



**OPERATIONS AND CHOICE
NEIGHBORHOOD COMMITTEE MEETING
JAN. 23, 2020**



BOARD OF COMMISSIONERS

Jessica Weaver Vice Chair	Charles Clack Commissioner	Dr. Ana "Cha" Guzmán Commissioner	Jo-Anne Kaplan Commissioner	Olga Kauffman Commissioner	Sofia A. Lopez Commissioner	Ruth Rodriguez Commissioner
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PRESIDENT & CEO

David Nisivoccia

**SAN ANTONIO HOUSING AUTHORITY
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE or
SPECIAL BOARD MEETING

**818 S. Flores St., San Antonio, TX 78204
2:00 p.m., Thursday, January 23, 2020**

The Board of Commissioners will convene for a Committee, or Special Board meeting, at the Central Office of the San Antonio Housing Authority, located at 818 S. Flores St., San Antonio, TX, 78204, for discussion on the following matters:

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.

PUBLIC COMMENT

2. Public Comment - Citizens are provided three minutes each to speak to any agenda items.

OPERATIONS

3. Consideration and appropriate action regarding Resolution 6010, authorizing the use of cooperative purchasing program contracts, where the San Antonio Housing Authority (SAHA) 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 by SAHA and its Affiliated Entities; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Jo Ana Alvarado, Director of Innovative Technology)
4. Consideration and appropriate action regarding Resolution 6011, authorizing the approval and ratification of an emergency procurement and award of a contract for the exterior wall assembly structural and waterproofing repairs at Pecan Hill Apartments to Alpha Building Corporation (WBE), through the Local Government Purchasing Cooperative (Texas BuyBoard), for an amount not to exceed \$90,509.00 (Steven Morando, Director of Procurement and General Services; Kristi Baird Director of Beacon Communities)
5. Consideration and appropriate action regarding Resolution 6000, authorizing the award of a contract for pre-construction and general contracting services for SAHA EPC II to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$7,000,000.00; for a period of one year (Ed Hinojosa, Chief Financial Officer; Thomas Roth, Director of Asset Management; Steven Morando, Director of Procurement and General Services)

6. Consideration and appropriate action regarding Resolution 6003, approving change in schedule of fees and late fees for the San Antonio Housing Authority Public Housing program (Brandee Perez, Director of Federal Housing Programs)
7. Consideration and appropriate action regarding Resolution 6004, authorizing Salado Cliffs Ltd., as developer of Salado Cliffs transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Salado Cliffs; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
8. Consideration and appropriate action regarding Resolution 6005, authorizing Cinnamon Creek Lofts Ltd., as developer of Cinnamon Creek Lofts transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Cinnamon Creek Lofts; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
9. Consideration and appropriate action regarding Resolution 6006, authorizing Ramsey Road Residences Ltd., as developer of Ramsey Road Residences transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Ramsey Road Residences; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
10. Consideration and appropriate action regarding Resolution 6007, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Fiesta Trails; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
11. Consideration and appropriate action regarding Resolution 6008, authorizing the Snowden Apartments transaction, including: (i) authorizing execution of a Contract for Ground Lease (Contract) between San Antonio Housing Facility Corporation (Facility Corporation) as Tenant and San Antonio Housing Finance Corporation (Finance Corporation) as Landlord, covering land owned by Finance Corporation at 7223 Snowden Road, San Antonio, Texas (Project Site), and all other documentation necessary to ground lease the Project Site to the Facility Corporation for the purpose of applying to the Texas Department of Housing and Community Affairs (TDHCA) for 9% housing tax credits to provide financing for the Project development; (ii) authorizing the Facility Corporation to execute the Contract as the proposed Tenant and to assign the Contract from the Facility Corporation to Snowden Apartments, LP, a to-be-formed limited partnership (Partnership) which will be controlled by an affiliate of the Facility Corporation; (iii) authorizing the Housing Authority of the City of San Antonio, Texas (SAHA), and/or Facility Corporation to sponsor the submission of a tax credit application to the TDHCA for 9% housing tax credits to provide financing for the Project; (iv) authorizing the creation of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company, and the Partnership for the

purpose of owning, developing, constructing and operating the Project; (v) authorizing the Facility Corporation to serve as the prime contractor for the Project; and (vi) authorizing other matters in connection therewith (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

12. Consideration and appropriate action regarding Resolution 6009, authorizing Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for the Horizon Point Apartments proposed tax credit and tax exempt bond financing project (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

CHOICE NEIGHBORHOOD

13. Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Aiyana Longoria, Interim Director of Community Development Initiatives)

INDIVIDUAL ITEMS FOR CONSIDERATION

14. Update and discussion of Federal Housing Programs End of Year Report (Brandee Perez, Director of Federal Housing Programs)
15. Update and discussion regarding Strategic Plan (Richard Milk; Director of Policy and Planning)
16. Adjournment

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

**Note: If a quorum of the Board of Commissioners attends the Committee Meeting, this meeting becomes a Special Meeting of the Board, but no Board action will be taken other than recommendations to the full Board, unless the full Board is present.

"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."

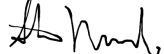
SAN ANTONIO HOUSING AUTHORITY

January 23, 2020

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 6010, AUTHORIZING THE USE OF COOPERATIVE PURCHASING PROGRAM CONTRACTS, WHERE THE SAN ANTONIO HOUSING AUTHORITY (SAHA) 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 BY SAHA 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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David Nisivoccia
President and CEO

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Steven Morando
Director of Procurement and
General Services

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Jo Ana Alvarado
Director of Innovative
Technology

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6010, authorizing the use of cooperative purchasing program contracts, where the San Antonio Housing Authority (SAHA) 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 by SAHA and its Affiliated Entities; for a period of one year with the option to renew up to four additional one-year terms.

FINANCIAL IMPACT:

Approval is requested to allow SAHA and its Affiliated Entities to purchase computer hardware, software and related services on an as needed basis, throughout the year utilizing various cooperative purchasing program contracts and General Services Administration (GSA) Federal Supply Schedules. The details of all computers purchased will be reported to the Board of Commissioners on a quarterly basis. The funding source for the computer purchases will be through the approved operating budgets and/or available reserves.

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, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies.

SAHA and its Affiliated Entities are requesting purchasing authority for computer hardware, software and related services needed for its operations that are approved and budgeted for replacement and others, as needed. The computers will be purchased on an as-needed basis through contracts offered by various Cooperative Purchasing Programs, of which SAHA is a participating member. Currently, SAHA is a member of the following cooperative purchasing programs: the State of Texas Cooperative Purchasing Program (which includes contracts

SAN ANTONIO HOUSING AUTHORITY**January 23, 2020**

awarded by the Department of Information Resources, known as DIR), the Purchasing Cooperative Network (TCPN), US Communities (an Omnia Partner) Houston-Galveston Area Council of Governments (H-GAC) and the Local Government Purchasing Cooperative (Texas Buyboard). Additionally, Section 211 of the E-Government Act of 2002, authorizes the General Services Administration (GSA) to allow state and local governments to use Federal Supply Schedules to acquire automated data processing equipment (including firmware), software, supplies, support equipment, and services. GSA has opened Federal Supply Schedule 70, Information Technology (IT), and Consolidated Schedule contracts containing IT Special Item Numbers (SINs), for use by state and local governments to include Housing Authorities.

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

This request will provide SAHA with more flexibility to select computer hardware, software, and related services available under the cooperative Agreements and Federal Supply Schedules from several alternate sources. SAHA will also avoid problems associated with a cooperative purchasing program contract expiring and SAHA requiring computer hardware, software or related services prior to a new contract being awarded. Generally, there will be at least one of our coops or GSA Schedules that have a contract in effect at any point in time. This provides an opportunity for SAHA to obtain computer hardware, software or related services 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.

The various contracts include most of the computer related items and services that may be required by SAHA and its Affiliated Entities. This will ensure that the agency continues to get the best pricing under these contracts.

STRATEGIC GOAL:

Transform core operations to be a high performing and financially strong organization.

ATTACHMENT:

Resolution 6010

**San Antonio Housing Authority
Resolution 6010**

RESOLUTION 6010, AUTHORIZING THE USE OF COOPERATIVE PURCHASING PROGRAM CONTRACTS, WHERE THE SAN ANTONIO HOUSING AUTHORITY (SAHA) 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 BY SAHA 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 encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, SAHA and its Affiliated Entities seek purchasing authority for computer hardware, software, and related services that are 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 SAHA is a participating member and/or General Services Administration (GSA) Federal Supply Schedules; and

WHEREAS, in all cases, the contracts utilized by SAHA 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 will be reported to the Board of Commissioners on a quarterly basis. The funding source for these purchases will be through the approved operating budgets and/or available reserves; and

WHEREAS, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

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

- 1) Approves Resolution 6010, authorizing the use of cooperative purchasing program contracts, where the San Antonio Housing Authority (SAHA) 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 by SAHA 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 President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:


David Nisivoccia
President and CEO

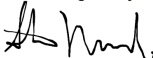
SAN ANTONIO HOUSING AUTHORITY


January 23, 2020

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 6011, AUTHORIZING THE APPROVAL AND RATIFICATION OF AN EMERGENCY PROCUREMENT AND AWARD OF A CONTRACT FOR THE EXTERIOR WALL ASSEMBLY STRUCTURAL AND WATERPROOFING REPAIRS AT PECAN HILL APARTMENTS TO ALPHA BUILDING CORPORATION (WBE) THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE (TEXAS BUYBOARD) FOR AN AMOUNT NOT TO EXCEED \$90,509.00.

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David Nisivoccia
President and CEO

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Steven Morando
Director of Procurement
and General Services

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Kristi Baird
Director of Beacon
Communities

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6011, authorizing the approval and ratification of an emergency procurement and award of a contract for the exterior wall assembly structural and waterproofing repairs at Pecan Hill Apartments to Alpha Building Corporation (WBE), through the Local Government Purchasing Cooperative (Texas BuyBoard), for an amount not to exceed \$90,509.00.

FINANCIAL IMPACT:

The cost for the emergency repairs was \$90,509.00, to include the initial proposed cost of \$81,759.00, plus \$8,750.00 for unforeseen rotten/damaged wood that was discovered around the window area on all three floors requiring replacement of the stucco and weatherproofing of the windows. The cost for these services will be funded through the operating budget and available reserves.

SUMMARY:

Board approval is required to approve and ratify the award of an emergency procurement and contract to Alpha Building Corporation through the Local Government Purchasing Cooperative (Texas BuyBoard). This item is being brought to the Board of Commissioners in accordance with SAHA's Procurement Policy, as the cost of the required repairs exceeded \$50,000.00.

Pecan Hill Apartments, located on the outskirts of Alamo Heights was built in 1979, and is a three story development comprised of 100 units to include 18 Efficiencies, 78 one-bedroom, and 4 two-bedroom apartments.

SAHA required the services of a contractor to perform emergency repairs at this Development. The stucco panels on the exterior walls were observed to be in a state of significant disrepair, and needed to be replaced, due to the risk of falling off the exterior building. The interior beams showed signs of significant rot and buckling and also risked collapse; thereby, causing extensive damage to the building. The existing condition of the structure was deemed a life safety concern; therefore, SAHA engaged a contractor to repair the studs and beams, while applying temporary shoring inside for support. Once the structure was stabilized, framing was replaced as-needed,

SAN ANTONIO HOUSING AUTHORITY

January 23, 2020

including the exterior plywood sheathing and a vapor barrier. This project was overseen by Property Management for Beacon Communities; however, prior to proceeding with the required repairs, the Director of Construction Services spoke with the contractor reviewing the proposed scope in detail.

This Procurement was exempt from the competitive bidding process as outlined in the State of Texas Local Government Code, Section 252.022 (1) a procurement made because of a public calamity that requires the immediate appropriation of money to relieve the necessity of the municipality's residents or to preserve the property of the municipality; (2) a procurement necessary to preserve or protect the public health or safety of the municipality's residents; and (3) a procurement necessary because of unforeseen damage to public machinery, equipment, or other property.

