

BOARD OF COMMISSIONERSGabriel Lopez
ChairGilbert Casillas
Vice ChairBarbara Ankamah Burford
CommissionerDalia Contreras
CommissionerEstrellita Garcia-Diaz
CommissionerJanet Garcia
CommissionerLeilah Powell
Commissioner**ACTING PRESIDENT & CEO**

Michael Reyes

REGULAR BOARD MEETING**1:00 p.m. | Wednesday | December 4, 2024**

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

MEETING CALLED TO ORDER

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

CITIZENS TO BE HEARD

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

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

MINUTES

3. Minutes
 - Approval of the November 6, 2024, Regular Board meeting minutes
 - Approval of the November 20, 2024, Finance Committee meeting minutes
 - Approval of the November 20, 2024, Operations and Real Estate Committee meeting minutes

CONSENT ITEMS

4. Consideration and approval regarding Resolution 6606, authorizing Opportunity Home to assign 80 Project-Based Vouchers (PBV) to the City of San Antonio Development – The Commons at Acequia Trails (Stephanie Rodriguez, Director of Assisted Housing Programs)

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5. Consideration and approval regarding Resolution 6605, approving the 2025 Small Area Fair Market Rents (SAFMR) payment standard and the Project-Based Voucher (PBV) Program payment standard schedule (Stephanie Rodriguez, Director of Assisted Housing Programs)
6. Consideration and approval regarding Resolution 6607, inducing the participation of San Antonio Housing Facility Corporation to serve as the sole member of the general partner, landowner, and general contractor for Riverbreeze Apartments Transaction; and authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low-income housing tax credits; and authorizing the negotiation and execution of a memorandum of understanding; and other matters in connection therewith (Lorraine Robles, Chief Real Estate and Development Officer)
7. Consideration and approval regarding Resolution 6608, authorizing the consideration of and entering into preliminary documentation for the proposed Creekside at Lookout transaction, including authorizing the San Antonio Housing Facility Corporation to enter into a memorandum of understanding with respect to its participation in the Creekside at Lookout transaction (Timothy E. Alcott, Executive Vice President of Development and General Counsel)
8. Consideration and approval regarding Resolution 6613, authorizing the acquisition and assumption of the Class B Limited Partnership interest and obligations in Tampico Apartments, LP by San Antonio Housing Facility Corporation; authorizing the acquisition and assumption of the developer rights and obligations and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

INDIVIDUAL ITEMS

9. Consideration and approval regarding Resolution 6609, authorizing San Antonio Housing Facility Corporation to purchase the limited partner interests in ARDC Military, Ltd., as owner of the Artisan at Mission Creek Project, and to expend Moving to Work funds to effect such purchase; authorizing Las Varas Public Facility Corporation, as sole member of the general partner of such Partnership, to execute documents necessary to effect such purchase; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)
10. Consideration and approval regarding Resolution 6596, authorizing the award of project-specific engagements for the fire protection improvements at Blanco Apartments in the amount of \$335,000 and Matt Garcia Apartments in the amount of \$405,000 to KCI Technologies (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
11. Consideration and approval regarding Resolution 6614, authorizing the award of contracts for mowing and grounds maintenance for Administrative and Public Housing Properties to A&S Landscaping Services (HABE), B&T Dependable Services LLC (AABE, DBE, DIBE, ESBE, MBE, SBE, VBE), Blue Lacy

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Landscape and Maintenance Co (HABE), and Champion Lawn Care (HABE, WBE) for an annual cumulative amount not to exceed \$1,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Ruth Bautista, Director of Public Housing)

12. Consideration and approval regarding Resolution 6615, authorizing the award of a contract for Riverside Apartments exterior renovations and site improvements to All Pro General Construction, Inc. (DBE, HABE) for an amount not to exceed \$7,883,216 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

DISCUSSION ITEMS

13. Update and discussion regarding Opportunity Home programs waitlist (Jose Mascorro, Chief Operating Officer)
14. President's Report

CLOSED SESSION

15. 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 Beacon and Partnerships review

Personnel/Consultation with Attorney

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

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

RESOURCE

- 2025 Board Meeting Calendar

16. Adjournment

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Posted on: 11/27/2024 03:00 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."