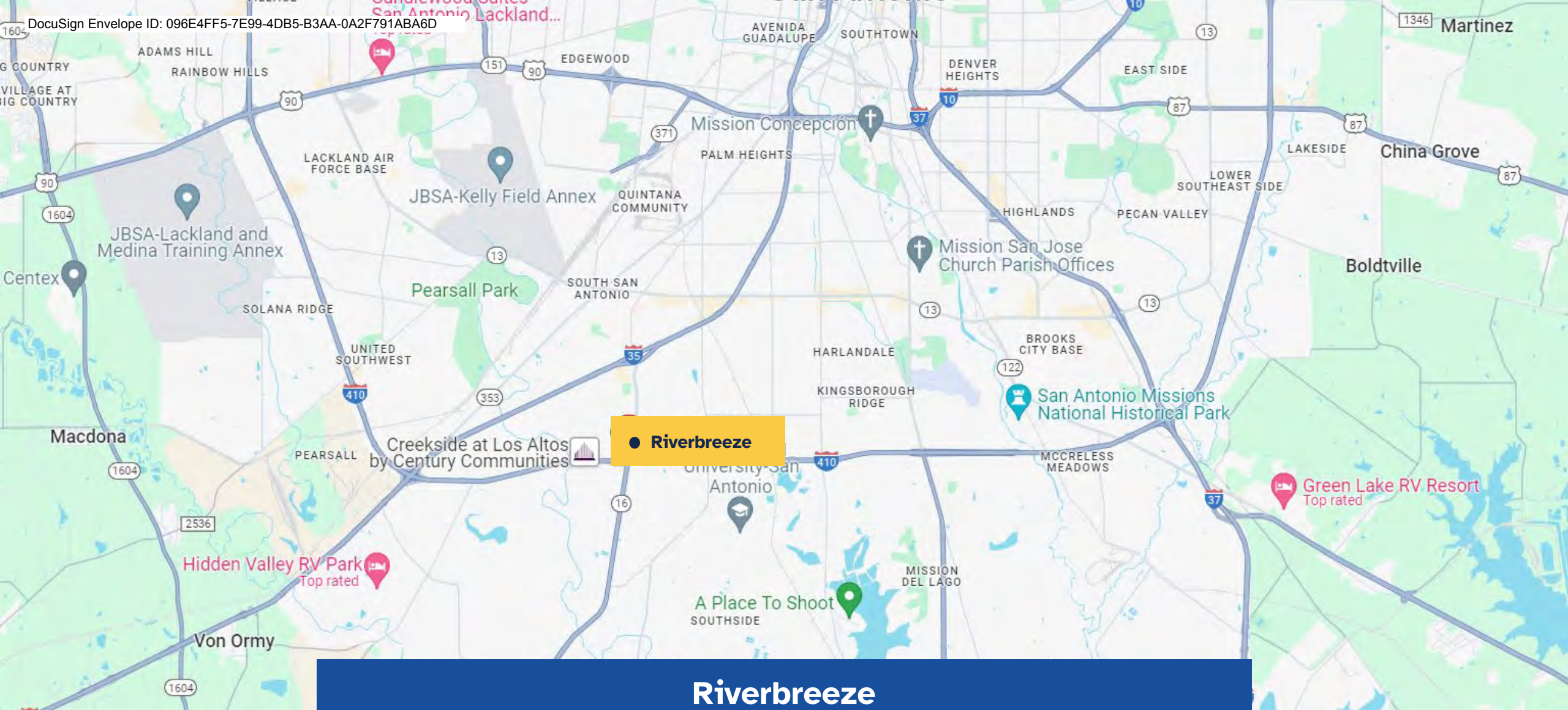
Riverbreeze

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
Regular Board 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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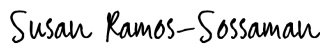


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Ed Hinojosa, Jr.

President and CEO

DocuSigned by:



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Susan Ramos-SossamanInterim Director of Development Services
and Neighborhood Revitalization**REQUESTED ACTION:**

Consideration and approval 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

June 12, 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;

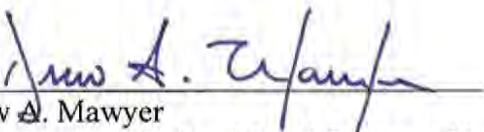
THENCE with said North Right-Of-Way line of Vera Cruz Street, N 84° 11' 50" W, a distance of 403.62 feet to a point for the Southeasterly corner of a 0.672 acre tract of land as described in Volume 4478, Page 1369 of the Official Public Records of Bexar County, Texas, and the Southwesterly corner of 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:	Prepared by:
Client	Preparer
Client Company	Your Company Name
Address 1	123 Main Street
Date: 1/8/2024 9:23:03 AM	

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

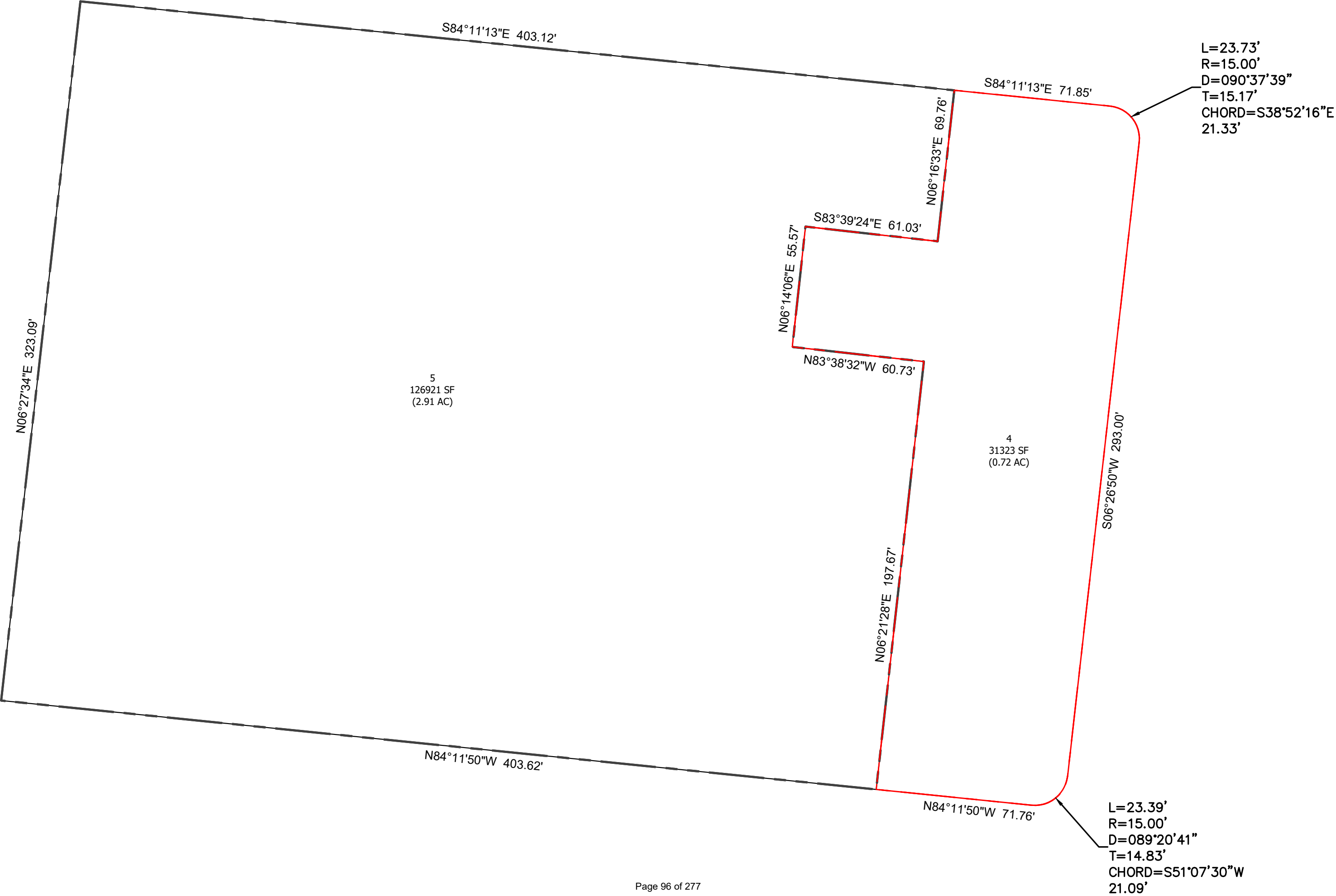
Course: N06° 27' 34"E
North: 13,699,633.7487'

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;

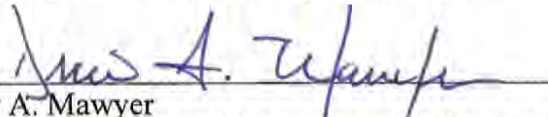
THENCE with said East Right-of-Way line of S. Pinto Street, N 06° 27' 14" E, a distance of 302.24 feet to a ½" iron pin with cap stamped "SUMMIT" found in said West line of S. Pinto Street and the beginning of a curve to the right;

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;

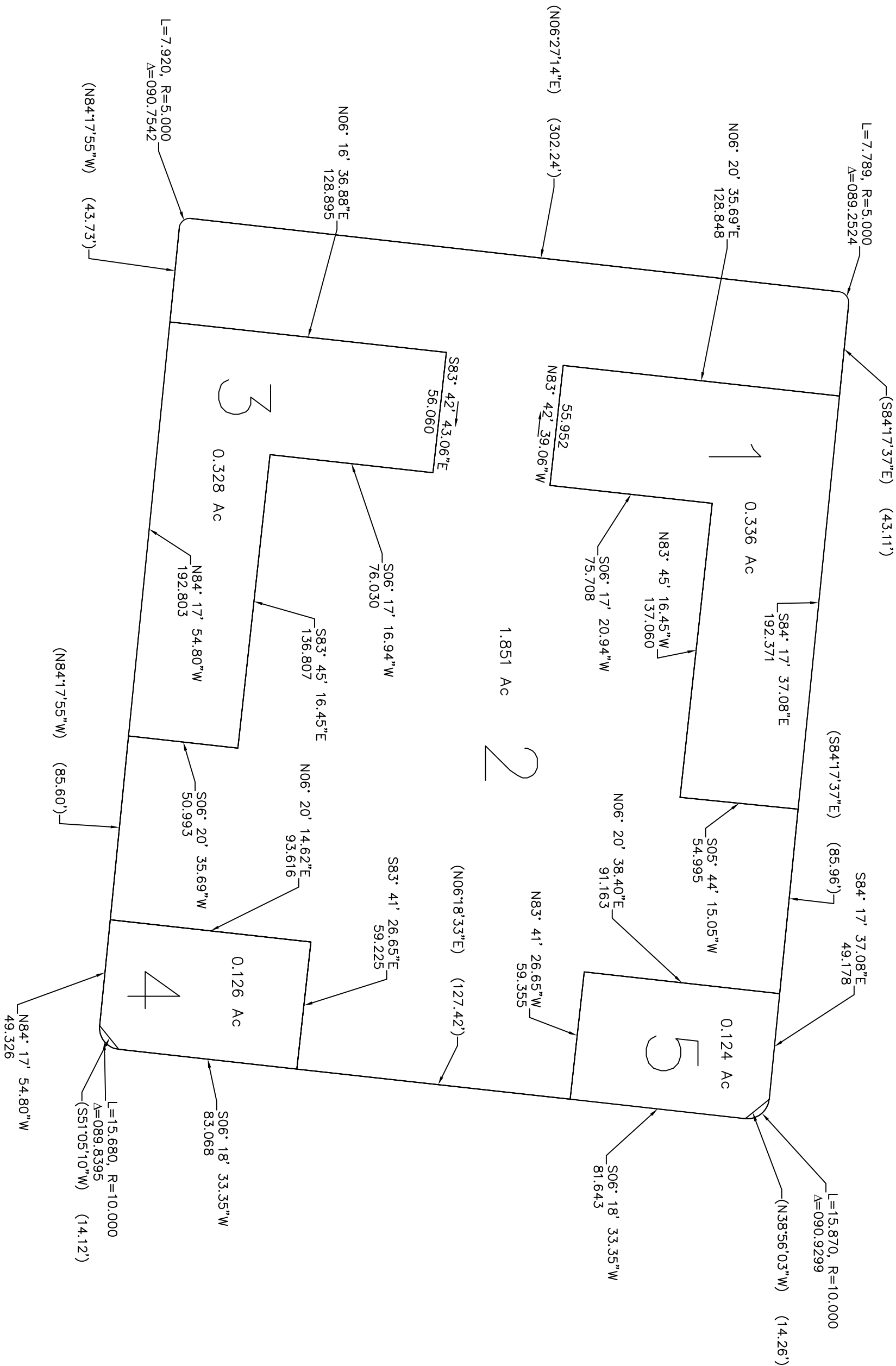
"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political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

OPPORTUNITY HOME SAN ANTONIO**June 12, 2024****BOARD OF COMMISSIONERS
Regular Board 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.
President and CEO

DocuSigned by:



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

REQUESTED ACTION:

Consideration and approval 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?

OPPORTUNITY HOME SAN ANTONIO**June 12, 2024****BOARD OF COMMISSIONERS
Regular Board 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:



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Ed Hinojosa, Jr.

President and CEO

DocuSigned by:



F2357C3B96D74FD...

Joel Tabar

Director of Resident Services

REQUESTED ACTION:

Consideration and approval 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

June 12, 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	Proposed Monthly Allowance - Post EPC
				M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	Total Dollar Value
				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	Proposed Monthly Allowance - Post EPC
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	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	Proposed Monthly Allowance - Post EPC
				M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	Total Dollar Value
				Trash	W&S	Elec	Gas		
Villa Veramendi	0 Br	-	-	-	-	-	-	\$ -	\$ -
TX006000007	1 Br	12	M	M	R	X		83.10	80.99
TX06-6012.0	2 Br	62	M	M	R	X		106.31	103.62
Row/Townhouse (RW)	3 Br	54	M	M	R	X		150.66	146.84
	4 Br	32	M	M	R	X		185.80	181.09
<i>Included in EPC</i>	5 Br	6	M	M	R	X		220.09	214.51
O. P. Schnabel	0 Br	-	-	-	-	-	-	\$ -	\$ -
TX006000008	1 Br	66	M	M	R	X		99.40	96.86
TX06-6059.0	2 Br	4	M	M	R	X		122.18	119.06
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	45.44
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	Proposed Monthly Allowance - Post EPC
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	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	Proposed Monthly Allowance - Post EPC
				M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	Total Dollar Value
				Trash	W&S	Elec	Gas		
College Park									
	0 Br	-		-	-	-	-	\$ -	\$ -
TX006000014	1 Br	64	M	M	R	X		91.68	89.34
TX06-6026.2	2 Br	14	M	M	R	X		118.39	115.36
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	\$ 58.00
TX006000014	1 Br	52	M	M	R	M		66.83	65.16
TX06-6027.0	2 Br	4	M	M	R	M		79.27	77.29
Elevator Structure (ES)	3 Br	1	M	M	R	M		128.35	125.14
	4 Br	-	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Matt Garcia									
	0 Br	-	-	-	-	-	-	\$ -	\$ -
TX006000016	1 Br	51	M	M	R	X		77.52	75.52
TX06-6055.0	2 Br	4	M	M	R	X		93.08	90.68
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	Total Dollar Value
			Trash	W&S	Elec	Gas		
Linda Lou	0 Br	-	-	-	-	-	\$ -	\$ -
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	-	-	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-	-	-
Riverside Apts	0 Br	-	-	-	-	-	\$ -	\$ -
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	-	-	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-	-	-
Linda Lou	0 Br	-	-	-	-	-	\$ -	\$ -
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	-	-	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

