



SPECIAL BOARD MEETING
JANUARY 22, 2025

BOARD OF COMMISSIONERS

Gabriel Lopez Chair	Gilbert Casillas Vice Chair	Barbara Ankamah Burford Commissioner	Dalia Contreras Commissioner	Estrellita Garcia-Diaz Commissioner	Janet Garcia Commissioner	Leilah Powell Commissioner
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ACTING PRESIDENT & CEO

Michael Reyes

SPECIAL BOARD MEETING

1:00 p.m. | Wednesday | January 22, 2025

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. 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 before 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.

INDIVIDUAL ITEMS

3. Consideration and appropriate action regarding Resolution 6598, authorizing the award of a contract for office supplies, related products, and services to Office Depot, Inc. through Omnia Partners, Public Sector; for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement)
4. Consideration and appropriate action regarding Resolution 6701, authorizing the award of contracts for the purchase of maintenance, repair and operations (MRO) supplies and services to HD Supply Facilities Maintenance, Ltd., a Florida Limited partnership, for an annual cumulative amount not to exceed \$3,000,000 and Home Depot U.S.A., a Delaware corporation, for an annual cumulative amount not to exceed \$3,000,000 through Omnia

BOARD OF COMMISSIONERS

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ACTING PRESIDENT & CEO

Michael Reyes

Partners, Public Sector; for a period of one year with the option to renew for up to four additional one-year terms (George Ayala, Director of Procurement)

5. Consideration and appropriate action regarding Resolution 6703, authorizing the award of a contract for fleet services and fuel to the City of San Antonio (COSA) through an interlocal agreement for an annual cumulative amount not to exceed \$500,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement)
6. Consideration and appropriate action regarding Resolution 6704, authorizing the award of contracts for elevator services: repair, maintenance, inspection/testing, parts, and modernization to Otis Elevator Company through Omnia Partners, Public Sector and elevators, escalators, and moving walks with related equipment, services, and supplies to Schindler Elevator Corporation and TK Elevator through Sourcewell, a Nationwide Purchasing Cooperative, for an annual cumulative amount not to exceed \$5,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability; Victoria Febus, Director of Beacon Communities; Ruth Bautista, Director of Public Housing)
7. Consideration and appropriate action regarding Resolution 6706, reconfirming the use of cooperative purchasing program contracts, where Opportunity Home is a participating member, and General Services Administration (GSA) Federal Supply Schedules for the acquisition of computer hardware, software, and related services by Opportunity Home and its Affiliated Entities; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Jo Ana Alvarado, Chief Information Officer)
8. Consideration and appropriate action regarding Resolution 6707, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolutions for the following proposed 9% Low-Income Housing Tax Credit Projects: the Legacy at Lackland Apartments, the Vista at Sunrise Apartments, and the Vista at Sky Harbor Apartments (Lorraine Robles, Chief Real Estate and Development Officer)
9. Consideration and appropriate action regarding Resolution 6712, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolutions for the following proposed 9% low-income housing tax credit projects: 6802 Marbach Lofts and the Tezel Road Apartments (Lorraine Robles, Chief Real Estate and Development Officer)
10. Consideration and appropriate action regarding Resolution 6708, approving the La Ventana Apartments transaction, including authorizing the San Antonio Housing Facility Corporation

BOARD OF COMMISSIONERS

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ACTING PRESIDENT & CEO

Michael Reyes

to approve Resolution 25FAC-01-04, authorizing its participation in the La Ventana Apartments Transaction; and other matters in connection therewith (Timothy Alcott, Executive Vice President of Development and General Counsel)

11. Consideration and appropriate action regarding Resolution 6709, authorizing the Artisan at Mission Creek Apartments Project refinancing, including authorizing San Antonio Housing Finance Corporation to approve Resolution 25FIN-01-01 authorizing the issuance of the San Antonio Housing Finance Corporation multifamily housing revenue note (Artisan at Mission Creek Apartments Project), Series 2025; authorizing San Antonio Housing Facility Corporation to approve Resolution 25FAC-01-05 authorizing the formation of a single member limited liability company to acquire all ownership interests of and take all actions to merge, convert, and/or dissolve ARDC Military, Ltd. and to provide for the borrowing of funds from San Antonio Housing Finance Corporation and Frost Bank for a loan in an amount not to exceed \$14,500,000, and all other actions necessary to effect the project refinancing; and authorizing Las Varas Public Facility Corporation to approve Resolution 25LVPC-01-01 authorizing the transfer of the general partner interest and all actions necessary to effect the project refinancing; the execution of all documentation necessary to carry out the transactions; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)
12. Consideration and appropriate action regarding Resolution 6711, authorizing San Antonio Housing Facility Corporation to make a subordinate operating deficit loan for the Park at Sutton Oaks Apartments Project; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

DISCUSSION ITEM

13. Discussion regarding Opportunity Home recruitment and staffing update (Janie Rodriguez, Interim Director of Human Resources)

CLOSED SESSION

14. 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 CEO assessment and goals, CEO search, CEO job description and related matters.

BOARD OF COMMISSIONERS

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ACTING PRESIDENT & CEO

Michael Reyes

REPORT

- Procurement Activity Report

RESOURCE

- Developments Overview Table

15. Adjournment

Posted on: 1/16/2025 5:00 PM


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


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

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

**BOARD OF COMMISSIONERS
Special Board Meeting**

RESOLUTION 6598, AUTHORIZING THE AWARD OF A CONTRACT FOR OFFICE SUPPLIES, RELATED PRODUCTS, AND SERVICES TO OFFICE DEPOT, INC. THROUGH OMNIA PARTNERS, PUBLIC SECTOR; FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$2,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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Michael Reyes
Acting President and CEO

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George Ayala
Director of Procurement

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6598, authorizing the award of a contract for office supplies, related products, and services to Office Depot, Inc. through Omnia Partners, Public Sector; for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The cooperatives award contracts based on a competitive bid or proposal process; therefore, Opportunity Home is not required to issue its competitive solicitation in cases where available contracts are appropriate and in accordance with Opportunity Home procurement policies. As a cooperative member, Opportunity Home may utilize any contract awarded by Omnia Partners, Public Sector.

On December 5, 2018, the Region 4 Education Service Center (ESC) Procurement Office, as the lead agency for Omnia Partners, Public Sector, issued Request for Proposals (RFP) #19-03 for office supplies, related products and services that closed on January 24, 2019. On April 23, 2019, the Board of Directors of Region 4 (ESC) awarded contract #R190303 to Office Depot, Inc. effective July 1, 2019 through June 30, 2024. The term of the awarded contract was for a period of five (5) years, with the option to renew for five (5) additional one-year periods. The contract is in the second-year renewal option with an end date of June 30, 2026.

We anticipate establishing a pilot program with Office Depot, while continuing to utilize the services of our current office supply vendor through the remainder of the May 7, 2025, Board-approved term.

COMPANY PROFILE:

Office Depot, LLC is a wholly owned subsidiary of The ODP Corporation, a provider of business services, products, and digital workplace technology solutions for small, medium, and enterprise businesses. They are headquartered in Boca Raton, Florida, and operate approximately 1,050 retail stores and 25 distribution centers, two of which are located in

OPPORTUNITY HOME SAN ANTONIO**January 22, 2025**

Dallas (Grand Prairie) and Houston, Texas. Their offerings under this award include, but are not limited to, office supplies, paper, ink and toner, cleaning and breakroom supplies, technology solutions, furniture, green products, and services.

Office Depot has a single, nationwide IT platform handling all U.S. customer-facing information and offers a solution-oriented eProcurement platform using third-party software systems.

Their contract customer website offers the following advantages to include, but not limited to:

- Dashboard: displays year-to-date and monthly spend analysis by ship-to, cost center, and user spending patterns with at-a-glance charts and graphs
- Set Spending Limits: create hierarchy restrictions, approvals, and workflow process levels
- Restrict items from being purchased at the user level by department, class, item, and/or dollar amounts
- Approvers have the option to “Express Approve” (release) orders directly from the email notification page. Approvers may also assign “Proxy” users to release orders in their absence.
- Four Accounting Fields: for customization and identification of cost centers and billing/order information
- Real-Time Inventory: make informed choices based on accurate product shipping location inventory
- Online Backorder: backorder information, providing alternative options
- Online Returns: simplest and fastest method available for item pickup and credit
- Compare Items: side-by-side comparisons describing function and capabilities
- Order Notification: detailed user and order information on your approved orders, including order delivery status

PRIOR AWARDS:

This vendor has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:

George Ayala, Director of Procurement

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6598
Slides

**Opportunity Home San Antonio
Resolution 6598**

RESOLUTION 6598, AUTHORIZING THE AWARD OF A CONTRACT FOR OFFICE SUPPLIES, RELATED PRODUCTS, AND SERVICES TO OFFICE DEPOT, INC. THROUGH OMNIA PARTNERS, PUBLIC SECTOR; FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$2,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, Opportunity Home, as a cooperative member, may utilize any contract awarded by Omni Partners, Public Sector, a nationwide purchasing cooperative that follows an acceptable competitive bid or proposal solicitation process; and

WHEREAS, staff is recommending the award of a contract to Office Depot, Inc.

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

- 1) Approves Resolution 6598, authorizing the award of a contract for office supplies, related products, and services to Office Depot, Inc. through Omnia Partners, Public Sector; for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 5th day of February 2025.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
Acting President and CEO

Office Supplies, Related Products and Services

Procurement Process

Procurement Process

Solicitation Process

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes.



Opportunity Home is currently a member of Omni Partners, Public Sector, a Nationwide purchasing cooperative that follows acceptable competitive bid and proposal solicitation processes.

The Region 4 Education Service Center as the lead agency for Omnia Partners, awarded a contract for office supplies, related products, and services to Office Depot, Inc.

Staff are recommending award of a contract to Office Depot, Inc. We anticipate establishing a pilot program with Office Depot, while continuing to utilize the services of our current office supply vendor through the remainder of the Board approved term of May 7, 2025.

Procurement Process

Financial Impact

The current award recommendation for office supplies, related products, and services is not expected to exceed an annual cumulative amount of **\$2,000,000**


Award includes:

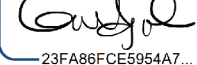
office supplies, paper, ink and toner, cleaning and breakroom supplies, technology, furniture, green products and services

Questions?

**BOARD OF COMMISSIONERS
Special Board Meeting**

RESOLUTION 6701, AUTHORIZING THE AWARD OF CONTRACTS FOR THE PURCHASE OF MAINTENANCE, REPAIR AND OPERATIONS (MRO) SUPPLIES AND SERVICES TO HD SUPPLY FACILITIES MAINTENANCE, LTD., A FLORIDA LIMITED PARTNERSHIP, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$3,000,000 AND HOME DEPOT U.S.A., A DELAWARE CORPORATION, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$3,000,000 THROUGH OMNIA PARTNERS, PUBLIC SECTOR; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR UP TO FOUR ADDITIONAL ONE YEAR TERMS

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Michael Reyes
Acting President and CEO

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George Ayala
Director of Procurement

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6701, authorizing the award of contracts for the purchase of maintenance, repair and operations (MRO) supplies and services to HD Supply Facilities Maintenance, Ltd., a Florida Limited partnership, for an annual cumulative amount not to exceed \$3,000,000 and Home Depot U.S.A., a Delaware corporation, for an annual cumulative amount not to exceed \$3,000,000 through Omnia Partners, Public Sector; for a period of one year with the option to renew for up to four additional one-year terms.

SUMMARY:

Opportunity Home requires items and services from MRO suppliers that will allow staff and property management to respond to organization and resident needs without maintaining a warehouse inventory. Additionally, our contracts for unit make-ready and painting services specify that Opportunity Home will furnish all building materials and supplies, such as paint, texture, caulking, flooring, doors, appliances, etc.

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The cooperative's award of contracts is based on a competitive bid or proposal process; therefore, Opportunity Home is not required to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with Opportunity Home's procurement policies. Opportunity Home is a member of Omnia Partners, Public Sector, a nationwide purchasing cooperative that follows an acceptable competitive bid or proposal solicitation process.

On August 4, 2016, Maricopa County, Arizona, as the lead agency for Omnia Partners, Public Sector, issued a Request for Proposals, Serial 16154-RFP, for maintenance, repair, operating supplies, industrial supplies, and related products and services that closed on September 22, 2016. Their scope of work included maintenance, repair, operating supplies (MRO), and related services (installation, repair, and renovation); industrial supplies and related services (installation, repair, and renovation); and related products and services (installation, repair, and renovation services). On January 11, 2017, contracts were awarded to HD Supply Facilities

OPPORTUNITY HOME SAN ANTONIO**January 22, 2025**

Maintenance, Ltd., Florida Limited Partnership, and Home Depot U.S.A., a Delaware Corporation, effective February 1, 2017, and ending December 31, 2021. The contract terms for these agreements have been renewed for a maximum of five additional years through December 31, 2026.

Home Depot has several store locations throughout the San Antonio area to fulfill immediate needs at discounted prices with volume rebates, allowing staff to respond to emergency situations, including weekends and after-hours. HD Supply allows staff to order products at discounted prices for routine maintenance needs with free next-day delivery. HD Supply and Home Depot are the primary suppliers of maintenance supplies for Opportunity Home, but this does not preclude Opportunity Home from purchasing through other, more cost-effective vendors.

Items available under these contracts include, but are not limited to, appliances, building materials, doors, flooring, hardware, HVAC supplies and materials, kitchen cabinets and countertops, sprinkler and irrigation parts, janitorial supplies, landscaping equipment and supplies, paints, plumbing materials and supplies, swimming pool supplies, tools, windows and window coverings, and electrical parts and supplies.

Although there is some overlap in products available from multiple vendors, historically, the contracts have been used based on the situation and time sensitivity of the products needed for the projects, with price comparisons completed by field staff.

SERVICE OVERVIEW:**HD Supply**

- Discounts on more than 70,000 MRO and property management products
- Online ordering
- Discounts vary by product category: 5, 10, 15, or 20 percent off
- Firm, fixed discount on all extended inventory items
- 2 percent annual rebate based on the total annual net purchases made by the agency
- Early pay invoice discount: 2 percent in 10 days
- Tiered customer rebate (1 - 2 percent) based on agency annual purchases
- No minimum order requirement with free delivery in the U.S.
- Assortment of products across 22 major categories
- Contract for the purchase of product and labor services

Home Depot PRO

- Bulk and volume pricing discount on all orders over \$2,500 (qualifying orders)
- Buy online or local pick-up
- Gold tier member: Pro Paint Rewards Program offers discounts on liquid paint based upon annual spending up to 20 percent on annual spending of \$7,500 or greater
- Top categories: HVAC, Electrical, Plumbing, and Tools
- Tiered customer rebate based on agency annual purchase. Rebate of 2 percent up to \$100,000; 5 percent on over \$100,000 in spending

STRATEGIC OUTCOMES:

OPPORTUNITY HOME SAN ANTONIO

January 22, 2025

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6701

Slides

**Opportunity Home San Antonio
Resolution 6701**

RESOLUTION 6701, AUTHORIZING THE AWARD OF CONTRACTS FOR THE PURCHASE OF MAINTENANCE, REPAIR AND OPERATIONS (MRO) SUPPLIES AND SERVICES TO HD SUPPLY FACILITIES MAINTENANCE, LTD., A FLORIDA LIMITED PARTNERSHIP, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$3,000,000 AND HOME DEPOT U.S.A., A DELAWARE CORPORATION, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$3,000,000 THROUGH OMNIA PARTNERS, PUBLIC SECTOR; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, Opportunity Home requires the items and services available from MRO suppliers that will allow staff and property management to respond to organization and resident needs without maintaining a warehouse inventory. Additionally, several of the organizations awarded contracts specify all building materials and supplies will be furnished by the organization; and

WHEREAS, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, Opportunity Home, as a cooperative member, may utilize any contract awarded by Omnia Partners, Public Sector that follows an acceptable competitive bid or proposal solicitation process; and

WHEREAS, staff recommends awarding contracts to HD Supply Facilities Maintenance, Ltd., Florida Limited Partnership; and Home Depot U.S.A., a Delaware Corporation.

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

- 1) Approves Resolution 6701, authorizing the award of contracts for the purchase of maintenance, repair and operations (MRO) supplies and services to HD Supply Facilities Maintenance, Ltd., a Florida Limited partnership, for an annual cumulative amount not to exceed \$3,000,000 and Home Depot U.S.A., a Delaware corporation, for an annual cumulative amount not to exceed \$3,000,000 through Omnia Partners, Public Sector; for a period of one year with the option to renew for up to four additional one-year terms.
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 5th day of February 2025.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

Acting President and CEO

Maintenance, Repair and Operations (MRO) Supplies and Services

Procurement Process

Procurement Process

Solicitation Process

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes.



Opportunity Home is currently a member of Omnia Partners, Public Sector, a nationwide purchasing cooperative that follows an acceptable competitive bid or proposal solicitation process.

Maricopa County, Arizona, as the lead agency for Omnia Partners, Public Sector awarded contracts for maintenance, repair, operating supplies (MRO), industrial supplies, and related products and services.

Staff recommends award of contracts to **HD Supply Facilities Maintenance, Ltd.**, a Florida Limited Partnership and **Home Depot U.S.A.**, a Delaware Corporation for the purchase of MRO supplies related products and services.

Procurement Process

Financial Impact

The current award recommendation for Maintenance, Repair, Operating Supplies, Industrial Supplies, and Related Products and Services is not expected to exceed an annual cumulative amount of **\$6,000,000**

Award includes:

maintenance, repair, operating supplies, industrial supplies, and related products and services to include installation, repair, and renovation services

Questions?

**BOARD OF COMMISSIONERS
Special Board Meeting**

RESOLUTION 6703, AUTHORIZING THE AWARD OF A CONTRACT FOR FLEET SERVICES AND FUEL TO THE CITY OF SAN ANTONIO (COSA) THROUGH AN INTERLOCAL AGREEMENT FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$500,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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Michael Reyes
Acting President and CEO

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George Ayala
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George Ayala
Director of Procurement

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6703, authorizing the award of a contract for fleet services and fuel to the City of San Antonio (COSA) through an interlocal agreement for an annual cumulative amount not to exceed \$500,000; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

Opportunity Home requires the services of COSA's Fleet Services Division to provide fleet-related maintenance, repair, and fueling services for 149 Opportunity Home-owned vehicles and off-road equipment. COSA will provide specific services under this agreement, including preventive maintenance, as-needed unscheduled mechanical repairs, vehicle towing, road calls, yearly vehicle safety inspections, car/truck washes, fuel, and collision damage repair.

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes.