STRATEGIC GOAL

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 6011
Pictures

**San Antonio Housing Authority
Resolution 6011**

RESOLUTION 6011, AUTHORIZING THE APPROVAL AND RATIFICATION OF AN EMERGENCY PROCUREMENT AND AWARD OF A CONTRACT FOR THE EXTERIOR WALL ASSEMBLY STRUCTURAL AND WATERPROOFING REPAIRS AT PECAN HILL APARTMENTS TO ALPHA BUILDING CORPORATION (WBE) THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE (TEXAS BUYBOARD) FOR AN AMOUNT NOT TO EXCEED \$90,509.00

WHEREAS, Board approval is required to approve and ratify the award of an emergency procurement and contract to Alpha Building Corporation through the Local Government Purchasing Cooperative (Texas BuyBoard); and

WHEREAS, SAHA required the services of a contractor to perform emergency repairs at Pecan Hill Apartments. The stucco panels on the exterior walls were observed to be in a state of significant disrepair and needed to be replaced, due to the risk of falling off the exterior building. The interior beams showed signs of significant rot and buckling and also risked collapse; thereby, causing extensive damage to the building. The existing condition of the structure was deemed a life safety concern; and

WHEREAS, this Procurement was exempt from the competitive bidding process as outlined in the State of Texas Local Government Code, Section 252.022 (1) a procurement made because of a public calamity that requires the immediate appropriation of money to relieve the necessity of the municipality's residents or to preserve the property of the municipality; (2) a procurement necessary to preserve or protect the public health or safety of the municipality's residents; and (3) a procurement necessary because of unforeseen damage to public machinery, equipment, or other property; and

WHEREAS, the cost for the emergency repairs was \$90,509.00, to include the initial proposed cost of \$81,759.00, plus \$8,750.00 for unforeseen rotten/damaged wood that was discovered around the window area on all three floors requiring replacement of the stucco and weatherproofing of the windows. The cost for these services will be funded through the operating budget and available reserves; and

WHEREAS, staff requests the Board of Commissioners approve and ratify the emergency procurement and award of contract.

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

- 1) Approves Resolution 6011, authorizing the approval and ratification of an emergency procurement and award of a contract for the exterior wall assembly structural and waterproofing repairs at Pecan Hill Apartments to Alpha Building Corporation (WBE), through the Local Government Purchasing Cooperative (Texas BuyBoard), for an amount not to exceed \$90,509.00.
- 2) Ratifies the emergency procurement and award of contract.

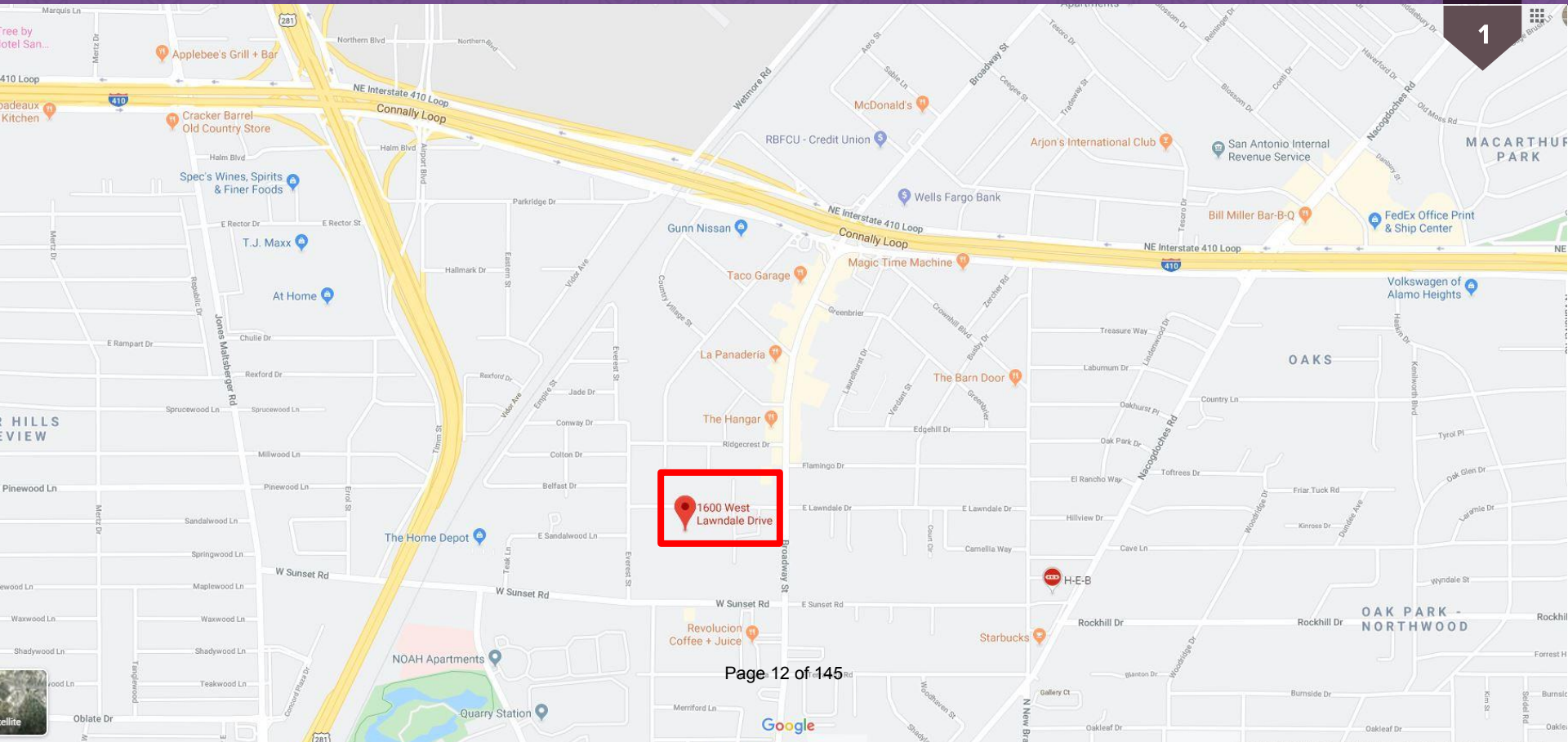
Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

PECAN HILL APARTMENTS MAP



PECAN HILL APARTMENTS MAP



PECAN HILL APARTMENTS

3



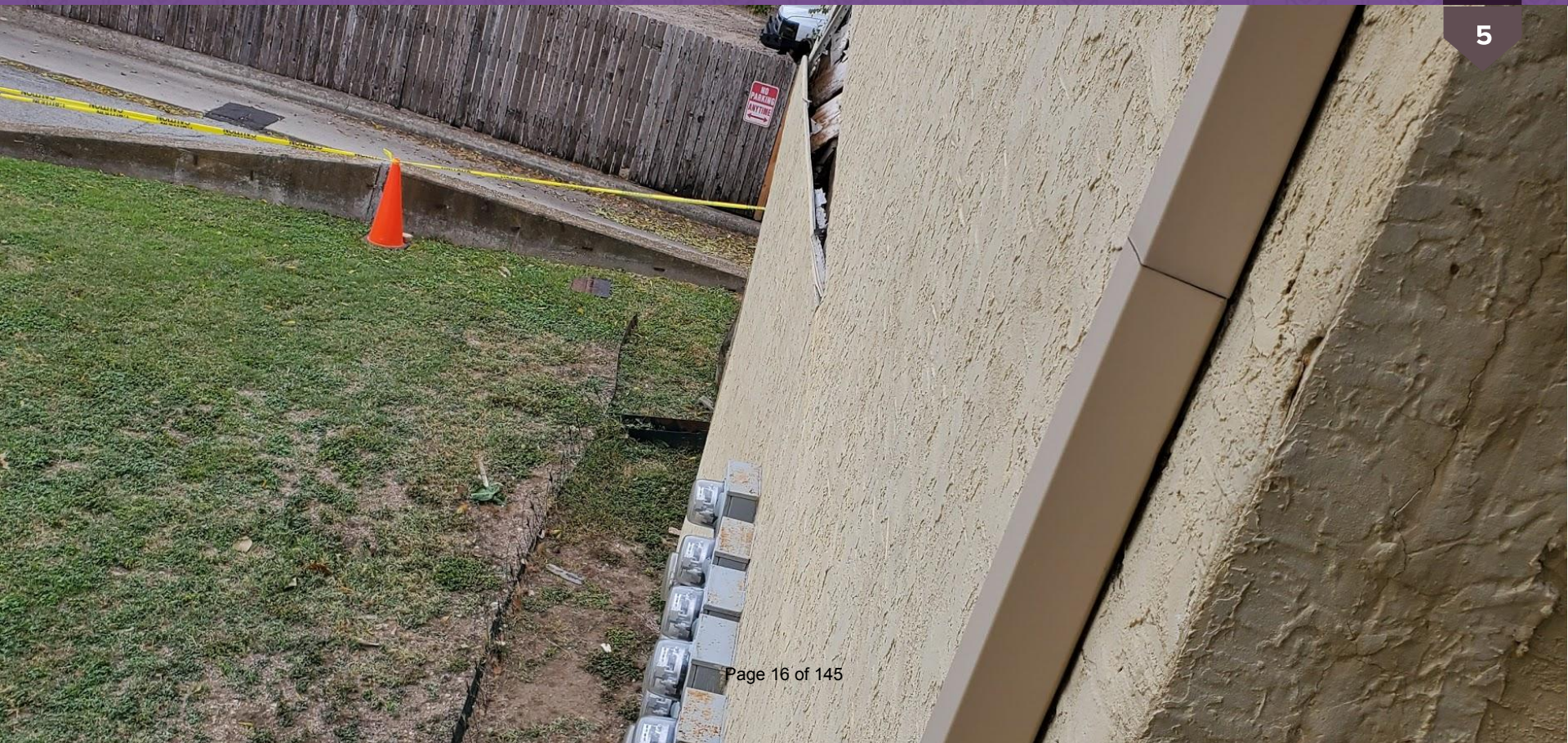
PECAN HILL APARTMENT REPAIRS

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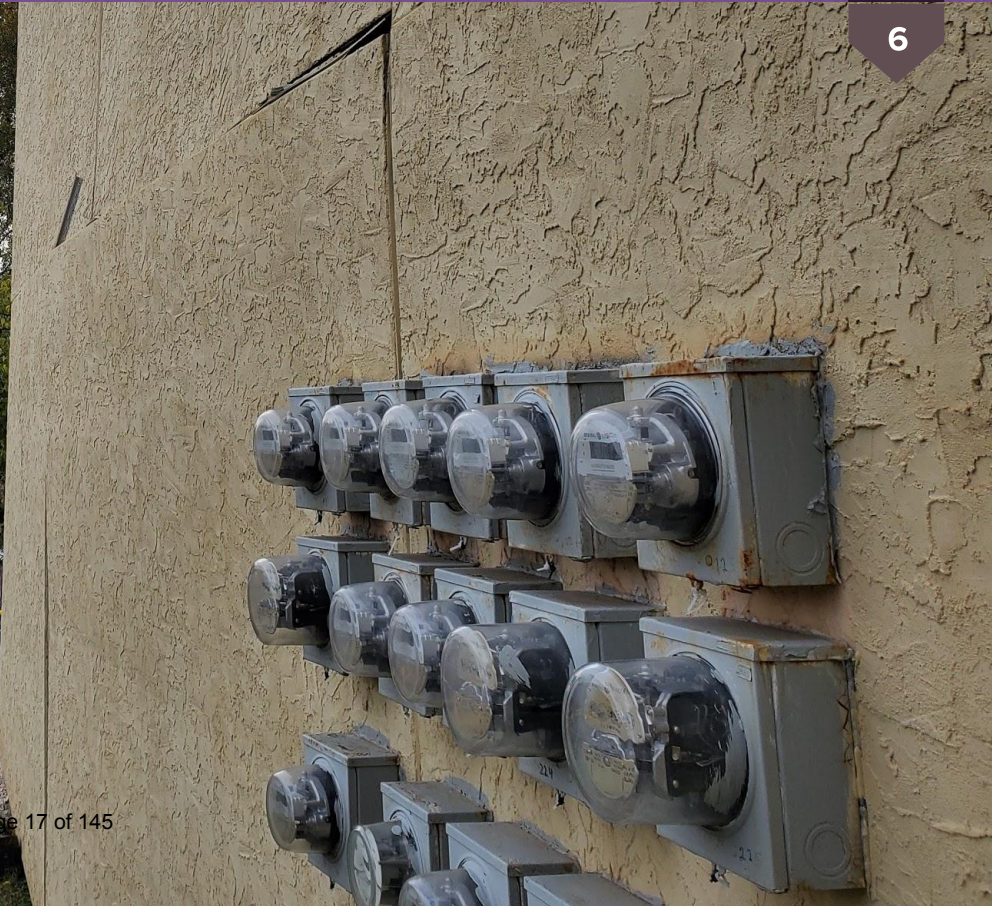
PECAN HILL APARTMENT REPAIRS

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PECAN HILL APARTMENT REPAIRS

6



PECAN HILL APARTMENT REPAIRS

7



SAN ANTONIO HOUSING AUTHORITY


January 23, 2020


**Board of Commissioners
Operations and Choice Neighborhood Committee**


RESOLUTION 6000, AUTHORIZING THE AWARD OF A CONTRACT FOR PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES FOR SAHA EPC II TO GEOFILL MATERIAL TECHNOLOGIES, LLC (SBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$7,000,000.00; FOR A PERIOD OF ONE YEAR

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David Nisivoccia
President and CEO

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Ed Hinojosa
Chief Financial Officer

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Thomas Roth
Director of Asset Management

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Steven Morando
**Director of Procurement
and General Services**

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6000, authorizing the award of a contract for pre-construction and general contracting services for SAHA EPC II to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$7,000,000.00; for a period of one year.