				Utility Meter Type				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
				M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	Total Dollar Value
				Trash	W&S	Elec	Gas		
Madonna	0 Br	-	-	-	-	-	-	\$ -	\$ -
TX006000020	1 Br	36	M	M	R	M		35.93	35.13
TX06-6032.1	2 Br	24	M	M	R	M		41.25	40.33
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-	-	-	-
Sahara Ramsey	0 Br	-	-	-	-	-	-	\$ -	\$ -
TX006000020	1 Br	-	-	-	-	-	-	-	-
TX06-6032.2	2 Br	16	M	M	R	M		52.70	51.43
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-	-	-	-
Cheryl West	0 Br	-	-	-	-	-	-	\$ -	\$ -
TX006000021	1 Br	4	M	M	R	R		71.36	57.43
TX06-6034.0	2 Br	38	M	M	R	R		83.82	67.00
Semi-Detached (SD) (duplex)	3 Br	34	M	M	R	R		123.36	102.01
	4 Br	6	M	M	R	R		154.54	127.25
Included in EPC	5 Br	-	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	Total Dollar Value
			Trash	W&S	Elec	Gas		
T L Shaley	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000021	1 Br	10	R	R	R	R	136.69	124.53
TX06-6057.0	2 Br	28	R	R	R	R	173.83	158.29
Semi-Detached (SD) (duplex)	3 Br	24	R	R	R	R	255.02	236.82
	4 Br	4	R	R	R	R	330.92	307.47
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Col. Cisneros	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000022	1 Br	51	M	M	R	X	65.91	64.25
TX06-6054.0	2 Br	4	M	M	R	X	80.57	78.54
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	39.95
TX06-6045.0	2 Br	12	M	M	R	M	63.48	61.87
Row/Townhouse (RW)	3 Br	10	M	M	R	M	87.26	85.05
	4 Br	2	M	M	R	M	103.90	101.27
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	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	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	R	147.45	132.28
All Electric Units	2 Br	16	R	M	R	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	M	39.19	38.24
TX06-6043.0	2 Br	30	M	M	R	M	44.72	43.63
Semi-Detached (SD) (duplex)	3 Br	28	M	M	R	M	64.47	62.90
	4 Br	4	M	M	R	M	80.15	78.20
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				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	63.71
TX06-6052.0	2 Br	5	M	M	R	R	91.63	80.11
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	63.45
TX06-6044.0	2 Br	28	M	M	R	R	92.48	75.01
Row/Townhouse (RW)	3 Br	28	M	M	R	R	112.37	91.39
	4 Br	5	M	M	R	R	153.90	126.49
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-
Morris C. Beldon	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000025	1 Br	6	M	M	R	R	73.99	65.18
TX06-6049.0	2 Br	18	M	M	R	R	102.84	90.93
Row/Townhouse (RW)	3 Br	11	M	M	R	R	132.94	118.35
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Existing Monthly Allowance Total Dollar Value	Proposed Monthly Allowance - Post EPC Total Dollar Value
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
Included in EPC	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
Included in EPC	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	-	-	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

				Utility Meter Type				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
				M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	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 M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
			Trash	W&S	Elec	Gas	Total Dollar Value	Total Dollar Value
Lila Cockrell	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000028	1 Br	65	M	M	R	M	57.50	56.08
TX06-6058.0	2 Br	5	M	M	R	M	69.57	67.86
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	67.69
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	68.14
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	Proposed Monthly Allowance - Post EPC
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	Total Dollar Value
			Trash	W&S	Elec	Gas		
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
Included in EPC	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	-	-	-	-	-	-	-
Included in EPC	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	-	-	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

				Utility Meter Type				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
				M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	Total Dollar Value
				Trash	W&S	Elec	Gas		
Christ the King	0 Br	-	-	-	-	-	-	\$ -	\$ -
TX006000030	1 Br	45	R	M	R	X	X	86.70	85.04
TX06-6143.0	2 Br	3	R	M	R	X	X	101.02	99.00
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	R	148.02	144.28
	4 Br	1	M	M	R	R	R	186.29	181.58
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-
Spring View	0 Br	-	-	-	-	-	-	\$ -	\$ -
TX006000031	1 Br	-	-	-	-	-	-	-	-
TX06-6136.0	2 Br	84	M	M	R	R	R	116.41	113.45
Row/Townhouse (RW)	3 Br	24	M	M	R	R	R	149.51	145.71
	4 Br	-	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-	-



RPU EPC Savings

RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
			Trash	W&S	Elec	Gas	Total Dollar Value	Total Dollar Value
Spring View Sr.	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000031	1 Br	40	M	M	R	R	77.94	75.93
TX06-6140.0	2 Br	-	-	-	-	-	-	-
Row/Townhouse (RW)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-	-	-
Spring View Bldg C	0 Br	5	M	M	R	R	\$ 68.32	\$ 66.57
TX006000031	1 Br	2	M	M	R	R	87.90	85.66
TX06-6147.0	2 Br	-	-	-	-	-	-	-
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
Not in EPC	5 Br	-	-	-	-	-	-	-
Spring View Bldg B	0 Br	16	M	M	R	R	\$ 68.61	\$ 66.87
TX006000031	1 Br	-	-	-	-	-	-	-
TX06-6148.0	2 Br	2	M	M	R	R	137.21	133.73
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
Not in EPC	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	Total Dollar Value
			Trash	W&S	Elec	Gas		
Refugio	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000032	1 Br	19	M	M	R	X	124.52	121.37
TX06-6139.0	2 Br	20	M	M	R	X	143.37	139.74
Elevator Structure (ES)	3 Br	11	M	M	R	X	205.20	200.01
	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	265.61
Single Family/Detached (SF)	3 Br	52	R	R	R	R	343.45	310.30
All Electric Units	3 Br	15	R	R	R	R	422.44	417.91
<i>Not in EPC</i>	4 Br	4	R	R	R	R	424.53	394.86
WC White	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000035	1 Br	69	M	M	R	M	91.65	89.30
TX06-6042.0	2 Br	6	M	M	R	M	114.74	111.80
Elevator Structure (ES)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	Total Dollar Value
			Trash	W&S	Elec	Gas		
San Juan I	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000037	1 Br	13	M	M	R	M	99.14	96.62
TX06-6141.0	2 Br	16	M	M	R	M	121.52	118.43
Walk-UP/Multifamily (WU)	3 Br	17	M	M	R	M	153.69	149.79
	4 Br	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Alhambra	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000038	1 Br	9	M	M	R	X	106.16	103.46
TX06-6146.0	2 Br	5	M	M	R	X	143.71	140.05
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	101.33
TX06-0051.2	2 Br	26	M	M	R	X	134.50	131.09
Elevator Structure (ES)	3 Br	9	M	M	R	X	176.84	172.35
	4 Br	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	Total Dollar Value
			Trash	W&S	Elec	Gas		
San Juan II	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000052	1 Br	2	M	M	R	M	100.57	98.03
TX06-0052.2	2 Br	24	M	M	R	M	122.68	119.57
Walk-UP/Multifamily (WU)	3 Br	20	M	M	R	M	159.16	155.12
	4 Br	2	M	M	R	M	178.56	174.03
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Sutton Oaks	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000053	1 Br	10	M	M	R	X	98.84	96.33
TX06-0053.2	2 Br	34	M	M	R	X	124.45	121.29
Walk-UP/Multifamily (WU)	3 Br	5	M	M	R	X	165.95	161.74
	4 Br	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Pin Oaks I	0 Br	12	M	M	R	M	\$ 39.22	\$ 38.30
TX006000054	1 Br	36	M	M	R	M	46.92	45.82
TX06-0054.2	2 Br	2	M	M	R	M	55.33	54.03
Elevator Structure (ES)	3 Br	-	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-	-
<i>Included in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	Total Dollar Value
			Trash	W&S	Elec	Gas		
Gardens at San Juan	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000055	1 Br	3	R	R	R	X	140.17	139.25
TX06-0099.0	2 Br	33	R	R	R	X	179.44	178.57
Walk-UP/Multifamily (WU)	3 Br	24	R	R	R	X	257.64	256.89
	4 Br	3	R	R	R	X	330.41	329.92
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Park at Sutton Oaks	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000056	1 Br	5	M	M	R	X	80.07	78.03
TX06-0999.0	2 Br	35	M	M	R	X	98.32	95.81
Walk-UP/Multifamily (WU)	3 Br	7	M	M	R	X	138.35	134.82
	4 Br	2	M	M	R	X	176.29	171.79
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-
Converse Ranch I	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000149	1 Br	10	M	M	R	X	115.07	112.16
TX06-6149.0	2 Br	9	M	M	R	X	146.37	142.67
Walk-UP/Multifamily (WU)	3 Br	6	M	M	R	X	196.69	191.71
	4 Br	-	-	-	-	-	-	-
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-



RPU EPC Savings

				Utility Meter Type				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
				M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	Total Dollar Value
				Trash	W&S	Elec	Gas		
Midcrowne	0 Br	-	-	-	-	-	-	\$ -	\$ -
TX006000150	1 Br	20	M	M	R	X		96.15	93.70
TX06-6150.0	2 Br	19	M	M	R	X		122.94	119.81
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	116.36
TX06-6151.0	2 Br	10	M	M	R	X		141.63	138.04
Walk-UP/Multifamily (WU)	3 Br	5	M	M	R	X		181.47	176.87
	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	146.87
Row/Townhouse (RW)	3 Br	40	M	R	R	R		237.53	231.18
	4 Br	4	M	R	R	R		310.24	303.69
<i>Not in EPC</i>	5 Br	-	-	-	-	-	-	-	-



RPU EPC Savings

			Utility Meter Type				Existing Monthly Allowance	Proposed Monthly Allowance - Post EPC
			M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	Total Dollar Value
			Trash	W&S	Elec	Gas		
East Meadows I Apartments	0 Br	-	-	-	-	-	\$ -	\$ -
TX006000500	1 Br	37	M	R	R	R	117.62	117.33
TX06-0501.0	2 Br	102	M	R	R	R	154.67	154.79
Walk-UP/Multifamily (WU)	3 Br	12	M	R	R	R	243.68	239.73
	4 Br	2	M	R	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	R	226.71	225.28
	4 Br	1	M	R	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	R	116.82	116.70
TX06-0503.0	2 Br	58	M	R	R	R	153.48	153.86
Walk-UP/Multifamily (WU)	3 Br	6	M	R	R	R	233.32	234.52
	4 Br	2	M	R	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

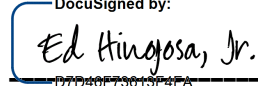
Financial Impact

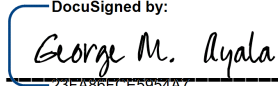
Savings generated from the energy and water conservation measures will be captured by Opportunity Home to pay the debt service for the EPC project.

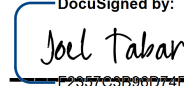
- Some residents will have a reduced utility allowance. However, this reduction is paired with a corresponding reduction in resident utility bills from CPS, due to energy and water efficiency retrofits and decreases in utility tariff rates.
- There will be no significant financial impact to most residents.

Questions?

OPPORTUNITY HOME SAN ANTONIO**June 12, 2024****BOARD OF COMMISSIONERS
Regular Board 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:

 D7D40F73013F4FA...
Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

 23FA86FCE5954A7...
George Ayala
 Director of Procurement

DocuSigned by:

 F2557C3B90D74FD...
Joel Tabar
 Director of Resident Services

REQUESTED ACTION:

Consideration and approval 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.

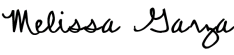
Questions?

OPPORTUNITY HOME SAN ANTONIO**June 12, 2024****BOARD OF COMMISSIONERS
Regular Board 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:

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Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

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Hector Martinez
 Director of Construction Services
 and Sustainability

DocuSigned by:

 23FA86FCE9934A7...
George Ayala
 Director of Procurement

DocuSigned by:

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Melissa Garza
 Director of Beacon Communities

REQUESTED ACTION:

Consideration and approval 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**June 12, 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:

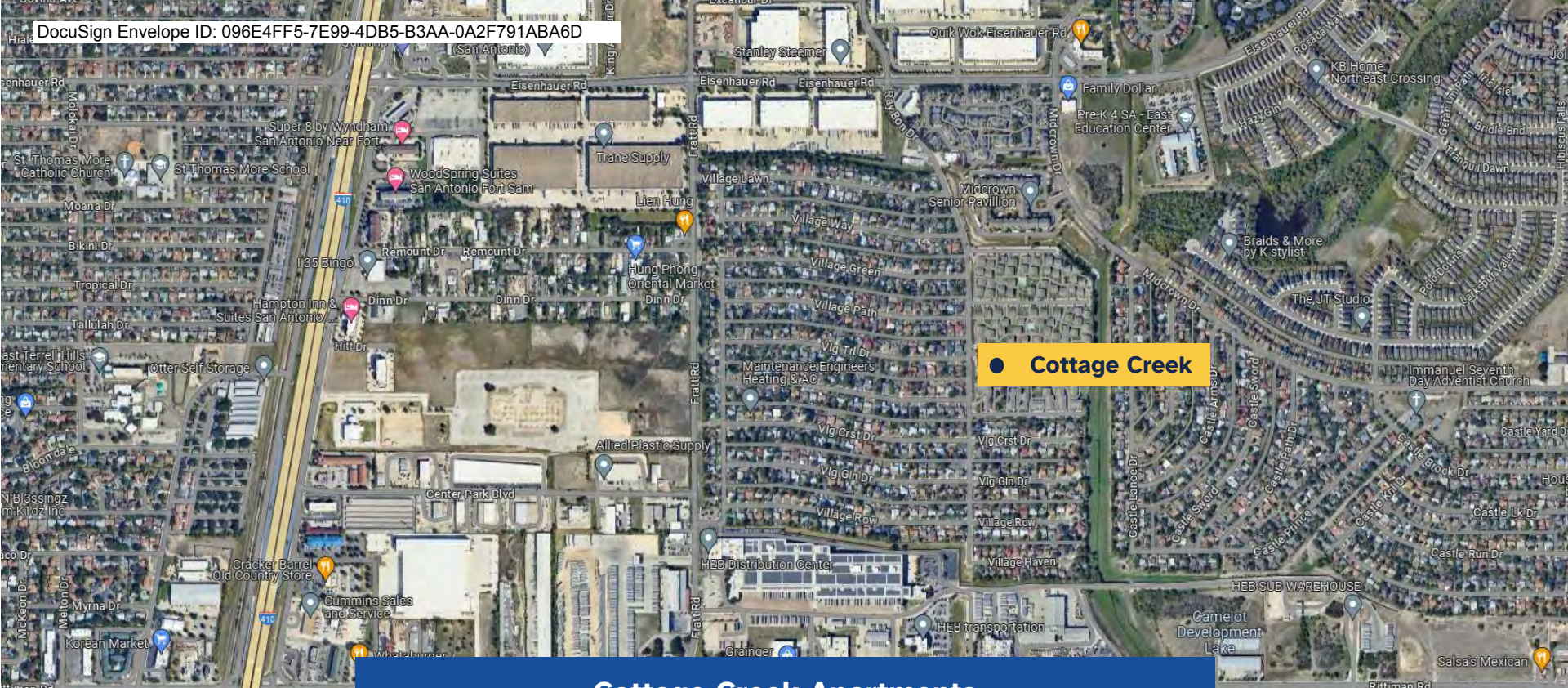
Ed Hinojosa, Jr.

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

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**.

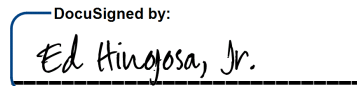
**Award includes
Construction/Rebuild of
Building 15 at Cottage
Creek Apartments that will
make up a 12 unit
apartment building**

Questions?