The City of San Antonio's Fleet Services Division operates two maintenance shops throughout the City. The Central Shop is dedicated to servicing light-duty trucks and sedans and is centrally located on S. Frio Street. The Police Shop is just devoted to the service of the San Antonio Police Department. COSA has 11 fueling stations throughout the city available for Opportunity Home, located at police substations and other City facilities. Unleaded fuel is available at all locations, and propane is available at 3 of the locations. The Fleet Services Division also operates seven automated car wash facilities and four manual car wash bays.

Opportunity Home will be charged the same rates and fees for services provided by COSA as they charge COSA departments.

SERVICE OVERVIEW:

Fuel Price (Diesel/Unleaded)	Fuel price paid by COSA plus a fuel service operation
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OPPORTUNITY HOME SAN ANTONIO

January 22, 2025

	charge of \$0.13 per gallon
Fuel Price (CNG)	CPS CFF Rate converted into Gasoline Gallon Equivalent (GGE) Plus \$0.15 Texas State Tax per GGE Plus \$0.13 per GGE mark-up (1 GGE = 1.2667 CCF)
Shop Billing Rate	\$87.00 per hour
Car Wash	\$6.00 per car wash
Parts	Parts price paid by COSA plus a parts operational charge of 21%
Sublet	Sublet price paid by COSA plus a sublet operational charge of 16%
Administrative fee for outside sales	\$14.00 x total vehicles set up in the fuel billing system (monthly)
FOB (electronic fueling device)	\$12.39 each

CONTRACT OVERSIGHT:

Patrick Chapa, Facility Supervisor

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6703
Slides

**Opportunity Home San Antonio
Resolution 6703**

RESOLUTION 6703, AUTHORIZING THE AWARD OF A CONTRACT FOR FLEET SERVICES AND FUEL TO THE CITY OF SAN ANTONIO (COSA) THROUGH AN INTERLOCAL AGREEMENT FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$500,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, Opportunity Home wishes to enter into an Interlocal Agreement with the City of San Antonio (COSA) to utilize the services provided by their Fleet Services Division to provide fleet-related maintenance, repair, and fueling services for 149 Opportunity Home-owned vehicles and off-road equipment; and

WHEREAS, COSA will provide specific services under this agreement, including preventive maintenance, as-needed unscheduled mechanical repairs, vehicle towing, road calls, yearly vehicle safety inspections, car/truck washes, fuel, and collision damage repair.

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

- 1) Approves Resolution 6703, authorizing the award of a contract for fleet services and fuel to the City of San Antonio (COSA) through an interlocal agreement for an annual cumulative amount not to exceed \$500,000; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 5th day of February 2025.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
Acting President and CEO

Fleet Services and Fuel

Procurement Process

Procurement Process

Solicitation Process

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize interagency agreements to simplify and expedite the procurement processes.



Opportunity Home wishes to enter into an Interlocal Agreement with COSA to utilize the services provided by their Fleet Services Division to provide fleet-related maintenance, repair, and fueling services for 149 Opportunity Home-owned vehicles and off-road equipment.

Procurement Process

Financial Impact

The current award recommendation for fleet services and fuel is not expected to exceed an annual cumulative amount of **\$500,000**

Award includes:

Preventative maintenance, as-needed unscheduled mechanical repairs, vehicle towing, road calls, year vehicle safety inspections, car/truck washes, fuel, and collision damage repair

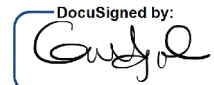
Questions?

**BOARD OF COMMISSIONERS
Special Board Meeting**

RESOLUTION 6704, AUTHORIZING THE AWARD OF CONTRACTS FOR ELEVATOR SERVICES: REPAIR, MAINTENANCE, INSPECTION/TESTING, PARTS, AND MODERNIZATION TO OTIS ELEVATOR COMPANY THROUGH OMNIA PARTNERS, PUBLIC SECTOR, AND ELEVATORS, ESCALATORS, AND MOVING WALKS WITH RELATED EQUIPMENT, SERVICES, AND SUPPLIES TO SCHINDLER ELEVATOR CORPORATION AND TK ELEVATOR THROUGH SOURCEWELL, A NATIONWIDE PURCHASING COOPERATIVE, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$5,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS


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Michael Reyes
Acting President and CEO

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George Ayala
Director of Procurement

DocuSigned by:

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Hector Martinez
Director of Construction Services and Sustainability

DocuSigned by:

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Victoria Febus
Director of Beacon Communities

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Ruth Bautista
Director of Public Housing

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6704, authorizing the award of contracts for elevator services: repair, maintenance, inspection/testing, parts, and modernization to Otis Elevator Company through Omnia Partners, Public Sector, and elevators, escalators, and moving walks with related equipment, services, and supplies to Schindler Elevator Corporation and TK Elevator through Sourcewell, a Nationwide Purchasing Cooperative, for an annual cumulative amount not to exceed \$5,000,000; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

Opportunity Home requires the services of contractors to provide scheduled preventive elevator maintenance and repair services and emergency repair services for 36 passenger and 2 freight elevators located at various communities within Public Housing, 11 within the Beacon Communities portfolio, and 2 at Central Office. The organization has 42 hydraulic elevators that use hydraulic pressure, generated by a pump pushing fluid through a cylinder, to move the elevator car up and down and 9 traction elevators that use a system of ropes and pulleys to move the elevator car up and down.

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The cooperatives award contracts based on a competitive bid or proposal process; therefore, Opportunity Home is not required to issue its own competitive solicitation in cases

OPPORTUNITY HOME SAN ANTONIO**January 22, 2025**

where the use of available contracts is appropriate and in accordance with Opportunity Home's procurement policies. As a cooperative member, Opportunity Home may utilize any contract awarded by Omnia Partners, Public Sector, and Sourcewell, a nationwide purchasing cooperative.

On April 24, 2019, the University of California, as the Principal Procurement Agency, partnered with Omnia Partners, Public Sector, to issue RFP #000289-APR2018 to establish national cooperative contracts for elevator services: repair, maintenance, inspection/testing, parts, and modernization that closed on June 3, 2019. The University of California, through OMNIA Partners, Public Sector, awarded contract #2019001563 to Otis Elevator Company, effective October 1, 2019. The contract had an initial five-year term from October 1, 2019, through September 30, 2024, and has been renewed for five additional one-year periods through September 30, 2029.

On March 14, 2024, Sourcewell, a State of Minnesota local government agency and service cooperative, issued Request for Proposals (RFP) #050224 for elevators, escalators, and moving walks with related equipment, services, and supplies that closed on May 2, 2024. Sourcewell awarded contract #050224-SCH to Schindler Elevator Corporation and contract #050224-TKE to TK Elevator Corporation effective June 24, 2024, and expires on June 25, 2028. Both contracts allow for up to three additional one-year extensions.

COMPANY PROFILES:

Otis Elevator Company was established in 1953 and is headquartered in Farmington, Connecticut, with a field office in San Antonio, Texas. The company designs, manufactures, and installs a wide range of passenger and freight elevators for low, medium, and high-speed applications. It also upgrades elevators and escalators and offers maintenance and repair services for its products and other manufacturers' products. Otis provides remote elevator monitoring (REM) systems to detect problems with elevators and monitor, control, and report operational functions. They serve both commercial and residential properties.

Schindler Elevator Corporation was founded in Lucerne, Switzerland, in 1874 and established in the United States in 1979. Its North American headquarters is in Morristown, New Jersey, and its Texas field offices are in Austin, Beaumont, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, and San Antonio. Schindler manufactures, installs, maintains, and modernizes mobility solutions for almost every building requirement, including passenger elevators, freight and custom elevators, escalators, and moving walkways.

TKE Elevator, formerly ThyssenKrupp Elevator, was founded in 1891 in Duesseldorf, Germany. Their North American Headquarters is located in Atlanta, Georgia, with Texas field office locations in Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, Lubbock, Midland, Rio Grande Valley, San Antonio, Temple, and Tyler. The TKE portfolio covers a wide range of products: elevators, escalators, moving walks, airport solutions, stair lifts, and modernization. They provide elevator maintenance, inspections, repairs, and 24/7 emergency service.

PRIOR AWARDS:

OPPORTUNITY HOME SAN ANTONIO

January 22, 2025

Otis Elevator Company is contracted with Opportunity Home to provide elevator maintenance, repair services, and elevator modernizations at Fair Avenue, Parkview, Pecan Hill, and Villa Tranchese. They have performed satisfactorily under all awarded contracts.

Schindler Elevator Corporation was previously under contract with Opportunity Home to provide elevator maintenance and repair services organization-wide. The Victoria Plaza Elevator Modernization Project is currently contracted to provide elevator maintenance and repair services at Victoria Plaza and MidCrown Senior Pavilion. They have performed satisfactorily under all awarded contracts.

TKE Elevator has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:

Hector Martinez, Director of Construction Services and Sustainability; Victoria Febus, Director of Beacon Communities; and Ruth Bautista, Director of Public Housing

STRATEGIC OUTCOMES:

Residents live in quality, affordable housing.

Residents feel safe.

Staff thrive in career and professional work.

ATTACHMENTS:

Resolution 6704

Slides

**Opportunity Home San Antonio
Resolution 6704**

RESOLUTION 6704, AUTHORIZING THE AWARD OF CONTRACTS FOR ELEVATOR SERVICES: REPAIR, MAINTENANCE, INSPECTION/TESTING, PARTS, AND MODERNIZATION TO OTIS ELEVATOR COMPANY THROUGH OMNIA PARTNERS, PUBLIC SECTOR, AND ELEVATORS, ESCALATORS, AND MOVING WALKS WITH RELATED EQUIPMENT, SERVICES, AND SUPPLIES TO SCHINDLER ELEVATOR CORPORATION AND TK ELEVATOR THROUGH SOURCEWELL, A NATIONWIDE PURCHASING COOPERATIVE, FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$5,000,000; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, Opportunity Home requires the services of contractors to provide scheduled preventive elevator maintenance and repair services and emergency repair services for 49 passenger and 2 freight elevators located at various communities within Public Housing, Beacon Communities portfolios, and the Central Office; and

WHEREAS, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, Opportunity Home, as a cooperative member, may utilize any contract awarded by Omnia Partners, Public Sector, and Sourcewell, a Nationwide Purchasing Cooperative, that follows an acceptable competitive bid or proposal solicitation process; and

WHEREAS, staff are recommending the award of contracts to Otis Elevator Company through Omnia Partners, Public Sector, and Schindler Elevator Corporation and TK Elevator through Sourcewell, a Nationwide Purchasing Cooperative.

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

- 1) Approves Resolution 6704, authorizing the award of contracts for elevator services: repair, maintenance, inspection/testing, parts, and modernization to Otis Elevator Company through Omnia Partners, Public Sector, and elevators, escalators, and moving walks with related equipment, services, and supplies to Schindler Elevator Corporation and TK Elevator through Sourcewell, a Nationwide Purchasing Cooperative, for an annual cumulative amount not to exceed \$5,000,000; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 5th day of February 2025.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

Acting President and CEO

Elevator Maintenance and Repair Services

Procurement Process

Procurement Process

Solicitation Process

The U.S. Department of Housing and Urban Development (HUD) encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes.

Opportunity Home is currently a member of Omnia Partners, Public Sector, and Sourcewell, a Nationwide Purchasing Cooperative, that follows an acceptable competitive bid or proposal solicitation process.

University of California, as the lead Agency for Omnia Partners, Public Sector awarded Otis Elevator Company a contract for Elevator Services: Repair, Maintenance, Inspection/Testing, Parts, and Modernization.

Sourcewell, a Nationwide Purchasing cooperative, awarded Schindler Elevator Corporation and TK Elevator contracts for Elevators, Escalators, and Moving Walks with Related Equipment Services and Supplies.

Staff are recommending award of contracts for scheduled preventative elevator maintenance and repair services and emergency repair services to **Otis Elevator Company, Schindler Elevator Corporation, and TK Elevator.**

Procurement Process

Financial Impact

The current award recommendation for elevator maintenance and repair services for 49 passenger and 2 freight elevators located at various communities within Opportunity Home's Public Housing, Beacon Communities, and Central Office is not expected to exceed an annual cumulative amount of **\$5,000,000**


Award includes:

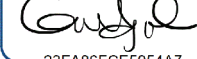
Preventative maintenance and repair services, and emergency repair services

Questions?

**BOARD OF COMMISSIONERS
Special Board Meeting**

RESOLUTION 6706, RECONFIRMING THE USE OF COOPERATIVE PURCHASING PROGRAM CONTRACTS, WHERE OPPORTUNITY HOME IS A PARTICIPATING MEMBER, AND GENERAL SERVICES ADMINISTRATION (GSA) FEDERAL SUPPLY SCHEDULES FOR THE ACQUISITION OF COMPUTER HARDWARE, SOFTWARE, AND RELATED SERVICES BY OPPORTUNITY HOME AND ITS AFFILIATED ENTITIES; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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Michael Reyes
Acting President and CEO

DocuSigned by:

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George Ayala
Director of Procurement

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Jo Ana Alvarado
Chief Information Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6706, reconfirming the use of cooperative purchasing program contracts, where Opportunity Home is a participating member, and General Services Administration (GSA) Federal Supply Schedules for the acquisition of computer hardware, software, and related services by Opportunity Home and its Affiliated Entities; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

The U.S. Department of Housing and Urban Development (HUD) encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The cooperatives award contracts based on a competitive bid or proposal process; therefore, Opportunity Home is not required to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with Opportunity Home procurement policies.

By virtue of its membership in cooperative purchasing programs, Opportunity Home may utilize any contract awarded by these organizations. In all cases, the cooperative contracts utilized by Opportunity Home will meet the State of Texas and HUD competitive bid and solicitation processes.

On February 6, 2020, Opportunity Home received Board approval (Resolution 6010) authorizing the use of cooperative purchasing program contracts, where Opportunity Home is a participating member, and/or General Services Administration (GSA) Federal Supply Schedules are available for the acquisition of computer hardware, software, and related services. Awards under this approval are reported to the Board monthly in the Procurement Activity Report.

The Board-approved term is nearing its final date; therefore, we are requesting that the Board reconfirm our authority to continue purchasing computer hardware, software, and related services under cooperative purchasing program contracts or General Services Administration (GSA) Federal Supply Schedules. Awards will continue to be reported monthly.

OPPORTUNITY HOME SAN ANTONIO

January 22, 2025

This request will provide Opportunity Home with more flexibility to select computer hardware, software, and related services available under the cooperative Agreements and Federal Supply Schedules from several alternate sources. Opportunity Home will also avoid problems associated with a cooperative purchasing program contract expiring and Opportunity Home requiring computer hardware, software, or related services prior to a new contract being awarded. Generally, at least one of our Coops or GSA schedules will have a contract in effect at any point in time. This provides an opportunity for Opportunity Home to obtain computer hardware, software, or related services on an as-needed basis that have been approved and budgeted in a timely manner, as necessary, to meet its operational needs and to keep abreast with the latest technology and security upgrades.

CONTRACT OVERSIGHT:

Jo Ana Alvarado, Chief Information Officer

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6706

Slides

**Opportunity Home San Antonio
Resolution 6706**

RESOLUTION 6706, RECONFIRMING THE USE OF COOPERATIVE PURCHASING PROGRAM CONTRACTS, WHERE OPPORTUNITY HOME IS A PARTICIPATING MEMBER, AND GENERAL SERVICES ADMINISTRATION (GSA) FEDERAL SUPPLY SCHEDULES FOR THE ACQUISITION OF COMPUTER HARDWARE, SOFTWARE, AND RELATED SERVICES BY OPPORTUNITY HOME AND ITS AFFILIATED ENTITIES; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, Opportunity Home and its Affiliated Entities seek Board approval to reconfirm our authority to continue purchasing computer hardware, software, and related services needed for its operations. The purchases will be made on an as-needed basis through contracts offered by the various Cooperative Purchasing Programs, of which Opportunity Home is a participating member, and/or General Services Administration (GSA) Federal Supply Schedules; and

WHEREAS, in all cases, the contracts utilized by Opportunity Home will meet the State of Texas and HUD competitive bid and solicitation processes; and

WHEREAS, the details of all computer hardware, software, and related services under this approval will be reported to the Board of Commissioners in the monthly Procurement Activity Report.

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

- 1) Approves Resolution 6706, reconfirming the use of cooperative purchasing program contracts, where Opportunity Home is a participating member, and General Services Administration (GSA) Federal Supply Schedules for the acquisition of computer hardware, software, and related services by Opportunity Home and its Affiliated Entities; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the Acting President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 5th day of February 2025.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

Acting President and CEO

Computer Hardware, Software, and Related Services

Procurement Process

Procurement Process

Solicitation Process

The U.S. Department of Housing and Urban Development (HUD) encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes.



By virtue of its membership in cooperative purchasing programs, Opportunity Home may utilize any contract that has been awarded by these organizations.

In all cases, the cooperative contracts utilized by Opportunity Home will meet the State of Texas and HUD competitive bid and solicitation process.

On February 6, 2020, Opportunity Home received Board approval (Resolution 6010) authorizing the use of cooperative purchasing program contracts, where Opportunity Home is a participating member and/or General Services Administration Federal Supply Schedules for the purchase of computer hardware, software and related services.

The Board approved term is nearing its final date; therefore, we are requesting approval that the Board reconfirm our authority to use cooperative purchasing contracts and GSA schedules for these purchases.

Procurement Process

Financial Impact

All purchases under this approval will be reported to the Board of Commissioners in the monthly Procurement Activity Report.

Award includes:
Computer hardware, software,
and related services

Questions?

BOARD OF COMMISSIONERS
Special Board Meeting

RESOLUTION 6707, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTIONS FOR THE FOLLOWING PROPOSED 9% LOW-INCOME HOUSING TAX CREDIT PROJECTS: THE LEGACY AT LACKLAND APARTMENTS, THE VISTA AT SUNRISE APARTMENTS, AND THE VISTA AT SKY HARBOR APARTMENTS

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Michael Reyes
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Michael Reyes
Acting President and CEO

DocuSigned by:
Lorraine Robles
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Lorraine R. Robles
Chief Real Estate and Development Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6707, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolutions for the following proposed 9% Low-Income Housing Tax Credit Projects: the Legacy at Lackland Apartments, the Vista at Sunrise Apartments, and the Vista at Sky Harbor Apartments.

SUMMARY:

Opportunity Home seeks the authority to file applications with the Texas Department of Housing and Community Affairs (“TDHCA”) relating to several potential 2025 9% tax credit projects. The 9% tax credit program is highly competitive, and not all projects that apply will receive an allocation. Whether a project receives an allocation depends on how well it scores according to various metrics established by TDHCA. The developer of each of these potential projects, Atlantic Pacific Communities (“AP”), wishes to submit applications for all three projects to TDHCA, but will ultimately pursue only the project in the best position to obtain tax credits and move forward to closing successfully.