FINANCIAL IMPACT:

The current award recommendation for pre-construction and general contracting services for SAHA's EPC II is not expected to exceed an amount of \$7,000,000.00, to include a base bid in the amount of \$6,618,247.75, and a contingency in the amount of \$381,752.25 that will only be used, if necessary. This project will be funded through an equipment lease/purchase agreement between SAHA and Banc of America Public Capital Corp. as presented to and approved by SAHA's Board of Commissioners on December 5, 2019, through Resolution 5979.

SUMMARY:

SAHA received Board approval on March 5, 2015 (Resolution 5466), and September 10, 2015 (Resolution 5498), to award contracts for Pre-Construction and Construction Manager Services for a self-managed Energy Performance Contract (EPC I). The building types included were two high rises and three large row home type project developments (Alazan, Lincoln, Cassiano, Villa Tranchese and Fair Avenue).

SAHA remains committed to being a sustainable agency and has elected to undertake a second phase of a HUD approved Energy Performance Contract (EPC II) where energy and water conservation measures are installed and financed with future utility cost reductions. SAHA has completed the initial design phase of EPC II and is moving toward HUD approval and the financing stage. The next step in the EPC process is to engage a general contractor for both the pre-construction and general contracting services. This Resolution is to secure such services. The contractor will be installing a combination of various capital improvements, as well as, energy and water conservation measures across the 34 public housing properties including high efficient lighting, high efficient plumbing fixtures, solar panels, roofs, windows, HVAC plant upgrades, and

SAN ANTONIO HOUSING AUTHORITY**January 23, 2020**

bathroom exhaust fans. The project will include 34 public housing developments (various building types) equating to 2,324 dwelling units. The approximate time for completion of this project is one year.

On August 26, 2019, SAHA issued a Request For Proposals (RFP) #1908-912-21-4950 for Pre-Construction and General Contracting Services for SAHA EPC II that closed on October 11, 2019. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 254 vendors. A total of six proposals were received in response to this solicitation: Geofill Material Technologies, LLC (SBE, Section 3 Business), Gibraltar Construction Co., Inc., JMI Contractors, LLC, Stoddard Construction Management (SBE), Tejas Premier Building Contractor, Inc. (DBE, HABE, MBE, SBE, WBE), and The Efficiency Network. All proposals were evaluated on the following criteria: experience, capacity, approach and methodology, price/fee, and strength of the Contractor's Section 3 and SWMBE Utilization Plans. Presentations were conducted on November 5, 2019, for the three highest rated proposers. Best and Final Offers were also requested and were due to Procurement on November 20, 2019. Based on the above, we are recommending contract award to Geofill Material Technologies, they are the highest rated and lowest priced responsive and responsible proposer.

Geofill Material Technologies, LLC was founded in 2003, and is located in Schertz, Texas. This contractor has been certified as an SBE by the South Central Texas Regional Certification Agency and a Section 3 Business by SAHA. They specialize in commercial and residential services that include construction management services, new construction, rehab and renovations, large and catastrophic loss, roofing, life and safety repairs, interior rehab and finish out, painting and flooring, in house heating and cooling repairs and replacement, energy audits and weatherization, and are a certified installer for the Weatherization Assistance Program. Geofill Material Technologies has received prior awards from SAHA for: Churchill Estates and Encanta Villa Apartments Exterior improvements and New HVAC and Water Heaters; Cassiano burn units rehabilitation; Prefabricated Metal Building for Garcia Street Urban Farm, Matt Garcia structural repairs; unit make ready for public housing; 10145 Galesburg reconstruction; H.B. Gonzalez structural and foundation repairs; and Castle Point burned units rehabilitation. They have worked with Housing Authorities to include Floresville Housing Authority and Schertz Housing Authority. Their Texas clients include City of Aransas Pass, UT Austin Marine Science Institute, Ventera Properties, Starr Properties, and Salt Lake Baptist Church. Their Section 3 Good Faith effort plan includes sponsoring one to two individuals with continuing education courses at Northside Independent School District.

CONTRACT OVERSIGHT

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to ensure the vendor submits the Contractor's Section 3 Compliance report on a monthly basis, monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan, provide annual contract performance evaluation survey to end users, and assist departments in the contract renewal or new solicitation process.

STRATEGIC GOAL

Preserve and improve existing affordable housing resources and opportunities.

SAN ANTONIO HOUSING AUTHORITY

January 23, 2020

ATTACHMENTS:

Resolution 6000

Scoring Matrix

Advertisement List

**San Antonio Housing Authority
Resolution 6000**

RESOLUTION 6000, AUTHORIZING THE AWARD OF A CONTRACT FOR PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES FOR SAHA EPC II TO GEOFILL MATERIAL TECHNOLOGIES, LLC (SBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$7,000,000.00; FOR A PERIOD OF ONE YEAR

WHEREAS, on August 26, 2019, SAHA issued a Request For Proposals #1908-912-21-4950 for Pre-Construction and General Contracting Services for SAHA EPC II that closed on October 11, 2019; and

WHEREAS, a total of six proposals were received in response to the RFP with presentations conducted for the three highest rated proposers; and

WHEREAS, Geofill Material Technologies, LLC (SBE, Section 3 Business) is being recommended for contract award. They are the lowest priced and highest rated responsive and responsible contractor; and

WHEREAS, the current award recommendation for pre-construction and general contracting services for SAHA's EPC II is not expected to exceed an amount of \$7,000,000.00, to include a base bid in the amount of \$6,618,247.75, and a contingency in the amount of \$381,752.25 that will only be used, if necessary. This project will be funded through an equipment lease/purchase agreement between SAHA and Banc of America Public Capital Corp. as presented to and approved by SAHA's Board of Commissioners on December 5, 2019, through Resolution 5979; and

WHEREAS, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

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

- 1) Approves Resolution 6000, authorizing the award of a contract for pre-construction and general contracting services for SAHA EPC II to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$7,000,000.00; for a period of one year.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II							
Scoring Matrix							
1908-912-21-4950							
Criterion Description	Max Points	Geofill Material Technologies	The Efficiency Network	Gibraltar Construction Company, Inc.	Tejas Premier Building Contractor, Inc.	Stoddard Construction Management	JMI Contractors
Experience:	Weight 1-5 25%						
Rater 1		5.00	5.00	4.00	5.00	4.00	2.00
Rater 2		4.00	5.00	4.00	4.00	4.00	3.00
Rater 3		5.00	5.00	4.00	4.00	4.00	3.00
Total Score		14.00	15.00	12.00	13.00	12.00	8.00
Average Score		4.67	5.00	4.00	4.33	4.00	2.67
Weighted Score		1.17	1.25	1.00	1.08	1.00	0.67
Capacity:	1-5 20%						
Rater 1		3.00	5.00	5.00	5.00	5.00	2.00
Rater 2		3.00	4.50	4.50	4.50	4.50	2.50
Rater 3		4.00	4.00	5.00	4.00	4.00	2.00
Total Score		10.00	13.50	14.50	13.50	13.50	6.50
Average Score		3.33	4.50	4.83	4.50	4.50	2.17
Weighted Score		0.87	0.90	0.97	0.90	0.90	0.43
Approach and Methodology:	1-5 20%						
Rater 1		5.00	4.00	3.00	2.00	2.00	3.00
Rater 2		5.00	4.00	3.00	2.50	2.50	3.00
Rater 3		5.00	4.00	3.00	2.00	2.00	3.00
Total Score		15.00	12.00	9.00	6.50	6.50	9.00
Average Score		5.00	4.00	3.00	2.17	2.17	3.00
Weighted Score		1.00	0.80	0.60	0.43	0.43	0.60
Price proposal:	1-5 25%						
Total Score		5.00	2.88	4.07	3.08	2.91	2.63
Weighted Score		1.25	0.72	1.02	0.77	0.73	0.66
Strength of the Section 3 plans:	1-5 5%						
Rater 1		3.00	4.00	3.00	3.00	4.00	0.00
Rater 2		3.00	4.00	3.00	3.00	4.50	0.00
Rater 3		4.00	4.00	4.00	3.00	4.00	0.00
Total Score		10.00	12.00	10.00	9.00	12.50	0.00
Average Score		3.33	4.00	3.33	3.00	4.17	0.00
Weighted Score		0.17	0.20	0.17	0.15	0.21	0.00
Strength of the S/WIMBE plans:	1-5 5%						
Rater 1		4.00	4.00	3.00	2.00	2.00	0.00
Rater 2		4.00	4.00	2.00	2.00	2.00	0.00
Rater 3		5.00	3.00	3.00	3.00	1.00	0.00
Total Score		13.00	11.00	8.00	7.00	5.00	0.00
Average Score		4.33	3.67	2.67	2.33	1.67	0.00
Weighted Score		0.22	0.18	0.13	0.12	0.08	0.00
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#							
Category 1: As detailed in Attachment D	5 (25)						
Category II: As detailed in Attachment D	4 (2)						
Category III: As detailed in Attachment D	3 (15)						
Category IV: As detailed in Attachment D	2 (1)	0.10					
Total Weighted Score		4.57	4.05	3.88	3.45	3.35	2.36

Scoring Matrix Interviews/BAFO
PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II
1908-912-21-4950