OPPORTUNITY HOME SAN ANTONIO

June 12, 2024

BOARD OF COMMISSIONERS
Regular Board Meeting**RESOLUTION 6520, APPROVING THE CONSOLIDATED OPERATING AND RELATED CAPITAL BUDGETS FOR OPPORTUNITY HOME SAN ANTONIO AND ITS AFFILIATED NONPROFIT ENTITIES FOR THE FISCAL YEAR ENDING JUNE 30, 2025**

DocuSigned by:

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

D88538376C33429...
Diana Kollodziej Fiedler
Chief Financial Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6520, approving the Consolidated Operating and Related Capital Budgets for Opportunity Home San Antonio and its affiliated nonprofit entities for the fiscal year ending June 30, 2025.

SUMMARY:

The budget helps the organization plan operational activities while considering established goals with respect to the current and future funding environment. The budget has been developed in support of Opportunity Home San Antonio's Strategic Plan Outcomes:

Employee Outcomes

- Employees thrive at work
- Employees manage data effectively and ensure the quality and security of data
- Employees develop, review, and implement the organization's strategic priorities

Resident Outcomes

- Residents have meaningful housing choices
- Residents live in quality homes
- Residents feel safe
- Residents secure and maintain suitable employment
- Residents are able to age in place
- Residents are able to live at their desired level of independence
- Residents graduate from high school

Community Outcomes

- Community trust Opportunity Home and invest in our mission

Value Outcomes

- **Equity:** Residents' race/ethnicity does not determine housing assistance or support service outcomes
- **Compassion:** Residents experience compassionate housing assistance that relieves suffering and improves their quality of life

OPPORTUNITY HOME SAN ANTONIO**June 12, 2024**

- **Excellence:** Residents experience a high standard of housing assistance that improves continuously

All departmental and operational budgets were prepared in accordance with the following:

- Budgets are based on the Organization's Strategic Plan Outcomes.
- Due to current economic conditions, budgets reflect expense increases due to inflation.
- Section 8 HAP is budgeted at an estimated 100% funding proration using a 6% inflation factor for the first half of the fiscal year and 2% for the second.
- An estimate of 91% proration was used for Section 8 Administration funding.
- Public Housing property budgets reflect estimated subsidy funding at a 96% proration with a target occupancy of 97%.
- The Beacon budget reflects a weighted average occupancy of 90%.

Staff has been working on the Fiscal Year 2024-2025 budget process since October 2023. While staff continued to monitor the federal funding information, budgets were prepared using estimates based on available information.

Managers worked diligently to produce operating budgets for their areas of responsibility. Officers and Directors have met with the Executive team to present their budgets and have made all appropriate adjustments.

The staff has focused on making prudent departmental and budgetary decisions while considering the existing uncertain funding environment compounded by the impact of inflation. As operations continue to adjust in this environment, we will continue to balance the needs of our families with these financial possibilities. The organization will also continue identifying and implementing solutions to build on existing strengths and deliver services effectively and efficiently while being innovative, ethical, and nimble.

Following review by the Finance Committee, the budget will be presented to the full Board of Commissioners for consideration and approval at the June 12, 2024, meeting.

The proposed budget will be implemented for the Fiscal Year starting July 1, 2024, and ending June 30, 2025. The projected MTW Block Grant Funding for the fiscal year will be able to fund the Public Housing, Section 8, and Resident Services programs, as well as the budgeted shortfall for the Central Office Cost Center. Financial performance versus budget will be reported to the Finance Committee quarterly throughout the year.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6520
HUD form 52574
Slides

**Opportunity Home San Antonio
Resolution 6520**

RESOLUTION 6520, APPROVING THE CONSOLIDATED OPERATING AND RELATED CAPITAL BUDGETS FOR OPPORTUNITY HOME SAN ANTONIO AND ITS AFFILIATED NONPROFIT ENTITIES FOR THE FISCAL YEAR ENDING JUNE 30, 2025

WHEREAS, the fiscal year of Opportunity Home San Antonio and its affiliated entities runs from July 1 through June 30; and

WHEREAS, the Commissioners of Opportunity Home San Antonio are responsible for the adoption of budgets under its Rules of Governance; and

WHEREAS, the U.S. Department of Housing and Urban Development requires Opportunity Home San Antonio to adopt a public housing budget for its approval; and

WHEREAS, Opportunity Home San Antonio has prepared the Consolidated Operating and Related Capital Budgets that maintain the long-term financial health of the agency and the ability to provide quality housing and services; and

WHEREAS, Opportunity Home San Antonio Moving to Work (MTW) funds are available and obligated consistent with the MTW Plan as follows:

Sources:

- MTW Funds- \$54 million

Uses:

- Section 8 funding shortfall - \$1 million
- Public Housing operating shortfall - \$11.3 million
- Resident Services (CDI) - \$2.5 million
- Central Office operating shortfall - \$1 million
- Alazan Phase I and Predevelopment costs - \$18 million
- Investment in Midcrowne and Ravello Properties - \$5 million
- Investment in MTW units at Tax Credit/Beacon properties - \$10.7 million
- Additional Investment in the 100 Labor Street Project - \$1.5 million
- Additional Costs Related to Public Housing Rent Collection Efforts - \$3 million

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

- 1) Reviewed the Consolidated Operating and Related Capital Budgets and has found that the final plan is reasonable in that it indicates a source of funding adequate to cover proposed expenditures; and
- 2) Approves Resolution 6520, approving the Consolidated Operating and Related Capital Budgets for Opportunity Home San Antonio and its affiliated nonprofit entities for the Fiscal Year Ending June 30, 2025, and the obligation of funds as described in this Resolution and included in the referenced Consolidated Operating and Related Capital Budgets; and
- 3) Authorizes the President and CEO to submit and sign the HUD forms related to the Operating Budget.

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

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: San Antonio Housing Authority PHA Code: TX006

PHA Fiscal Year Beginning: 07/01/2024 Board Resolution Number: 6520

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- ☒ Operating Budget approved by Board resolution on: 06/12/2024
- ☐ Operating Budget submitted to HUD, if applicable, on:
- ☐ Operating Budget revision approved by Board resolution on:
- ☐ Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
Gabriel Lopez		06/12/2024

Budget Workshop

Proposed Goals and Budget
Fiscal Year 2024 – 2025

Agenda

BACKGROUND

- Significant Accomplishments in FY 2023-2024
- Mission Statement and Strategic Plan Outcomes
- What We Do
- Who We Serve

FUNDING ENVIRONMENT

- Federal Funding Trend
- Federal Funding Update

OPPORTUNITY HOME FY 2024-2025 BUDGET

- FY 2024-2025 Consolidated Budget - Revenues and Expenses
- MTW Proposed Uses
- Staffing Count and Organizational Chart
- Agency Goals and Priorities

FY23-24 Opportunity Home and Partner Accomplishments

- Closed on two **9% Tax Credit Deals**; Fiesta Trails and Vista at Reed
- Awarded \$8.3M in **City Bond Funds** for Victoria Plaza, Ravello, Midcrowne, and WRI
- Received \$3.8M in **federal earmark funding** for Alazan Expansion, Cassiano, Towering Oaks, and Courtland Heights
- Completed update of 67% of the **outdoor lighting project** to improve security at the Public Housing Communities
- Substantial completion of construction at **Snowden**, the organization's first self-developed project
- Successfully transitioned the **Midcrowne Senior Community** to Beacon Management

Mission

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

Strategic Plan Outcomes

Employee Outcomes

- Employees thrive at work
- Employees manage data effectively and ensure quality and security of data
- Employees develop, review, and implement the organization's strategic priorities

Resident Outcomes

- Residents have meaningful housing choices
- Residents live in quality homes
- Residents feel safe

Community Outcomes

- Community trust Opportunity Home and invest in our mission

Value Outcomes

- **Equity:** Residents' race or ethnicity does not determine housing assistance or support service outcomes
- **Compassion:** Residents experience compassionate housing assistance that relieves suffering and improves their quality of life
- **Excellence:** Residents experience a high standard of housing assistance that improves continuously

The Need in San Antonio

1 in 13

San Antonians are on an
Opportunity Home waiting list.

113,000

households as of March 1, 2024.

**The number has continued to grow
since the beginning of the pandemic.**

What We Do

Opportunity Home improves the lives of our residents by providing quality affordable housing and building sustainable, thriving communities. We manage public housing and voucher programs under the Moving to Work Designation. Other portfolios and special voucher programs offer mixed affordability through programs like the low-income housing tax credit.

66,000

San Antonians
served

11%

of the local
rental market

6,000

Public Housing Homes

5,000

Beacon Homes

7,500

enrolled in Community
Development Initiatives
core programs

8,000

Partnership Homes

12,000

Assisted Housing
Vouchers

Source: Opportunity Home San Antonio Monitoring Dashboard, as of Fiscal Year 2023-2024 Quarter 2 (December 31, 2023)

Who We Serve

Public Housing and Voucher Programs serve **44,000 individuals**.



94%

with one head
of household

46%

with children

2.5

household size

\$11,000

Median income

52%

with fixed income
(SS, SSI, Pension)

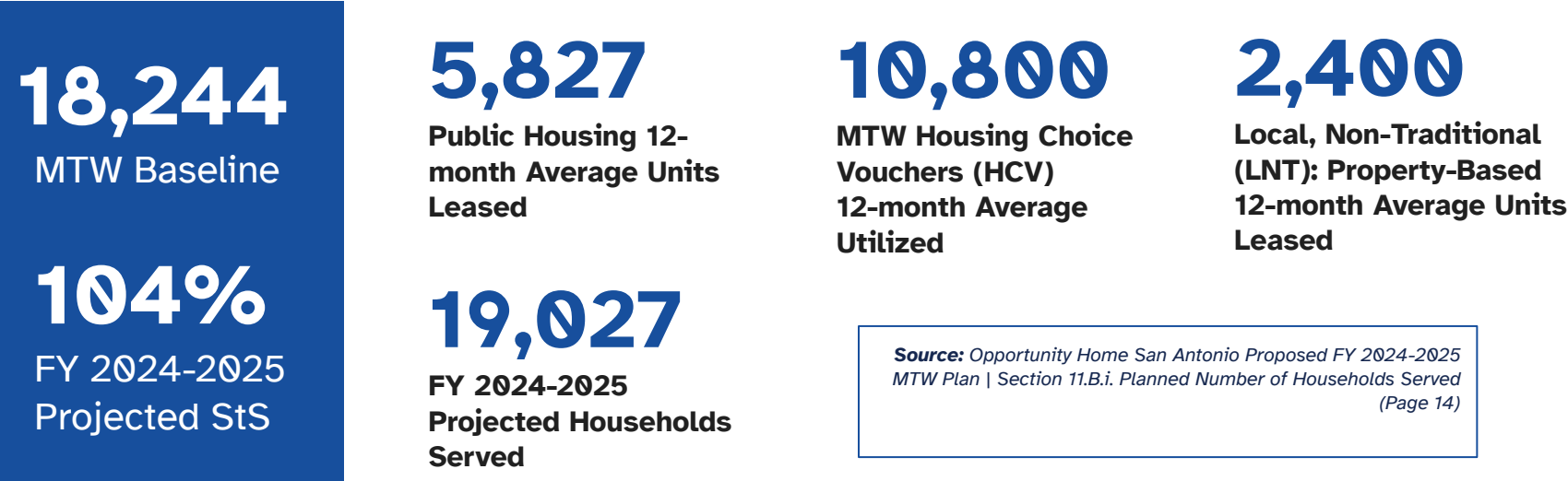
33%

with earned
income
(Wages)

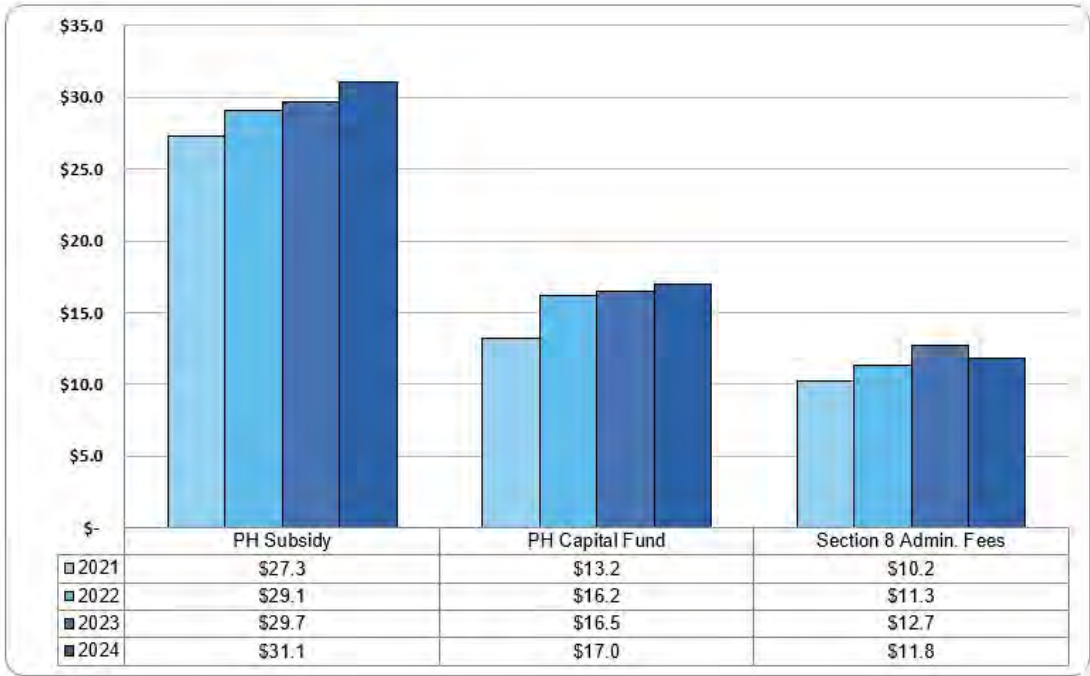
Source: Opportunity Home San Antonio Demographic Tracker,
as of Fiscal Year 2023–2024 Quarter 2 (December 31, 2023)

MTW StS Baseline Requirement

MTW Statute requires that MTW PHAs “[continue] to assist substantially the same “StS” total number of eligible low income families as would have been served had the amounts [of funding] not been combined”. To verify compliance with the Statutory Requirement, HUD compares the number of actual families served in an MTW PHA’s fiscal year to an adjusted “baseline” estimate of the number of families that would have been served absent the MTW designation. This ratio will result in an annual percentage that will show the extent to which the MTW PHA is meeting the Statutory Requirement.