Accordingly, we are asking you to authorize these actions so that AP may begin the tax credit application process with TDHCA. **We are not asking you to approve or be bound to these projects specifically. These are non-binding Resolutions.** This will enable us to move forward, make applications for tax credits, begin putting the financing together, and negotiate the specific terms of the deals, which we will bring back to you for approval.

The projects seeking inducement are:

- **The Legacy at Lackland Apartments:** a multifamily project projected to contain 78 units and will be located approximately south of SW Loop 410 and Medina Base Rd, San Antonio, TX 78227;
- **The Vista at Sunrise Apartments:** a multifamily project projected to contain 78 units located at approximately SE of Summer Fest Dr and Sunrise Cove Dr, San Antonio, TX 78244; and
- **The Vista at Sky Harbor Apartments:** a multifamily project projected to contain 78 units located at approximately SW of Old Pearsall Rd and Old Sky Harbor Dr, San Antonio, TX 78242.

OPPORTUNITY HOME SAN ANTONIO

January 22, 2025

These projects will be new construction and target families with incomes at 60% or below the area median.

In each of these transactions, the San Antonio Housing Facility Corporation (SAHFC) will own the land and create a single-member limited liability company to serve as the general partner of the tax credit partnership, which will own the project.

The total project costs are estimated to be the following: Legacy at Lackland Apartments (\$21,376,159), Vista at Sunrise Apartments (\$22,437,472), and Vista at Sky Harbor Apartments (\$22,440,726).

The attached Resolution authorizes the San Antonio Housing Facility Corporation (SAHFC) to approve inducement Resolutions for the above projects.

STRATEGIC OUTCOME:

Residents have a sufficient supply of affordable housing options.

ATTACHMENTS:

Resolution 6707

Resolution 25FAC-01-01

Resolution 25FAC-01-02

Resolution 25FAC-01-03

Slides

**Opportunity Home San Antonio
Resolution 6707**

RESOLUTION 6707, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTIONS FOR THE FOLLOWING PROPOSED 9% LOW-INCOME HOUSING TAX CREDIT PROJECTS: THE LEGACY AT LACKLAND APARTMENTS, THE VISTA AT SUNRISE APARTMENTS, AND THE VISTA AT SKY HARBOR APARTMENTS

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, one financing mechanism for new affordable housing is the 9% low-income housing tax credit program; and

WHEREAS, the 9% tax credit program is highly competitive, and not all projects that apply will receive an allocation of tax credits; and

WHEREAS, staff has proposed the following three (3) new tax credit projects (collectively, the “Projects”) to be potentially financed in 2025:

1. The Legacy at Lackland Apartments, a multifamily project projected to contain 78 units located at approximately south of SW Loop 410 and Medina Base Rd, San Antonio, TX 78227;
2. The Vista at Sunrise Apartments, a multifamily project projected to contain 78 units located at approximately SE of Summer Fest Dr and Sunrise Cove Dr, San Antonio, TX 78244;
3. The Vista at Sky Harbor Apartments, a multifamily project projected to contain 78 units located at approximately SW of Old Pearsall Rd and Old Sky Harbor Dr, San Antonio, TX 78242; and

WHEREAS, it is necessary to make applications for tax credits for each of the Projects; and

WHEREAS, it is proposed that the San Antonio Housing Facility Corporation (“SAHFC”) create a limited liability company to serve as the general partner of each of the partnerships that will own one of the Projects; and

WHEREAS, SAHFC has passed or will pass resolutions to induce the Projects, authorizing the applications needed to finance the Projects 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) Approve Resolutions 6707, 25FAC-01-01, 25FAC-01-02, and 25FAC-01-03 inducing the proposed Projects and authorizing the applications necessary therefor and the negotiation of the terms of the financing therefor.
- 2) Authorize the Acting President and CEO, or any other officer or commissioner of Opportunity Home San Antonio, to execute all necessary documents associated therewith.

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.

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.

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.

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

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

Passed and approved this 5th day of February 2025.

Gabriel Lopez

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

Acting President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 25FAC-01-01**

The undersigned officer of the San Antonio Housing Facility Corporation (“SAHFC”) hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the “Board”) held a meeting on February 5, 2025 (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 25FAC-01-01, INDUCING THE LEGACY AT LACKLAND APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; 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 SAHFC.

SIGNED and SEALED this 5th day of February 2025.



Michael Reyes
Acting Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 25FAC-01-01**

RESOLUTION 25FAC-01-01, INDUCING THE LEGACY AT LACKLAND APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; 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 Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (“SAHFC”); and

WHEREAS, SAHFC, on behalf of Opportunity Home San Antonio, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

WHEREAS, Atlantic Pacific Communities or its affiliate (the “User”) has filed an application for financing (the “Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed 78-unit multifamily housing facility to be located at approximately south of SW Loop 410 and Medina Base Rd, San Antonio, TX 78227 and to be known as The Legacy at Lackland Apartments (the “Project”); and

WHEREAS, the User intends to finance the Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

WHEREAS, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the User; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Project, including 9% tax credits and a direct loan from the TDHCA; 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; and

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is for the furtherance of the public purposes of SAHFC.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of San Antonio Housing Facility Corporation hereby:

- 1) Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:
 - a) cooperate with the User with respect to the Project, and, if arrangements therefor satisfactory to the User and SAHFC can be made, take such action and 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 applications, notices, contracts or agreements deemed necessary and desirable by the User or SAHFC in connection with the Project, specifically including any applications, agreements, documents, certificates, and instruments necessary to obtain tax credits and a direct loan from the TDHCA (collectively, the "Contracts"), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the User;
 - b) if requested by the User, work with a Historically Underutilized Business, including sharing ownership in the general partnership of the User and sharing developer fees and cash flow of the User to enable the Project to be competitive;
 - c) own the real estate and serve as the general contractor for the Project to obtain tax exemptions; 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.

Neither the State of Texas (the "State"), Opportunity Home San Antonio, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of the User or the Project, and neither the faith and credit nor the taxing power of the State, Opportunity Home San Antonio, or any political subdivision or agency thereof is pledged to any obligation relating to the Project.

- 2) It is understood by SAHFC, and the User has represented to SAHFC, that in

consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, the User has agreed that the User will (1) pay all Project costs, which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC 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 Project, 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 SAHFC or Opportunity Home San Antonio); and

- 3) 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. **Provided that neither the User nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event SAHFC 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 shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.**
- 4) The Board authorizes the Acting President, Vice President, Secretary/Treasurer, or Assistant Secretary/Treasurer of the Board to execute any Contracts and take any and all actions required to obtain tax credits, equity financing, and debt financing (including a direct loan from the TDHCA).
- 5) The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.
- 6) All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.
- 7) 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.

- 8) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 9) This Resolution shall be in full force and effect from and after its passage.

Passed and approved this 5th day of February 2025.

Gabriel Lopez

Chair, Board of Directors

Attested and approved as to form:

Michael Reyes

Acting Secretary/Treasurer

**CERTIFICATE FOR RESOLUTION
RESOLUTION 25FAC-01-02**

The undersigned officer of the San Antonio Housing Facility Corporation (“SAHFC”) hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the “Board”) held a meeting on February 5, 2025 (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 25FAC-01-02, INDUCING THE VISTA AT SUNRISE APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; 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 SAHFC.

SIGNED and SEALED this 5th day of February 2025.



Michael Reyes
Acting Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 25FAC-01-02**

RESOLUTION 25FAC-01-02, INDUCING THE VISTA AT SUNRISE APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; 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 Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (“SAHFC”); and

WHEREAS, SAHFC, on behalf of Opportunity Home San Antonio, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

WHEREAS, Atlantic Pacific Communities or its affiliate (the “User”) has filed an application for financing (the “Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed 78-unit multifamily housing facility to be located SE of Summer Fest Dr and Sunrise Cove Dr, San Antonio, TX 78244 and to be known as The Vista at Sunrise Apartments (the “Project”); and

WHEREAS, the User intends to finance the Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

WHEREAS, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the User; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Project, including 9% tax credits and a direct loan from the TDHCA; 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; and

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is for the furtherance of the public purposes of SAHFC.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of San Antonio Housing Facility Corporation hereby:

- 1) Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:
 - a) cooperate with the User with respect to the Project, and, if arrangements therefor satisfactory to the User and SAHFC can be made, take such action and 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 applications, notices, contracts or agreements deemed necessary and desirable by the User or SAHFC in connection with the Project, specifically including any applications, agreements, documents, certificates and instruments necessary to obtain tax credits and a direct loan from the TDHCA (collectively, the "Contracts"), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the User;
 - b) if requested by the User, work with a Historically Underutilized Business, including sharing ownership in the general partnership of the User and sharing developer fees and cash flow of the User to enable the Project to be competitive;
 - c) own the real estate and serve as the general contractor for the Project to obtain tax exemptions; 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.

Neither the State of Texas (the "State"), Opportunity Home San Antonio, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of the User or the Project, and neither the faith and credit nor the taxing power of the State, Opportunity Home San Antonio, or any political subdivision or agency thereof is pledged to any obligation relating to the Project.

- 2) It is understood by SAHFC, and the User has represented to SAHFC, that in

consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, the User has agreed that the User will (1) pay all Project costs, which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC 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 Project, 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 SAHFC or Opportunity Home San Antonio); and

- 3) 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. **Provided that neither the User nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event SAHFC 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 shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.**
- 4) The Board authorizes the Acting President, Vice President, Secretary/Treasurer, or Assistant Secretary/Treasurer of the Board to execute any Contracts and take any and all actions required to obtain tax credits, equity financing and debt financing (including a direct loan from the TDHCA).
- 5) The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.
- 6) All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.
- 7) 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.

- 8) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 9) This Resolution shall be in full force and effect from and after its passage.

Passed and approved this 5th day of February 2025.

Gabriel Lopez

Chair, Board of Directors

Attested and approved as to form:

Michael Reyes

Acting Secretary/Treasurer

**CERTIFICATE FOR RESOLUTION
RESOLUTION 25FAC-01-03**

The undersigned officer of the San Antonio Housing Facility Corporation (“SAHFC”) hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the “Board”) held a meeting on February 5, 2025 (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 25FAC-01-03, INDUCING THE VISTA AT SKY HARBOR APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; 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 SAHFC.

SIGNED and SEALED this 5th day of February 2025.



Michael Reyes
Acting Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 25FAC-01-03**

RESOLUTION 25FAC-01-03, INDUCING THE VISTA AT SKY HARBOR APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; 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 Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (“SAHFC”); and

WHEREAS, SAHFC, on behalf of Opportunity Home San Antonio, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

WHEREAS, Atlantic Pacific Communities or its affiliate (the “User”) has filed an application for financing (the “Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed 78-unit multifamily housing facility to be located at approximately SW of Old Pearsall Rd and Old Sky Harbor Dr, San Antonio, TX 78242 and to be known as The Vista at Sky Harbor Apartments (the “Project”); and

WHEREAS, the User intends to finance the Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

WHEREAS, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the User; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Project, including 9% tax credits and a direct loan from the TDHCA; 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; and

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is for the furtherance of the public purposes of SAHFC.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of San Antonio Housing Facility Corporation hereby:

- 1) Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:
 - a) cooperate with the User with respect to the Project, and, if arrangements therefor satisfactory to the User and SAHFC can be made, take such action and 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 applications, notices, contracts or agreements deemed necessary and desirable by the User or SAHFC in connection with the Project, specifically including any applications, agreements, documents, certificates and instruments necessary to obtain tax credits and a direct loan from the TDHCA (collectively, the "Contracts"), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the User;
 - b) if requested by the User, work with a Historically Underutilized Business, including sharing ownership in the general partnership of the User and sharing developer fees and cash flow of the User to enable the Project to be competitive;
 - c) own the real estate and serve as the general contractor for the Project to obtain tax exemptions; 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.

Neither the State of Texas (the "State"), Opportunity Home San Antonio, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of the User or the Project, and neither the faith and credit nor the taxing power of the State, Opportunity Home San Antonio, or any political subdivision or agency thereof is pledged to any obligation relating to the Project.

- 2) It is understood by SAHFC, and the User has represented to SAHFC, that in

consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, the User has agreed that the User will (1) pay all Project costs, which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC 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 Project, 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 SAHFC or Opportunity Home San Antonio); and

- 3) 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. **Provided that neither the User nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event SAHFC 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 shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.**
- 4) The Board authorizes the Acting President, Vice President, Secretary/Treasurer, or Assistant Secretary/Treasurer of the Board to execute any Contracts and take any and all actions required to obtain tax credits, equity financing and debt financing (including a direct loan from the TDHCA).
- 5) The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.
- 6) All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.
- 7) 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.

- 8) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 9) This Resolution shall be in full force and effect from and after its passage.

Passed and approved this 5th day of February 2025.

Gabriel Lopez

Chair, Board of Directors

Attested and approved as to form:

Michael Reyes

Acting Secretary/Treasurer

Resolution 6707

The Legacy at Lackland

Overview

- Asking the Board for the approval of the submission of the TDHCA 9% Housing Tax Credit Application for this project.
- Development partner is Atlantic Pacific
 - Previous/current projects: Vista at Interpark, Vista at Everest, Vista at Silver Oaks, and Vista at Reed
- Atlantic Pacific is submitting three applications and will move forward with the highest rated project.
- This resolution is non-binding.
- Will return for final Board approval for deal terms, if the project is approved by TDHCA.

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- Direct Area:**
- Lackland Air Force Base
 - Medina Base Park
 - Academic Institutions
- Within 10 Mile Radius:**
- Ingram Park Mall
 - Southwest Research Institute

● **The Legacy at Lackland**

The Legacy at Lackland
S of SW Loop 410 and Medina Base Rd, 78227

Development Data



Preliminary Illustrative Rendering

City Council District 4

Southwest ISD

Total Units: 78

3% < 20% AMI

8% < 30% AMI

27% < 50% AMI

62% < 60% AMI

Unit Mix

1 bedroom - 78 units

9% tax credits

Total Development Cost:

\$21,376,159

PROFORMA BREAKDOWN (approximate)

Land Cost	\$1,204,000
Construction Costs	\$13,447,493
Other soft costs, etc.	\$6,724,666
<i>Per Unit Cost</i>	<i>\$55,768</i>
<i>Rentable per Square Foot cost</i>	<i>\$93</i>
Total Development Cost	\$21,376,159

Vista at Sunrise

Overview

- We are asking the Board for the approval of the submission of the TDHCA 9% Housing Tax Credit Application for this project.
- Development partner is Atlantic Pacific
 - Previous/current projects: Vista at Interpark, Vista at Everest, Vista at Silver Oaks, and Vista at Reed
- Atlantic Pacific is submitting three applications and will move forward with the highest rated project.
- This resolution is non-binding.
- Will return for final Board approval for deal terms, if the project is approved by TDHCA.

Direct Area:

- Wagner High School
- Walmart Supercenter
- Retail and Restaurants

Within 10 Mile Radius:

- H-E-B Distribution Center
- Dollar General Distribution Center
- Lancer Worldwide (Food Manufacturing Site)

● Vista at Sunrise

Vista at Sunrise
SE of Summer Fest Dr and Sunrise Cove Dr, 78244

Development Data



Preliminary Illustrative Rendering



City Council District 2

Judson ISD

Total Units: 78

- 3%** < 20% AMI
- 8%** < 30% AMI
- 27%** < 50% AMI
- 62%** < 60% AMI

Unit Mix
 27 units - studio
 51 units - 2 bedroom

9% tax credits

Total Development Cost:
\$22,437,272

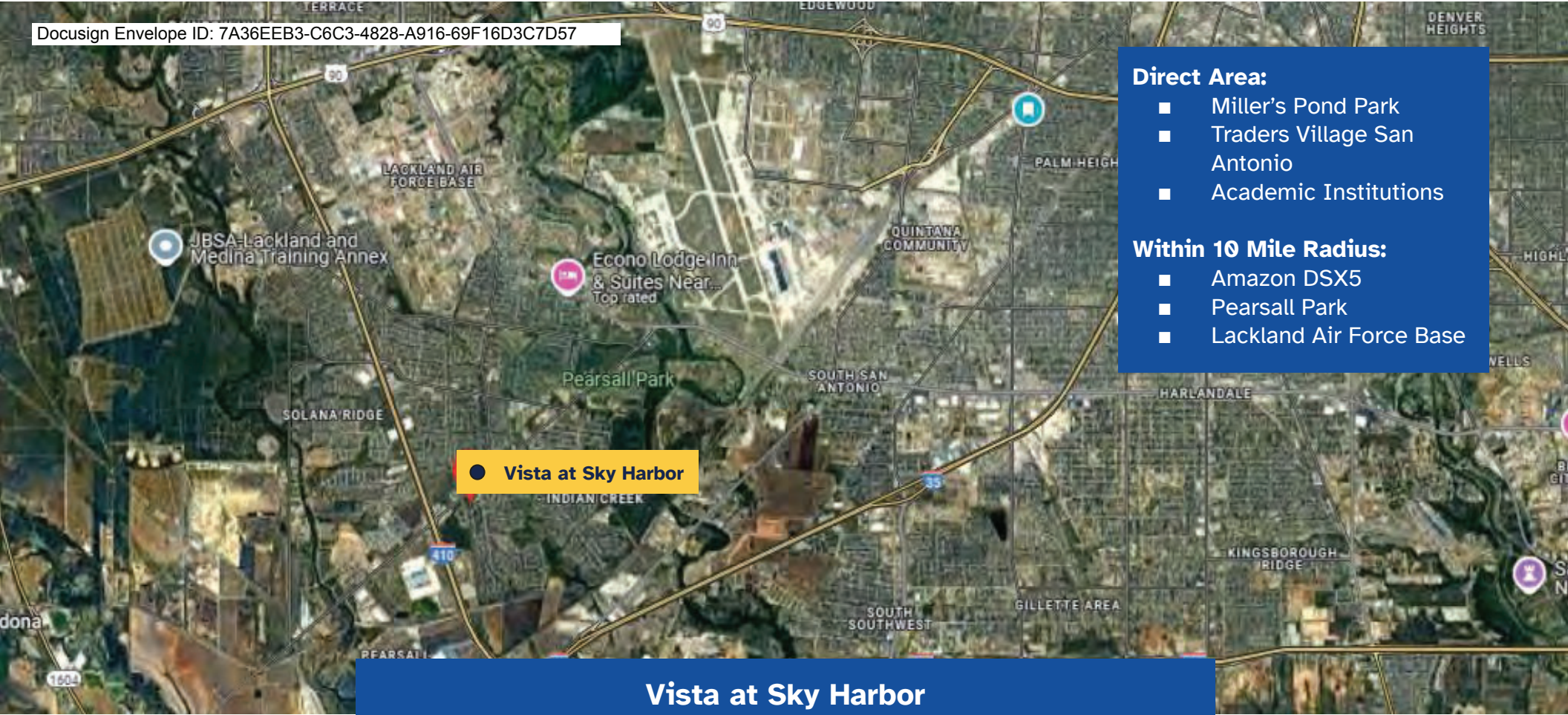
PROFORMA BREAKDOWN (approximate)

Land Cost	\$1,665,735
Construction Costs	\$13,843,177
Other soft costs, etc.	\$6,928,360
<i>Per Unit Cost</i>	<i>\$55,814</i>
<i>Rentable per Square Foot cost</i>	<i>\$77</i>
Total Development Cost	\$22,437,272

Vista at Sky Harbor

Overview

- Asking the Board for the approval of the submission of the TDHCA 9% Housing Tax Credit Application for this project.
- Development partner is Atlantic Pacific
 - Previous/current projects: Vista at Interpark, Vista at Everest, Vista at Silver Oaks, and Vista at Reed
- Atlantic Pacific is submitting three applications and will move forward with the highest rated project.
- This resolution is non-binding.
- Will return for final Board approval for deal terms, if the project is approved by TDHCA.