Criterion Description	Max Points Weight	Geofill Material Technologies	Gibraltar Construction Company, Inc	The Efficiency Network
Experience:	1-5 25%			
<u>Rater 1</u>		5.00	4.00	5.00
<u>Rater 2</u>		4.00	4.00	5.00
<u>Rater 3</u>		5.00	4.00	5.00
<u>Total Score</u>		14.00	12.00	15.00
<u>Average Score</u>		4.67	4.00	5.00
<u>Weighted Score</u>		1.17	1.00	1.25
Capacity:	1-5 20%			
<u>Rater 1</u>		5.00	5.00	5.00
<u>Rater 2</u>		4.00	4.50	4.50
<u>Rater 3</u>		5.00	5.00	5.00
<u>Total Score</u>		14.00	14.50	14.50
<u>Average Score</u>		4.67	4.83	4.83
<u>Weighted Score</u>		0.93	0.97	0.97
Approach and Methodology:	1-5 20%			
<u>Rater 1</u>		4.50	4.00	4.00
<u>Rater 2</u>		4.50	3.00	5.00
<u>Rater 3</u>		5.00	4.00	4.75
<u>Total Score</u>		14.00	11.00	13.75
<u>Average Score</u>		4.67	3.67	4.58
<u>Weighted Score</u>		0.93	0.73	0.92
Price proposal:	1-5 25%			
<u>Total Score</u>		5.00	4.58	4.48
<u>Weighted Score</u>		1.25	1.15	1.12
Strength of the Section 3 plans:	1-5 5%			
<u>Rater 1</u>		3.00	3.00	4.00
<u>Rater 2</u>		3.00	3.00	4.00
<u>Rater 3</u>		4.00	4.00	4.00
<u>Total Score</u>		10.00	10.00	12.00
<u>Average Score</u>		3.33	3.33	4.00
<u>Weighted Score</u>		0.17	0.17	0.20
Strength of the S/W/MBE plans:	1-5 5%			
<u>Rater 1</u>		4.00	3.00	4.00
<u>Rater 2</u>		4.00	2.00	4.00
<u>Rater 3</u>		5.00	3.00	3.00
<u>Total Score</u>		13.00	8.00	11.00
<u>Average Score</u>		4.33	2.67	3.67
<u>Weighted Score</u>		0.22	0.13	0.18
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#				
Category 1: As detailed in Attachment D	5 (.25)			
Category II: As detailed in Attachment D	4 (.2)			
Category III: As detailed in Attachment D	3 (.15)			
Category IV: As detailed in Attachment D	2 (.1)	0.10		
Tota Weighted Score		4.77	4.15	4.64

Advertisement List
Solicitation # 1908-912-21-4950
PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	R Vasquez	rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	

Advertisement List**Solicitation # 1908-912-21-4950****PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II**

Associations /Vendors	Contact Name	Email	Notes
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org carol@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	Over limit
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II			
All Pro General Construction	Raul Scott	rs@apgc.biz	
Alpha Building Corporation	Shawn Babb	sbabb@alphabuilding.com	
Construmment Group Inc	Eloina Guerrero	constrummentinc@gmail.com	
Copeland Contracting Co.	Elsa Brown	ebrown@copeland-inc.com	
Hsc Electric Company, Inc.	Henry Gonzalez	hsc_electric@yahoo.com	

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Associations /Vendors	Contact Name	Email	Notes
J. L. Bass Enterprise, Llc	Jeff Bass	jlbass47@jlbassconstruction.com	
Kegley, Inc.	ANITA M KEGLEY	anitakegley44@gmail.com	
MLP Ventures Inc.	Liborio Perez	mlp@att.net	
Tejas Premier Building Cntrctr	Andrew Wallace	andrew@tejaspremierbc.com	
Abeco Contracting	A. Juarez Jessica Garza	cathy@abecoContracting.com jessica@abecocontracting.com	
All Pro General Const.	Raul Scott	rs@allprogenconst.com	
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	
Ariva Contracting	Adan Silva	adan@arivacontracting.com	
Confidence Construction	Renee Harris	rharrisc21@yahoo.com	
Hill Bros. Construction	Kara Hill	kara@hillbrosconstruction.com	
Jarvis Moore	Jarvis Moore	jarvisdsd@gmail.com	
JGG Construction	Joseph Gonzales	Integrated02@aol.com	
Josiah Construction	Ricardo Guajardo	lgjosiahconstruction@gmail.com	
Mcfarland & Mcfarland	James McFarland	mcfarland9598@gmail.com	
Man-Tra Solutions, LLC	Mike Aleman	maleman@clnup.com	
Ohaver Contracting	Donald Ohaver	dawnv@ohavercontractors.com	rejected
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	
Cleanology Service	Mike	Mike@cleanologyservices.com	
Geofill Material Technologies	Jan Puente	jpuente_geofill@outlook.com	
RML Contracting	Mariano Garcia Mariano Garcia II	marianogarcia1211@gmail.com m.garcia@rmlcontractingllc.com	
Guido Construction	Andy Servantes Maryanne Guido	andy@guidoco.com maguido@guidobros.com	
Limitless Construction Svcs	Erica Ponce	Eponce.pcs@gmail.com	
Commercor	R. Broniszewski	commercorconstruction@gmail.com,	
Vela Construction	Joe Vela	Joe.Vela@velagroupinc.com	
Robinson Gen Contracting	Yvette	krobinson@robinsongc.com	
Frost & keeling	John Anness	jcanness@frostandkeeling.com	
Marc 3	Chester Rackley	chester@marc3llc.com	
M & M Weatherization	Nicole Ansualda	nansualda@mmwtx.com	
Total Lender Service	James Pujols	Jpujols55@yahoo.com	
Blackmon Mooring SA	Bryan Roller Tiffany Montano	broller@bmsmanagement.com tmontano@bmsmanagement.com	
Turn Around	Selwyn Witer	selselkk@gmail.com	
Marc General Construction	Cindy Weed	cweed@marcgc2015.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
PTI Remodeling, LLC	Thomas Hamilton	thomashamilton75@yahoo.com	

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Associations /Vendors	Contact Name	Email	Notes
RG Williams Const & RmdIng	Robert G. Williams	rgw_77446@yahoo.com	
R.K. Bass Electric, Inc.	Andy Bass	cheryl@basselectric.com	
RPR Construction Company,	Patricia Pinkerton	ppinkerton@rprconstruction.com	
Seraphia's Lotts	S. A. Sampson-Lott	atita@sbcglobal.net	
JMI Contractors	Grant Jacobs Logan Sean Scott	grant@jmicontractors.com logan@jmi-contractors.com, sean@jmicontractors.com	
SpawGlass	Justin Calvin Jason Hennesey	justin.calvin@spawglass.com Jason.Hennesey@spawglass.com	
H. Karp Co.	Harry Karp	hkarpjr@yahoo.com	
Joeris Construction		acardwell@joeris.com	
Calidad LLC	Charles	cschuchardt.calidadllc@gmail.com	
Coltcam Construction	Amelie Tinajero	amelietinajero@yahoo.com	
Burgess Construction Cnslts	Lane Shelton	lshelton@burgess-inc.com	
Rogers-Obrien Construction	John Archer Anthony Oleary	jarcher@r-o.com aoleary@r-o.com	
Whiting-Turner	Tyler Quinn	Tyler.Quinn@whiting-turner.com	
Stoddard Const	Linda Nemec Keith Stoddard	LN@stoddardcmi.com ks@stoddardcmi.com	
J Carrizal Gen Const	Grace Pina	gpina@jcgconst.com	
REC Industries	Randy Hunter	randyhunter@recind.com	
Woolsey Construction	Elijah	eli@woolseyconstruction.com	
Straight Line Mgmnt	Sherrika Arch Jeanetta Tinsley Ernesto	straightlinem@straightlinem.com jeanetta@straightlinem.com ernesto@straightlinem.com	Rejected Rejected
Woolsey Design Build	Glenn Roblin	glenn@woolseyconstruction.com	
Davila Construction	Vinnie Gonzales Abel Perez	vinnie@davilaconstruction.com abel@davilaconstruction.com	
Gibraltar Construction	Matt Mitchell	Matt@gibconst.com	
R.E.C. Industries	Warren Williams	warren@recind.com	
Summit Building and Design	Cecilia Ramos David Acevedo	cecilia.ramos@summitbuildinganddesi gn.com David.acevedo@summitbuildingandde sign.com	
Al Garza Construction Inc	Al Garza	gr9151@att.net	
Alcatex Inc	Allison B Griffis	allisonb@alcatexdesign.com	
Alpha Building Corporation	Shawn Babb	sbabb@alphabuilding.com	
Alpine Engineering & Cnstrctn	Mike Hayes	alpine@alpinecompany.us	
Americana Builders	Katia Sandoval	Americanabuilders@yahoo.com	
Arkitektura Devolpment Inc.	Gerard P Contreras	condg1@yahoo.com	
Associated Contractors Inc.	Charlie Bishop	charlie.bishop@assoccontractors.com	
B&O Construction	Paul Farnum	paul@bnoconstruction.com	
B.I.T Construction Services Inc	Britanie L. Olvera	britanie@bitservicesinc.com	
Basecom Inc	Oscar Oaxaca	ooaxaca@basecominc.com	
Belfor USA Group, Inc.	Tammy Kleine	tammy.kleine@us.belfor.com	

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Associations /Vendors	Contact Name	Email	Notes
Bocci Engineering, Llc	Lami,Lianne	lianne.lami@bocciengineering.com	
Braun & Butler Construction	Christy Willcourt	cwillcourt@braun-butler.com	
Breck General Contracting	Reese Bruechner	reese@breckgc.com	
Brown-Mckee, Inc.	Michael P. Oles	mikepoles@brownmckee.com	
Byrdson Services, Llc	Jim Griffin	jgriffin@byrdsonservices.com	
Caststone Solutions Company	Patrick Delgado	caststone_solutions@yahoo.com	
Cdmtek	Chris Mansour	chris@cdmtek.com	
Ceda-Tex Svcs Inc	Fred Odanga	contact@cedatex.com	
Cesar Suarez Construction Llc	Cesar Suarez	cesarsuarezconstructionllc@gmail.com	
Charles N. White Constn Co	Dominic Padilla	dominicp@whiteconst.com	
Clark's Roofing & Constructn	Clark Kunkel	latmclark@msn.com	
CMV Consulting Services	Veronica Oliver	veronica@cmvservicestx.com	
Cobos Design & Construction,	Calixto Cobos	cobosdc2cal@yahoo.com	
Colebrack Enterprises, Inc	Robert Bracken Jr	rob.bracken@colebrack.net	
Commercial Interiors	Robert Ahmuty	ra@ci-gc.com	
Concord Commercial Svcs.	Alan Greenwood	agreenwood@ccsinctx.com	
Construmet Group Inc	Eloina Guerrero	construmetinc@gmail.com	
Copeland Contracting Co	Elsa Brown	ebrown@copeland-inc.com	
Creed Construction Inc.	Chester Reed	chester@creedci.com	
Cubit Contracting, Llc	Waymon Armstrong	waymon@cubitcontracting.com	
Donald Hubert Construction	Donald Hubert	dhubertco@sbcglobal.net	
Double T Construction Inc.	Richard Smith	doubletsales3@hotmail.com	
Dragon Construction, Llc	Damon Howard	dhoward@dragon-llc.com	
Elicerio Construction	Fernando Elicerio	felicario@hotmail.com	
ERC Environmental & Const	Shelly	shoran@erc-tx.com	
Falkenberg Construction Co.,	Tony Gomez	pag@falkenbergconstruction.com	
General Contractor Services,	Teltschick, Pamela	genconser@aol.com	
Gg's Construction, Llc	Rolando Osorio	rolandooggs@gmail.com	
Golden Builders Group, Llc	Carla F. Ysuhaylas	info@goldenbuildersgroup.com	
Grande Valley Builders, Inc.	Manuel Perez	mpgvb@aol.com	
Grayhorse Construction, Inc.	Lily Mackey	lily@Grayhorse-Construction.com	
HGR General Contractors, L.P.	Randy D Reynolds	info@hgrgc.com	
Hynes Services, Inc.	Michael W. Hynes	HynesServicesInc@aol.com	
Icon Diversified, Llc	Julie Ingram	julie.ingram@icondiversified.com	
Intercon Environmental, Inc.	Karen Andrews	karen@intercon-environmental.com	
Jacody Construction, Lp	Forrest Couch	forrest.couch@jacodyconstruction.com	
JAJ Property Services Llc	Summer Jordan	summer.jordan@jajpropertyservices.com	
James W. Turner Const	James W. Turner	info@jwtc.net	
Jaxon Construction	Daniel McKibben	Houston@JaxonConstruction.com	
John & Denise Williams Const	Denise Williams	denisewilliams3545@sbcglobal.net	
JRI Enterprise Llc	Denise Anderson	jrjenterprisellc@yahoo.com	
JSR, Inc.	Bobby D. Greaves	bobby@jsrincorporated.com	
K. Tillman Construction Llc	Yakira Braden	yakira@ktillmanconstruction.com	

Advertisement List

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PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II

