

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. | Tuesday | March 18, 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.

PUBLIC HEARING

3. **Public Hearing** regarding Resolution 6726, authorizing the proposed 2025-2026 Moving To Work (MTW) Agency plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), Capital Fund Program Plan, Five-Year Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action Plan (Aiyana Longoria, Chief Strategy, Data, and Innovation Officer)

INDIVIDUAL ITEMS

4. Consideration and appropriate action regarding Resolution 6726, authorizing the proposed 2025-2026 Moving To Work (MTW) Agency plan, including revisions to the MTW Plan, the

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Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), Capital Fund Program Plan, Five-Year Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action Plan (Aiyana Longoria, Chief Strategy, Data, and Innovation Officer)

5. Consideration and appropriate action regarding Resolution 6728, authorizing the San Antonio Housing Facility Corporation to approve inducement resolutions for the proposed tax credit and tax-exempt bond financing of the Pearsall Place Apartments (Lorraine Robles, Chief Real Estate Development Officer)
6. Consideration and appropriate action regarding Resolution 6733, authorizing the San Antonio Housing Facility Corporation to approve the inducement resolution for the proposed 4% low-income housing tax credit project to be known as Emberstone Apartments (Lorraine Robles, Chief Real Estate Development Officer)
7. Consideration and appropriate action regarding Resolution 6732, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Notes (Riverbreeze Apartments), Series 2025 (the “Notes”); (ii) Las Varas Public Facility Corporation to approve a Resolution 25LVPFC-03-04 authorizing the Notes; (iii) San Antonio Housing Facility Corporation to approve a Resolution 25FAC-03-03 authorizing its participation in the Riverbreeze Apartments Transaction; and (iv) other matters in connection therewith (Lorraine Robles, Chief Real Estate Development Officer)
8. Consideration and appropriate action regarding Resolution 6737, inducing the participation of San Antonio Housing Facility Corporation to serve as the sole member of the general partner, landowner, and general contractor for the Lakeside Lofts 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 authorizing the negotiation and execution of a memorandum of understanding; and other matters in connection therewith (Lorraine Robles, Chief Real Estate Development Officer)
9. Consideration and appropriate action regarding Resolution 6734, authorizing a subordinate loan in the approximate amount of \$710,000 for the Gardens at San Juan (San Juan III) Apartments Project, which may be funded by Moving To Work Funds; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)
10. Consideration and appropriate action regarding Resolution 6735, inducing the Rosemont at Highland Park Apartments Partnership with an affiliate of LXMI Capital, LLC, located at approximately 1303 Rigsby Avenue; the formation of limited liability company(ies) to serve as

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landowner, general partner and/or general contractor for such project; and authorizing the negotiation and execution of a term sheet; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

11. Consideration and appropriate action regarding Resolution 6736, inducing the Costa Valencia Apartments Partnership with an affiliate of LXMI Capital, LLC, located at approximately 6303 Old Highway 90 W; the formation of limited liability company(ies) to serve as landowner, general partner, and/or general contractor for such project; and authorizing the negotiation and execution of a term sheet; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)
12. Consideration and appropriate action regarding Resolution 6738, authorizing the expenditure of additional funds for ongoing wifi connectivity services at various communities to GetWireless, Inc. dba Dojo for an amount not to exceed \$500,000; through October 31, 2026 (Jo Ana Alvarado, Chief Information Officer)
13. Consideration and approval regarding Resolution 6729, authorizing the Summit at Crownridge transaction, including authorizing the Las Varas Public Facility Corporation to approve Resolution 25LVPFC-03-01 authorizing its participation in the Summit at Crownridge transaction (Timothy E. Alcott, Executive Vice President of Development and General Counsel)
14. Consideration and approval regarding Resolution 6730, authorizing the Overlook Apartments transaction, including authorizing the Las Varas Public Facility Corporation to approve resolution 25LVPFC-03-02 authorizing its participation in the Overlook Apartments transaction (Timothy E. Alcott, Executive Vice President of Development and General Counsel)
15. Consideration and approval regarding Resolution 6731, authorizing the Canyon Golf Apartments transaction, including authorizing the Las Varas Public Facility Corporation to approve resolution 25LVPFC-03-03 authorizing its participation in the Canyon Golf Apartments transaction (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

DISCUSSION ITEM

16. Update and discussion regarding strategy for current and future properties (Aiyana Longoria, Chief Strategy, Data, and Innovation Officer; Lorraine Robles, Chief Real Estate Development Officer; Jose Mascorro, Chief Operating Officer)

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CLOSED SESSION

17. 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.

Real Estate/Consultation with Attorney

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

- Discussion and consultation with attorney regarding partnership evaluation

Consultation with Attorney

Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (consultation with attorney)

- Litigation Update

REPORTS

- Procurement Activity Report
- Demographic Procurement Report

RESOURCE

- Developments Overview Table

18. Adjournment

Posted on: 3/11/2025 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

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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.”