- Direct Area:**
 - Miller's Pond Park
 - Traders Village San Antonio
 - Academic Institutions
- Within 10 Mile Radius:**
 - Amazon DSX5
 - Pearsall Park
 - Lackland Air Force Base

Vista at Sky Harbor
SW of Old Pearsall Rd and Old Sky Harbor Dr, 78242

Development Data



Preliminary Illustrative Rendering

City Council District 4

Southwest ISD

Total Units: 78

3% < 20% AMI

8% < 30% AMI

27% < 50% AMI

62% < 60% AMI

Unit Mix

27 units - studio

51 units - 2 bedroom

9% tax credits

Total Development Cost:

\$22,440,726

PROFORMA BREAKDOWN (approximate)

Land Cost	\$1,500,000
Construction Costs	\$14,109,853
Other soft costs, etc.	\$6,830,873
<i>Per Unit Cost</i>	<i>\$55,625</i>
<i>Rentable per Square Foot cost</i>	<i>\$76</i>
Total Development Cost	\$22,440,726

Questions?

BOARD OF COMMISSIONERS
Special Board Meeting

RESOLUTION 6712, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTIONS FOR THE FOLLOWING PROPOSED 9% LOW-INCOME HOUSING TAX CREDIT PROJECTS: 6802 MARBACH LOFTS AND TEZEL ROAD APARTMENTS

DocuSigned by:
Michael Reyes
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Michael Reyes
Acting President and CEO

DocuSigned by:
Lorraine Robles
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Lorraine Robles
Chief Real Estate and Development Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6712, authorizing the San Antonio Housing Facility Corporation (SAHFC) to approve inducement resolutions for the following proposed 9% Low-Income Housing Tax Credit Projects: 6802 Marbach Lofts and Tezel Road Apartments.

SUMMARY:

Opportunity Home seeks the authority to file applications with the Texas Department of Housing and Community Affairs (“TDHCA”) relating to two potential 2025 9% tax credit projects. The 9% tax credit program is highly competitive, and not all projects that apply will receive an allocation. Whether a project receives an allocation depends on how well it scores according to various metrics established by TDHCA. The developer of each of these potential projects, NRP Group (“NRP”), wishes to submit applications for both projects to TDHCA, but will ultimately pursue only the project in the best position to obtain tax credits and move forward to closing successfully.

Accordingly, we ask you to authorize these actions so that NRP may begin the tax credit application process with TDHCA. ***We are not asking you to approve or be bound to these projects specifically. These are non-binding Resolutions.*** This will enable us to move forward, make applications for tax credits, begin putting the financing together, and negotiate the specific terms of the deals, which we will bring back to you for approval.

The projects seeking inducement are:

- **6802 Marbach Lofts:** a multifamily project that is projected to contain 78 units and will be located at approximately 6802 Marbach Road, San Antonio, Texas 78227; and
- **Tezel Road Apartments:** a multifamily project that is projected to contain 78 units located at approximately 6054 Tezel Road, San Antonio, Texas 78250.

Each project will be a new construction project and target families at 60% or below of the area median income.

OPPORTUNITY HOME SAN ANTONIO

January 22, 2025

In each of these transactions, the San Antonio Housing Facility Corporation (SAHFC) will own the land and create a single-member limited liability company to serve as the general partner of the tax credit partnership, which will own the project.

The total project costs are estimated at \$23,721,580 for the 6802 Marbach Lofts and \$25,047,295 for Tezel Road Apartments.

The attached Resolution authorizes the San Antonio Housing Facility Corporation (SAHFC) to approve inducement Resolutions for each of the above projects.

STRATEGIC OUTCOME:

Residents have a sufficient supply of affordable housing options.

ATTACHMENTS:

Resolution 6712

Resolution 25FAC-01-07

Resolution 25FAC-01-08

Slides

**Opportunity Home San Antonio
Resolution 6712**

RESOLUTION 6712, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTIONS FOR THE FOLLOWING PROPOSED 9% LOW-INCOME HOUSING TAX CREDIT PROJECTS: 6802 MARBACH LOFTS AND TEZEL ROAD APARTMENTS

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, one financing mechanism for new affordable housing is the 9% low-income housing tax credits; and

WHEREAS, the 9% tax credit program is highly competitive, and not all projects that apply will receive an allocation of tax credits; and

WHEREAS, staff has proposed the following two (2) new tax credit projects (collectively, the “Projects”) to be potentially financed in 2025:

1. 6802 Marbach Lofts: a multifamily project that is projected to contain 78 units and will be located at approximately 6802 Marbach Road, San Antonio, Texas 78227;
2. Tezel Road Apartments: a multifamily project that is projected to contain 78 units located at approximately 6054 Tezel Road, San Antonio, Texas 78250; and

WHEREAS, it is necessary to make applications for tax credits for each of the Projects; and

WHEREAS, it is proposed that the San Antonio Housing Facility Corporation (“SAHFC”) create a limited liability company to serve as the general partner of each of the partnerships that will own one of the Projects; and

WHEREAS, SAHFC has passed or will pass resolutions to induce the Projects, authorizing the applications needed to finance the Projects 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) Approve Resolutions 6712, 25FAC-01-07 and 25FAC-01-08 of SAHFC inducing the proposed Projects and authorizing the applications necessary therefor and the negotiation of the terms of the financing therefor.
- 2) Authorize the Acting President and CEO, or any other officer or commissioner of

Opportunity Home San Antonio, to execute all necessary documents associated therewith.

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.

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.

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.

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

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

Passed and approved this 5th day of February 2025.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
Acting President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 25FAC-01-07**

The undersigned officer of the San Antonio Housing Facility Corporation (“SAHFC”) hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the “Board”) held a meeting on February 5, 2025 (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 25FAC-01-07, INDUCING THE 6802 MARBACH LOFTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; 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 SAHFC.

SIGNED and SEALED this 5th day of February 2025.



Michael Reyes
Acting Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 25FAC-01-07**

RESOLUTION 6712, INDUCING THE 6802 MARBACH LOFTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; 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 Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (“SAHFC”); and

WHEREAS, SAHFC, on behalf of Opportunity Home San Antonio, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

WHEREAS, NRP Group or its affiliate (the “User”) has filed an Application for financing (the “Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed 78-unit multifamily housing facility to be located at approximately 6802 Marbach Road, San Antonio, Bexar County, Texas 78227 and to be known as the 6802 Marbach Lofts (the “Project”); and

WHEREAS, the User intends to finance the Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

WHEREAS, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the User; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Project, including 9% tax credits and a direct loan from the TDHCA; 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; and

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of SAHFC; now, therefore,

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of San Antonio Housing Facility Corporation hereby:

- 1) Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:
 - a) cooperate with the User with respect to the Project, and, if arrangements therefor satisfactory to the User and SAHFC can be made, take such action and 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 applications, notices, contracts or agreements deemed necessary and desirable by the User or SAHFC in connection with the Project, specifically including any applications, agreements, documents, certificates, and instruments necessary to obtain tax credits and a direct loan from the TDHCA (collectively, the "Contracts"), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the User;
 - b) if requested by the User, work with a Historically Underutilized Business, including sharing ownership in the general partnership of the User, sharing developer fees and cash flow of the User to enable the Project to be competitive;
 - c) own the real estate and serve as the general contractor for the Project to obtain tax exemptions; 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.

Neither the State of Texas (the "State"), Opportunity Home San Antonio, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of the User or the Project, and neither the faith and credit nor the taxing power of the State, Opportunity Home San Antonio, or any political subdivision or agency thereof is pledged to any obligation relating to the Project.

- 2) It is understood by SAHFC, and the User has represented to SAHFC, that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and

conditions hereof, the User has agreed that the User will (1) pay all Project costs, which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC 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 Project, 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 SAHFC or Opportunity Home San Antonio); and

- 3) 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. **Provided that neither the User nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice and in such event, SAHFC 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 shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.**
- 4) The Board authorizes the Acting President, Vice President, Secretary/Treasurer, or Assistant Secretary/Treasurer of the Board to execute any Contracts and take any and all actions required to obtain tax credits, equity financing, and debt financing (including a direct loan from the TDHCA).
- 5) The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.
- 6) All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.
- 7) 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.
- 8) This Resolution shall be construed and enforced in accordance with the laws of the State

of Texas and the United States of America.

9) This Resolution shall be in full force and effect from and after its passage.

Passed and approved this 5th day of February 2025.

Gabriel Lopez

Chair, Board of Directors

Attested and approved as to form:

Michael Reyes

Acting Secretary/Treasurer

**CERTIFICATE FOR RESOLUTION
RESOLUTION 25FAC-01-08**

The undersigned officer of the San Antonio Housing Facility Corporation (“SAHFC”) hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the “Board”) held a meeting on February 5, 2025 (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 25FAC-01-08, INDUCING THE TEZEL ROAD APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; 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 SAHFC.

SIGNED and SEALED this 5th day of February 2025.



Michael Reyes
Acting Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 25FAC-01-08**

RESOLUTION 25FAC-01-08, INDUCING THE TEZEL ROAD APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; 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 Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (“SAHFC”); and

WHEREAS, SAHFC, on behalf of Opportunity Home San Antonio, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio; and

WHEREAS, NRP Group or its affiliate (the “User”) has filed an Application for financing (the “Application”), requesting that (i) SAHFC participate in the acquisition, construction, and equipping of a proposed 78-unit multifamily housing facility to be located at approximately 6054 Tezel Road, San Antonio, Bexar County, Texas 78250 and to be known as the Tezel Road Apartments (the “Project”); and

WHEREAS, the User intends to finance the Project in part with 9% housing tax credits and possibly a direct loan competitively procured from the Texas Department of Housing and Community Affairs (“TDHCA”); and

WHEREAS, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the User has requested that SAHFC create a single-member limited liability company to serve as a general partner of the User; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain equity and debt financing for the Project, including 9% tax credits and a direct loan from the TDHCA; 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; and

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of SAHFC; now, therefore,

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of San Antonio Housing Facility Corporation hereby:

- 1) Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:
 - a) cooperate with the User with respect to the Project, and, if arrangements therefor satisfactory to the User and SAHFC can be made, take such action and 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 applications, notices, contracts or agreements deemed necessary and desirable by the User or SAHFC in connection with the Project, specifically including any applications, agreements, documents, certificates, and instruments necessary to obtain tax credits and a direct loan from the TDHCA (collectively, the "Contracts"), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the User;
 - b) if requested by the User, work with a Historically Underutilized Business, including sharing ownership in the general partnership of the User, sharing developer fees and cash flow of the User to enable the Project to be competitive;
 - c) own the real estate and serve as the general contractor for the Project to obtain tax exemptions; 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.

Neither the State of Texas (the "State"), Opportunity Home San Antonio, nor any political subdivision or agency of the State shall be obligated to pay any debt or other obligation of the User or the Project, and neither the faith and credit nor the taxing power of the State, Opportunity Home San Antonio, or any political subdivision or agency thereof is pledged to any obligation relating to the Project.

- 2) It is understood by SAHFC, and the User has represented to SAHFC, that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and

conditions hereof, the User has agreed that the User will (1) pay all Project costs, which are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC 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 Project, 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 SAHFC or Opportunity Home San Antonio); and

- 3) 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. **Provided that neither the User nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice and in such event, SAHFC 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 shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.**
- 4) The Board authorizes the Acting President, Vice President, Secretary/Treasurer, or Assistant Secretary/Treasurer of the Board to execute any Contracts and take any and all actions required to obtain tax credits, equity financing, and debt financing (including a direct loan from the TDHCA).
- 5) The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.
- 6) All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.
- 7) 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.
- 8) This Resolution shall be construed and enforced in accordance with the laws of the State

of Texas and the United States of America.

9) This Resolution shall be in full force and effect from and after its passage.

Passed and approved this 5th day of February 2025.

Gabriel Lopez

Chair, Board of Directors

Attested and approved as to form:

Michael Reyes

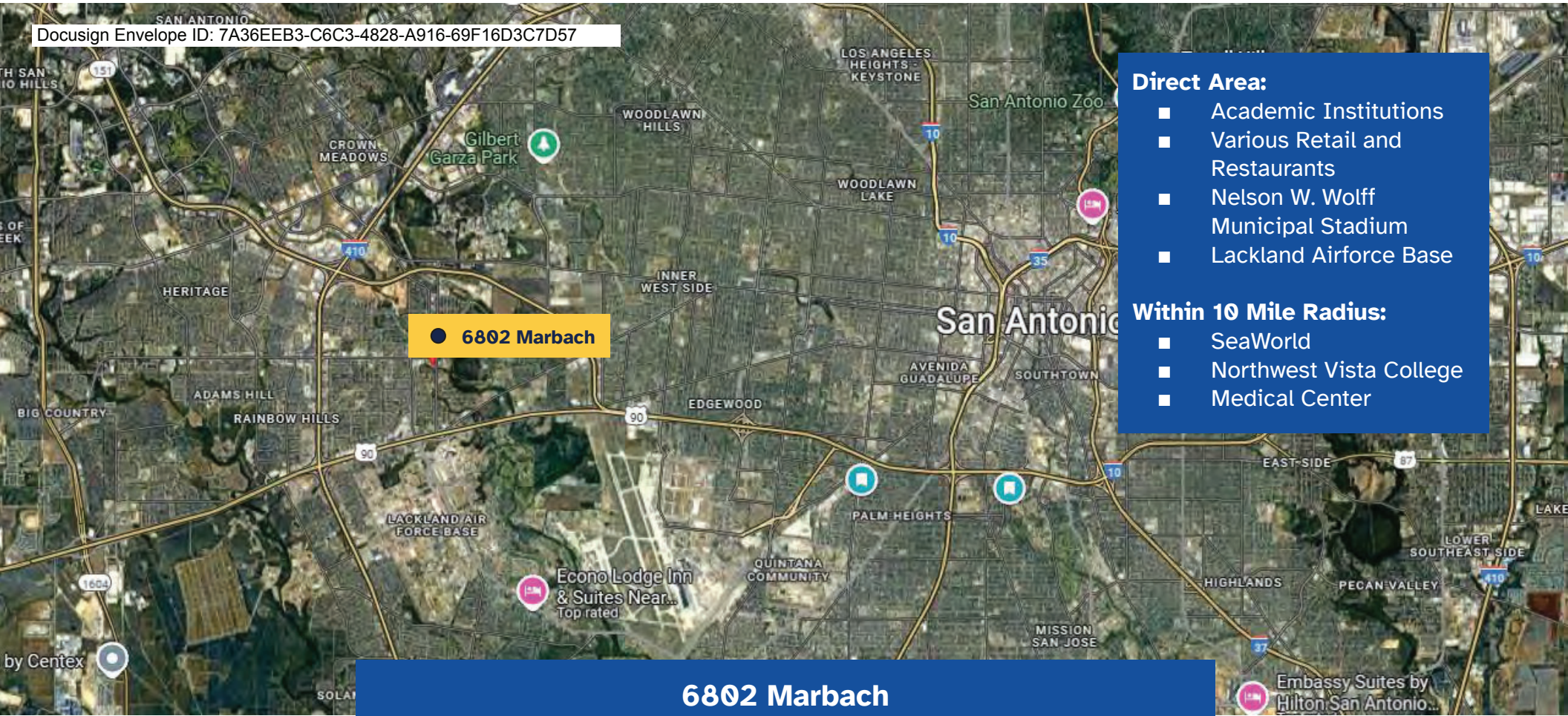
Acting Secretary/Treasurer

Resolution 6712

6802 Marbach

Overview

- We are asking the Board for the approval of the submission of the TDHCA 9% Housing Tax Credit Application for this project.
- Development partner is The NRP Group
 - Previous/current projects: Fiesta Trails (The Baltazar), Copernicus, and Lakeside Lofts
- The NRP is submitting two applications and will move forward with the highest rated project.
- This resolution is non-binding.
- Will return for final Board approval for deal terms, if the project is approved by TDHCA.