Associations /Vendors	Contact Name	Email	Notes
KBL Restoration, LLC	Amy M Barnes	amy@kblrestoration.com	
Kenebrew Construction	William Kenebrew	wkandcompany@gmail.com	
Lamar Contractors	Steve Louque	s.louque@lamarcontractors.com	
Landry General Enterprises,	James Landry	lgebusiness@yahoo.com	
Largin Construction Services,	Jerry Jo Largin	jerryjo@larginconstruction.com	
Lyness Construction	Ryan Lyness	ryan.lyness@lynessconstruction.com	
Mart, Inc.	Vernon Proctor	mart@martgc.com	
	Shelly Orr	shelly.orr@martgc.com	
Maryen Services, L.L.C.	Jme Martinez	jmemartinez@maryenservices.com	
Mavich, LLC	Faith Gordon	SALES@MAVICH.COM	
Mckenzie Jackson Construct	Cori Fields	cori@mckenziejackson.net	
Meteor Education, LLC.	Lanie Hart	bids@meteorededucation.com	
Mexzim Corporation	Ebbah Tokwe	ebbah@mexzim.com	
Mikocorp, LLC	Matthew Lindsey	matt@mikocorp.com	
Mitch Cohn Contractor	Joan Belmont	mitchcohncontractor@gmail.com	
Parallax Builders, Inc.	Mike Demko	mdemko@parallaxbuilders.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
Post Oak Construction, LLC	Christopher Esparza	esparza716@gmail.com	
Primero Industrial Services,	James Narvaez	jnarvaez@primeroindustrialservices.com	
Pro Finish Plus, LLC	Ralph Mondy	ProFinishPlus@gmail.com	
QA Construction Services, Inc.	Lily Gutierrez	lily@qacsi.com	
R G Renovations & Constr	Rodolfo G. Gonzalez	mrfixlaredo@gmail.com	
Right Choice Development LLC	Danielle Wright	danielle@rightchoicedev.com	
RPR Construction Company,	Patricia A Pinkerton	ppinkerton@rprconstruction.com	
Sawyers Construction, Inc.	Randy Sawyers	randy@sawyersinc.com	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Simwick Contractors LLC	Sheri Arnold	sheri@simwickgc.com	
Sisk-Robb Inc	James Sisk	JSisk@Sisk-Robb.com	
Solis Constructors, Inc.	J Edward Lowenberg	estimating@solisconstructors.com	
Steen Construction Co., Ltd.	Susan Steen	steenltd@sbcglobal.net	
Structural Concrete Systems,	Michele Dibassie	info@scs.net	
Tates Contracting, LLC	Johnny Tate	cheriseperson@gmail.com	
TDIndustries Inc	Dennis Lilley	dennis.lilley@tdindustries.com	
	Dillon Varner	Dillon.Varner@tdindustries.com	
The Sandoval Group, LLC	Steven Sandoval	TSGConstruction.TX@gmail.com	
The Trevino Group, Inc.	Matt Baker	mbaker@trevinogroup.com	
Tommy Klein Construction,	Tommy Klein	tklein@tkleinconst.com	
TP&R Construction, L.L.C.	Nephtali Lucero	felicia@tpr-construction.com	
Trini Construction Builder LLC	Reginald Worlds	info@triniconstructionbuilder.com	
Trinity Asset Builders, LLC	Rachelle Delouis	trinityassetbuilders@gmail.com	
VAS Contracting, LLC	Victor Sepeda	vascontracting@yahoo.com	
VBX Services	Carlito Vicencio	cvicencio@vbxservices.com	
Veteran Remodeling, Inc.	Eric Taylor	eric.taylor@veteranremodeling.com	
Walling Construction Co	Daniel Walling	daniel@wallingconstruction.com	
White Construction Company	Glinn H. White, Jr.	glinn@whiteconstructioncompany.com	

Advertisement List

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PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II

Associations /Vendors	Contact Name	Email	Notes
Woodrose Company, Inc.	Frances Loyd	franloyd@woodrosecompany.com	
FA Nunnelly	Blaine	blaine@fanunnelly.com	
Cadence McShane Const	Web site	skasturi@cadencemcshane.com	
L. C. Mosel Co.	Jose Ceballos	jose@lcmosel.com	
South TX Contracting, LLC	Shelly Stansbury	shelly@southtxc.com	
Bougambilias Const	Mike Cisneros	bugconst@gmail.com	
Link Construction	Lee Robinson	lrobinson@linksconstruction.biz	
Pro Masters Remodeling	Francisco Ruiz	fruiz@pmrtx.com	
JNational	Tatiana Ruiz Sheila Hoefer	TRuiz@jnational.com SHoefer@jnational.com	
Hytek General Contracting	Kelsey Kerins	kkerins@hytekgc.com	
Carielo Facility Service	Rudy Carielo	rudycarielo@yahoo.com	
L.D. Tebben	Jack Bradley Larry Tebben	bradsterj62@hotmail.com larrytebben@ldtebben.com	
NIGP 912-21 from CMBL			
3 C Electric, Llc	Wacey Hoyle	hoyle3celectric@yahoo.com	
3 P Fire & Safety	Chasity Padron	chas@3pfiresafety.com	
360 Premier Construction Llc	NELSON SNAVELY	360premierconstruction@gmail.com	
360TXC Llc	Tony Lester	estimator@360txc.com	
5 Gen Construction Services,	Marie Park	5genconstructionservices@gmail.com	
ACG Contractors Llc	Victor Alvarez	bids@acggc.com	
ACL Facility Solutions, Llc	Cesar Vidaurri	cj@aclfacilityservice.com	
Acumen Enterprises, Inc.	Wayne Boyter	wayne@acumen-enterprises.com	
Air Stream General Const	Alissa Flores	aflores@air-streamservices.com	
AJ Commercial Services, Inc.	Rafalita Avalos	ravalos@ajcommserv.com	
Alamo Xtreme Ac & Heating	Jose Martinez Jr.	alamoxtreme@gmail.com	
Alcatex Inc	Allison Boen Griffis	allisonb@alcatexdesign.com	
Allied Electric Services, Inc.	Paige Paul	paige@allielelectric.us	
Allstar Services Group, Llc	James Stone	jstone@allstarservicesgroupllc.com	
American Hvac, Inc	Sherri Morris	sherri@americanserv.com	
American Specialty Llc	David Rodriguez	amerspecialty@outlook.com	
Ant Design Build, Llc	KAL FIZER	kal@antdesignbuild.com	
Archer Western Construction,	Don E. Marshall	demarshall@walshgroup.com	
Arevalos Trade Company	William Aleman	bill.aleman@atcdesignbuild.com	
Associated Construction Ptnr	Jillian R. Simpson	jill@acpartners.org	
B & Ms Construction, Inc.	Ben Hernandez	bhernandez@bmsconstruction.net	
Basecom Inc	OSCAR OAXACA	ooaxaca@basecominc.com	
BLCCS, Llc	Shannon Novak	shannon@blc2s.com	
Bocci Engineering, Llc	Lami, Lianne	lianne.lami@bocciengineering.com	
Brenda Torgan, Inc.	Donna Harness	dharness@houstonnorth.com	
C1s Group, Inc.	Chad Holt	chad.holt@c1sinc.com	
Cdmtek	Chris Mansour	chris@cdmtek.com	
Cesar Suarez Construction Llc	Cesar Suarez	cesarsuarezconstructionllc@gmail.com	
Climatec Llc	Greg Lockhart	GLockhart@Climatec.com	
Coaction Mission Critical Svcs		info@coactionmcs.com	

Advertisement List**Solicitation # 1908-912-21-4950****PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II**

Associations /Vendors	Contact Name	Email	Notes
Comfort-Air Engineering, Inc.	Thomas Freund	Tom@comfort-air.com	rejected
Creed Construction Inc.	Chester Reed	chester@creedci.com	
E3 Entegral Solutions, Inc.	KLIP WEAVER	kweaver@e3es.com	
Edwards Energy Envirntal	Sandra Edwards	sandrafedwards@gmail.com	
Elevan Llc	Scott Gray	Scott.gray@elevatesystems.com	
Energy Logix Of Texas Llc	Brandon Clark	brandon.clark@energylogixtx.com	
Engineered Environments Pllc	Tracey Jumper	traceyjumper@gmail.com	
Environmental Lighting Svc	Nick May	nick.may@elslight.com	
ERC Envrnmntl & Const Svc	Shelly	shoran@erc-tx.com	
Frost & Keeling Assoc., Inc.	Tesha R Blevins	trblevins@frostandkeeling.com	
Gadberry Construction Co	Dustin Gadberry	dustin@gccorp.net	
Geraci Consulting, Llc.	Michael Geraci	mgeraci@geraciconsulting.com	
Gibb Construction Inc	Scott Gibb	Sales@gibbremodeling.com	
Grande Valley Builders, Inc.	manuel perez	mpgvb@aol.com	
Grayhorse Construction, Inc.	Lily Mackey	lily@Grayhorse-Construction.com	
Hgr General Contractors, L.P.	Randy D Reynolds	info@hgrgc.com	
Honeywell	Josh Streeter	josh.streeter@honeywell.com	
Integriward, Llc	Diana Davis	ddavis@integriward.com	
J.Carrizal General Const	Julian Carrizal	jcarrizal@jcgcnconst.com	
J.R.O. Electrical Services	Joe Orcasitas	orcasitas_j@yahoo.com	
Jaxon Construction	Daniel McKibben	Houston@JaxonConstruction.com	
JCP Quality Maintenance Llc	Christopher Cortez	jcpquality1@gmail.com	
JM Engineering, Llc	Melissa Weinberger	melissa@jm-engineer.com	
Kiva, Inc.	Gary Griffin	gary.griffin@kivainc.com	
Leal Construction	Jesse Espinoza	jesse@lealconstruction.net	
M & M Weatherization Co	Donald M. Rattan	mac@mmwtx.com	
M Corp Contracting Llc	Roman Rangel	rrangel@mcortpx.com	
M2 Federal Inc.	Mike Scheiern	Mike.Scheiern@m2federal.com	
M3m Enterprises, Llc	Van Whiteside	van@m3mco.com	
Marseal Group, Llc	Jacob Fuller	jfuller@marsealgroup.com	
Mechanical Technical Services	Candice Abila	candice.abila@csusa.us	
Mikocorp, Llc	Matthew Lindsey	matt@mikocorp.com	
Native Energy & Technology,	John Morris	jmorris@native-energy.com	
Northstar Elite Const & Con.,	Ryan Penlerick	ryanp@nstarcon.com	
Onsite Contracting, Llc	Rudy Rendon Jr	lois@onsite-contracting.com	
Path Construction Company	Richard Krause	GerardK@Pathcc.com	
Persons Service Company, Llc	Paul Stevens	pstevens@personsservices.com	
Pride General Contractors Llc	Ramon T. Salgado	info@pridegc.com	
Quality Fast Service, Inc.	Homero Saldivar	qfs@qfselectricinc.com	
Rincon Air & Heat Company	Joseph Rincon, III	j.rincon@rinconair.com	
Rio USA	Doug Creighton	dcreighton@rioua-eptx.com	
RPI Electrical Solutions Llc	Rick Perez	rick@rpielectric.com	
SKE Construction Llc	Shelly Eberhart	shelly@ske1.net	
Solis Constructors Inc	J Edward Lowenberg	estimating@solisconstructors.com	
Spaw Glass Contractors, Inc.	Stephanie Dixon	stephanie.dixon@spawglass.com	

Advertisement List

Solicitation # 1908-912-21-4950

PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II

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SAN ANTONIO HOUSING AUTHORITY


January 23, 2020

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

**RESOLUTION 6003, APPROVING CHANGE IN SCHEDULE OF FEES AND LATE FEES FOR THE
 SAN ANTONIO HOUSING AUTHORITY PUBLIC HOUSING PROGRAM**

DocuSigned by:

 5609927B75274DC...
David Nisivoccia
President and CEO

DocuSigned by:

 B60757B8288642A...
Brandee Perez
Director of Federal Housing Programs

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6003, approving change in schedule of fees and late fees for the San Antonio Housing Authority Public Housing program.

FINANCIAL IMPACT:

There is no estimated financial impact.

SUMMARY:

The purpose of this request is to change the schedule of late rent fees, late rent fee amounts and other fees on March 1, 2020, to align more appropriately with SAHA's goal of helping Public Housing residents achieve economic stability.