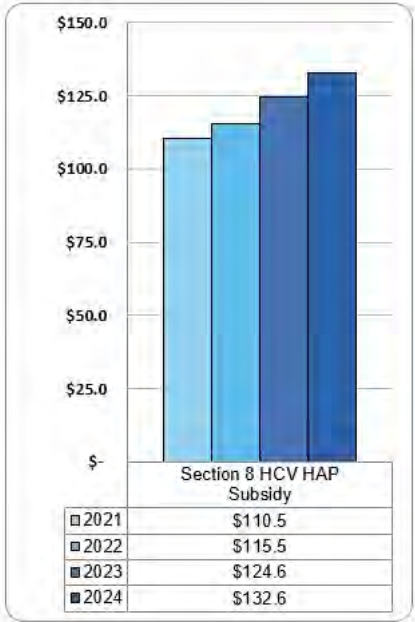
MTW Calendar Year Block Grant Funding



4.71%

3.03%

-7.09%



6.42%

Percentage Change
CY24 vs CY23

- Section 8 Housing Choice Voucher HAP information indicated above does not include any Section 8 special programs
- Section 8 Choice Voucher HAP proration was 100.29% in 2021, 100% in 2022, 100% in 2023 and is projected to be 100% in 2024
- Section 8 Admin Fee proration was 85.80% in 2021, 89.39% in 2022, 97.38% in 2023 and is projected to be 90% in 2024
- PH Operating Fund proration was 96.74% in 2021, 104.94% in 2022, 93.02% in 2023 and is projected to be 96% in 2024

Federal Funding Update

- On **March 8, 2024**, President Biden signed into law a \$469 billion minibus fiscal year (FY) 2024 spending bill, providing discretionary funding for federal agencies covered in six of the 12 annual spending bills, including the U.S. Department of Housing and Urban Development (HUD). In general, the bill's funding levels provide most HUD programs, especially rental assistance programs, with modest increases from last year. It proposes:
 - **\$3.2 billion for the Public Housing Capital Fund**, which is equal to the 2023 enacted level. **Actual 2024 funding will be \$17M.**
 - **\$32.4 billion for Tenant-based rental assistance**, a \$2.1 billion increase over the 2023 enacted level. Of this amount, \$28.5 billion is for Section 8 Housing Choice Voucher contract renewals, which is \$2.09 billion more from 2023 and should be sufficient to fund all renewals. Opportunity Home staff budgeted a 6% increase in CY2024 HCV HAP funding based on information recently provided from our HUD local field office. **Actual 2024 inflation increase was 8.55% with a 99.5% proration which provides additional funding of \$2.5M.**
 - **\$16.1 billion for Project-Based Rental Assistance**, an increase of \$1.10 billion over the 2023 enacted level, which should be sufficient to renew all expiring contracts. **Actual inflation for 2024 is 5.3%.**
 - **\$5.48 billion for Public Housing operating subsidies**, an increase of \$367 million over the 2023 enacted level. Since this funding is based on a HUD formula, our maximum funding for CY24 is \$32M; what is unknown at this point is the proration HUD will apply to the funding, which is currently 87.44%.

HAP Cost By Calendar Year

Calendar Year Ending	HAP Cost Per Unit at Year End	\$ Increase	% Increase	% Rent Increase in San Antonio	Actual Calendar Year HAP Cost	Annual Increase
2018	\$603.43					
2019	\$620.50	\$17.07	2.83%	3.34%		
2020	\$639.39	\$18.89	3.04%	2.23%		
2021	\$640.98	\$1.59	0.25%	8.17%		
2022	\$667.91	\$26.93	4.20%	10.58%	\$83,653,100	
2023	\$779.09	\$111.18	16.65%	1.75%	\$95,000,871	\$11,347,771
2024*	\$865.17	\$86.08	11.05%	-0.87%	\$110,994,078	\$15,993,207

* **Projected**

Budget Challenges

- Increase in Section 8 Payments to Landlords (HAP) Costs:
 - Increased payment standards
 - Increased number of HCV families served
- Increase in Public Housing Operating Costs:
 - High inflationary impact
 - Improved service levels
- Maintain current Resident Engagement service levels

Budget Options and Tradeoffs

- Decrease Public Housing costs:
 - Maintenance Staffing
 - Security Services
 - Pest Control
 - Garbage/Bulk Pick-up
 - Beautification Projects
 - Resident Events
 - Unit Make Ready Costs
 - Maintenance Supplies
- Increase Public Housing Rent Collections
- Reduce Resident Engagement service levels
- Reduce HAP payments to landlords by decreasing payment standards
- Reduce the number of HCV families served without compromising our MTW StS requirement
- Reduce funding for preservation and expansion projects
- Provide funding to Public Housing from real estate income

Budget Recommendations

- Decrease Public Housing costs:
 - Maintenance Staffing
 - Security Services
 - Unit Make Ready Costs
 - Maintenance Supplies
- Maintain Public Housing costs at current service levels:
 - Pest Control
 - Resident Events
 - Garbage/Bulk Pick-up
 - Beautification Projects
- Increase Public Housing Rent Collections
- Maintain current Resident Engagement service levels
- Adjustments to HCV number of families served
- Continue to set aside \$18M for phase I of the Alazan Redevelopment
- Funding for City Housing Bond match and year 15 tax credit property conversions
- Decrease in organizational staffing levels

Drivers

- MTW StS Requirement
- Resident Satisfaction
- Available Funding/Fiduciary Responsibility
- HUD Regulations
- Organizational Reputation
- Preservation and Expansion of Affordable Housing

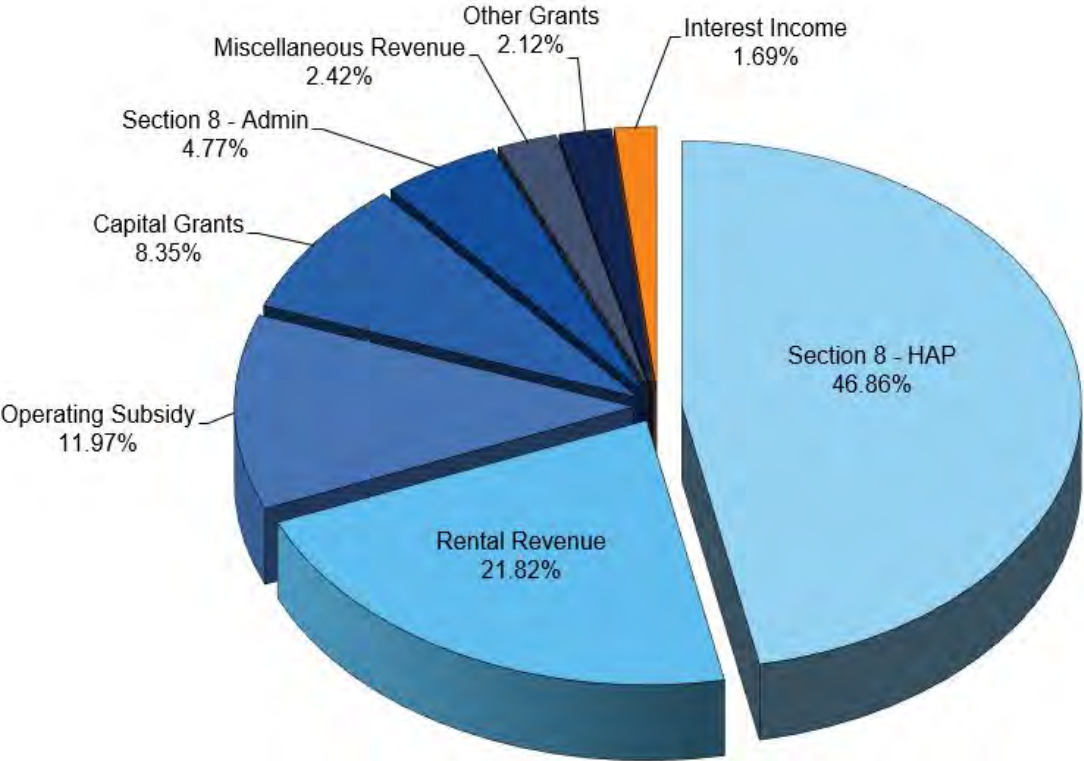
Operating Budget by Cost Center (Millions)

DESCRIPTION	PUBLIC HOUSING	SECTION 8	BEACON	CENTRAL OFFICE	RESIDENT ENGAGEMENT	SUBTOTAL OPERATIONS	REAL ESTATE	CAPITAL	ELIM	TOTAL
Operating Revenue	\$43.5	\$134.3	\$48.8	\$1.7	\$2.4	\$230.6	\$5.3	\$21.7	\$-2.1	\$255.5
Operating Expenses										
Salaries and Benefits	17.6	7.8	11.8	13.7	3.4	54.3	2.7	-	-	56.9
Repairs and Maintenance	17.1	-	9.6	0.4	-	27.1	0.1	-	-	27.2
Utilities	6.0	-	4.6	0.2	-	10.8	-	-	-	10.8
Protective Services	1.9	-	0.8	0.1	-	2.9	-	-	-	2.9
Insurance	2.3	0.2	2.7	0.1	-	5.3	0.1	-	-	5.4
HAP Expense	-	121.8	-	-	-	121.8	-	-	-	121.8
Other Expenses	4.1	2.5	3.3	2.7	1.3	13.9	1.7	1.8	-1.5	15.9
Management Fees	6.1	3.2	3.7	-14.5	-	-1.5	-	1.7	0.2	0.3
Total Operating Expenses	55.1	135.5	36.5	2.8	4.7	234.5	4.5	3.4	-1.4	241.2
Net Operating Income	-\$11.6	-\$1.2	\$12.3	-\$1.0	-\$2.3	-\$3.9	\$0.8	\$18.2	-\$0.7	\$14.3
Non-Operating Income (Expense)										
Interest Income	1.8	0.3	1.4	0.1	-	3.5	1.1	0.1	-0.3	4.4
Interest Expense	-0.2	-	-5.9	-	-	-6.0	-	-0.1	0.3	-5.8
Non-Operating ¹	-4.5	-	-2.5	-	-0.1	-7.1	-	-3.3	0.7	-9.7
Capital Grants Project Transfer	-	-	-	-	-	-	-	-14.9	-	-14.9
Total Non-Operating Income (Expense):	-3.0	0.3	-6.9	0.1	-0.1	-9.7	1.1	-18.2	0.7	-26.0
Surplus or (Deficit)²	-\$14.6	-\$1.0	\$5.3	-\$1.0	-\$2.5	-\$13.6	\$2.0	\$0.0	\$0.0	-\$11.7
MTW Block Grant Transfers	14.6	1.0	0.0	1.0	2.5	19.0	-	-	-	19.0
Net Surplus or (Deficit) after Transfer	\$0.0	\$0.0	\$5.3	\$0.0	\$0.0	\$5.4	\$2.0	\$0.0	\$0.0	\$7.3

* Items indicated in blue are fixed cost

FYE 2025 Consolidated Sources

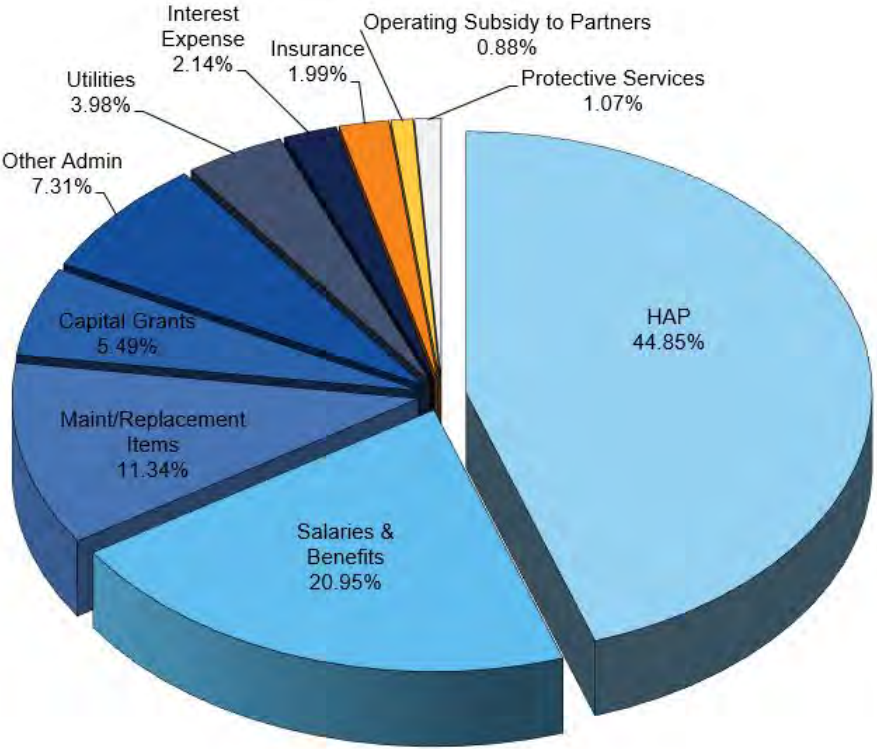
\$259.9 Million



BUDGET LINE ITEM	PROJECTED Revenue(MIL)
Section 8 - HAP	\$121.8
Rental Revenue	\$ 56.7
Operating Subsidy	\$ 31.1
Capital Grants	\$ 21.7
Section 8 - Admin	\$ 12.4
Miscellaneous Revenue	\$ 6.3
Other Grants	\$ 5.5
Interest Income	\$ 4.4

FYE 2025 Consolidated Uses

\$271.6 Million



BUDGET LINE ITEM	PROJECTED EXPENSES (MIL)
HAP	\$121.8
Salaries & Benefits	\$56.9
Maint/Replacement Items	\$30.8
Capital Grant Projects	\$14.9
Admin. & Other	\$19.9
Utilities	\$10.8
Interest Expense	\$5.8
Insurance	\$5.4
Operating Subsidy to Partners	\$2.4
Protective Services	\$2.9

Public Housing Five-Year Capital Plan

SOURCE OF FUNDS	ESTIMATED AMOUNTS				
	2024	2025	2026	2027	2028
Capital Fund Program (CFP) Grant Amount	\$16,000,000	\$16,000,000	\$16,000,000	\$16,000,000	\$16,000,000
Capital Fund Program (CFP) Housing Hazard / LBP Grants	\$9,280,865	\$0	\$0	\$0	\$0
Federal Earmark EDI Community Project Funding (CPF)	\$4,160,000	\$0	\$0	\$0	\$0
City of San Antonio Housing Bond Funding	\$2,500,000	\$0	\$0	\$0	\$0
Total	\$31,940,865	\$16,000,000	\$16,000,000	\$16,000,000	\$16,000,000

PLANNED PROJECT	ESTIMATED COSTS				
	2024	2025	2026	2027	2028
Public Housing Operating Support	\$3,200,000	\$3,200,000	\$3,200,000	\$3,200,000	\$3,200,000
Administration	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000
CFFP Loan Payment	\$1,365,000	\$0	\$0	\$0	\$0
CFP Project Manager-Inspector Salaries	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Fees and Costs: A/E; Permits; Studies; etc.	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
Emergency/Unscheduled repairs	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
Priority items 5-6 from PNA / backlog capital needs	\$24,525,865	\$9,950,000	\$9,950,000	\$9,950,000	\$9,950,000
Total	\$31,940,865	\$16,000,000	\$16,000,000	\$16,000,000	\$16,000,000

¹Details for this amount are provided by project and property separately in the budget packet

Beacon Five-Year Capital Plan

SOURCE OF FUNDS	ESTIMATED AMOUNTS				
	FY 24 - 25	FY 25 - 26	FY 26 - 27	FY 27 - 28	FY 28 - 29
City of San Antonio Housing Bond Funding	\$13,950,397	\$0	\$0	\$0	\$0
MTW Funds	\$5,000,000	\$0	\$0	\$0	\$0
Reserves	\$886,000	\$800,000	\$395,000	\$2,250,000	\$440,000
Unfunded	\$0	\$630,000	\$6,200,000	\$0	\$0
Total	\$19,836,397	\$1,430,000	\$6,595,000	\$2,250,000	\$440,000

PROJECT/FUNDING SOURCE	ESTIMATED COSTS				
	FY 24 - 25	FY 25 - 26	FY 26 - 27	FY 27 - 28	FY 28 - 29
Replacement/Repairs/Upgrades - Housing Bond	\$13,950,397	\$0	\$0	\$0	\$0
Replacement/Repairs/Upgrades - MTW Funds	\$5,000,000	\$0	\$0	\$0	\$0
Replacement/Repairs/Upgrades - Reserves	\$886,000	\$800,000	\$395,000	\$2,250,000	\$440,000
Replacement/Repairs/Upgrades - Unfunded	\$0	\$630,000	\$6,200,000	\$0	\$0
Funded Subtotal	\$19,836,397	\$800,000	\$395,000	\$2,250,000	\$440,000
Unfunded Subtotal	\$0	\$630,000	\$6,200,000	\$0	\$0
Total	\$19,836,397	\$1,430,000	\$6,595,000	\$2,250,000	\$440,000

¹Details for this amount are provided by project and property separately in the budget packet

Capital Technology Needs

Proposed Uses	Amount
Google Workspace License Fees	\$180,640
DocuSign Digital Signature License Fees	\$165,000
RingCentral License Fee	\$205,000
Total Proposed Uses	\$550,640

The amount requested for capital software needs for the fiscal year is \$550,640. There are additional requests for capital software needs of \$1,450,000, which have been placed on hold for the next fiscal year. As required by GASB 96 (accounting for Subscription-Based Information Technology Arrangements (“SBITAs”)), we are required to capitalize subscriptions meeting the SBITA criteria and will no longer be part of operational expenses. As a result, the IT costs listed above are now a part of the new annual IT capital budget, which will require cash outlay as a capital cost.