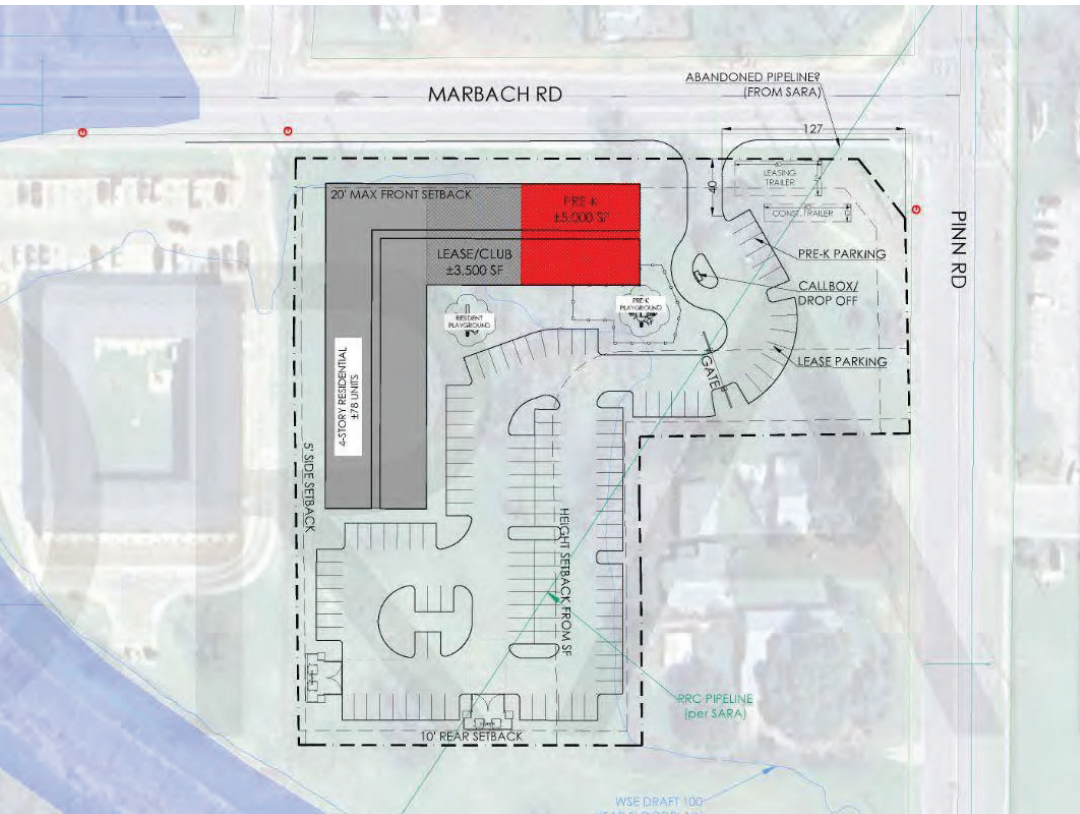


● 6802 Marbach

- Direct Area:**
- Academic Institutions
 - Various Retail and Restaurants
 - Nelson W. Wolff Municipal Stadium
 - Lackland Airforce Base
- Within 10 Mile Radius:**
- SeaWorld
 - Northwest Vista College
 - Medical Center

6802 Marbach
6832 Marbach Rd. San Antonio, TX 78227

Development Data



City Council District 6

Northside ISD

Total Units: 78

15% ≤ 30% AMI

36% ≤ 50% AMI

49% ≤ 60% AMI

Unit Mix

1 bedroom - 12 units

2 bedroom - 36 units

3 bedroom - 30 units

9% tax credits

Total Development Cost:

\$23,721,580

PROFORMA BREAKDOWN (approximate)

Land Cost	\$520,000
Construction Costs	\$14,406,600
Other soft costs, etc.	\$8,794,980
<i>Per Unit Cost</i>	<i>\$304,123</i>
<i>Rentable per Square Foot cost</i>	<i>\$191.47</i>
Total Development Cost	\$23,721,580

Tezel Road Apartments



Overview

- We are asking the Board for the approval of the submission of the TDHCA 9% Housing Tax Credit Application for this project.
- Development partner is The NRP Group
 - Previous/current projects: Fiesta Trails (The Baltazar), Copernicus, and Lakeside Lofts
- The NRP is submitting two applications and will move forward with the highest rated project.
- This resolution is non-binding.
- Will return for final Board approval for deal terms, if the project is approved by TDHCA.

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● Tezel Road Apartments

Direct Area:

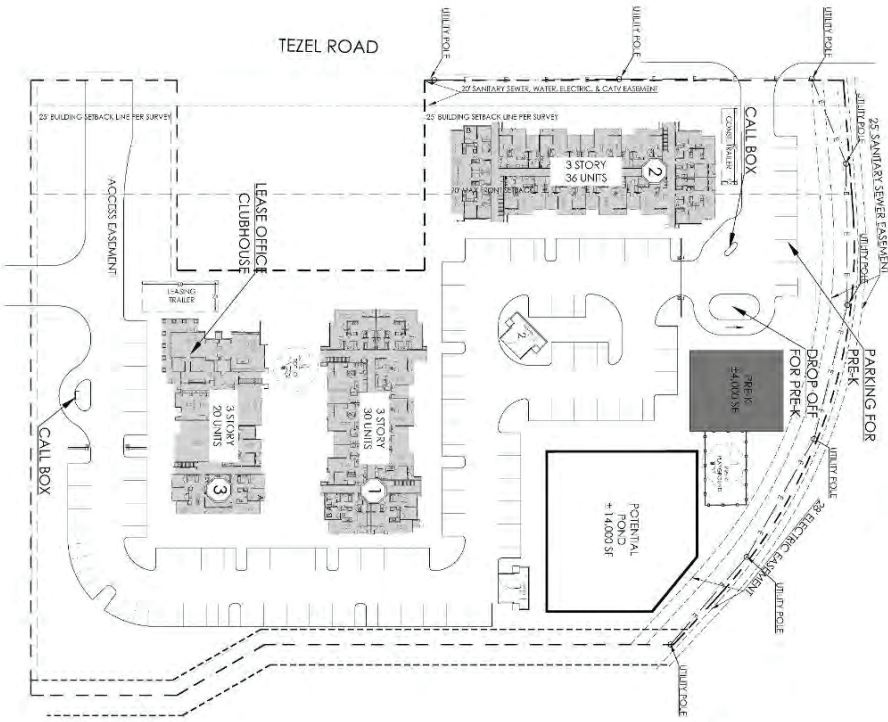
- Restaurants and Retail Establishments
- Oscar Perez Memorial Park
- Academic Institutions

Within 10 Mile Radius:

- Christus Santa Rosa Hospital - Westover Hills
- Northwest Vista College
- SeaWorld
- Kohl's Operations Center
- Wells Fargo Home Mortgage Operations Center

Tezel Road Apartments
6054 Tezel Rd San Antonio, TX 78250

Development Data



City Council District 6

Northside ISD

Total Units: 78

15% ≤ 30% AMI

36% ≤ 50% AMI

49% ≤ 60% AMI

Unit Mix

1 bedroom - 12 units

2 bedroom - 36 units

3 bedroom - 30 units

9% tax credits

Total Development Cost:

\$25,047,295

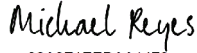
PROFORMA BREAKDOWN (approximate)

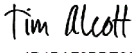
Land Cost	\$2,300,000
Construction Costs	\$13,868,400
Other soft costs, etc.	\$8,878,895
<i>Per Unit Cost</i>	<i>\$304,123</i>
<i>Rentable per Square Foot cost</i>	<i>\$184.32</i>
Total Development Cost	\$25,047,295

Questions?

**BOARD OF COMMISSIONERS
Special Board Meeting**

**RESOLUTION 6708, APPROVING THE LA VENTANA APARTMENTS TRANSACTION,
INCLUDING AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO
APPROVE RESOLUTION 25FAC-01-04, AUTHORIZING ITS PARTICIPATION IN THE LA
VENTANA APARTMENTS TRANSACTION; AND OTHER MATTERS IN CONNECTION
THEREWITH**

DocuSigned by:

33A0F1EEDAA1479...
Michael Reyes
Acting President and CEO

DocuSigned by:

4D1BA70BBE804B5...
Timothy Alcott
Executive Vice President of Development
and General Counsel

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6708, approving the La Ventana Apartments transaction, including authorizing the San Antonio Housing Facility Corporation to approve Resolution 25FAC-01-04, authorizing its participation in the La Ventana Apartments Transaction; and other matters in connection therewith.

SUMMARY:

Opportunity Home seeks the authority to undertake the La Ventana transaction (the “Project”) for the acquisition of land and construction of a new multifamily development in partnership with Marcus Equities (“Marcus”). The requested authority includes entrance into debt and equity financing for the Project. The Project will consist of 272 multifamily housing units with the following affordability: 10% or 27 units for individuals and families earning up to 60% of AMI, 40% or 109 units for individuals and families earning less than 80% of AMI, and 50% or 136 units for individuals and families at market-rate. The project is a three-story building with Class A amenities, including a leasing office/clubhouse, fitness center, business and conference center, resort pool, barbeque areas/grilling stations, dog park, pet wash station, and access gates.

The property is located at 2802 Cinema Ridge, San Antonio, Texas, on land currently under contract with Marcus; SAHFC will acquire the land from the third-party seller and immediately ground lease the land to a partnership comprised of Marcus and other investment partners (the “Partnership”) in exchange for the Partnership’s upfront lease payment equal to the purchase price of the land. The total development cost is estimated to be approximately \$54,022,487, which will be financed by third-party debt and equity for the acquisition and long-term operations of the project. No financing from SAHFC or any affiliates is needed. As the developer, Marcus will provide all required guaranties for the financing.

We are targeting a closing date in Q1 2025.

OPPORTUNITY HOME SAN ANTONIO

January 22, 2025

The attached resolutions authorize SAHFC to enter the La Ventana transaction. The Board is being asked to authorize all actions now understood to be necessary to finance and acquire the project.

STRATEGIC OUTCOMES:

Residents have a sufficient supply of affordable housing options

Residents live in quality, affordable housing

ATTACHMENTS:

Resolution 6708

Resolution 25FAC-01-04

Slides

**Opportunity Home San Antonio
Resolution 6708**

RESOLUTION 6708, APPROVING THE LA VENTANA APARTMENTS TRANSACTION, INCLUDING AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 25FAC-01-04, AUTHORIZING ITS PARTICIPATION IN THE LA VENTANA APARTMENTS TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, one of the strategic outcomes 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, Opportunity Home San Antonio’s affiliated entity, San Antonio Housing Facility Corporation (“SAHFC”), and Marcus Equities (“Marcus”) propose to enter into a public-private partnership to acquire and construct an approximately 272-unit Class A new multifamily rental housing development to be known as La Ventana Apartments (the “Housing Facility”) to be constructed at 2802 Cinema Ridge (the “Land”, together with the Housing Facility, the “Project”); and

WHEREAS, pursuant to section 303.0421(c) of the Texas Local Government Code, as amended, Opportunity Home San Antonio conducted a public hearing on February 5, 2025, with respect to the Project; and

WHEREAS, this Board of Commissioners of Opportunity Home San Antonio (the “Board”) has reviewed the foregoing and determined that the actions herein authorized are in the public interest and to the benefit of the citizens and residents of San Antonio, Texas, and are in furtherance of the public purposes of Opportunity Home San Antonio and SAHFC.

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

- 1) The Project is hereby approved.
- 2) Resolution 6708 and 25FAC-01-04 of SAHFC, authorizing the transactions for the Project and the participation of SAHFC or an affiliate thereof in the Project, is hereby approved.
- 3) The officers of Opportunity Home San Antonio, 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) This Resolution is passed for the purpose of enabling SAHFC to obtain a property tax exemption. Opportunity Home San Antonio shall not incur any liability as a result of this Resolution and it may not be relied upon by any third party as a commitment to proceed with the Project.

5) 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.

6) If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

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

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

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

Passed and approved this 5th day of February 2025.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
Acting President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 25FAC-01-04**

The undersigned officer of the San Antonio Housing Facility Corporation (“SAHFC”) hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the “Board”) held a meeting on February 5, 2025 (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 25FAC-01-04, APPROVING THE LA VENTANA APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION, AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; 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 SAHFC.

SIGNED and SEALED this 5th day of February 2025.



Michael Reyes
Acting Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 25FAC-01-04**

RESOLUTION 25FAC-01-04, APPROVING THE LA VENTANA APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION, AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, one of the strategic outcomes 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, Opportunity Home San Antonio’s affiliated entity, San Antonio Housing Facility Corporation (“SAHFC”), and Marcus Equities (“Marcus”) propose to enter into a public-private partnership to acquire and construct an approximately 272-unit Class A new multifamily rental housing development to be known as La Ventana Apartments (the “Housing Facility”) to be constructed at 2802 Cinema Ridge (the “Land,” together with the Housing Facility, the “Project”) pursuant to a Development Agreement (the “Development Agreement”) between SAHFC, Marcus and a to-be-formed development limited partnership or limited liability company (the “Partnership”); and

WHEREAS, at the request of Marcus, SAHFC has agreed to (i) acquire the Land, own the Project, and lease it to the Partnership pursuant to a Lease Agreement (the “Lease”) and a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”), ensuring that 40% of the units are reserved for tenants whose incomes are less than 80% of the area median income and 10% of the units are reserved for tenants whose incomes are less than 60% of the area median income; and (ii) serve as the general contractor for the Project; and

WHEREAS, to reduce the cost of the Project by eliminating the sales tax on the construction of the Project, SAHFC will enter into an agreement to serve as the general contractor and any required construction contracts and ancillary documents for the Project (collectively, the “Construction Documents”); and

WHEREAS, SAHFC has obtained the requisite underwriting assessment from a professional entity without a financial interest in the Project, the developer or public facility user (as defined in Chapter 303 of the Texas Local Government Code) that has experience underwriting affordable multifamily residential developments indicating that the development would not be feasible without the participation by SAHFC and has published the underwriting assessment on its website and provided notice of the development of the presiding officer of the governing body of each taxing unit in which the Project is located at least 30 days before approving this resolution; and

WHEREAS, the Project has been approved by the City Council of the City of San Antonio; 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 the various entities to enter into the transactions described above so that the Partnership may construct the Project; and

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is for the furtherance of the public purposes of SAHFC.

NOW THEREFORE BE IT RESOLVED by the Board of Directors of San Antonio Housing Facility Corporation, that:

- 1) The Project, the Lease, the Development Agreement, the Regulatory Agreement, the Construction Documents, and the various forms of financing contemplated for the Project, including, but not limited to, a joinder to loan documents (the “Joinder”), are hereby authorized and approved, when such documents are approved by the officers signing them.
- 2) The President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer of SAHFC, or any of them, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Lease, the Development Agreement, the Regulatory Agreement, the Construction Documents, and the Joinder, covering the Land for the Project, and all other documents relating to the development of the Project to which SAHFC is a party.
- 3) The purchase of the Land, the lease of the Land, and the role of SAHFC as the general contractor for the Project are approved and the President, any Vice President, the Secretary/Treasurer, and any Assistant Secretary/Treasurer, or SAHFC, or any of them, are hereby authorized to execute the documents required to be executed by SAHFC in order to effect such transactions.
- 4) The Chair, Vice Chair, the Secretary/Treasurer, Acting Secretary/Treasurer, and any Assistant Secretary/Treasurer of SAHFC, or any of them, and, if required by the form of the document, the Secretary/Treasurer and any Assistant Secretary/Treasurer, or any of them, of SAHFC are authorized and directed to modify, execute, and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer, or SAHFC, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to Opportunity Home San Antonio and/or SAHFC, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.
- 5) 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.

- 6) The selection of Bracewell LLP as counsel to SAHFC for this transaction is hereby approved.
- 7) 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.
- 8) 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. The Board hereby finds in good faith that the Project would not be feasible without the participation of SAHFC and that all required notices, publications, and approvals have been obtained.
- 9) 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.
- 10) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 11) This Resolution shall be in force and effect from and after its passage.

Passed and approved this 5th day of February 2025.

Gabriel Lopez
Chair, Board of Directors

Attested and approved as to form:

Michael Reyes
Acting Secretary/Treasurer

La Ventana

Overview

- Requesting approval for San Antonio Housing Facility Corporation to participate in The La Ventana Apartments transaction, as Landlord and General Partner. This project was previously approved by the Board on September 4, 2024, with the commitment to return to the Board for final approval.
- The project will go to City Council at the end of January for approval.
- The Project, which is a PFC deal, will be owned by San Antonio Housing Facility Corporation, a public facility corporation formed by the Housing Authority of the City of San Antonio, Texas doing business as Opportunity Home San Antonio (the “PFC”).
- The land located at 2802 Cinema Ridge will be owned by an affiliate of Marcus Equity (“Developer”) and will be conveyed to the PFC.
- The Public Facility Corporation (PFC) structure is an essential tool to promote the development of high-quality, mixed-income housing
 - PFCs provide workforce housing for middle-income families that are not currently served by housing tax credits or market-rate developments, while also stimulating growth and revitalization in targeted areas.



● La Ventana

- Direct Area:**
- Regal Cielo Vista Movie Theatre
 - Various of Hotels and Restaurants
 - Gustafson Stadium
 - Ingram Park Mall
- Within 10 Mile Radius:**
- Seaworld
 - Lackland Airforce Base
 - Medical Center

La Ventana
2802 Cinema Ridge

Development Data



City Council District 6

Northside ISD

Total Units: Approx. 272

10% ≤ 60% AMI

40% ≤ 80% AMI

50% Market Rate

Unit Mix

1 bedroom - 120 units

2 bedroom - 144 units

3 bedroom - 8 units

PFC deal

Total Development Cost:
approximately \$58M

PROFORMA BREAKDOWN (approximate)

Land Cost	\$5,304,000
Construction Costs	\$41,433,184
Other soft costs, etc.	\$11,251,265
<i>Per Unit Cost</i>	<i>\$198,612</i>
<i>Rentable per Square Foot cost</i>	<i>\$244</i>
Total Development Cost	\$57,988,449

Questions?

**BOARD OF COMMISSIONERS
Special Board Meeting**

RESOLUTION 6709, AUTHORIZING THE ARTISAN AT MISSION CREEK APARTMENTS PROJECT REFINANCING, INCLUDING AUTHORIZING SAN ANTONIO HOUSING FINANCE CORPORATION TO APPROVE RESOLUTION 25FIN-01-01 AUTHORIZING THE ISSUANCE OF THE SAN ANTONIO HOUSING FINANCE CORPORATION MULTIFAMILY HOUSING REVENUE NOTE (ARTISAN AT MISSION CREEK APARTMENTS PROJECT), SERIES 2025; AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 25FAC-01-05 AUTHORIZING THE FORMATION OF A SINGLE MEMBER LIMITED LIABILITY COMPANY TO ACQUIRE ALL OWNERSHIP INTERESTS OF AND TAKE ALL ACTIONS TO MERGE, CONVERT, AND/OR DISSOLVE ARDC MILITARY, LTD. AND TO PROVIDE FOR THE BORROWING OF FUNDS FROM SAN ANTONIO HOUSING FINANCE CORPORATION AND FROST BANK FOR A LOAN IN AN AMOUNT NOT TO EXCEED \$14,500,000 AND ALL OTHER ACTIONS NECESSARY TO EFFECT THE PROJECT REFINANCING; AND AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 25LVPFC-01-01 AUTHORIZING THE TRANSFER OF THE GENERAL PARTNER INTEREST AND ALL ACTIONS NECESSARY TO EFFECT THE PROJECT REFINANCING; THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:
Michael Reyes
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Michael Reyes
Acting President and CEO

DocuSigned by:
Miranda Castro
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Miranda Castro
Chief Asset Management Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6709, authorizing the Artisan at Mission Creek Apartments Project refinancing, including authorizing San Antonio Housing Finance Corporation to approve Resolution 25FIN-01-01 authorizing the issuance of the San Antonio Housing Finance Corporation multifamily housing revenue note (Artisan at Mission Creek Apartments Project), Series 2025; authorizing San Antonio Housing Facility Corporation to approve Resolution 25FAC-01-05 authorizing the formation of a single member limited liability company to acquire all ownership interests of and take all actions to merge, convert, and/or dissolve ARDC Military, Ltd. and to provide for the borrowing of funds from San Antonio Housing Finance Corporation and Frost Bank for a loan in an amount not to exceed \$14,500,000, and all other actions necessary to effect the project refinancing; and authorizing Las Varas Public Facility Corporation to approve Resolution 25LVPFC-01-01 authorizing the transfer of the general partner interest and all actions necessary to effect the project refinancing; the execution of all documentation necessary to carry out the transactions; and other matters in connection therewith.

SUMMARY:

The Project is located at 7423 Yarrow Blvd., San Antonio, Texas, and consists of 252 units, all of which are low-income housing tax credit units serving families at or below 60% AMI. The federal compliance period ended in 2022, and the extended use period ends in 2037.

OPPORTUNITY HOME SAN ANTONIO**January 22, 2025**

The Partnership currently owns the Project. As previously authorized by Resolutions 6609, 24FAC-11-06, and 24LVPFC-11-04, San Antonio Housing Facility Corporation, or an affiliate thereof, has been authorized and expects to purchase and assume the limited partner interests in the Partnership. As required by the documents providing for the issuance of the 2006 Bonds, the Partnership requested the written consent of the loan servicer for the 2006 Bonds to proceed with such purchase and assumption of limited partner interests. The loan servicer is requiring a payment equal to 1% of the outstanding principal amount of the 2006 Bonds, or approximately \$126,740, as a condition to provide its written consent.

Accordingly, Asset Management has determined that financial and administrative efficiencies may be achieved by authorizing: (i) the General Partner to exercise the Partnership's option to direct the Issuer to call the 2006 Bonds for redemption prior to maturity; (ii) SAHFC to create a component entity, of which SAHFC shall serve as sole member, for the purpose of assuming the General Partner interest and the Limited Partner interests provided for in the Transfer (the "Component Entity"); (iii) the Component Entity and the Issuer to enter into a loan agreement with Frost Bank in an amount not to exceed \$14,500,000, the proceeds of which will be loaned to the Component Entity and used to refund the 2006 Bonds prior to maturity and to pay the costs of issuance of the 2025 Note; (iv) the Issuer to issue the 2025 Note, which will be secured by a mortgage lien on the Project; and (v) the General Partner and the Component Entity to take necessary action to merge, convert, and/or dissolve the Partnership.

STRATEGIC OUTCOMES:

Residents have a sufficient supply of affordable housing options
Residents live in quality, affordable housing

ATTACHMENTS:

Resolution 6709
Resolution 25FIN-01-01
Resolution 25LVPFC-01-01
Resolution 25FAC-01-05
Presentation

**CERTIFICATE FOR RESOLUTION
RESOLUTION 6709**

The undersigned officer, 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 February 5, 2025 (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 6709, AUTHORIZING THE ARTISAN AT MISSION CREEK APARTMENTS PROJECT REFINANCING, INCLUDING AUTHORIZING SAN ANTONIO HOUSING FINANCE CORPORATION TO APPROVE RESOLUTION 25FIN-01-01 AUTHORIZING THE ISSUANCE OF THE SAN ANTONIO HOUSING FINANCE CORPORATION MULTIFAMILY HOUSING REVENUE NOTE (ARTISAN AT MISSION CREEK APARTMENTS PROJECT), SERIES 2025; AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 25FAC-01-05 AUTHORIZING THE FORMATION OF A SINGLE MEMBER LIMITED LIABILITY COMPANY TO ACQUIRE ALL OWNERSHIP INTERESTS OF AND TAKE ALL ACTIONS TO MERGE, CONVERT, AND/OR DISSOLVE ARDC MILITARY, LTD. AND TO PROVIDE FOR THE BORROWING OF FUNDS FROM SAN ANTONIO HOUSING FINANCE CORPORATION AND FROST BANK FOR A LOAN IN AN AMOUNT NOT TO EXCEED \$14,500,000 AND ALL OTHER ACTIONS NECESSARY TO EFFECT THE PROJECT REFINANCING; AND AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 25LVPFC-01-01 AUTHORIZING THE TRANSFER OF THE GENERAL PARTNER INTEREST AND ALL ACTIONS NECESSARY TO EFFECT THE PROJECT REFINANCING; THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED and SEALED this 5th day of February 2025.



Michael Reyes
Acting President and CEO

**Opportunity Home San Antonio
Resolution 6709**

RESOLUTION 6709, AUTHORIZING THE ARTISAN AT MISSION CREEK APARTMENTS PROJECT REFINANCING, INCLUDING AUTHORIZING SAN ANTONIO HOUSING FINANCE CORPORATION TO APPROVE RESOLUTION 25FIN-01-01 AUTHORIZING THE ISSUANCE OF THE SAN ANTONIO HOUSING FINANCE CORPORATION MULTIFAMILY HOUSING REVENUE NOTE (ARTISAN AT MISSION CREEK APARTMENTS PROJECT), SERIES 2025; AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 25FAC-01-05 AUTHORIZING THE FORMATION OF A SINGLE MEMBER LIMITED LIABILITY COMPANY TO ACQUIRE ALL OWNERSHIP INTERESTS OF AND TAKE ALL ACTIONS TO MERGE, CONVERT, AND/OR DISSOLVE ARDC MILITARY, LTD. AND TO PROVIDE FOR THE BORROWING OF FUNDS FROM SAN ANTONIO HOUSING FINANCE CORPORATION AND FROST BANK FOR A LOAN IN AN AMOUNT NOT TO EXCEED \$14,500,000, AND ALL OTHER ACTIONS NECESSARY TO EFFECT THE PROJECT REFINANCING; AND AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 25LVPFC-01-01 AUTHORIZING THE TRANSFER OF THE GENERAL PARTNER INTEREST AND ALL ACTIONS NECESSARY TO EFFECT THE PROJECT REFINANCING; THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), provides that certain non-profit corporations created by housing authorities shall constitute public facility corporations, which are public corporations, constituted authorities, and instrumentalities authorized of the applicable housing authority; and

WHEREAS, the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (the “Authority”), approved and created the San Antonio Housing Facility Corporation (“SAHFC”) and the Las Varas Public Facility Corporation (“LVPFC”) pursuant to and in accordance with the provisions of the Act; and

WHEREAS, LVPFC is the sole member of 252 ARDC Military, LLC, a Texas limited liability company, the general partner (the “General Partner”) of ARDC Military, Ltd., a Texas limited partnership (the “Partnership”), which is leasehold owner of the land and fee owner of the improvements comprising the Artisan at Mission Creek Apartments Project (the “Project”); and

WHEREAS, LVPFC is the fee owner of the land on which the Project is located (the “Land”) and ground lessor under a Ground Lease by and between LVPFC, as the landlord, and the Partnership, as the tenant, dated as of May 10, 2006 (the “Ground Lease”), providing for a lease of the Land to the Partnership for the purpose of constructing and operating the Project upon the Land; and

WHEREAS, the Project was financed, in part, with the proceeds of the San Antonio Housing Finance Corporation Multifamily Housing Mortgage Revenue Bonds (Artisan at Military Apartments Project), Series 2006 (the “2006 Bonds”), issued in the original aggregate principal amount of \$15,000,000, pursuant to a Trust Indenture dated as of May 1, 2006 (the “2006

Indenture”), by and between San Antonio Housing Finance Corporation, as issuer (the “Issuer”), and Wells Fargo Bank, National Association, as trustee; and

WHEREAS, the proceeds of the 2006 Bonds were loaned to the Partnership pursuant to a Loan and Financing Agreement dated as of May 1, 2006 (the “2006 Loan Agreement”), by and between the Issuer and the Partnership, as borrower; and

WHEREAS, the 2006 Bonds are currently outstanding in the aggregate principal amount of approximately \$12,787,109 pursuant to the Loan Agreement and are secured by a Leasehold Deed of Trust, Security Agreement, and Assignment of Rents and Leases dated as of May 1, 2006 (the “2006 Deed of Trust”), and an Assignment of Note and Deed of Trust dated as of May 1, 2006 (“2006 Assignment of Note and Deed of Trust,” and with the 2006 Indenture, the 2006 Loan Agreement, and the 2006 Deed of Trust, the “2006 Bond Documents”); and

WHEREAS, pursuant to the 2006 Bond Documents, the Partnership has the option to direct the Issuer to refund the 2006 Bonds prior to maturity; and

WHEREAS, pursuant to Resolutions 6609, 24FAC-11-06, and 24LVPFC-11-04, the Board of Commissioners of the Authority, the Board of Directors of SAHFC, and the Board of Directors of LVPFC (the “Board”), respectively, previously authorized SAHFC, or an affiliate thereof, to purchase the interests of each of BF Holdings II SLP Inc., a Delaware corporation, the current special limited partner (the “Special Limited Partner”), MMA Artisan at Military, LLC, a Delaware limited liability company, the current investor limited partner (the “Investor Limited Partner”), and Aubra Franklin, in their individual capacity, the current Class B Limited Partner (the “Class B Limited Partner” and with the Special Limited Partner and the Investor Limited Partner, the “Limited Partners”) of the Partnership at an agreed upon aggregate purchase price of not to exceed \$2,000,000 (collectively, the “Transfer”) using Moving to Work funds to effect the Transfer, and further authorized LVPFC to authorize and execute documents necessary to effect the Transfer; and

WHEREAS, as required by the 2006 Bond Documents, the Partnership requested written consent of the loan servicer with respect to the 2006 Bonds (the “Servicer”) to effect the Transfer; and

WHEREAS, the Servicer has requested additional and unforeseen fees as a condition to providing its written consent to the Transfer; accordingly, staff have determined that financial and administrative efficiencies may be achieved by authorizing: (i) the General Partner to exercise the Partnership’s option to direct the Issuer to call the 2006 Bonds for redemption prior to maturity (the “Call for Optional Redemption”); (ii) SAHFC to create a component entity, of which SAHFC shall serve as sole member, for the purpose of assuming the Limited Partner interests provided for in the Transfer and combining the ownership interests of the Partnership (the “Component Entity”); (iii) the Component Entity to enter into a loan agreement with the Issuer and Frost Bank in an amount not to exceed \$14,500,000 (the “2025 Loan”), the proceeds of which will be used to refund the 2006 Bonds prior to maturity and to pay the costs of issuance of the 2025 Note, as hereinafter defined (the “Refunding Project”); (iv) the Issuer to issue its Multifamily Housing Revenue Refunding Note (Artisan at Military Apartments Project), Series 2025 (the “2025 Note”), which will be secured by a mortgage lien on the Project; and (v)

the General Partner and the Component Entity to take necessary action to merge, convert, and/or dissolve the Partnership (the “Partnership Dissolution”); and

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of the City of San Antonio for the various entities to enter into the transactions described above; and

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of the Authority.

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

Section 1. The Call for Optional Redemption, the creation of the Component Entity, and all actions required in connection with the 2025 Loan, the issuance of the 2025 Note, the Refunding Project, and the Partnership Dissolution are hereby authorized by this Board.

Section 2. The Acting President and CEO, and each officer of the Authority (each an “Executing Officer”), or any of them, are hereby authorized and directed to negotiate, execute, and deliver (or to accept, as the case may be), any documents and other instruments necessary or desirable in connection with the Call for Optional Redemption, the creation of the Component Entity, the 2025 Loan, the 2025 Note, the Refunding Project, or the Partnership Dissolution in order to give effect to the actions authorized hereby and carry out the intent hereof, and approval of the terms of any of the documents by the Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 4. 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.

Section 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.

Section 6. 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 7. 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 8. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. This Resolution shall be in force and effect from and after its passage.

Passed and approved this 5th day of February 2025.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
Acting President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 25FIN-01-01**

The undersigned officer of the San Antonio Housing Finance 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 February 5, 2025 (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

25FIN-01-01, AUTHORIZING THE REFINANCING OF THE ARTISAN AT MISSION CREEK APARTMENTS PROJECT, INCLUDING ENTERING INTO A LOAN AGREEMENT AND ISSUING THE HOUSING REVENUE REFUNDING NOTE (ARTISAN AT MISSION CREEK APARTMENTS PROJECT), SERIES 2025, IN AN AMOUNT NOT TO EXCEED \$14,500,000; THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTIONS; 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 5th day of February 2025.

Michael Reyes
Acting Secretary/Treasurer

**San Antonio Housing Finance Corporation
Resolution 25FIN-01-01**

25FIN-01-01, AUTHORIZING THE REFINANCING OF THE ARTISAN AT MISSION CREEK APARTMENTS PROJECT, INCLUDING ENTERING INTO A LOAN AGREEMENT AND ISSUING THE HOUSING REVENUE REFUNDING NOTE (ARTISAN AT MISSION CREEK APARTMENTS PROJECT), SERIES 2025, IN AN AMOUNT NOT TO EXCEED \$14,500,000; THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the San Antonio Housing Finance Corporation (the “Issuer”) has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, and improvement of land, improvements, and related property intended to be occupied by persons of low or moderate income, and to refund such bonds; and

WHEREAS, the Issuer issued its Multifamily Housing Revenue Bonds (Artisan at Military Apartments Project), Series 2006 (the “2006 Bonds”), the proceeds of which were loaned to ARDC Military, Ltd., a Texas limited partnership (the “Partnership”), to finance the cost of acquiring, constructing, and equipping the Artisan at Mission Creek Apartments Project, located at 7423 Yarrow Boulevard, San Antonio, Texas 78224 and consisting of 252 units, all of which are low-income housing tax credit units serving families at or below 60% AMI (the “Project”); and

WHEREAS, Las Varas Public Facility Corporation (“LVPFC”) is the fee owner of the land on which the Project is located (the “Land”) and ground lessor under a Ground Lease by and between LVPFC, as the landlord, and the Partnership, as the tenant, dated as of May 10, 2006 (the “Ground Lease”), providing for a lease of the Land to the Partnership for the purpose of constructing and operating the Project upon the Land; and

WHEREAS, the Partnership is the fee owner of the improvements comprising the Project; and

WHEREAS, concurrent herewith, San Antonio Housing Facility Corporation (“SAHFC”) is authorizing the formation of a limited liability company, of which SAHFC will be the sole member, for the purpose of assuming the Limited Partner and General Partner interests in the Partnership (the “Component Entity”); and

WHEREAS, the Issuer has been requested to issue its “Multifamily Housing Revenue Refunding Note (Artisan at Mission Creek Apartments Project), Series 2025” in the aggregate principal amount of not to exceed \$14,500,000 (the “2025 Note”), the proceeds of which will be loaned to the Component Entity to finance the cost of refunding the 2006 Bonds and the costs of issuance of the 2025 Note (collectively, the “Refunding Project”); and

WHEREAS, the 2025 Note will be issued pursuant to a Loan Agreement (the “Loan Agreement”) by and among the Issuer, the Component Entity, as borrower, and Frost Bank, as lender (the “Lender”), which shall be subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer, the Borrower, and the Lender; and

WHEREAS, there have been presented to the Issuer forms of a Leasehold Deed of Trust, Security Agreement – Financing Statement of the Borrower for the benefit of the Issuer to secure the Borrower’s obligations under the Loan Agreement and the 2025 Note, and a Deed of Trust, Security Agreement – Financing Statement of LVPFC, as ground lessor under the Ground Lease, for the benefit of the Lender (together, the “Mortgage”); and

WHEREAS, the Issuer is authorized to issue the 2025 Note pursuant to the Texas Housing Finance Corporations Act, Chapter 394, Texas Local Government Code, as amended (the “Act”); and

WHEREAS, the Issuer has determined that issuance of the 2025 Note is necessary to effect the Refunding Project; and

WHEREAS, the forms of the Loan Agreement, the 2025 Note, the Regulatory Agreement, and the Mortgage have been made available to this Board of Directors for consideration; and

WHEREAS, this Board of Directors 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 2025 Note and the above-described instruments are advisable.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the San Antonio Housing Finance Corporation that:

Section 1. The terms of the Loan Agreement, the 2025 Note, the Regulatory Agreement, and the Mortgage in substantially the forms and to the effect presented to this Board of Directors are hereby approved.

Section 2. The Acting Secretary/Treasurer, and each officer of the Issuer (each an “Executing Officer”), or any of them, are hereby authorized and directed to negotiate, execute, and deliver (or to accept, as the case may be), any documents and other instruments, including, but not limited to, the Loan Agreement, the 2025 Note, the Regulatory Agreement, and the Mortgage upon the conditions therein described or necessary or desirable in connection with the issuance of the 2025 Note or to give effect to the actions authorized hereby and the intent hereof, and approval of the terms of any of the documents by the Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 4. The 2025 Note, in the aggregate principal amount not to exceed \$14,500,000 shall bear interest at an interest rate of not to exceed the maximum lawful rate, in substantially the form and substance set forth in the Loan Agreement, is hereby approved, and the Acting Secretary/Treasurer and each Assistant Secretary/Treasurer are hereby authorized and directed, for and on behalf of the Issuer, to execute the 2025 Note, and such officers are hereby

authorized and directed to deliver the 2025 Note. Authentication of the 2025 Note upon the terms and conditions and in the manner described in the Loan Agreement as the same may be modified is authorized by this Resolution. The final principal amount, interest rate, maturity date (not to exceed the amount, rate, and maximum term set forth above), and final redemption date and price for the 2025 Note shall be set forth in the final form of the Loan Agreement. The proceeds of the 2025 Note are hereby authorized to be utilized as set forth herein and in the Loan Agreement.

Section 5. This Board of Directors hereby determines and confirms that the issuance of the 2025 Note to effect the Refunding Project will promote the public purposes set forth in Section 394.002 of the Act.

Section 6. 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.

Section 7. The 2025 Note shall be a limited obligation of the Issuer payable solely from the revenues, funds, and assets pledged under the Loan Agreement to secure payment of the 2025 Note, and under no circumstances shall the 2025 Note be payable from any other revenues, funds, assets, or income of the Issuer.

Section 8. The 2025 Note shall not constitute an indebtedness, liability, general, special, or moral obligation, or a pledge or loan of the faith and 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 9. After the 2025 Note is issued, this Resolution shall be and remain irrevocable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Loan Agreement.

Section 10. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 11. 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 12. 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 13. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 14. This Resolution shall be in force and effect from and after its passage.

Passed and approved this 5th day of February 2025.