Sources and Uses of MTW Funds

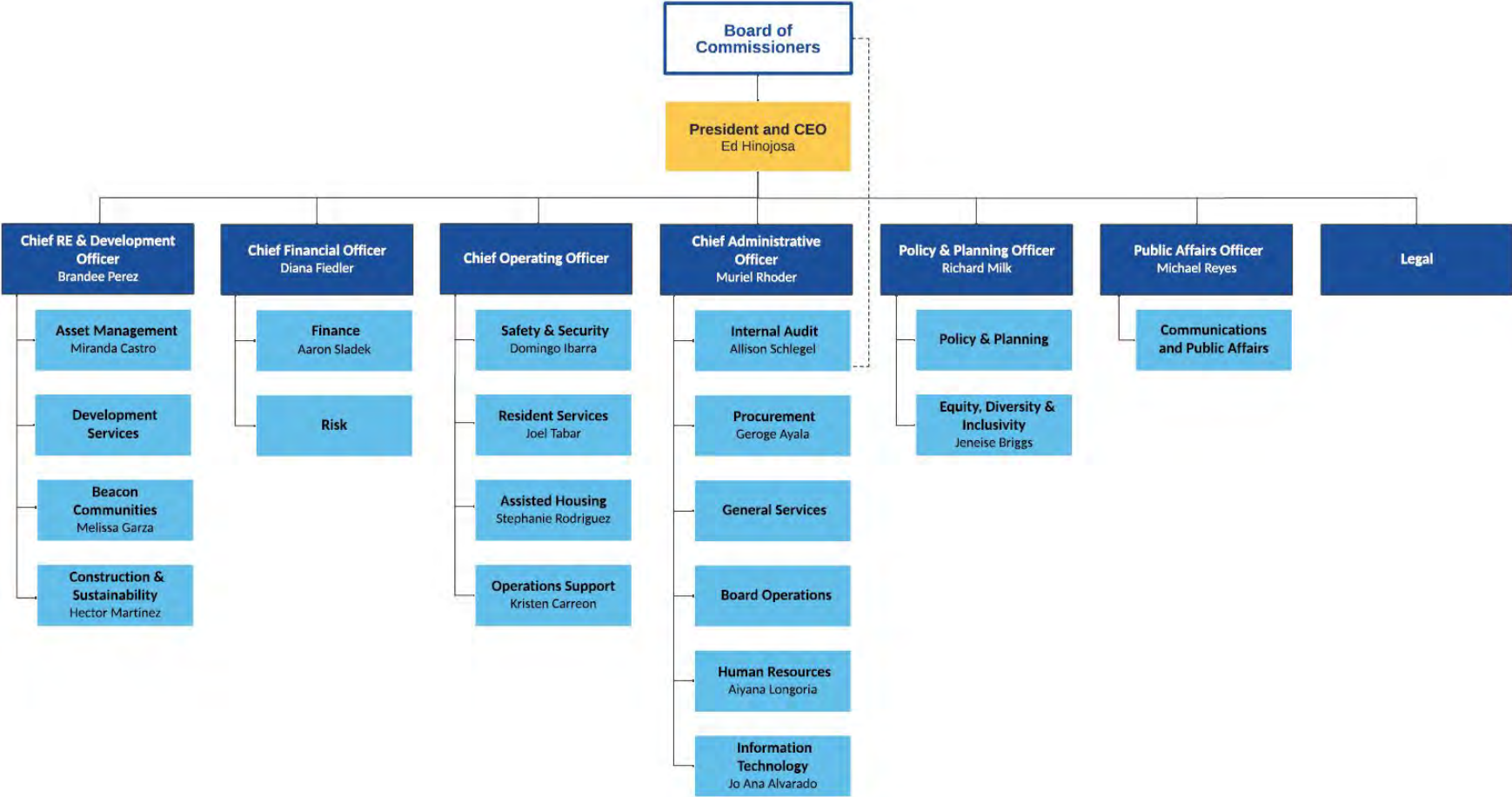
SOURCE OF FUNDS	AMOUNT (In Mil)
Total Sources	\$54.00
PROPOSED USES	AMOUNT (In Mil)
Section 8 - To enable Section 8 to continue to serve residents in spite of increased costs due to the effects of inflation	\$1.00
Public Housing - To enable the Public Housing Program to continue to serve residents in spite of increased costs due to the effects of inflation	\$11.30
Public Housing - Additional Costs Related to Rent Collection Efforts	\$3.00
Resident Services - To empower and equip Opportunity Home residents to improve their quality of life and achieve economic stability by providing self-sufficiency service coordination, supportive services and resident engagement activities.	\$2.50
Central Office - To allow for continued support of our housing and resident support programs	\$1.00
Other Uses:	
Alazan Phase I and Predevelopment Costs (Excludes \$8 million in City of San Antonio Housing Bond Funding)	\$18.00
Investment in MTW units at Tax Credit/Beacon Properties	\$10.70
Investment in Midcrowne and Ravello Properties for City Bond matching funds	\$5.00
Additional Investment in the 100 Labor Street Project	\$1.50
Total Proposed Uses	\$54.00

Personnel Count

DEPARTMENT	2024 BUDGETED POSITIONS	2025 BUDGETED POSITIONS	INCREASE OR (DECREASE) IN POSITION COUNT	PERSONNEL DISTRIBUTION BY DEPARTMENT
Public Housing	227	223	(4)	33%
Assisted Housing Programs	70	71	1	10%
Resident Engagement	53	50 ¹	(3)	7%
Beacon	116	110	(6)	16%
Real Estate Services	9	9	-	1%
Operations Support	58	59	1	9%
Property Management	24	25	1	4%
Central Office	133	131	(2)	19%
Total	690	678	(12)²	100%

¹ Includes 26 grant-funded positions for the ROSS, Family Self Sufficiency, Jobs Plus, and Endowment

² Details for these increases/decreases are provided separately in the budget packet

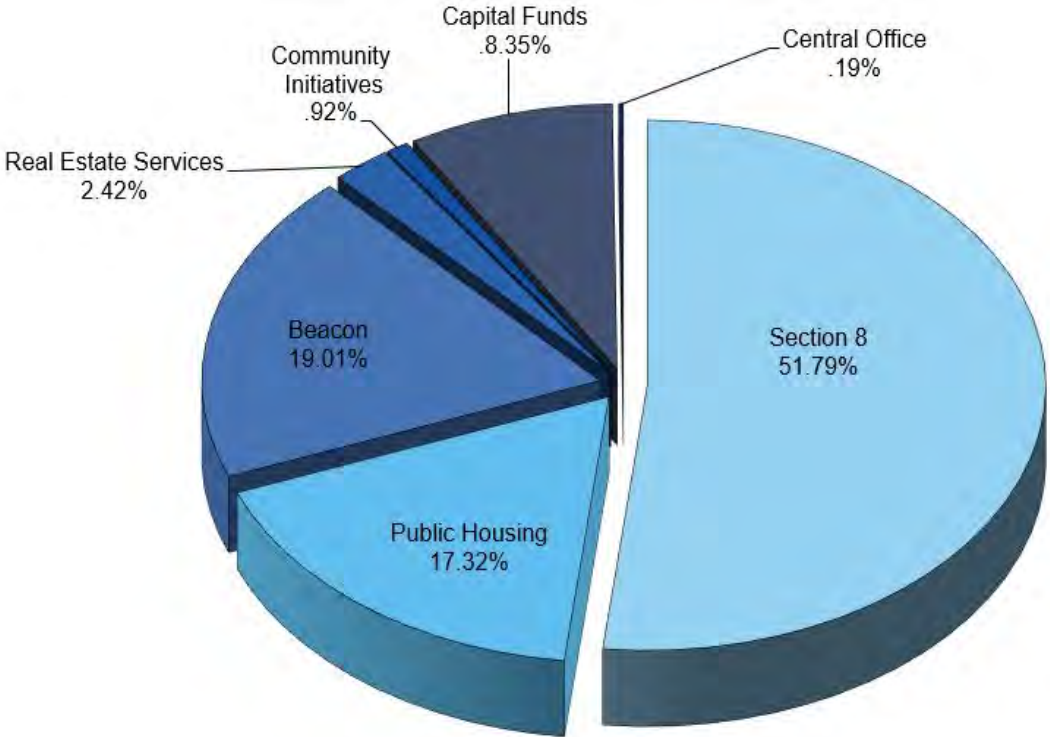


Questions?

Appendix

FYE 2025 Consolidated Sources

\$259.9 Million

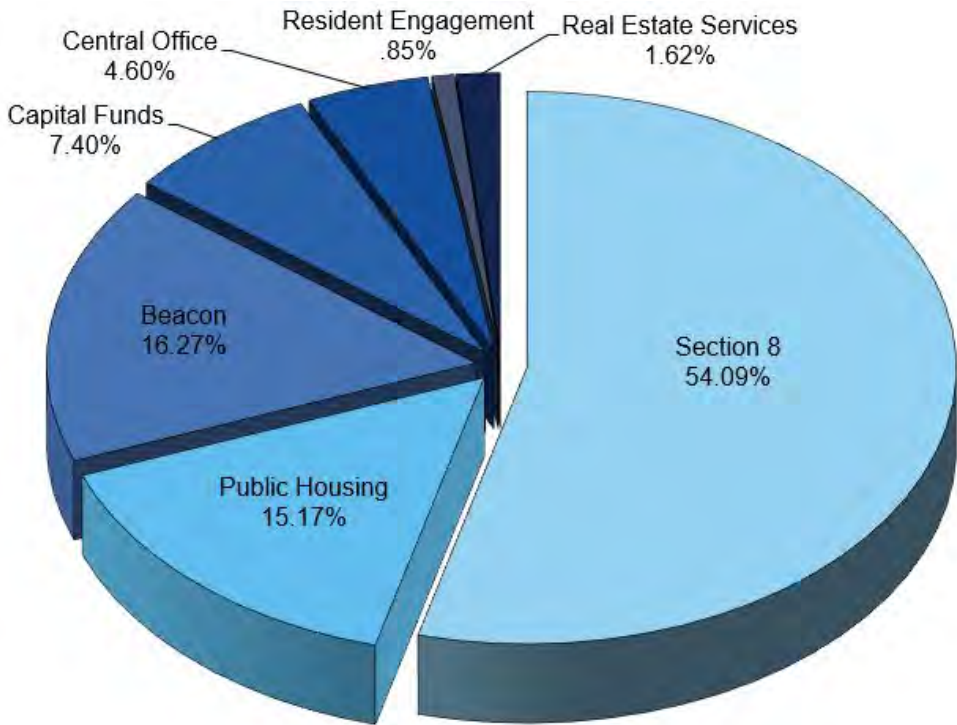


LINE OF BUSINESS	PROJECTED Revenue (MIL)
Section 8	\$134.6
Public Housing	\$ 45.0
Beacon	\$ 49.4
Real Estate Services	\$ 6.3
Resident Engagement	\$ 2.4
Capital Funds	\$21.7
Central Office	\$ 0.5

- Revenue above reflects Fiscal Year funding as proposed to Slide 9, which reflects HUD Calendar Year funding
- Section 8 Revenue includes all special programs
- Section 8, Capital Funds and Public Housing are MTW Block Grants

FYE 2025 Consolidated Uses

\$271.6 Million



LINE OF BUSINESS	PROJECTED EXPENSES (MIL)
Section 8	\$146.9
Public Housing	\$41.2
Beacon	\$44.2
Capital Funds	\$20.1
Central Office	\$ 12.5
Resident Engagement	\$2.3
Real Estate Services	\$4.4

FYE 2025 Consolidated Revenue Trend

Projected revenue in FYE 2025 will increase by \$1.9 Million

DESCRIPTION	FYE 6/30/23 ACTUAL	FYE 6/30/23 BUDGET	FYE 6/30/24 BUDGET	FYE 6/30/25 BUDGET	VARIANCE 2025 BUDGET VS 2024 BUDGET INCREASE/ (DECREASE)
Rental Revenue	\$38.7	\$46.3	\$55.0	\$56.7	\$1.7
Grant Revenue					
Section 8 - HAP	96.0	105.1	126.9	121.8	-5.1
Section 8 - Admin.	12.3	9.9	12.2	12.4	0.2
Operating Subsidy	29.6	27.9	31.6	31.1	-0.5
Capital Grants	12.3	16.5	20.1	21.7	1.6
Other Grants	6.4	5.5	5.3	5.5	0.2
Total Grant Revenue	\$156.6	\$164.9	\$196.1	\$192.5	(3.6)
Other Revenue*	28.5	9.4	6.9	10.7	3.8
Total Revenue	\$223.8	\$220.6	\$258.0	\$259.9	\$1.9

FYE 2025 Consolidated Expense Trend

Projected expenses in FYE 2025 will increase by \$18.5 Million

DESCRIPTION	FYE 6/30/23 ACTUAL	FYE 6/30/23 BUDGET	FYE 6/30/24 BUDGET	FYE 6/30/25 BUDGET	VARIANCE 2025 BUDGET VS 2024 BUDGET INCREASE/ (DECREASE)
HAP Expense	\$93.6	\$104.8	\$116.0	\$121.8	\$5.8
Salaries & Benefits	43.9	48.7	54.2	56.9	2.7
Admin and Other*	14.8	10.7	14.8	19.9	5.1
Utilities	9.7	9.6	11.0	10.8	-0.2
Maint/Replacement Items	33.2	20.2	25.7	30.8	5.1
Insurance	4.6	4.3	4.7	5.4	0.7
Protective Services	2.6	1.4	1.7	2.9	1.2
Interest Expense	6.4	5.3	6.3	5.8	-0.5
Operating Subsidy to Partners	2.4	3.2	2.8	2.4	-0.4
Capital Grants Transfer (PH)	7.8	13.2	15.9	14.9	-1.0
Total	\$219.0	\$221.4	\$253.1	\$271.6	\$18.5

* Includes expenses such as audit, postage, office supplies, dues and fees, advertising, legal fees, training, travel, telephone, technology/licensing costs, management fees, internet as well as supplies and funding for resident participation programs

Public Housing Communities

PROPERTY	TOTAL UNITS
Alazan	685
Alhambra Senior	14
Blanco	100
Cassiano Homes	499
Charles Andrews	52
Cheryl West	82
Christ the King	48
Cisneros	55
College Park	78
Convent	0
Converse Ranch I	25
Converse Ranch II	21

PROPERTY	TOTAL UNITS
Cross Creek	66
East Meadows	71
East Meadows II	42
Escondida	20
Fair Avenue	216
Francis Furey	66
Frank Hornsby	59
Gardens at San Juan	63
Glen Park	26
Guadalupe	56
HB Gonzalez	51
Hemisview	49

Public Housing Communities

(Continued)