Gabriel Lopez

Chair, Board of Directors

Attested and approved as to form:

Michael Reyes

Acting Secretary/Treasurer

**CERTIFICATE FOR RESOLUTION
RESOLUTION 25LVPFC-01-01**

The undersigned officer of the Las Varas Public Facility Corporation (“LVPFC”) hereby certifies as follows:

1. In accordance with the bylaws of LVPFC, the Board of Directors of LVPFC (the “Board”) held a meeting on February 5, 2025 (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

**25LVPFC-01-01, AUTHORIZING THE EXERCISE OF ARDC MILITARY, LTD.’S
OPTION TO REFUND THE SAN ANTONIO HOUSING FINANCE
CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (ARTISAN AT
MILITARY APARTMENTS PROJECT), SERIES 2006; THE TRANSFER OF THE
GENERAL PARTNER INTEREST IN SUCH PARTNERSHIP TO A NEWLY
FORMED COMPONENT ENTITY OF SAN ANTONIO HOUSING FACILITY
CORPORATION, TAKE NECESSARY ACTION TO MERGE, CONVERT, AND/OR
DISSOLVE SUCH PARTNERSHIP, EXECUTE CERTAIN INSTRUMENTS IN
CONNECTION WITH THE ISSUANCE OF THE SAN ANTONIO HOUSING
FINANCE CORPORATION MULTIFAMILY HOUSING REVENUE NOTE
(ARTISAN AT MISSION CREEK APARTMENTS PROJECT), SERIES 2025,
AND CONDUCT OTHER MATTERS IN CONNECTION THEREWITH**

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

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

SIGNED this 5th day of February 2025.

Michael Reyes
Acting Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 25LVPFC-01-01**

25LVPFC-01-01, AUTHORIZING THE EXERCISE OF ARDC MILITARY, LTD.'S OPTION TO REFUND THE SAN ANTONIO HOUSING FINANCE CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (ARTISAN AT MILITARY APARTMENTS PROJECT), SERIES 2006; THE TRANSFER OF THE GENERAL PARTNER INTEREST IN SUCH PARTNERSHIP TO A NEWLY FORMED COMPONENT ENTITY OF SAN ANTONIO HOUSING FACILITY CORPORATION, TAKE NECESSARY ACTION TO MERGE, CONVERT, AND/OR DISSOLVE SUCH PARTNERSHIP, EXECUTE CERTAIN INSTRUMENTS IN CONNECTION WITH THE ISSUANCE OF THE SAN ANTONIO HOUSING FINANCE CORPORATION MULTIFAMILY HOUSING REVENUE NOTE (ARTISAN AT MISSION CREEK APARTMENTS PROJECT), SERIES 2025, AND CONDUCT OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act"), provides that certain non-profit corporations created by housing authorities shall constitute public facility corporations, which are public corporations, constituted authorities, and instrumentalities authorized of the applicable housing authority; and

WHEREAS, the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (the "Authority"), approved and created Las Varas Public Facility Corporation ("LVPFC") and San Antonio Housing Facility Corporation ("SAHFC") pursuant to and in accordance with the provisions of the Act; and

WHEREAS, LVPFC is the sole member of 252 Military, LLC, a Texas limited liability company, the general partner (the "General Partner") of ARDC Military, Ltd., a Texas limited partnership (the "Partnership"), which is leasehold owner of the land and fee owner of the improvements comprising the Artisan at Mission Creek Apartments Project (the "Project"); and

WHEREAS, LVPFC is the fee owner of the land on which the Project is located (the "Land") and ground lessor under a Ground Lease by and between LVPFC, as the landlord, and the Partnership, as the tenant, dated as of May 10, 2006 (the "Ground Lease"), providing for a lease of the Land to the Partnership for the purpose of constructing and operating the Project upon the Land; and

WHEREAS, the Project was financed, in part, with the proceeds of the San Antonio Housing Finance Corporation Multifamily Housing Mortgage Revenue Bonds (Artisan at Military Apartments Project), Series 2006 (the "2006 Bonds"), issued in the original aggregate principal amount of \$15,000,000, pursuant to a Trust Indenture dated as of May 1, 2006 (the "2006 Indenture"), by and between San Antonio Housing Finance Corporation, as issuer (the "Issuer"), and Wells Fargo Bank, National Association, as trustee; and

WHEREAS, the proceeds of the 2006 Bonds were loaned to the Partnership pursuant to a Loan and Financing Agreement dated as of May 1, 2006 (the “2006 Loan Agreement”), by and between the Issuer and the Partnership, as borrower; and

WHEREAS, the 2006 Bonds are currently outstanding in the aggregate principal amount of approximately \$12,787,109 pursuant to the Loan Agreement and are secured by a Leasehold Deed of Trust, Security Agreement, and Assignment of Rents and Leases dated as of May 1, 2006 (the “2006 Deed of Trust”), and an Assignment of Note and Deed of Trust dated as of May 1, 2006 (“2006 Assignment of Note and Deed of Trust,” and with the 2006 Indenture, the 2006 Loan Agreement, and the 2006 Deed of Trust, the “2006 Bond Documents”); and

WHEREAS, pursuant to the 2006 Bond Documents, the Partnership has the option to direct the Issuer to refund the 2006 Bonds prior to maturity; and

WHEREAS, pursuant to Resolutions 6609, 24FAC-11-06, and 24LVPFC-11-04, the Board of Commissioners of the Authority, the Board of Directors of SAHFC, and the Board of Directors of LVPFC (the “Board”), respectively, previously authorized SAHFC, or an affiliate thereof, to purchase the interests of each of BF Holdings II SLP Inc., a Delaware corporation, the current special limited partner (the “Special Limited Partner”), MMA Artisan at Military, LLC, a Delaware limited liability company, the current investor limited partner (the “Investor Limited Partner”), and Aubra Franklin, in his individual capacity, the current Class B Limited Partner (the “Class B Limited Partner” and with the Special Limited Partner and the Investor Limited Partner, the “Limited Partners”) of the Partnership at an agreed upon aggregate purchase price of not to exceed \$2,000,000 (collectively, the “Transfer”) using Moving to Work funds to effect the Transfer, and further authorized LVPFC to authorize and execute documents necessary to effect the Transfer; and

WHEREAS, as required by the 2006 Bond Documents, the Partnership requested written consent of the loan servicer with respect to the 2006 Bonds (the “Servicer”) to effect the Transfer; and

WHEREAS, the Servicer has requested additional and unforeseen fees as a condition to providing its written consent to the Transfer; accordingly, staff have determined that financial and administrative efficiencies may be achieved by authorizing: (i) the General Partner to exercise the Partnership’s option to direct the Issuer to call the 2006 Bonds for redemption prior to maturity (the “Call for Optional Redemption”); (ii) SAHFC to create a single member limited liability company, of which SAHFC shall serve as sole member, for the purpose of assuming the General Partner interest and the Limited Partner interests pursuant to the Transfer (the “Component Entity”); (iii) the Component Entity to enter into a loan agreement with the Issuer and Frost Bank in an amount not to exceed \$14,500,000 (the “2025 Loan”), the proceeds

of which will be used to refund the 2006 Bonds prior to maturity and to pay the costs of issuance of the 2025 Note, as hereinafter defined (the "Refunding Project"); (iv) the Issuer to issue its Multifamily Housing Revenue Refunding Note (Artisan at Military Apartments Project), Series 2025 (the "2025 Note"), which will be secured by a mortgage lien on the Project; and (v) the General Partner to take necessary action to merge, convert, and/or dissolve the Partnership (the "Partnership Dissolution"); and

WHEREAS, the Board of Directors of LVPFC (the "Board") has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above.

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

Section 1. The Call for Optional Redemption and all actions of LVPFC required in connection with the 2025 Loan, the issuance of the 2025 Note, the Refunding Project, and the Partnership Dissolution are hereby authorized by this Board.

Section 2. The Acting Secretary/Treasurer, and each officer of LVPFC (each an "Executing Officer"), or any of them, are hereby authorized and directed to negotiate, execute, and deliver (or to accept, as the case may be), any documents and other instruments, including, but not limited to, a deed of trust or other mortgage instrument with respect to the Land necessary to secure the 2025 Note, an assignment and assumption of the General Partner interest in the Partnership to the Component Entity, an amendment to or assignment of the Ground Lease, or other such instruments necessary or desirable to give effect to the actions authorized hereby and carry out the intent hereof, and approval of the terms of any of the documents by the Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 4. 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.

Section 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.

Section 6. 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 7. 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 8. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. This Resolution shall be in force and effect from and after its passage.

Passed and approved this 5th day of February 2025.

Gabriel Lopez

Chair, Board of Directors

Attested and approved as to form:

Michael Reyes

Acting Secretary/Treasurer

**CERTIFICATE FOR RESOLUTION
RESOLUTION 25FAC-01-05**

The undersigned officer of the San Antonio Housing Facilities Corporation (“SAHFC”) hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the “Board”) held a meeting on February 5, 2025 (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

25FAC-01-05, AUTHORIZING THE FORMATION OF A SINGLE-MEMBER LIMITED LIABILITY COMPANY TO ACQUIRE ALL OWNERSHIP INTERESTS OF AND TAKE ALL ACTIONS TO MERGE, CONVERT, AND/OR DISSOLVE ARDC MILITARY, LTD.; THE BORROWING OF FUNDS FROM SAN ANTONIO HOUSING FINANCE CORPORATION AND FROST BANK FOR A LOAN IN AN AMOUNT NOT TO EXCEED \$14,500,000, THE PROCEEDS OF WHICH WILL BE USED TO REFINANCE THE SAN ANTONIO HOUSING FINANCE CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (ARTISAN AT MILITARY APARTMENTS PROJECT), SERIES 2006, AND TO PAY RELATED COSTS; FURTHER AUTHORIZING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTIONS; 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 SAHFC.

SIGNED and SEALED this 5th day of February 2025.



Michael Reyes
Acting Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 25FAC-01-05**

25FAC-01-05, AUTHORIZING THE FORMATION OF A SINGLE-MEMBER LIMITED LIABILITY COMPANY TO ACQUIRE ALL OWNERSHIP INTERESTS OF AND TAKE ALL ACTIONS TO MERGE, CONVERT, AND/OR DISSOLVE ARDC MILITARY, LTD.; THE BORROWING OF FUNDS FROM SAN ANTONIO HOUSING FINANCE CORPORATION AND FROST BANK FOR A LOAN IN AN AMOUNT NOT TO EXCEED \$14,500,000, THE PROCEEDS OF WHICH WILL BE USED TO REFINANCE THE SAN ANTONIO HOUSING FINANCE CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (ARTISAN AT MILITARY APARTMENTS PROJECT), SERIES 2006, AND TO PAY RELATED COSTS; FURTHER AUTHORIZING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act"), provides that certain non-profit corporations created by housing authorities shall constitute public facility corporations, which are public corporations, constituted authorities, and instrumentalities authorized of the applicable housing authority; and

WHEREAS, the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (the "Authority"), approved and created Las Varas Public Facility Corporation ("LVPFC") and San Antonio Housing Facility Corporation ("SAHFC") pursuant to and in accordance with the provisions of the Act; and

WHEREAS, LVPFC is the sole member of 252 Military, LLC, a Texas limited liability company, the general partner (the "General Partner") of ARDC Military, Ltd., a Texas limited partnership (the "Partnership"), which is leasehold owner of the land and fee owner of the improvements comprising the Artisan at Mission Creek Apartments Project (the "Project"); and

WHEREAS, LVPFC is the fee owner of the land on which the Project is located (the "Land") and ground lessor under a Ground Lease by and between LVPFC, as the landlord, and the Partnership, as the tenant, dated as of May 10, 2006, providing for a lease of the Land to the Partnership for the purpose of constructing and operating the Project upon the Land; and

WHEREAS, the Project was financed, in part, with the proceeds of the San Antonio Housing Finance Corporation Multifamily Housing Mortgage Revenue Bonds (Artisan at Military Apartments Project), Series 2006 (the "2006 Bonds"), issued in the original aggregate principal amount of \$15,000,000, pursuant to a Trust Indenture dated as of May 1, 2006 (the "2006 Indenture"), by and between San Antonio Housing Finance Corporation, as issuer (the "Issuer"), and Wells Fargo Bank, National Association, as trustee; and

WHEREAS, the proceeds of the 2006 Bonds were loaned to the Partnership pursuant to a Loan and Financing Agreement dated as of May 1, 2006 (the "2006 Loan Agreement"), by and between the Issuer and the Partnership, as borrower; and

WHEREAS, the 2006 Bonds are currently outstanding in the aggregate principal amount of approximately \$12,787,109 pursuant to the Loan Agreement and are secured by a Leasehold

Deed of Trust, Security Agreement, and Assignment of Rents and Leases dated as of May 1, 2006 (the “2006 Deed of Trust”), and an Assignment of Note and Deed of Trust dated as of May 1, 2006 (“2006 Assignment of Note and Deed of Trust,” and with the 2006 Indenture, the 2006 Loan Agreement, and the 2006 Deed of Trust, the “2006 Bond Documents”); and

WHEREAS, pursuant to the 2006 Bond Documents, the Partnership has the option to direct the Issuer to refund the 2006 Bonds prior to maturity; and

WHEREAS, pursuant to Resolutions 6609 and 24FAC-11-06, the Board of Commissioners of the Authority and the Board of Directors of SAHFC (the “Board”), respectively, previously authorized SAHFC, or an affiliate thereof, to purchase the interests of each of BF Holdings II SLP Inc., a Delaware corporation, the current special limited partner (the “Special Limited Partner”), MMA Artisan at Military, LLC, a Delaware limited liability company, the current investor limited partner (the “Investor Limited Partner”), and Aubra Franklin, in his individual capacity, the current Class B Limited Partner (the “Class B Limited Partner” and with the Special Limited Partner and the Investor Limited Partner, the “Limited Partners”) of the Partnership at an agreed upon aggregate purchase price of not to exceed \$2,000,000 (collectively, the “Transfer”) using Moving to Work funds to effect the Transfer; and

WHEREAS, as required by the 2006 Bond Documents, the Partnership requested written consent of the loan servicer with respect to the 2006 Bonds (the “Servicer”) to effect the Transfer; and

WHEREAS, the Servicer has requested additional and unforeseen fees as a condition to providing its written consent to the Transfer; accordingly, staff have determined that financial and administrative efficiencies may be achieved by authorizing: (i) SAHFC to create a single member LLC, of which SAHFC shall serve as sole member, for the purpose of assuming the General Partner interest and the Limited Partner interests pursuant to the Transfer (the “Component Entity”); (ii) the Component Entity to enter into a loan agreement with the Issuer and Frost Bank in an amount not to exceed \$14,500,000 (the “2025 Loan”), the proceeds of which will be used to refund the 2006 Bonds prior to maturity and to pay the costs of issuance thereof (the “Refunding Project”); (iii) the Issuer to issue its Multifamily Housing Revenue Refunding Note (Artisan at Military Apartments Project), Series 2025 (the “2025 Note”), which will be secured by a mortgage lien on the Project; and (v) the Component Entity to take necessary action to merge, convert, and/or dissolve the Partnership (the “Partnership Dissolution”); 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 the various entities to enter into the transactions described above.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of San Antonio Housing Facility Corporation that:

Section 1. The creation of the Component Entity and all actions of SAHFC and the Component Entity required in connection with the 2025 Loan, the issuance of the 2025 Note, the Refunding Project, and the Partnership Dissolution are hereby authorized by this Board.

Section 2. The Acting Secretary/Treasurer, and each officer of SAHFC (each an “Executing Officer”), or any of them, are hereby authorized and directed to negotiate, execute, and deliver (or to accept, as the case may be), any documents and other instruments, including, but not limited to, a loan agreement providing for the 2025 Loan, a deed of trust or other mortgage instrument securing the 2025 Note, an assignment and assumption of the Limited Partner interests required to transfer such interests to the Component Entity, or any other such instruments necessary or desirable to give effect to the actions authorized hereby and carry out the intent hereof, and approval of the terms of any of the documents by the Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 4. 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.

Section 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.

Section 6. 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 7. 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 8. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 9. This Resolution shall be in force and effect from and after its passage.

Passed and approved this 5th day of February 2025.

Gabriel Lopez
Chair, Board of Directors

Attested and approved as to form:

Michael Reyes
Acting Secretary/Treasurer

Artisan At Mission Creek Bond Defeasance and Refinance

Miranda Castro | Chief Asset Management Officer



Transaction History



Construction Completed

November 2007

Total Units: 252

100% at or below 60% AMI

Total Development Cost:

\$22,459,336 (\$89,124 per unit)

Occupancy Rate

92%

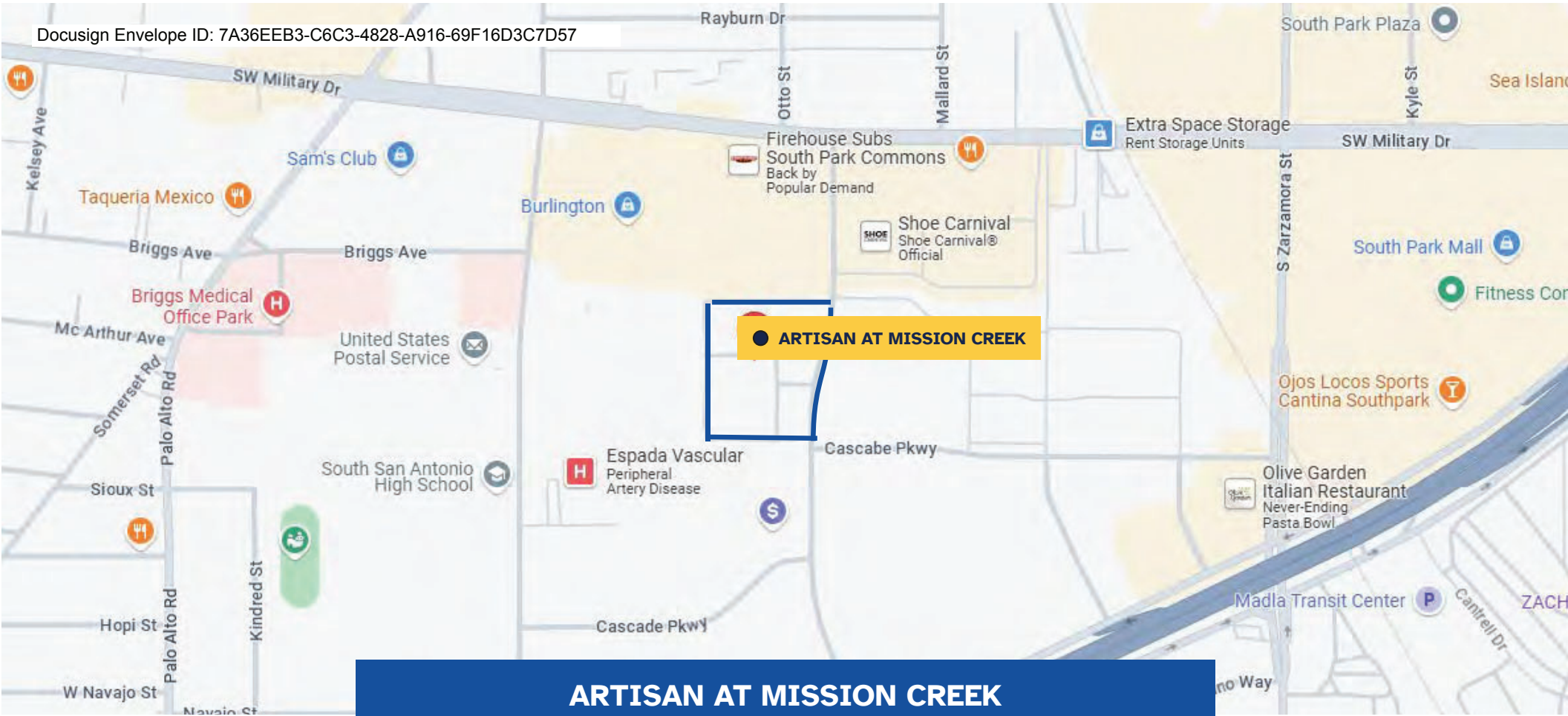
- Mixed finance transaction with Franklin Development, which closed on May 1, 2006.
- Project financed with mortgage debt (bonds issued by San Antonio Housing Finance Corporation) and tax credits.
- The last 15 years, Franklin Property Management has managed and overseen the property operations.

Bond Defeasance and Refinance



- Expenditure of MTW funds and Acquisition of the ILP Interest Limited Partner were Board Approved on December 4, 2024.
- The original plan presented at the December Board meeting was to assume the current mortgage and use MTW funding to pay out the ILP interest; however, due to changes in the market it is more prudent to defease the bond and refinance.
- Requesting Board authorization to defease the current bond and refinance the asset at acquisition with Frost Bank with a loan amount not to exceed \$14.5 million. The property has a current market value of \$21.5 million.

Per the last audit, the bond had a balance of **\$12,787,109.**



ARTISAN AT MISSION CREEK
7423 Yarrow Blvd, San Antonio TX 78224

Questions?

**BOARD OF COMMISSIONERS
Special Board Meeting**

RESOLUTION 6711, AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO MAKE A SUBORDINATE OPERATING DEFICIT LOAN FOR THE PARK AT SUTTON OAKS APARTMENTS PROJECT; AND OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:
Michael Reyes
33A0F1EEDAA1479...
Michael Reyes
Acting President and CEO

DocuSigned by:
Miranda Castro
63265C3345164AB...
Miranda Castro
Chief Asset Management Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6711, authorizing San Antonio Housing Facility Corporation to make a subordinate operating deficit loan for the Park at Sutton Oaks Apartments Project; and other matters in connection therewith.

SUMMARY:

The Park at Sutton Oaks Apartments Project is a 208-unit multifamily housing facility located at 1010 Locke Street, San Antonio, Texas (the "Project") and owned by ARDC Salado, Ltd., a Texas limited partnership (the "Partnership"). All 208 units of the Project are low-income housing tax credit units serving individuals and families earning at or below 60% AMI.

The Project has incurred operating deficits due to low occupancy levels. The staff has evaluated the future economic viability of the Project and has determined funds will need to be loaned by the San Antonio Housing Facility Corporation to the Project to cover the deficits and to allow for additional repairs or rehabilitation to be performed. The Owner may use the funds to pay the costs of renovating certain units, make payments under the property management agreement, and pay vendors who have supplied labor and materials to the Project. The loan will be subordinate to the first lien debt on the Project and will be payable as a debt of the Partnership pursuant to the First Amended and Restated Agreement of Limited Partnership for the Owner.

Opportunity Home San Antonio ("Opportunity Home") or one of its affiliates will loan funds to the Partnership to cover operating deficits incurred in connection with the operation of the Project.

STRATEGIC OUTCOMES:

Residents have a sufficient supply of affordable housing options.
Residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6711
Resolution 25FAC-01-06
Slides

**CERTIFICATE FOR RESOLUTION
RESOLUTION 6711**

The undersigned officer, 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 February 5, 2025 (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 6711, AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO MAKE A SUBORDINATE OPERATING DEFICIT LOAN FOR THE PARK AT SUTTON OAKS APARTMENTS PROJECT; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED and SEALED this 5th day of February 2025.



Michael Reyes
Acting President and CEO

**Opportunity Home San Antonio
Resolution 6711**

RESOLUTION 6711, AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO MAKE A SUBORDINATE OPERATING DEFICIT LOAN FOR THE PARK AT SUTTON OAKS APARTMENTS PROJECT; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Park at Sutton Oaks Apartments Project is a multifamily housing project comprised of 208 units, all of which serve individuals and families earning at or below 60% AMI, and located at 1010 Locke Street, San Antonio, Texas (the “Project”); and

WHEREAS, the Project is owned by ARDC Sutton II, Ltd., a Texas limited partnership (the “Partnership”), of which ARDC Sutton II GP, LLC, a Texas limited liability company, is the general partner (the “General Partner”); and

WHEREAS, the San Antonio Housing Facility Corporation, a Texas nonprofit public facility corporation (“SAHFC”), is the sole member of the General Partner; and

WHEREAS, the Partnership has incurred operating deficits, and funds are needed to cover such deficits and facilitate the continued operation of the Project as a low-income housing development; and

WHEREAS, Section 5.02 of the First Amended and Restated Agreement of Limited Partnership of the Partnership provides that the General Partner may make advances of funds to cover operating deficits, and such advances shall constitute operating deficit loans and are repayable as set forth therein; and

WHEREAS, SAHFC desires to make a subordinate operating deficit loan on behalf of the General Partner to the Partnership in the amount of not to exceed \$500,000 (the “Loan”) in accordance with the foregoing; and

WHEREAS, the Board of Commissioners of Opportunity Home San Antonio (this “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for SAHFC and/or the General Partner to authorize providing the Loan so that the Partnership may continue to operate the Project as an affordable housing project; and

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of Opportunity Home San Antonio.

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

- 1) The Loan is hereby authorized and approved.
- 2) The Acting 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 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 5th day of February 2025.

Gabriel Lopez
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
Acting President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 25FAC-01-06**

The undersigned officer of the San Antonio Housing Facilities Corporation (“SAHFC”) hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the “Board”) held a meeting on February 5, 2025 (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 25FAC-01-06, AUTHORIZING SAN ANTONIO HOUSING
FACILITY CORPORATION TO MAKE A SUBORDINATE OPERATING DEFICIT
LOAN FOR THE PARK AT SUTTON OAKS APARTMENTS PROJECT; 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 SAHFC.

SIGNED and SEALED this 5th day of February 2025.



Michael Reyes
Acting Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 25FAC-01-06**

RESOLUTION 25FAC-01-06, AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO MAKE A SUBORDINATE OPERATING DEFICIT LOAN FOR THE PARK AT SUTTON OAKS APARTMENTS PROJECT; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Park at Sutton Oaks Apartments Project is a multifamily housing project comprised of 208 units, all of which serve individuals and families earning at or below 60% AMI, and located at 1010 Locke Street, San Antonio, Texas (the "Project"); and

WHEREAS, the Project is owned by ARDC Sutton II, Ltd., a Texas limited partnership (the "Partnership"), of which ARDC Sutton II GP, LLC, a Texas limited liability company, is the general partner (the "General Partner"); and

WHEREAS, the San Antonio Housing Facility Corporation, a Texas nonprofit public facility corporation ("SAHFC"), is the sole member of the General Partner; and

WHEREAS, the Partnership has incurred operating deficits, and funds are needed to cover such deficits and facilitate the continued operation of the Project as a low-income housing development; and

WHEREAS, Section 5.02 of the First Amended and Restated Agreement of Limited Partnership of the Partnership provides that the General Partner may make advances of funds to cover operating deficits, and such advances shall constitute operating deficit loans and are repayable as set forth therein; and

WHEREAS, SAHFC desires to make a subordinate operating deficit loan on behalf of the General Partner to the Partnership in the amount of not to exceed \$500,000 (the "Loan") in accordance with the foregoing; 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 the various entities to enter into the transactions described above.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the San Antonio Housing Facility Corporation that:

- 1) The Loan is hereby authorized and approved.
- 2) The Acting Secretary/Treasurer and any Assistant Secretary/Treasurer (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 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 5th day of February 2025.

Gabriel Lopez

Chair, Board of Directors

Attested and approved as to form:

Michael Reyes

Acting Secretary/Treasurer

The Park at Sutton Oaks Operating Deficit Loan

Miranda Castro | Chief Asset Management Officer

Property and Operations Summary



OCCUPANCY

Total Units: 208

Vacant: 63

Occupancy Rate: 69.71%

TENANT AGED RECEIVABLES

As of 10/31/24 there was a tenant delinquent balance of **\$159,565**.

VENDOR AGED PAYABLES

As of 10/31/24 there was an aged payables balance of **\$482,865**.

Operating Deficit Loan



Requesting authorization to expend funds in an amount not to exceed **\$500,000** in the form of an operating deficit guarantee loan.

Current aged payable balance less management fees is **\$266,054**. This brings trade AP to \$0.00 and allows vendors to service the property again.

Make ready funds of **\$135,336**. This will make ready **55** units and cover the costs of advertising, pest control and security to ensure that made ready units are not broken into. Target goal is 15 move ins or a 7% occupancy rate increase per month.

This will leave funds available to clean up the exterior of the property and increase curb appeal.

Rent Ready Unit



Exterior



Exterior



Questions?

Recruitment Update

Fiscal Year Activity: Jul 1, 2024 - Dec 31, 2024

AGENDA

- Year To Date FY 24 - 25
 - Total Headcount
 - Variance
 - Actual Vacancies

- Staffing by Department FY 24 - 25

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

Year to Date FY 24-25

Total Headcount

DESCRIPTION	7/1/24 - 12/31/24
FT Headcount on 7/1/2024	582
New Hires	16
Departures	-78
Total Headcount	520

Year to Date FY 24-25 Variance

DESCRIPTION	7/1/24 - 12/31/24
Current Budgeted Position 07/01/24	678
Current Total Headcount	-520
Variance	158

Year to Date FY 24-25

Actual Vacancies

DESCRIPTION	7/1/24 - 12/31/24
Variance on 12/31/24	158
Positions on Hold	-93
Temp Status PreScreen Process	-33
Actual Vacancies	32

Total Full Time Staff by Department

07/1/2024 -12/31/2024

Totals for the Period 07/01/24 through 12/31/24													
Department	FT HC ON 07/01/2024	FT HIRES	TRNSFR IN	TRNSFR OUT	Add C,D,E,F	FT TERMS	CURRENT FT HC	BUDGETE D FT	BUDGET VARIANCE	HOLDS	TEMP or PreHires	BUDGET VACANCIES	
Asset Management	4	0	3	0	7	0	7	4	-3	0	0	-3	
Assisted Housing Programs	68	0	1	0	69	-7	62	71	9	-5	0	4	
Beacon	98	4	2	-3	101	-14	87	121	34	-16	-14	4	
Community Development Initiatives	42	2	2	-1	45	-3	42	50	8	-3	-2	3	
Construction	11	1	2	0	14	-1	13	13	0	-1	0	-1	
DSNR	6	2	0	-2	6	0	6	9	3	-1	0	2	
Equity Diversity Inclusion	1	0	0	0	1	0	1	2	1	0	0	1	
Executive	9	2	0	0	11	-2	9	9	0	0	0	0	
Finance and Accounting	24	5	0	0	29	-5	24	28	4	-2	0	2	
General Services	6	0	0	0	6	0	6	6	0	0	0	0	
Human Resources	11	0	0	-1	10	-1	9	12	3	-1	0	2	
Innovative Technology	14	0	0	0	14	-2	12	15	3	-3	0	0	
Internal Audit	6	0	0	0	6	0	6	6	0	0	0	0	
Legal	2	0	0	0	2	0	2	2	0	0	0	0	
Operations Support	50	0	1	-5	46	-8	38	59	21	-12	-3	6	
Policy And Planning	6	0	1	0	7	-2	5	7	2	-2	0	0	
Procurement	8	0	0	0	8	-2	6	8	2	-1	0	1	
Public Affairs	6	0	0	0	6	-2	4	8	4	-4	0	0	
Public Housing	199	0	5	-5	199	-27	172	237	65	-40	-14	11	
Regulatory Oversight	3	0	0	0	3	-1	2	3	1	-1	0	0	
Risk Management	4	0	0	0	4	-1	3	4	1	-1	0	0	
Security	4	0	0	0	4	0	4	4	0	0	0	0	
TOTAL	582	16	17	-17	588	-78	520	678	158	-93	-33	32	

Total Full Time Staff by Department

07/1/2024 -12/31/2024

Positions In Hold Status:

- Directors request holds due to staff reviews, progression, and succession planning
- Other holds reflect the recent budget changes to include the reduction in force

Budget Vacancies:

- The negative vacancies reflected in Asset Management and Construction Services reflect realignment of positions

Recruitment Processing

7/1/2024 – 12/31/2024

Promotions

- 23 Formal Promotions
- 13 Working Out of Class

Temporary Status Activity

- 32 Active Temporary Status Employees at 12/31/24
- 8 Project Temps at 12/31/24
- 4 Transitions from Temporary Status to Full Time Hires
- 59 Total Temporary Assignments during this period

Questions?

OPPORTUNITY HOME SAN ANTONIO

January 22, 2025

MEMORANDUM

To: Board of Commissioners
From: Michael Reyes, Acting President and CEO
Presented by: George Ayala, Director of Procurement
RE: Procurement Activity Report



CURRENT SOLICITATIONS:

There is one Request For Proposals (RFP) and one Quick Quote (QQ) that is currently advertising. The RFP is for access control and security cameras and the QQ is for rebuild water heater shelter and porch for units at S. San Jacinto.

CLOSED/PENDING SOLICITATIONS:

Nine solicitations have closed and are currently being evaluated. The solicitations are for bulk pick-up services organization-wide; urgent care, physicals, and alcohol-drug testing services; foundation repair and stabilization for William Sinkin; strategic planning; foundation repair and stabilization for TL Shaley Apartments; insurance broker of record property and risk consultant work; water softener maintenance, repair, and installation; pest control services for Public Housing and administrative properties; and professional employer organization recruitment services.

SOLICITATIONS IN DEVELOPMENT:

Procurement is currently working on several advertisement solicitations. These include: fair market rent survey; consulting services for rental market study; office cleaning services; development initiative consulting services; commercial property management; irrigation services; abatement of lead-based paint at Cassiano Homes; irrigation services; debt collection services; residential HVAC services; inspection, evaluation, repair, and/or stabilization of foundations; rent comparability study; and cabinets.

PROPOSED ACTION:

None at this time.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Procurement Activity Report
Business Categories

Procurement Activity Report as of January 6, 2025				
Solicitations Currently being Advertised				
Opportunity Home Department	Type	Solicitation Name	Bidders Conference	Closes
Innovative Technology	RFP	Access Control and Security Cameras	N/A	01/17/2025
Public Housing	QQ	Rebuild Water Heater Shelter and Porch for Units at S. San Jacinto	N/A	01/24/2025
Board Items			Date Closed	
Organization-Wide	Coop	Maintenance, Repair, Operating Supplies, Industrial Supplies, and Related Products	N/A	January 22, 2025 Operations and Real Estate Committee Meeting and February 5, 2025 Regular Board Meeting
Organization-Wide	Coop	Elevators, Escalators, and Moving Walks with related equipment, services, and supplies	N/A	
Organization-Wide	Coop	Office Supply and Workplace Catalog Solutions	N/A	
Organization-Wide	Interlocal	Fleet Services	N/A	
Innovative Technology	Coop	Use of Cooperative Purchase Program Contracts for the Acquisition of Computer Hardware, Software, and Related Services	N/A	
Solicitations Under Evaluation				
Organization-Wide	IFB	Bulk Pick-Up Services Organization-Wide	08/07/2024	Procurement Negotiations, Due Diligence, and Evaluation
Human Resources	QQ	Urgent Care, Physicals, and Alcohol-Drug Testing Services	09/25/2024	
Public Housing	IFB	Foundation Repair and Stabilization for William Sinkin	10/04/2024	
Executive	RFP	Strategic Planning	10/21/2024	
Public Housing	IFB	Foundation Repair and Stabilization for TL Shaley Apartments	10/24/2024	
Risk Management	RFP	Insurance Broker of Record Property and Risk Consultant Work	11/01/2024	
Public Housing	IFB	Water Softener Maintenance, Repair, and Installation	12/06/2024	
Administrative Properties and Public Housing	RFP	Pest Control Services for Public Housing and Administrative Properties	12/09/2024	
Human Resources	RFP	Professional Employer Organization Recruitment Services	12/18/2024	
Future Solicitations		Solicitation Name	Anticipated Month of Release	
Beacon Communities		Fair Market Rent Survey	Department Hold	
		Consulting Services for Rental Market Study	Department Hold	
		Office Cleaning Services	Department Hold	
		Cottage Creek Apartments Asphalt and Cement Improvements	January 2025	
Development Services and Neighborhood Revitalization		Development Initiative Consulting Services	Department Hold	
Executive		Commercial Property Management	January 2025	
Public Housing		Abatement of Lead Based Paint at Cassiano Homes	January 2025	
Organization-Wide		Irrigation Services	January 2025	
		Debt Collection Services	January 2025	
		Residential HVAC Services	January 2025	
		Inspection, Evaluation, Repair, and/or Stabilization of Foundations	Department Hold	
		Rent Comparability Study	Department Hold	
		Cabinets	Department Hold	

CATEGORIES OF PROCUREMENTS

Opportunity Home Department	Solicitation Name	Vendor	Amount	Date
Awards Under President and CEO Expanded Authority				
Executive	Organizational and Structural Review	AMA Consulting Group, LLC	\$139,646	11/14/2024
Public Affairs	Translation and Interpreter Services	Fox Translation Services; Universe Technical Translation, and Worldwide Languages and Communication	\$250,000	11/15/2024
Human Resources	Benefits Provider	SWBC Life Insurance Agency, Inc. dba SWBC Employee Benefits Consulting Group	\$62,500	11/20/2024
Public Housing	HVAC Units Installation for Mirasol Homes	MJTR Contractors Ltd dba J National	\$234,069	12/19/2024
Awards Under Contracting Officer Authority				
Public Housing	GPS Tracking Subscriptions	Verizon Connect	\$4,787	12/11/2024
Central Office	Annual Maintenance; Mechanical Systems at Central Office	Trane US, Inc	\$26,892	12/17/2024
Public Housing	Annual Maintenance; HVAC Systems at Victoria Plaza	Trane US, Inc.	\$22,008	12/19/2024
IT Purchases (Resolution 6010, Authorizing the use of Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules))				
Innovative Technology	Additional Google Workspace Enterprise Plus Accounts and Archived User	SADA Systems through Department of Information Resources	\$29,580	11/12/2024
Innovative Technology	Docusign Licenses	Carahsoft Technology through Department of Information Resources	\$162,223	11/22/2024
Innovative Technology	Offsite Digitization project for Assisted Housing Programs and Human Resources	Canon through Department of Information Resources	\$64,874	12/20/2024