PROPERTY	TOTAL UNITS
Highview	68
Jewett Circle	75
Kenwood Manor	9
Kenwood North	53
LC Rutledge	66
Le Chalet	34
Legacy at Alazan	40
Lewis Chatham	119
Lila Cockrell	70
Lincoln Heights	338
Linda Lou	10
Madonna	60

PROPERTY	TOTAL UNITS
Marie McGuire	63
Matt Garcia	55
Midcrown	39
Midway	20
Mirasol Homes	174
Mission Park	100
Morris Beldon	35
Olive Park	26
OP Schnabel	70
Park Square	26
Parkview	153
Pin Oak I	50

Public Housing Communities

(Continued)

PROPERTY	TOTAL UNITS
Pin Oak II	22
Raymundo Rangel	26
Refugio	50
Riverside	74
Sahara Ramsey	16
San Juan Sq I	46
San Juan Sq II	48
San Pedro Arms	16
Scattered Sites	69
South San	30
Springview	173
Sun Park Lane	65
Sutton Oaks PH I	49

PROPERTY	TOTAL UNITS
Tarry Towne	98
The Park at Sutton Oaks	49
TL Shaley	66
Victoria Plaza	185
Villa Hermosa	66
Villa Tranchese	201
Villa Veramendi	166
Village East	24
WC White	75
Westway	152
Wheatley Senior Park	42
William Sinkin	50
Williamsburg	15

Beacon Communities

PROPERTY	TOTAL UNITS
Bella Claire	67
Burning Tree	108
Castle Point	220
Churchill Estates	40
Claremont Townhomes	4
Converse Ranch I	124
Converse Ranch II	104
Costa Valencia	230
Cottage Creek I	253
Cottage Creek II	196
Courtland Heights	56

PROPERTY	TOTAL UNITS
Dietrich Road	30
Encanta Villa	56
Homestead	157
La Providencia	90
Legacy at Crown Meadows	192
Legacy at Science Park	120
Legacy on O'Connor	150
Midcrown Sr. Pavilion Apt	196
Monterrey Park	200
Pecan Hill	100
Ravello	252

PROPERTY	TOTAL UNITS
Reagan West	15
Refugio Place	210
Rosemont at Highland Park	252
San Juan Square II	144
Sunshine Plaza	100
Towering Oaks	128
Villa de San Alfonso	29
Villa de Valencia	104
Warren House	7
Woodhill	532
100 Labor	213

Partnership Interests

COMPLETION DATE	DEVELOPER	COMMUNITY	TOTAL UNITS	PH UNITS
2007	Franklin Development Corp	Artisan at Mission Creek	252	0
2008	Cascade Development	The Sorento	248	0
2008	Cascade Development	Rosemont @ University Park	240	0
2008	NRP Group	Costa Almadena Apartments	176	0
2008	NRP Group	San Juan Square Phase I	143	46
2008	NRP Group	Alhambra Senior	140	14
2009	Hogan Services	Elan Garden	228	0
2010	Carleton Development	HemisView Village	245	49
2010	Franklin Development Corp	Artisan at Creekside	252	0
2010	Franklin Development Corp	Sutton Oaks (Sutton I)	194	49
2011	NRP Group	The Mirabella	172	0

Partnership Interests

COMPLETION DATE	DEVELOPER	COMMUNITY	TOTAL UNITS	PH UNITS
2013	Franklin Development Corp	The Park at Sutton Oaks	208	49
2014	NRP Group	San Juan Phase III	252	63
2018	MBS	East Meadows I	215	71
2018	MBS	Wheatley Park Senior Living	80	44
2019	Post Investment Group	Arroyo Seco	200	0
2019	Vesta Corporation	Marshall Meadows	250	0
2019	Vesta Corporation	Mission Del Rio	180	0
2019	Vesta Corporation	Port Royal	252	0
2020	MBS	East Meadows II	119	42
2021	Franklin Development Corp	Artisan at Ruiz	102	0
2021	Hogan	Majestic Ranch	288	0

Partnership Interests

COMPLETION DATE	DEVELOPER	COMMUNITY	TOTAL UNITS	PH UNITS
2022	Lynd	Culebra Crossing	327	0
2022	NRP Group	Arcadian (1604 Lofts)	324	0
2022	Mission DG	Aspire at Tampico	200	0
2022	NRP Group	Elevate at Kitty Hawk	212	0
2022	NRP Group	Legacy at Alazan	88	40
2022	Hogan	Mira Vista Apartments	312	0
2022	NRP Group	Scott at Medio Creek (Trader Flats)	324	0
2023	NRP Group	Frontera (Watson Road)	348	0
2023	NRP Group	Seven07 Lofts (Copernicus)	318	0
2023	Atlantic Pacific	Vista at Everest	64	0
2023	Atlantic Pacific	Vista at Interpark	65	0
2024	Poppoon Development	Bristol at Somerset	348	0
2024	Integrated Realty Group	Horizon Pointe	312	0
TOTAL			7,678	467

Departmental Goals

Assisted Housing Programs Goals

Employees Thrive at Work

- Conduct a review for the redesign of the Assisted Housing Programs (AHP) department at Central Office to maximize the use of space and provide staff with a standardized workspace where they can meet with residents when necessary.

Residents Live in Quality Housing

- Develop staff, partner and landlord education of NSPIRE-V protocols to standardize housing quality standards for residents.
- AHP will reintroduce the option for in-person voucher briefings combined with the HCV Lease-Up Fair to provide residents with the tools necessary for a successful move and maximize residents' opportunity to lease up.

Public Housing Goals

Employees Thrive at Work

- Strengthen the onboarding process for new staff by implementing a comprehensive departmental onboarding for new hires to improve consistent practices across communities.

Residents Experience a High Standard of Housing Assistance that Improves Continuously

- Proactively address security concerns and further current security priorities. These goals include completing 100% outdoor lighting improvements across all communities and the expansion of crime prevention measures for vacant units at all properties.
- Implement a preventative maintenance program that is intended to mitigate building deterioration and increase the longevity of quality PH communities.

Beacon Communities Goals

Residents Have Meaningful Housing Choices

- Successfully transition MidCrown Senior Pavilion into the Beacon Portfolio, adding 196 units of affordable housing.
- Increase the number of Ready to Rent (R2R) units, reducing the number of days applicants are waiting to be housed.

Development Services Goals

Residents Have Meaningful Housing Choices

- Complete construction:
 - Vista at Reed (Feb 2025)
 - Snowden (Sept 2024)
 - 11 houses in Villa Fortuna/Palm Lake/Sunflower (June 2025)
- Close on real estate:
 - WRI: 11 houses in Villa Fortuna/Palm Lake/Sunflower (June 2025)
 - Victoria Commons: 98 townhome lots (Dec 2024)
- Close and begin construction on:
 - Alazan Expansion (July 2024)
 - Fields at Somerset (Dec 2024)
 - Phase I of Augustine @ Palo Alto (March 2025)
 - Financially close on North Pond (June 2025)

Construction Services and Sustainability Goals

Residents Live in Quality Housing

Rehab projects in pre-design or design

- Victoria Plaza Roof Replacement Bond Project: 185 Units
- Riverside, Springview, Olive Park, Village East, and Morris Beldon Building Envelope and Site Improvements Projects: 380 Units
- Fair Avenue, Parkview, Villa Tranchese, Pecan Hill Elevator Modernizations: 570 Units

Sustainability

- EPA Solar For All Grant Recipient: \$37 million

Residents Have Meaningful Housing Choices

New self-developed construction projects

- WRI Houses: 25 Single Family Houses
- Snowden Senior Apartments Last Units Complete by 5/30/2024: 135 Units

Residents Feel Safe

- Complete Design for Matt Garcia and Blanco Apartments Fire Protection: 155 Units
- Compliance with COSA 2016 Fire Protection Ordinance: 501 Units

Community Trusts Opportunity Home and Invests in our Mission

- Construction In Progress at Alazan Expansion First Phase: 88 Units

Resident Engagement Goals

Employees Manage Data Effectively and Ensure Quality and Security of Data

- Streamline various processes including data reporting and resident assessments. Improving and streamlining data collection and accuracy will assist in meeting grant reporting requirements more efficiently.
- Develop and implement one comprehensive resident assessment which would simplify the overall assessment process and reduce duplicated efforts.

Residents Experience Compassionate Housing Assistance that Relieves Suffering and Improves the Quality of Life

- Conduct annual surveys to better understand resident needs and assess partnership effectiveness. This proactive approach is intended to ensure that resident input and community needs are considered in ongoing and future Resident Engagement initiatives.

Asset Management/Regulatory Oversight Goals

Community Trusts Opportunity Home and Invests in Our Mission

- Implement proactive and accountable management of our partnership partners to ensure that the properties are managed and maintained to the organization's standards. This will ensure that we provide the best possible quality housing for the residents of San Antonio.
- Continue investment in affordable housing
- Increase the availability and supply of affordable housing overseen by Opportunity Home

Residents Live in Quality Housing

- Decrease vacancy loss by 10% in Partnership Properties
- Increase occupancy of each asset to 89%
- Improve the ability of properties to cash flow and fund reserve accounts for future capital needs
- Compliance will continue to collaborate with internal departments to report on performance tracking for Partnerships

Procurement Goals

Employees Thrive at Work

- Conduct monthly procurement trainings for supervisors
- In collaboration with Innovative Technology and the Accounting departments, continue to adopt more streamlined, simplified internal purchasing processes with the expanded use of existing financial systems and redesigned purchasing processes
- Maintain 100% of Certificates of Insurances for all Solicitations and Contracts overseen by Procurement

Employees Develop, Review and Implement the Organization's Strategic Priorities

- Partner with local organizations to develop and implement new Section 3 and SWMBO outreach opportunities

Innovative Technology Goals

Employees Manage Data Effectively and Ensure Quality and Security of Data

- Bring AI to the organization as part of our core values and the crucial advancement of how we work
- Support Data Access Management, implement the Principles of Least Privilege for all cloud apps

Employees Thrive at Work

- Successfully and fully implement the Learning Management system

Residents Feel Safe

- Successfully and fully implement the next 18 family properties with IP and camera systems

Customer service

- Successfully and fully implement the resident portal and mobile app
- Successfully and fully implement the CCaaS (Call Center as a Service)

Finance Goals

Employees Thrive at Work

- Continue to develop the skill set of departmental staff by offering cross-training opportunities in addition to encouraging staff to pursue educational opportunities and professional certifications.
- Attend training specifically on the topics of Equity, Diversity and Inclusion.
- Raise awareness of departmental objectives and capabilities while creating internal networks.

Residents Have Meaningful Housing Choices

- Continue to work on attempting to increase the amount of funding through possible repositioning of existing public housing units, as well as collaborating on the expansion of the current number of public housing units.
- Support the Board and CEO's vision for the organization to provide new opportunities for affordable housing by working collaboratively with the community, elected officials, HUD, and other partners.
- Collaborate with the Asset Management, Legal, and Beacon departments to convert tax credit properties reaching the end of their 15 year compliance period into the Beacon portfolio.
- Restructure debt within the Beacon portfolio.
- Facilitate the accounting conversion for properties that are transitioning back to our management and acquisitions of new properties.

Human Resources Goals

Employees Thrive at Work

- Recruitment
 - Increase networking opportunities; participate in quarterly job fairs
 - Launch additional partnerships with Alamo Community College for employment/training programs
- Retention
 - Continue evaluations of positions and market trends to ensure both internal equity and external comparability
 - Develop award/recognition program for employee development and contributions to the organization
- Training
 - Acquire a Learning Management System (LMS) and develop training and tracking of training
 - Develop advanced supervisor training to include soft skills training and leadership development
 - Develop a supervisor workshop
- Equity
 - Review annual performance evaluation process for equity; rating styles, consideration of events, staffing, and organizational priorities (Retention)

Internal Audit Goals

Residents Live in Quality Housing

- IA will continue the review of AHP files at 65 per month, 780 per year
- All FSS escrow packets valued over \$5,000 will be reviewed for compliance, estimating a minimum of 20 files will be processed
- The Risk Assessment for the Annual Audit Plan will update the key department processes to ensure that risks are clearly identified and evaluated for future audits; at least one audit per quarter (four per fiscal year) is expected be completed

Residents' Race or Ethnicity Does Not Determine or Predict any Housing Assistance Outcomes

- IA will complete its review for Equity, Diversity and Inclusion with the completion of the Audit of the Assisted Housing Waitlist, Eligibility, and Admissions Process; and will work with Policy and Planning and the Director of EDI regarding outcomes
- Staff will raise awareness of IA department objectives and capabilities, while learning about other Opportunity Home departments and creating additional internal networks

Legal Goals

Employees Thrive at Work

- Continue to seek opportunities to develop knowledge and skills and to obtain additional professional certifications
- Staff will continue to attend trainings that coincide with the organization's strategic priorities
- Staff will continue to offer training opportunities to other departments and staff members to encourage compliance with changing rules and regulations which minimizes Opportunity Home's risk and legal exposure
- Staff will continue to work with other departments to collaborate and coordinate best practices to achieve more efficient and effective workflow

Residents Have Meaningful Housing Choices

- Staff will continue to collaborate with and assist Beacon to help facilitate smooth transitions of properties being brought back under Beacon Management
- Staff will continue to collaborate with and assist Development and Construction Services to help more new units to be delivered and available to Opportunity Home residents

Policy and Planning Goals

Employees Manage Data Effectively and Ensure Quality and Security of Data

- Overall Data Governance Maturity assessment score of **3** by end of FY25

Employees Develop, Review and Implement the Organization's Strategic Priorities

Achieve average Level **3** Maturity Assessment across all strategy management processes

- Increase Outcome Achievement: 60% of outcomes on track to meet targets

Public Affairs Goals

Residents Have Meaningful Housing Choices

- Serves as the primary affordable housing resource for families in San Antonio
- Produce an annual funding request for an allocation dedicated solely for Opportunity Home programs

Community Trusts Opportunity Home and Invests in Our Mission

- Solicit input on the direction of the organization and ways in which they can partner with Opportunity home to deliver improved or new programs and services to residents
- Foster strong community connections and cultivate positive relationships among a diverse range of stakeholders
- Garner the interest of national housing thought leaders, trade associations, policymakers and other influential national entities, thereby positively shaping public sentiment

Security Goals

Employees Develop, Review and Implement the Organization's Strategic priorities

- **Social Cohesion** Trust, reciprocity and Organized Altruism
 - Trust is a key indicator for social cohesion - leads to reciprocity (individuals to help each other)
- **Centralized Data Management** Incidents, data collection, dashboards, Crime Index & analysis
- **Site Specific Assessments** Geographic Information System (GIS) interface (digital mapping) and a Critical Data Centers with three (3) buckets: Risk Library, Asset Library and Threat Library

Residents Feel Safe

- **Community Engagement** - Residents, Neighborhood Associations Institutionalized Partnerships, staff
- **Property Enhancements** - Lighting, security cameras, access control, safety socials, Rapid Response Team, resource allocation
- **CPTED (Crime Prevention Through Environmental Design)** - Reduce victimization, deter crime, build a sense of community, emphasize 'ownership' to support social control, encourage law-abiding behavior

Equity Diversity and Inclusion Goals

Residents' Race/Ethnicity Does not Determine Housing Assistance or Support Service Outcomes

- 70% of **residents** say that Opportunity Home advances equity
- 78% of **employees** say that Opportunity Home advances equity
- 71% of **community** say that Opportunity Home advances equity

General Services Goals

Employees Thrive at Work

- Remodel all bathrooms at the Central Office
- Install EV charging stations at the Central Office
- Remodel the AHP Lobby
- Continue to assess energy and cost savings products and methods to the benefit of the organization's overall cost to operate the buildings
- Continue to update the five-year facility improvement plan with the help of the physical needs assessment
- Eliminate all physical documents in storage at PH and Beacon properties in compliance with our Record Retention guidelines

Operations Support Goals

Employees Manage Data Effectively and Insure Quality and Security of Data

- Achieve four Data Quality priorities focused on standardizing data quality standards, data certification policies, and data cleansing procedures

Monitoring: Waitlist Management

- Reduce the waiting time for Public Housing applicants from an average of 2-7 years to an average of 1-3 years through clean-up of the preferred development waitlists with over 30,000 applicants

Residents Experience Compassionate Housing Assistance that Relieves Suffering and Improves the Quality of Life

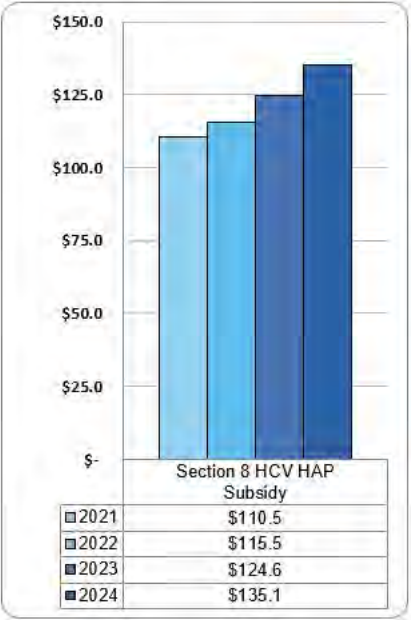
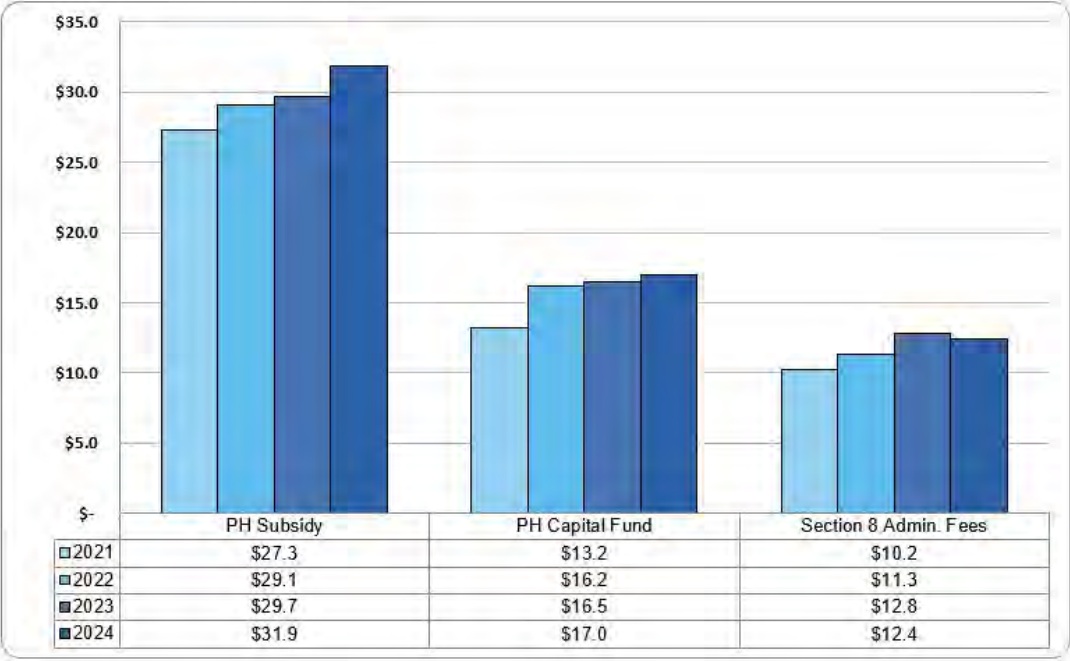
- Conduct an equity review on 1-2 minor / major policies or processes to identify recommendations for improvement

Questions?

Board Meeting

Proposed Budget for Fiscal Year 2024 – 2025
June 12, 2024

MTW Calendar Year Block Grant Funding



Percentage Change
CY24 vs CY23

4.71%

3.03%

-3.13%

8.43%

- Section 8 Housing Choice Voucher HAP information indicated above does not include any Section 8 special programs
- Section 8 Choice Voucher HAP proration was 100.29% in 2021, 100% in 2022, 100% in 2023 and is 99.50% in 2024
- Section 8 Admin Fee proration was 85.80% in 2021, 89.39% in 2022, 97.17% in 2023 and is projected to be 90.58% in 2024
- PH Operating Fund proration was 96.74% in 2021, 104.94% in 2022, 93.02% in 2023 and is projected to be 98.77% in 2024

OPPORTUNITY HOME SAN ANTONIO

June 12, 2024

**BOARD OF COMMISSIONERS
Resolution 6538**

**RESOLUTION 6538, TO ENTER INTO A CONTRACT WITH THE CITY OF SAN ANTONIO
FOR GENERAL FUNDS FOR MAINTENANCE UP TO \$1,000,000**

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Ed Hinojosa, Jr.

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Ed Hinojosa, Jr.

President and CEO

DocuSigned by:

Brandee R. Perez

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Brandee Perez

Chief Real Estate and Development
Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6538, to enter into a contract with the City of San Antonio for general funds for Maintenance up to \$1,000,000.

SUMMARY:

Opportunity Home was awarded up to \$1,000,000 by the City of San Antonio to assist with maintenance costs through the general fund. Staff identified the need for window replacement at Cassiano Homes, a 499-unit community located in Council District 5. The window replacement will be funded through the City of San Antonio's Public Housing Capital Funds Program and awarded from Community Project funds.

STRATEGIC OUTCOME:

Opportunity Home San Antonio residents live in quality affordable housing.

ATTACHMENT:

Resolution 6538

**Opportunity Home San Antonio
Resolution 6538**

**RESOLUTION 6538, TO ENTER INTO A CONTRACT WITH THE CITY OF SAN ANTONIO
FOR GENERAL FUNDS FOR MAINTENANCE UP TO \$1,000,000**

WHEREAS, one of Opportunity Home's strategic outcomes is residents live in quality affordable housing; and

WHEREAS, Opportunity Home was awarded the City of San Antonio general fund for the Cassiano window replacement; and

WHEREAS, Cassiano was awarded \$1,000,000; and

WHEREAS, the project will be for window replacement.

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

- 1) Approves Resolution 6538, to enter into a contract with the City of San Antonio for general funds for maintenance up to \$1,000,000.
- 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

OPPORTUNITY HOME SAN ANTONIO**June 12, 2024****BOARD OF COMMISSIONERS
Regular Board Meeting****RESOLUTION 6539, AUTHORIZING THE AWARD OF A CONTRACT FOR WINDOW REPLACEMENT AT CASSIANO HOMES TO GERLOFF COMPANY, INC. FOR AN AMOUNT NOT TO EXCEED \$5,793,547**

DocuSigned by:



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Ed Hinojosa, Jr.

President and CEO

DocuSigned by:



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Hector MartinezDirector of Construction and
Sustainability Services

DocuSigned by:

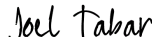


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George Ayala

Director of Procurement

DocuSigned by:



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Joel Tabar

Director of Resident Services

REQUESTED ACTION:

Consideration and approval regarding Resolution 6539, authorizing the award of a contract for Window Replacement at Cassiano Homes to Gerloff Company, Inc. for an amount not to exceed \$5,793,547.

SUMMARY:

Cassiano Homes is a Public Housing family community built in 1953 on the west side of San Antonio, City Council District 5. This community is comprised of 499 units, including 24 one-bedroom units, 176 two-bedroom units, 188 three-bedroom units, 85 four-bedroom units, and 26 five-bedroom units.

Opportunity Home requires the services of a contractor to perform a non-destructive window replacement at all residential buildings at Cassiano Homes. The project will include cutting and removing the existing glass panels from each window, inserting an entire new window in its own new frame on top of the existing frame, and fastening and sealing the area for waterproofing. At this time, it is not anticipated that any drywall work, painting, or repairs will be needed in the interior spaces or exteriors. Depending on access to the occupied units, the contractor anticipates the replacement of at least 50-60 windows per day. The estimated time for completion of this project, pending access and possible weather delays, is 130 days.

On May 9, 2024, Opportunity Home issued a "Request for Proposals" (RFP) #2404-5490 for Window Replacement at Cassiano Homes, which closed on May 23, 2024. The RFP was published on Opportunity Home's E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 386 vendors. Two proposals were received in response to this solicitation: Gerloff Company, Inc. and MJTR Contractors, Ltd dba J National. One proposal was deemed non-responsive as a bid bond was not submitted with the response. The remaining proposal was evaluated based on the following criteria: experience, project management plan, key personnel, window specifications and manufacturer warranty, costs, and strength of the contractor's Section 3 and SWMBE Utilization Plans. Additionally, on May 31, 2024, a value

engineering meeting was conducted with the Director of Construction Services and Sustainability, the Director of Procurement, the General Contractor, and the architect of record for this project. To reduce the overall costs for this project, it was determined the security screens on the first-floor units of each building would be removed and not replaced. However, the new windows will include a typical bug screen.

Based on the above, the Construction Services Department recommends awarding a contract to Gerloff Company, Inc. They are qualified to perform the project, and their cost has been determined to be fair and reasonable.

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. This vendor has worked with housing authorities, including Austin Housing Authority and Waelder Housing Authority. Their client list includes, but is not limited to, Burnet CISD, Blanco Independent School District, Brackett Independent School District, Devine Independent School District, D'Hanis Independent School District, Kerrville Independent School District, Southside Independent School District, Dunes Condominiums, and Mason County Courthouse.

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, and recently the lead removal project at Lincoln Heights Courts and Riverside Apartments. They have performed satisfactorily under the awarded contracts.

CONTRACT OVERSIGHT:

Hector Martinez, Director of Construction Services and Sustainability.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6539
Scoring Matrix
Slides

**Opportunity Home San Antonio
Resolution 6539**

RESOLUTION 6539, AUTHORIZING THE AWARD OF A CONTRACT FOR WINDOW REPLACEMENT AT CASSIANO HOMES TO GERLOFF COMPANY, INC. FOR AN AMOUNT NOT TO EXCEED \$5,793,547

WHEREAS, Opportunity Home requires the services of a contractor to perform a non-destructive, full window replacement at all residential buildings at Cassiano Homes; and

WHEREAS, on May 9, 2024, Opportunity Home issued a “Request for Proposals” (RFP) #2404-5490 for Window Replacement at Cassiano Homes, which closed on May 23, 2024; and

WHEREAS, two proposals were received in response to this solicitation. One proposal was deemed non-responsive as a bid bond was not submitted as required with the response. A value engineering meeting was conducted on May 31, 2024, to clarify the total window count and discuss ways to reduce overall project costs; and

WHEREAS, staff are recommending a contract award to Gerloff Company, Inc., as they are qualified to perform the project and their cost to perform this project has been determined to be both fair and reasonable.

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

- 1) Approves Resolution 6539, authorizing the award of a contract for Window Replacement at Cassiano Homes to Gerloff Company, Inc. for an amount not to exceed \$5,793,547.
- 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

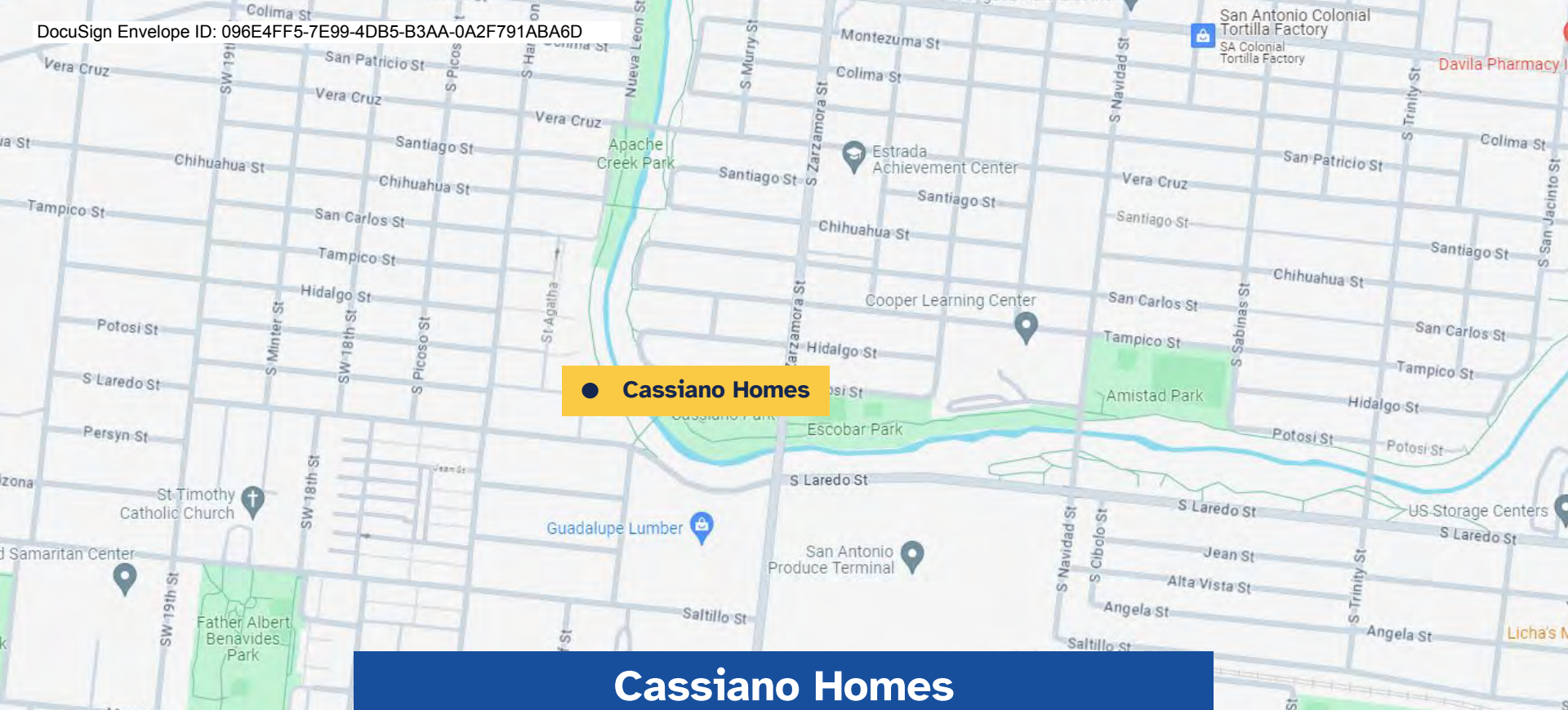


Scoring Summary

Active Submissions

	Total	Experience	Project Management Plan:	Key Personnel:	Cost Proposal:	Window Specifications and Manufacturer Warranty:	Strength of the Respondent's Section 3 Program Utilization Plan	Strength of the Respondent's S/W/MBE Utilization Statement
Supplier	/ 100 pts	/ 20 pts	/ 15 pts	/ 10 pts	/ 40 pts	/ 5 pts	/ 5 pts.	/ 5 pts.
Gerloff Company Inc	82.33 pts	16 pts	12 pts	7.333 pts	40 pts	4 pts	0 pts.	3 pts.

Window Replacement at Cassiano Homes



● **Cassiano Homes**

Cassiano Homes
2919 S Laredo St, 78207



Cassiano Homes

Window Replacement at Cassiano Homes

Procurement Process

Procurement Process

Solicitation Process

On May 9, 2024, Opportunity Home issued a “Request For Proposals” (RFP) #2404-5490 for Window Replacement at Cassiano Homes, which closed on May 23, 2024.

RFP was published on multiple websites

Directly solicited to 386 vendors

Two proposals were received. One was deemed non responsive as a bid bond was not included with their submittal.

Evaluation criteria included:

- Experience
- Project Management Plan
- Key Personnel
- Window Specifications and Manufacturer Warranty
- Cost Proposal
- Strength of the Contractors Section 3 and SWMBE Utilization Plans

On May 31, 2024, a value engineering meeting was conducted to identify ways to reduce overall costs for this project.

The Construction Services Department is recommending a contract award to Gerloff Company, Inc. They are qualified to perform the project and their costs have been deemed both fair and reasonable.

Procurement Process

Financial Impact

The current award recommendation for the Window Replacement at Cassiano Homes is not expected to exceed an amount of **\$5,793,547**

Award includes:

Non-destructive window replacement at all residential buildings at Cassiano Homes

Update and Discussion on Five Priorities and Other Related Topics

Brandee Perez, Diana Fiedler, Michael Reyes,
Muriel Rhoder, and Richard Milk

Development Partnerships Including Voucher Strategies

Updates in Closed Session

Beacon Communities

Completed Capital Projects - Council District		
Council District	# of Communities	Project Cost
District 1 - Kaur	3	\$7,113,414
District 10 - Whyte	5	\$6,571,000
District 2 - McKee-Rodriguez	2	\$189,544
District 5 - Castillo	1	\$30,000
District 6 - Cabello Havrda	3	\$2,894,509
District 7 - Alderete Gavito	2	\$2,851,092
District 8 - Pelaez	1	\$109,925
District 9 - Courage	1	\$1,581,060
Grand Total	18	\$21,340,544

Beacon Communities - Council District		
Council District	# of Communities	Total Units
District 1 - Kaur	5	750
District 2 - McKee-Rodriguez	5	931
District 3 - Viagran	1	252
District 4 - Rocha Garcia	1	157
District 5 - Castillo	3	188
District 6 - Cabello Havrda	4	712
District 7 - Alderete Gavito	4	404
District 8 - Pelaez	1	532
District 9 - Courage	1	40
District 10 - Whyte	5	485
N/A - Converse	1	228
Grand Total	31	4679

Completed Capital Projects - Congressional District

Congressional District	# of Communities	Project (Estimated) Cost
District 20 - Castro	9	\$12,541,378
District 21 - Roy	5	\$7,085,209
District 35 - Casar	4	\$1,713,957
Grand Total	18	\$21,340,544

Beacon Communities - Congressional District

Congressional District	# of Communities	Total Units
District 20 - Castro	13	2140
District 21 - Roy	5	469
District 28 - Cuellar	2	504
District 35 - Casar	11	1566
Grand Total	31	4679

Public Housing

Capital Projects by Council District

Council District	# of Communities	Project (Estimated) Cost
District 1 - Kaur	12	\$19,284,622
District 2 - McKee-Rodriguez	8	\$2,947,992
District 3 - Viagran	5	\$3,095,896
District 5 - Castillo	4	\$14,859,301
District 7 - Alderete Gavito	1	\$167,125
District 8 - Pelaez	1	\$776,729
District 10 - Whyte	1	\$710,688
District Wide / Scattered Sites	N/A	\$1,071,085
Grand Total	32	\$42,913,438

Public Housing Communities - Council District

Council District	# of Communities	Total Units
District 1 - Kaur	18	1578
District 2 - McKee-Rodriguez	11	675
District 3 - Viagran	8	664
District 5 - Castillo	8	1739
District 6 - Cabello Havrda	1	75
District 7 - Alderete Gavito	7	438
District 8 - Pelaez	2	118
District 10 - Whyte	1	66
District Wide / Scattered Sites	N/A	69
Grand Total	59	5422

*Project costs do not include Engineering, Architectural, Inspection costs.

Capital Projects - Congressional District

Congressional District	# of Communities	Project (Estimated) Cost
District 20 - Castro	9	\$4,649,387
District 21 - Roy	1	\$34,581
District 28 - Cuellar	8	\$5,221,921
District 35 - Casar	16	\$31,936,464
District Wide / Scattered Sites	N/A	\$1,071,085
Grand Total	32	\$42,913,438

Public Housing - Congressional District

Congressional District	# of Communities	Total Units
District 20 - Castro	19	1308
District 21 - Roy	1	16
District 28 - Cuellar	14	1142
District 35 - Casar	23	2887
District Wide / Scattered Sites	N/A	69
Grand Total	56	5,422

*Project costs do not include Engineering, Architectural, Inspection costs.

Maintenance, Resident Safety, and Feedback

No update

Outstanding Rent Balances

Beacon Communities

STATUS UPDATE			
Resident with a Balance over 1 year	As of April 28, 2024	As of May 12, 2024	As of June 2, 2024
	# of Residents		
Other - Litigation	1	1	1
In Eviction	23	19	72
Move Out	12	22	27
Active RPA	20	35	35
Balance Pd In Full	39	66	67
NTV Pending	115	67	8
Grand Total	210	210	210

Public Housing

Public Housing Rent Collection Plan

June 3, 2024 Weekly Update

Status	As of April 2024	As of June 3, 2024
NTV Not Issued	25	24*
Moved Out	3	38
Current	0	181
Current Repayment Agreement (RPA)	0	84
Repayment Agreement (RPA) pending	0	17
Balance Paid	0	44
Payment pending	0	36
Not Current	597	369
Made at least one payment	--	146
No payment made	--	211
Payment pending		12
Pending Informal Hearing	0	13
Grand Total	625	625

Recap - Board Feedback from May Board meeting

New Plan

Prioritize balances over \$3,000

Balances over 1 year

Quality Control and Data

Consideration of Policy updates

- NTVs issued for debts over 1 year old are being further addressed in order of debt amount, as shown below.
- Opportunity Home is working with families to reduce debts to \$3,000 to qualify for repayment agreements.

Tier	Tier Description	
1	\$3,000 or more > 1 year	<ul style="list-style-type: none"> ■ Prioritized Informal Hearings ■ Service Coordination
2	\$1,000 - \$2,999 > 1 year	<ul style="list-style-type: none"> ■ Repayment Agreements ■ Informal Hearings ■ Service Coordination
3	\$1 - \$999 > 1 year	<ul style="list-style-type: none"> ■ Repayment Agreements ■ Informal Hearings ■ Prioritized Service Coordination to Resolve Small Debts
4	\$3,000 or more < 1 year	<ul style="list-style-type: none"> ■ Advance Notice ■ Service Coordination ■ Repayment Agreements for Debts Paid Down <\$3,000 Prior to NTV issuance ■ Informal Hearings
5	Less than \$3,000 or < 1 year	<ul style="list-style-type: none"> ■ Advance Notice ■ Repayment Agreements Prior to NTV issuance ■ Service Coordination ■ Informal Hearings

PH Rent Collection

Staff Efforts

Property staff are:

- Reaching out to families at least 3 times through door-knocking, phone calls, emails, texts, and mail
- Meeting with families to verify balances and processing changes of income or family composition to accurately reflect the monthly rental payment, and applying any changes effective the first day of the month following the date of the change [ACOP §9.3.D(2)]
- Speaking with families about entering into repayment agreements (RPAs)
 - Repeatedly offering RPAs in case circumstances have changed

PH Rent Collection

Staff Efforts (cont'd)

Property staff are:

- Coordinating on-site meetings at multiple communities with CoSA's Neighborhood and Housing Services Department to assist families with relocation assistance and limited rental relief
- Involving Resident Service Coordinators and the City of San Antonio's (CoSA) Homeless Services Department

PH Rent Collection

Partnerships

The Resident Engagement Department is contacting families a minimum of 3 times to assess their needs and facilitate connections with relevant service providers.

- Resident Engagement advertised free financial literacy courses available through various partnered agencies.
- FSS Coordinators have been working closely with families currently in the FSS program.
- Resident Service Coordinators have been connecting families with assistance programs based on their specific needs and program eligibility requirements.

PH Rent Collection

Negative and Minimum Renters

- Negative and minimum renters are included in the 519 active NTVs
 - Negative renters receive a utility allowance that is higher than their calculated monthly rental payment
 - Minimum renters qualify to pay minimum monthly rental amount of \$50
- Opportunity Home is working with families by offering repayment agreements
- Opportunity Home is allowing as much time as possible for account resolution, aiming to connect families with local agencies for assistance prior to moving forward in the eviction process

PH Rent Collection

Next Steps

1. Notice to residents

Families with balances less than 1 year old will be sent a letter notifying them of the opportunity to enter into a repayment agreement and offered available resources.

2. Reviewing accounts and executing repayment agreements prior to NTV issuance

Opportunity Home will make every effort to execute repayment agreements with all eligible households, before issuing NTVs only to households who are ineligible or refuse to work with staff.

3. Re-tiering Families Based on Updated Accounts

Opportunity Home will move families to lower tiers as their accounts are updated prior to issuance of NTVs, while continuing to closely follow established policies and procedures.

Waitlist Review

As of June 1, 2024

Waitlists Overview

List	May 1st	June 1st	Difference	Pct Change
Total	114,203	115,311	1,108	0.97%
Accessible Unit	1,862	1,932	70	3.76%
Elderly Mix PH	5,060	5,310	250	4.94%
Family PH	34,472	35,856	1,384	4.01%
Mod Lists	49,642	49,521	-121	-0.24%
PBV Lists	38,596	38,524	-72	-0.19%
Site-based PH Lists	32,764	32,554	-210	-0.64%
Tenant-based Lists	17,134	17,131	-3	-0.02%

115,311

total number of unique applicants (+1,108)

Largest increase (1,384) in
Family PH waitlists

Largest percentage increase
(4.94%) in **Elderly Mix PH waitlists**

Communication Strategy

No update

Other Related Topics

No update

Questions?



President's Report | June 2024



Mother's Day Celebration Recap

More than 200 mothers and mother figures from our housing programs enjoyed a day celebrating all of their sacrifices and achievements during our Mother's Day Celebration on May 10th at Beautify San Antonio Park.

The fun-filled day included shopping at a clothing boutique, enjoying a fashion show, pampering, and exercising.

International Internal Audit Month

In recognition of International Internal Audit Month, the Internal Audit department visited property staff throughout the month of May, thanking them for their dedication to the organization.



Fiesta Fundraisers Recap

Opportunity Home hosted three fundraising events, including its annual Fiesta fundraising event, A Saturday Night Fever Fiesta, on April 27th as part of the Fiesta Flambeau Parade. The "Fiesta for a Cause" blended the spirit of Fiesta with a disco-themed fundraising event. A Fiesta parade seating fundraiser was also held on April 26th during the Battle of Flowers parade, and a parking fundraiser at Central Office on April 27th as part of the King William Fair. More than 50 employees volunteered across the three events. The joint Fiesta fundraisers raised nearly \$80,000 for resident services.





Congressman Casar Press Conference

Congressman Greg Casar (TX-35) held a press conference celebrating nearly \$3 million of federal investment in Westside San Antonio affordable housing on May 3rd. A total of \$850,000 will be directed toward Opportunity Home's Alazán Expansion development. Additionally, \$1,050,000 will be allocated for the Esperanza Community Land Trust, community-owned housing to protect existing extremely low-income housing in the Westside, and \$850,000 will go to the Westside Homestead Preservation Center, a one-stop facility for vulnerable, often elderly, homeowners in the Westside, providing assistance to retain ownership of their homes and maintain clear title of their property.

San Antonio Apartment Association Leadership Lyceum

Assistant Director of Resident Services Victoria Febus was accepted into the 2024 San Antonio Apartment Association (SAAA) Leadership Lyceum. The Leadership Lyceum Program helps SAAA identify and develop a well-informed and highly motivated group of emerging multifamily housing leaders – people with a broad-based vision for and a solid commitment to the mission and strategic objectives of the Association. Candidates who exhibit leadership qualities and are interested in becoming part of SAAA's current and future leadership are selected annually by the Leadership Lyceum Task Force.

EPA Funding to Close Solar Equity Gap

Opportunity Home is a sub-recipient of a U.S. Environmental Protection Agency (EPA) grant. The Texas Solar for All Coalition was awarded \$249.7 million as part of the EPA's Greenhouse Gas Reduction Fund. Opportunity Home is one of 60 awardees of this highly competitive grant. Approximately 150 applications were submitted nationwide. The grant will support the deployment of clean solar energy to benefit low-income and Disadvantaged Communities (DAC) across Texas, while simultaneously creating green jobs, reducing carbon pollution, and fostering resilience in the community.

This grant was made possible by the Inflation Reduction Act, signed into law in 2022.

Director of Finance and Accounting Update

Aaron Sladek has been promoted to Director of Finance and Accounting. In his role, he assumes responsibility for ensuring the integrity and reliability of the organization's financial records. Formerly Assistant Director of Finance and Accounting, Sladek has helped guide the organization through successful financial audits.



SAAA and Opportunity Home Meet and Greet

Opportunity Home's Board of Commissioners and leadership participated in a meet-and-greet event with the San Antonio Apartment Association (SAAA) on May 23rd. The meeting took place at our new workforce housing community at 100 Labor, across the street from Hemisphere Plaza. It was an opportunity for leadership from both organizations to discuss ways to partner and collaborate on meeting the housing demands in our city.

2024 PHADA Annual Convention

Public Housing Authorities Directors Association (PHADA), a nonprofit association representing public housing authority directors before Congress and the U.S. Department of Housing and Urban Development (HUD), held its 2024 PHADA Annual Convention, June 2nd-5th. Members of Opportunity Home leadership and staff participated in the convention, which provides the latest information housing authority staff and boards need to run their local agencies.

District 5 Housing Resource Fair

Opportunity Home collaborated with Council District 5 and the City of San Antonio's Neighborhood and Housing Services Department (NHSD) on a housing resource fair for District 5 residents on May 23rd at Cassiano Homes Apartments. Individuals and families needing rental/relocation assistance or a payment plan with our organization received onsite support and connected with resource providers.



Opportunity Home Family Night at the DoSeum

Families from Alazán-Apache Courts, Lincoln Heights, and Springview apartments participated in fun, interactive activities at the DoSeum on May 23rd as part of Opportunity Home Family Night. Through these activities, families explored a world of future career possibilities.

Catellus and Opportunity Home Announce Homebuilders For Victoria Commons

Catellus Development Corporation and Opportunity Home announced on May 7th that the homebuilders were selected for the first phase of the Victoria Commons redevelopment in downtown San Antonio. CVF Homes and Wes Peoples Homes are developing 63 single-family homes with three—to four-bedrooms. Construction is officially underway, and the first homes are expected to be available as soon as fall 2024.



Vista at Reed Groundbreaking

Opportunity Home, in partnership with an affiliate of Atlantic Pacific Companies, OCI Development, and PNC Bank, was joined by San Antonio leaders on April 24th to celebrate the construction of Vista at Reed, a new affordable housing community in the far westside of San Antonio. Vista at Reed will have 56 two-bedroom and three-bedroom apartment homes and include business and fitness centers and laundry facilities. Residents will also receive a utility allowance to help offset their utility expenses. The property, located in a high-opportunity area, will host on-site arts and recreational activities such as book clubs and creative writing classes twice per month, tax preparation classes, health and wellness programming, and an annual safety fair provided by local first responders.

COMING UP

Father's Day Celebration

The San Antonio Fatherhood Campaign will host the 24th Annual Father's Day Fiesta on June 15th from 9:30 a.m. to 12:30 p.m. at Beautify San Antonio Park, located at 818 S. Flores. The event honors men in the community with the Hombre Noble Awards and community activities. To nominate a male role model for the Hombre Noble Award, visit safatherhood.com.