The San Antonio Housing Authority (SAHA) is proposing to revise the schedule of late fees and late fee amounts for the Public Housing program. With these changes, fewer monthly late rent charges will be issued to Public Housing residents and the total amounts charged will decrease.

In addition to changes in late fees, additional proposed changes to pet deposit and maintenance fees are outlined below.

Pending approval of these changes, all current residents will receive a notice detailing more information about these Lease changes, including the exact amount of the late fee that would apply to the resident's household after March 1, 2020.

The following provides detail of the proposed changes and the affected section in the Public Housing Lease:

Lease Terms and Conditions (Part II of Lease)

Late Fees: This change lowers initial late rent fees from \$30.00 to ten percent of the family's monthly tenant rent, in an amount not to exceed \$30.00. This change also eliminates the second late fee (\$20.00) charged after the fifteenth day of the month, so late rent fees may only be charged once per month.

Pet Ownership Policy (Lease Attachment B)

Unauthorized Pet Fees: Currently, no cap is in place for the number of days the unauthorized pet fee may be charged. This change caps the total amount of unauthorized pet fees that can be charged (at \$10.00 per day) to \$200.00 total, which may then be applied to the \$200.00 pet deposit, upon the pet's registration and approval by SAHA.

SAN ANTONIO HOUSING AUTHORITY

January 23, 2020

Standard Maintenance Charges (Lease Attachment C)

Various: Schedule updated to reflect changes to late fees and pet fees, as well as capping several types of fees to a maximum of \$50.00 per month. Previously, no such cap existed for unauthorized parking, pet waste removal or trash pick-up fees.

STRATEGIC GOAL:

Empower and equip families to improve their quality of life and achieve economic stability.

ATTACHMENT:

Resolution 6003

**San Antonio Housing Authority
Resolution 6003**

**RESOLUTION 6003, APPROVING CHANGE IN SCHEDULE OF FEES AND LATE FEES FOR THE
SAN ANTONIO HOUSING AUTHORITY PUBLIC HOUSING PROGRAM**

WHEREAS, the San Antonio Housing Authority (SAHA) is proposing to revise the schedule of fees and late fee amounts for the Public Housing program; and

WHEREAS, fewer monthly late rent charges will be issued to Public Housing residents and the total amounts charged will decrease; and

WHEREAS, all current residents will receive a notice detailing more information about these Lease changes, including the exact amount of the late fee that would apply to the resident's household after March 1, 2020.

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

- 1) Approves Resolution 6003, approving change in schedule of fees and late fees for the San Antonio Housing Authority Public Housing program.
- 2) Authorizes the President and CEO to execute all necessary documents and extensions.

Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

SAN ANTONIO HOUSING AUTHORITY**January 23, 2020**

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 6004, AUTHORIZING SALADO CLIFFS LTD., AS DEVELOPER OF SALADO CLIFFS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR SALADO CLIFFS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

DocuSigned by:

David Nisivoccia

5609927B75274DC...

David Nisivoccia
President and CEO

DocuSigned by:

Timothy Alcott

B75AC7309C8B466...

Timothy E. Alcott
Real Estate and Legal Services Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6004, authorizing Salado Cliffs Ltd., as developer of Salado Cliffs transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Salado Cliffs; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

FINANCIAL IMPACT:

The final deal terms will be presented to the Board of Commissioners once negotiated.

SUMMARY:

NRP Lonestar Development LLC, a San Antonio-based and nationally recognized “Top 50 Builder,” specializes in the development, construction and management of high quality multi-family and senior residential properties.

Salado Cliffs will be an approximately 85-unit housing development located at 3330 Nacogdoches, San Antonio, Texas. The development will be for 55+ year old Seniors and will consist of 85 tax credit units—10% of units will be reserved for those at 30 percent of the area median income and below, 40% of units reserved for those making 50 percent of area median income and below, and 50% of units reserved for those making 60 percent of area median income and below. The new development will provide a mix of one-, and two-bedroom units with appropriate design considerations and amenities. Salado Cliffs will represent the very best housing in terms of quality and sustainability in the marketplace today.

Salado Cliffs Ltd., a subsidiary of NRP Lonestar Development LLC will partner with the San Antonio Housing Authority, which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation’s ad valorem tax exemption, as well as its

SAN ANTONIO HOUSING AUTHORITY

January 23, 2020

sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. NRP Lonestar Development LLC will provide ongoing guarantees and long term property management.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 6004

Resolution 20FAC-02-06

Map and Photo of Site Location

**San Antonio Housing Authority
Resolution 6004**

RESOLUTION 6004, AUTHORIZING SALADO CLIFFS LTD., AS DEVELOPER OF SALADO CLIFFS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR SALADO CLIFFS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

WHEREAS, Salado Cliffs Ltd., has proposed a development for affordable, multifamily rental housing at 3330 Nacogdoches Road in the City of San Antonio; and

WHEREAS, at the request of Salado Cliffs Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

WHEREAS, Salado Cliffs Ltd. and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Salado Cliffs; and

WHEREAS, the Board of Commissioners has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

WHEREAS, this Board of Commissioners has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Salado Cliffs located at 3330 Nacogdoches Road in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 6004, authorizing Salado Cliffs Ltd., as developer of Salado Cliffs transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Salado Cliffs; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.
- 3) Authorizes the following officers, or any one of them acting alone without the joinder of

any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of the San Antonio Housing Authority and/or San Antonio Housing Facility Corporation.

<u>Name</u>	<u>Title</u>
David Nisivoccia	President/CEO
Timothy E. Alcott	Real Estate and Legal Services Officer
Muriel Rhoder	Chief Administrative Officer
Ed Hinojosa	Chief Financial Officer
Jessica Weaver	Vice Chair
Charles Clack	Commissioner
Jo-Anne Kaplan	Commissioner
Sofia A. Lopez	Commissioner
Ana "Cha" Guzman	Commissioner
Olga Kauffman	Commissioner
Ruth Rodriguez	Commissioner

Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

**San Antonio Housing Facility Corporation
Resolution 20FAC-02-06**

RESOLUTION 20FAC-02-06, AUTHORIZING SALADO CLIFFS LTD., AS DEVELOPER OF SALADO CLIFFS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR SALADO CLIFFS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

WHEREAS, Salado Cliffs Ltd., has proposed a development for affordable, multifamily rental housing at 3330 Nacogdoches Road in the City of San Antonio; and

WHEREAS, at the request of Salado Cliffs Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

WHEREAS, Salado Cliffs Ltd. and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Salado Cliffs; and

WHEREAS, the Board of Directors has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

WHEREAS, this Board of Directors has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Salado Cliffs located at 3330 Nacogdoches Road in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 20FAC-02-06, authorizing Salado Cliffs Ltd., as developer of Salado Cliffs transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Salado Cliffs; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

- 3) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of the San Antonio Housing Authority and/or San Antonio Housing Facility Corporation.

<u>Name</u>	<u>Title</u>
David Nisivoccia	Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Ed Hinojosa	Assistant Secretary/Treasurer
Jessica Weaver	Vice Chair
Charles Clack	Director
Jo-Anne Kaplan	Director
Sofia A. Lopez	Director
Ana "Cha" Guzman	Director
Olga Kauffman	Director
Ruth Rodriguez	Director

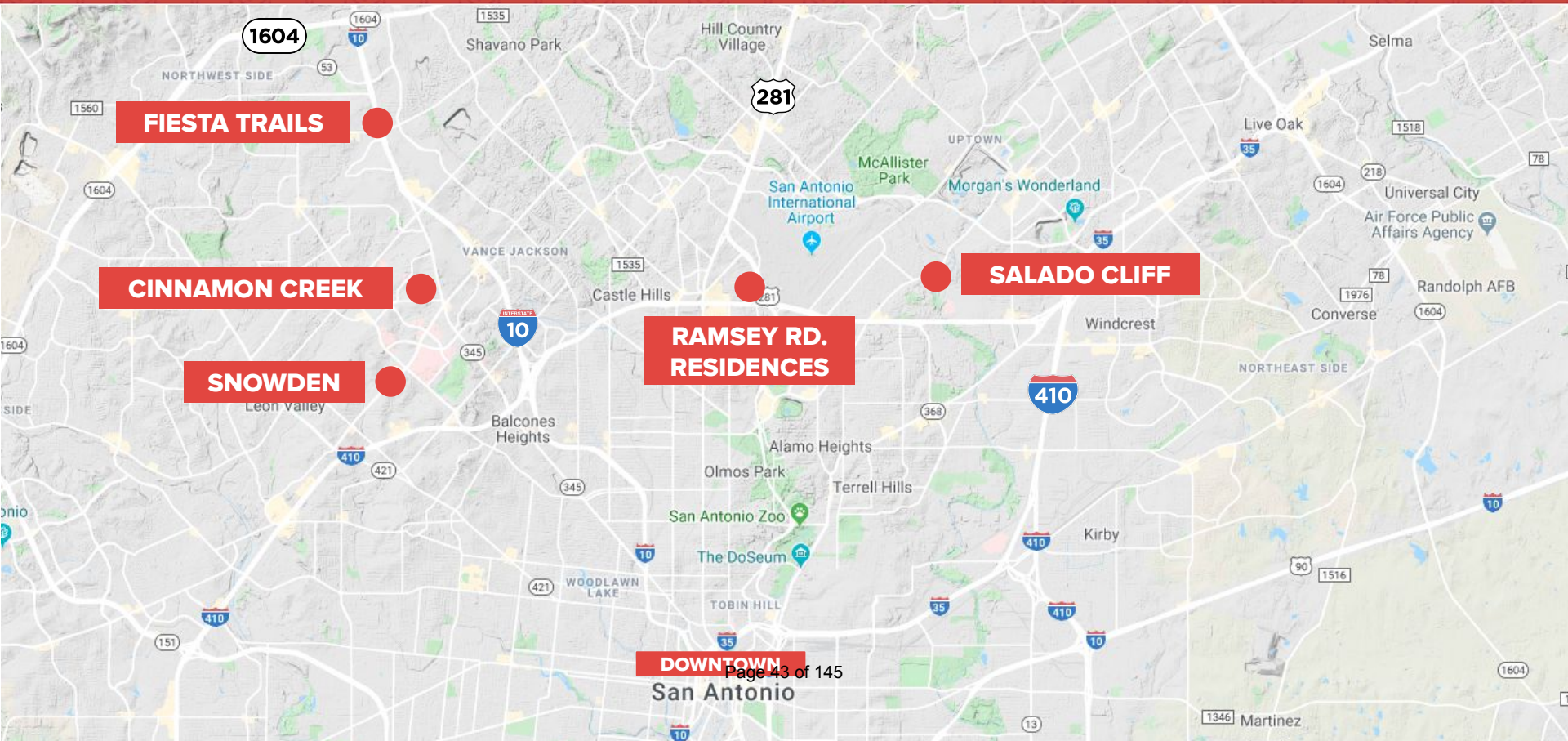
Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Directors

Attested and approved as to form:

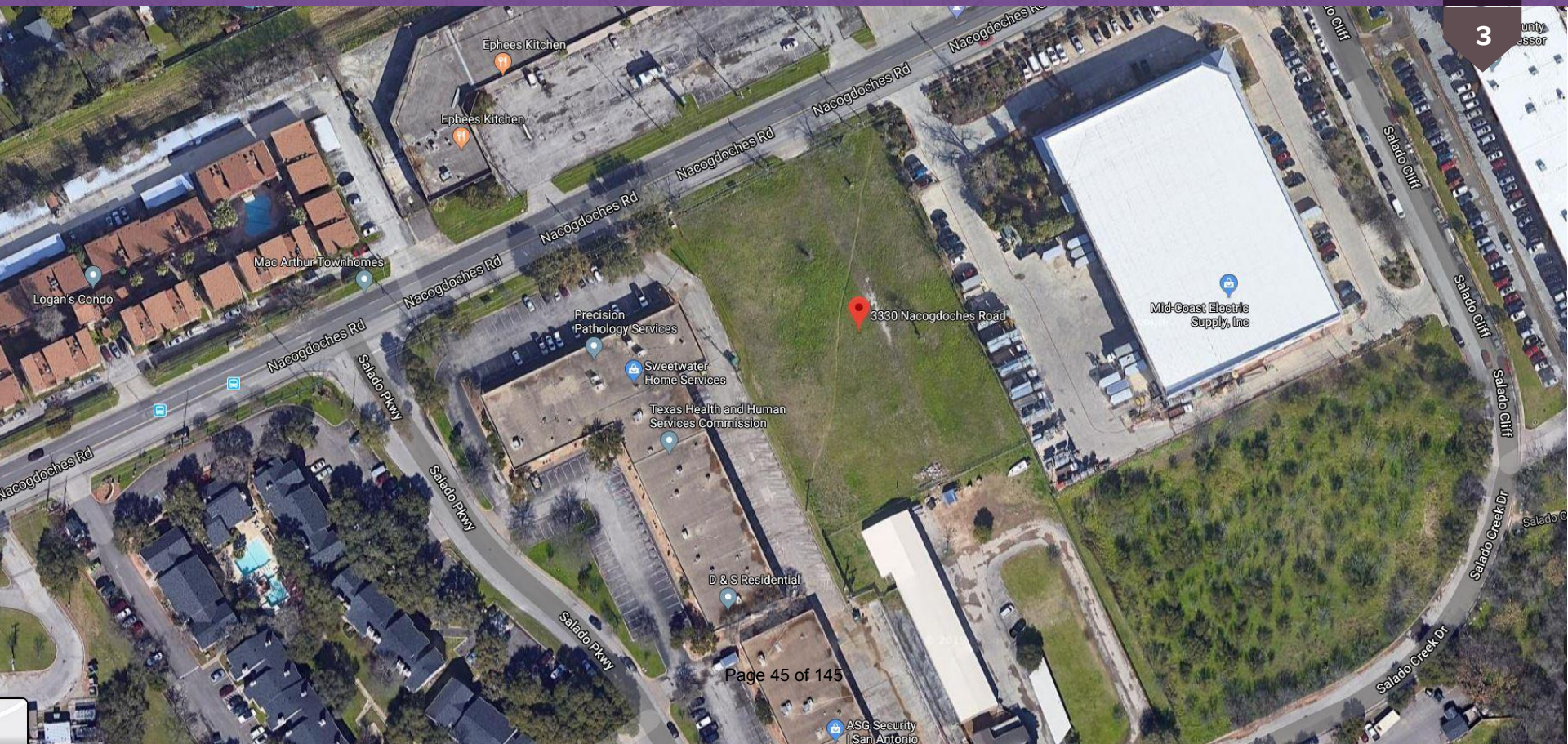
David Nisivoccia
Secretary/Treasurer

9% TAX CREDIT DEALS





SALADO CLIFFS SITE



SALADO CLIFFS SITE

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SAN ANTONIO HOUSING AUTHORITY**January 23, 2020****BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee**

RESOLUTION 6005, AUTHORIZING CINNAMON CREEK LOFTS LTD., AS DEVELOPER OF CINNAMON CREEK LOFTS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR CINNAMON CREEK LOFTS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

DocuSigned by:



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David Nisivoccia
President and CEO

DocuSigned by:



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Timothy E. Alcott
Real Estate and Legal Services Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6005, authorizing Cinnamon Creek Lofts Ltd., as developer of Cinnamon Creek Lofts transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Cinnamon Creek Lofts; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

FINANCIAL IMPACT:

The final deal terms will be presented to the Board of Commissioners once negotiated.

SUMMARY:

NRP Lonestar Development LLC, a San Antonio-based and nationally recognized "Top 50 Builder," specializes in the development, construction and management of high quality multi-family and senior residential properties.

Cinnamon Creek Lofts will be an approximately 85-unit housing development located at 8830 Cinnamon Creek Drive, San Antonio, Texas. The development will be targeted specifically for working families and will consist of 85 tax credit units—10% of units will be reserved for those at 30 percent of the area median income and below, 40% of units reserved for those making 50 percent of area median income and below, and 50% of units reserved for those making 60 percent of area median income and below. The new development will provide a mix of one-, two- and three-bedroom units with appropriate design considerations and amenities. Cinnamon Creek Lofts will represent the very best housing in terms of quality and sustainability in the marketplace today.

Cinnamon Creek Lofts Ltd., a subsidiary of NRP Lonestar Development LLC, will partner with the San Antonio Housing Authority, which will benefit both entities. The partnership will receive the

SAN ANTONIO HOUSING AUTHORITY

January 23, 2020

benefit of the San Antonio Housing Facility Corporation's ad valorem tax exemption, as well as its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. NRP Lonestar Development LLC will provide ongoing guarantees and long term property management.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 6005

Resolution 20FAC-02-07

Map and Photo of Site Location

**San Antonio Housing Authority
Resolution 6005**

RESOLUTION 6005, AUTHORIZING CINNAMON CREEK LOFTS LTD., AS DEVELOPER OF CINNAMON CREEK LOFTS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR CINNAMON CREEK LOFTS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

WHEREAS, Cinnamon Creek Lofts Ltd., has proposed a development for affordable, multifamily rental housing at 8830 Cinnamon Creek Drive in the City of San Antonio; and

WHEREAS, at the request of Cinnamon Creek Lofts Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

WHEREAS, Cinnamon Creek Lofts Ltd. and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Cinnamon Creek Lofts; and

WHEREAS, the Board of Commissioners has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

WHEREAS, this Board of Commissioners has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Cinnamon Creek Lofts located at 8830 Cinnamon Creek Drive in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 6005, authorizing Cinnamon Creek Lofts Ltd., as developer of Cinnamon Creek Lofts transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Cinnamon Creek Lofts; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.
- 3) Authorizes the following officers, or any one of them acting alone without the joinder of

any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of the San Antonio Housing Authority and/or San Antonio Housing Facility Corporation.

<u>Name</u>	<u>Title</u>
David Nisivoccia	President/CEO
Timothy E. Alcott	Real Estate and Legal Services Officer
Muriel Rhoder	Chief Administrative Officer
Ed Hinojosa	Chief Financial Officer
Jessica Weaver	Vice Chair
Charles Clack	Commissioner
Jo-Anne Kaplan	Commissioner
Sofia A. Lopez	Commissioner
Ana "Cha" Guzman	Commissioner
Olga Kauffman	Commissioner
Ruth Rodriguez	Commissioner

Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

**San Antonio Housing Facility Corporation
Resolution 20FAC-02-07**

RESOLUTION 20FAC-02-07, AUTHORIZING CINNAMON CREEK LOFTS LTD., AS DEVELOPER OF CINNAMON CREEK LOFTS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR CINNAMON CREEK LOFTS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

WHEREAS, Cinnamon Creek Lofts Ltd., has proposed a development for affordable, multifamily rental housing at 8830 Cinnamon Creek Drive in the City of San Antonio; and

WHEREAS, at the request of Cinnamon Creek Lofts Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

WHEREAS, Cinnamon Creek Lofts Ltd. and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Cinnamon Creek Lofts; and

WHEREAS, the Board of Directors has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

WHEREAS, this Board of Directors has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Cinnamon Creek Lofts located at 8830 Cinnamon Creek Drive in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 20FAC-02-07, authorizing Cinnamon Creek Lofts Ltd., as developer of Cinnamon Creek Lofts transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Cinnamon Creek Lofts; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

- 3) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of the San Antonio Housing Authority and/or San Antonio Housing Facility Corporation.

<u>Name</u>	<u>Title</u>
David Nisivoccia	Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Ed Hinojosa	Assistant Secretary/Treasurer
Jessica Weaver	Vice Chair
Charles Clack	Director
Jo-Anne Kaplan	Director
Sofia A. Lopez	Director
Ana "Cha" Guzman	Director
Olga Kauffman	Director
Ruth Rodriguez	Director

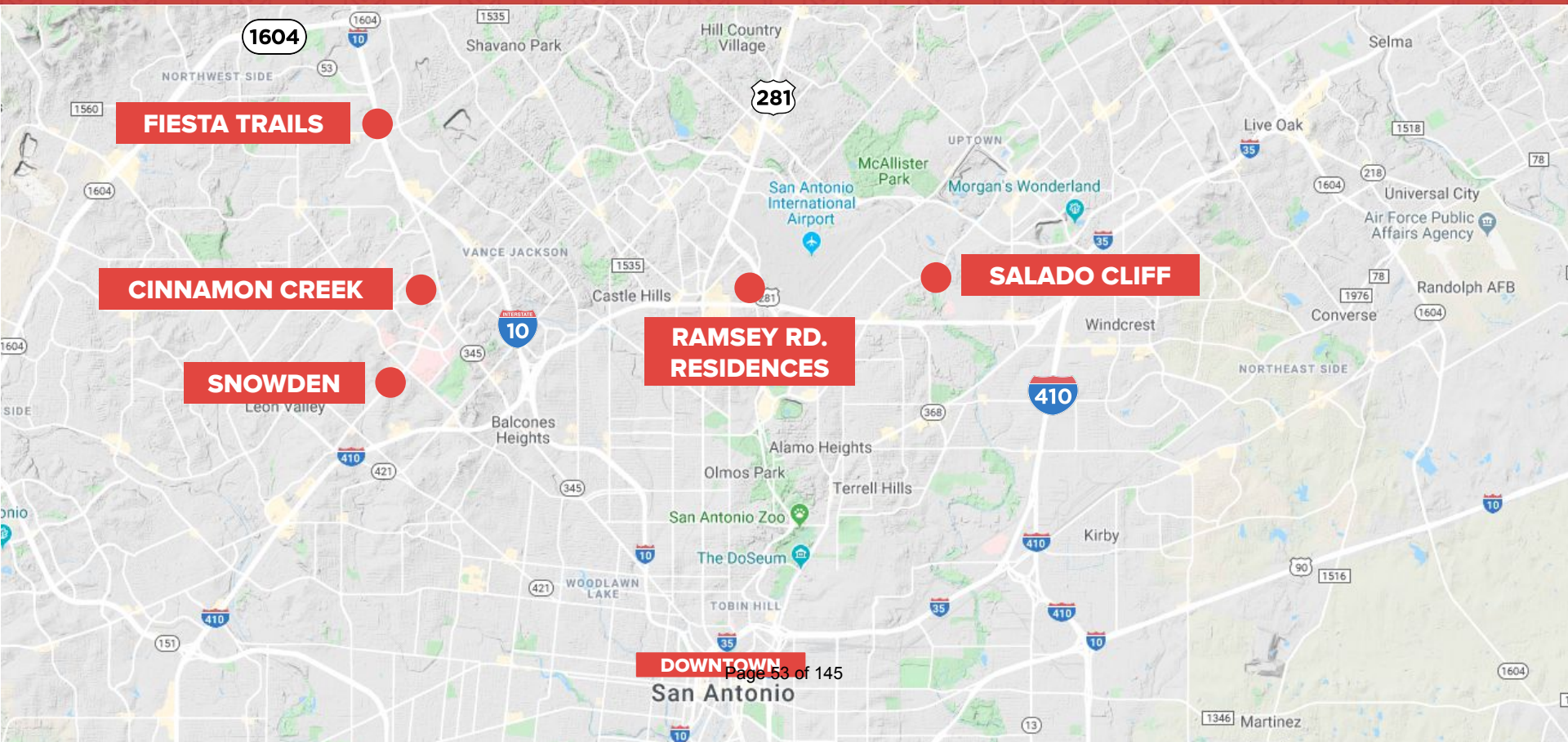
Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Directors

Attested and approved as to form:

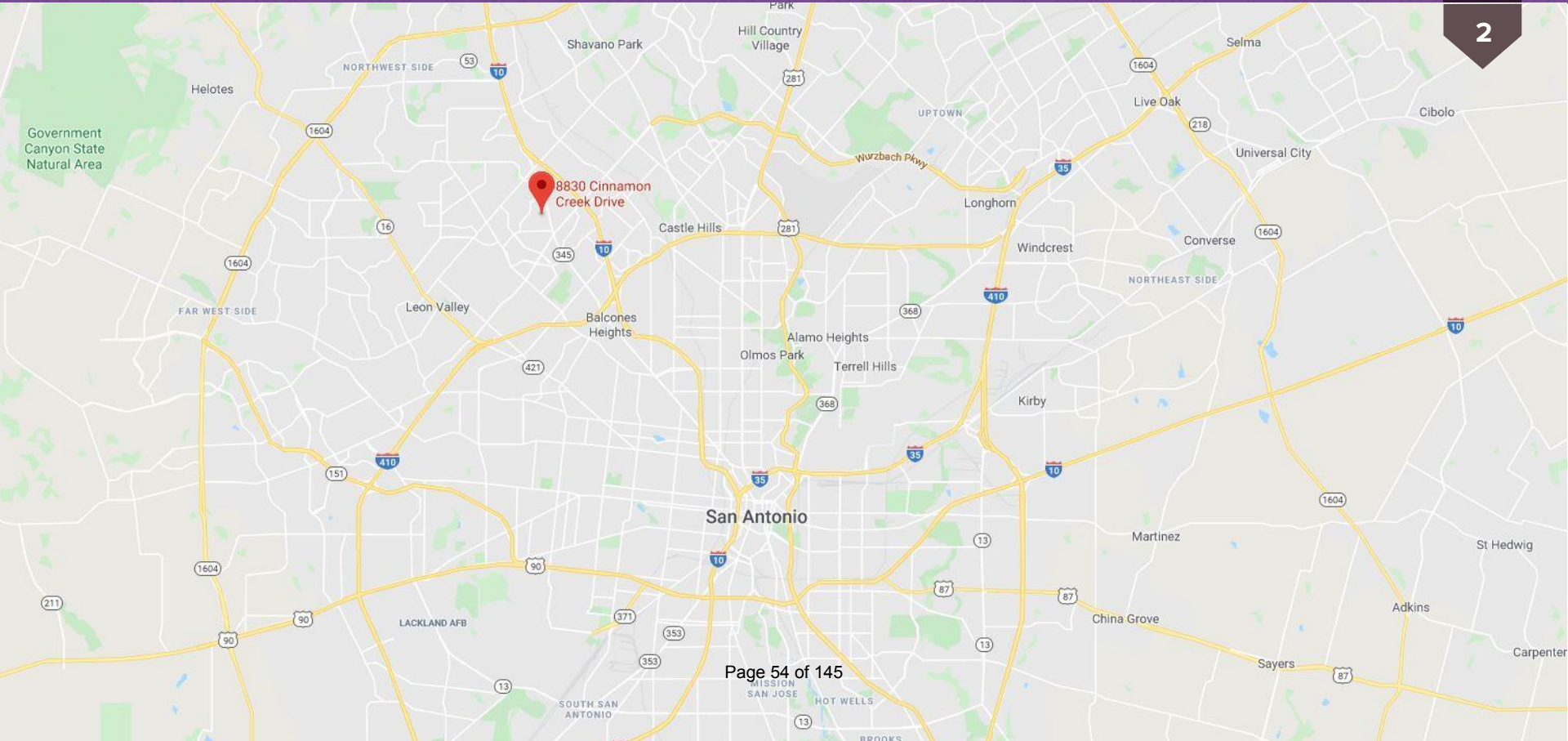
David Nisivoccia
Secretary/Treasurer

9% TAX CREDIT DEALS



CINNAMON CREEK DRIVE MAP

2



CINNAMON CREEK DRIVE SITE

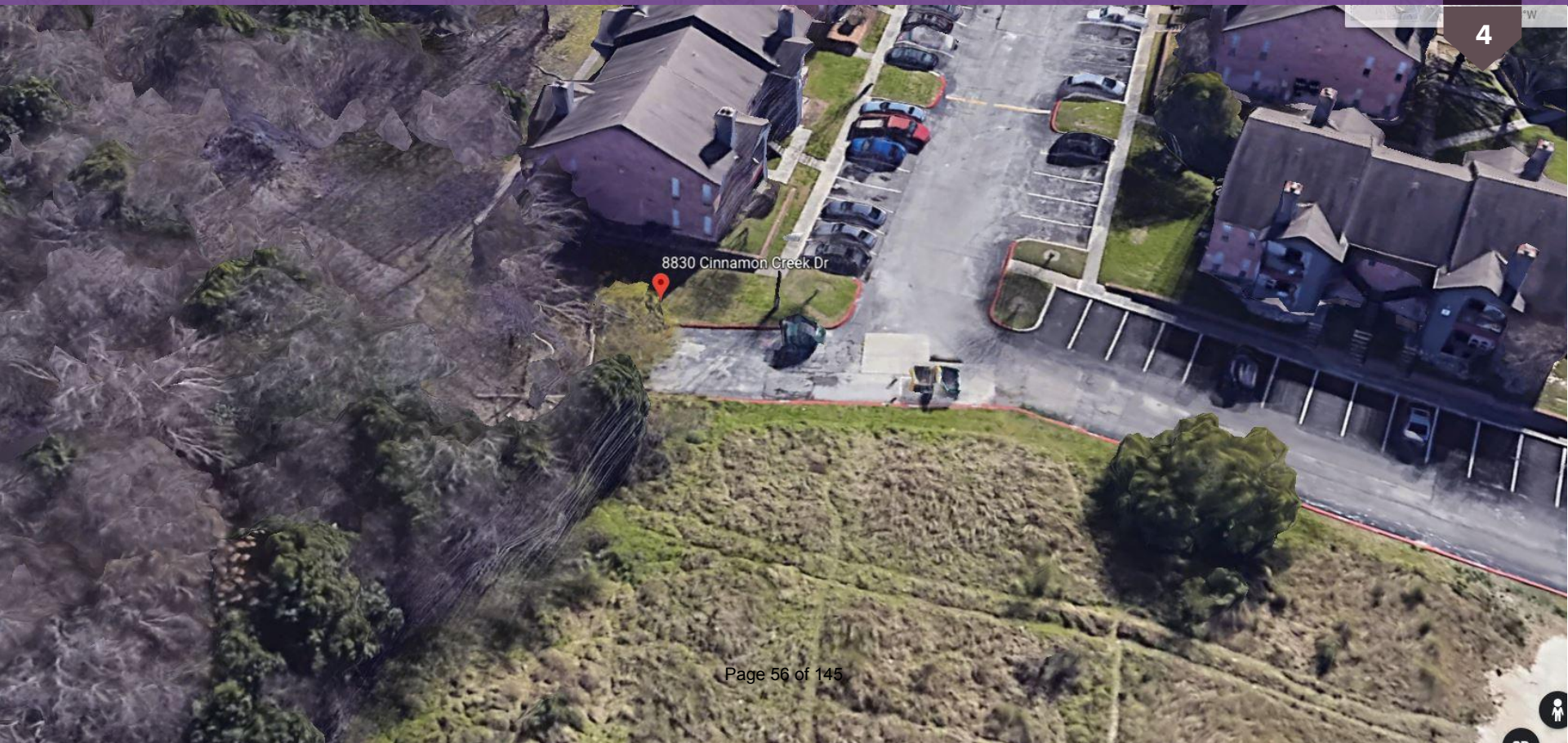


Bright Ideas Children's
Enrichment Center

8830 Cinnamon Creek Dr

CINNAMON CREEK DRIVE SITE


4



SAN ANTONIO HOUSING AUTHORITY**January 23, 2020**

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 6006, AUTHORIZING RAMSEY ROAD RESIDENCES LTD., AS DEVELOPER OF RAMSEY ROAD RESIDENCES TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR RAMSEY ROAD RESIDENCES; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HERewith

DocuSigned by:

 5609927B75274DC...
David Nisivoccia
President and CEO

DocuSigned by:

 B75AC7200C8B466...
Timothy E. Alcott
Real Estate and Legal Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6006, authorizing Ramsey Road Residences Ltd., as developer of Ramsey Road Residences transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Ramsey Road Residences; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

FINANCIAL IMPACT:

The final deal terms will be presented to the Board of Commissioners once negotiated.

SUMMARY:

NRP Lonestar Development LLC, a San Antonio-based and nationally recognized “Top 50 Builder,” specializes in the development, construction and management of high quality multi-family and senior residential properties.

Ramsey Road Residences will be an approximately 85-unit housing development located at 610 E. Ramsey Road, San Antonio, Texas. The development will be targeted specifically for working families and will consist of 85 tax credit units—10% of units will be reserved for those at 30 percent of the area median income and below, 40% of units reserved for those making 50 percent of area median income and below, and 50% of units reserved for those making 60 percent of area median income and below. The new development will provide a mix of one-, two- and three-bedroom units with appropriate design considerations and amenities. Ramsey Road Residences will represent the very best housing in terms of quality and sustainability in the marketplace today.

Ramsey Road Residences Ltd., a subsidiary of NRP Lonestar Development LLC will partner with

SAN ANTONIO HOUSING AUTHORITY

January 23, 2020

the San Antonio Housing Authority, which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation's ad valorem tax exemption, as well as its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. NRP Lonestar Development LLC will provide ongoing guarantees and long term property management.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 6006

Resolution 20FAC-02-08

Map and Photo of Site Location

**San Antonio Housing Authority
Resolution 6006**

RESOLUTION 6006, AUTHORIZING RAMSEY ROAD RESIDENCES LTD., AS DEVELOPER OF RAMSEY ROAD RESIDENCES TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR RAMSEY ROAD RESIDENCES; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HERewith

WHEREAS, Ramsey Road Residences Ltd., has proposed a development for affordable, multifamily rental housing at 610 E. Ramsey Road in the City of San Antonio; and

WHEREAS, at the request of Ramsey Road Residences Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

WHEREAS, Ramsey Road Residences Ltd. and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Ramsey Road Residences; and

WHEREAS, the Board of Commissioners has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

WHEREAS, this Board of Commissioners has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of the San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Ramsey Road Residences located at 610 E. Ramsey Road in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 6006, authorizing Ramsey Road Residences Ltd., as developer of Ramsey Road Residences transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Ramsey Road Residences; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection

herewith.

- 3) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of the San Antonio Housing Authority and/or San Antonio Housing Facility Corporation.

<u>Name</u>	<u>Title</u>
David Nisivoccia	President/CEO
Timothy E. Alcott	Real Estate and Legal Services Officer
Muriel Rhoder	Chief Administrative Officer
Ed Hinojosa	Chief Financial Officer
Jessica Weaver	Vice Chair
Charles Clack	Commissioner
Jo-Anne Kaplan	Commissioner
Sofia A. Lopez	Commissioner
Ana "Cha" Guzman	Commissioner
Olga Kauffman	Commissioner
Ruth Rodriguez	Commissioner

Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

**San Antonio Housing Authority
Resolution 20FAC-02-08**

RESOLUTION 20FAC-02-08, AUTHORIZING RAMSEY ROAD RESIDENCES LTD., AS DEVELOPER OF RAMSEY ROAD RESIDENCES TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR RAMSEY ROAD RESIDENCES; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HERewith

WHEREAS, Ramsey Road Residences Ltd., has proposed a development for affordable, multifamily rental housing at 610 E. Ramsey Road in the City of San Antonio; and

WHEREAS, at the request of Ramsey Road Residences Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

WHEREAS, Ramsey Road Residences Ltd. and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Ramsey Road Residences; and

WHEREAS, the Board of Directors has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

WHEREAS, this Board of Directors has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of the San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Ramsey Road Residences located at 610 E. Ramsey Road in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 20FAC-02-08, authorizing Ramsey Road Residences Ltd., as developer of Ramsey Road Residences transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Ramsey Road Residences; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in

connection herewith.

- 3) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of the San Antonio Housing Authority and/or San Antonio Housing Facility Corporation.

<u>Name</u>	<u>Title</u>
David Nisivoccia	Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Ed Hinojosa	Assistant Secretary/Treasurer
Jessica Weaver	Vice Chair
Charles Clack	Director
Jo-Anne Kaplan	Director
Sofia A. Lopez	Director
Ana "Cha" Guzman	Director
Olga Kauffman	Director
Ruth Rodriguez	Director

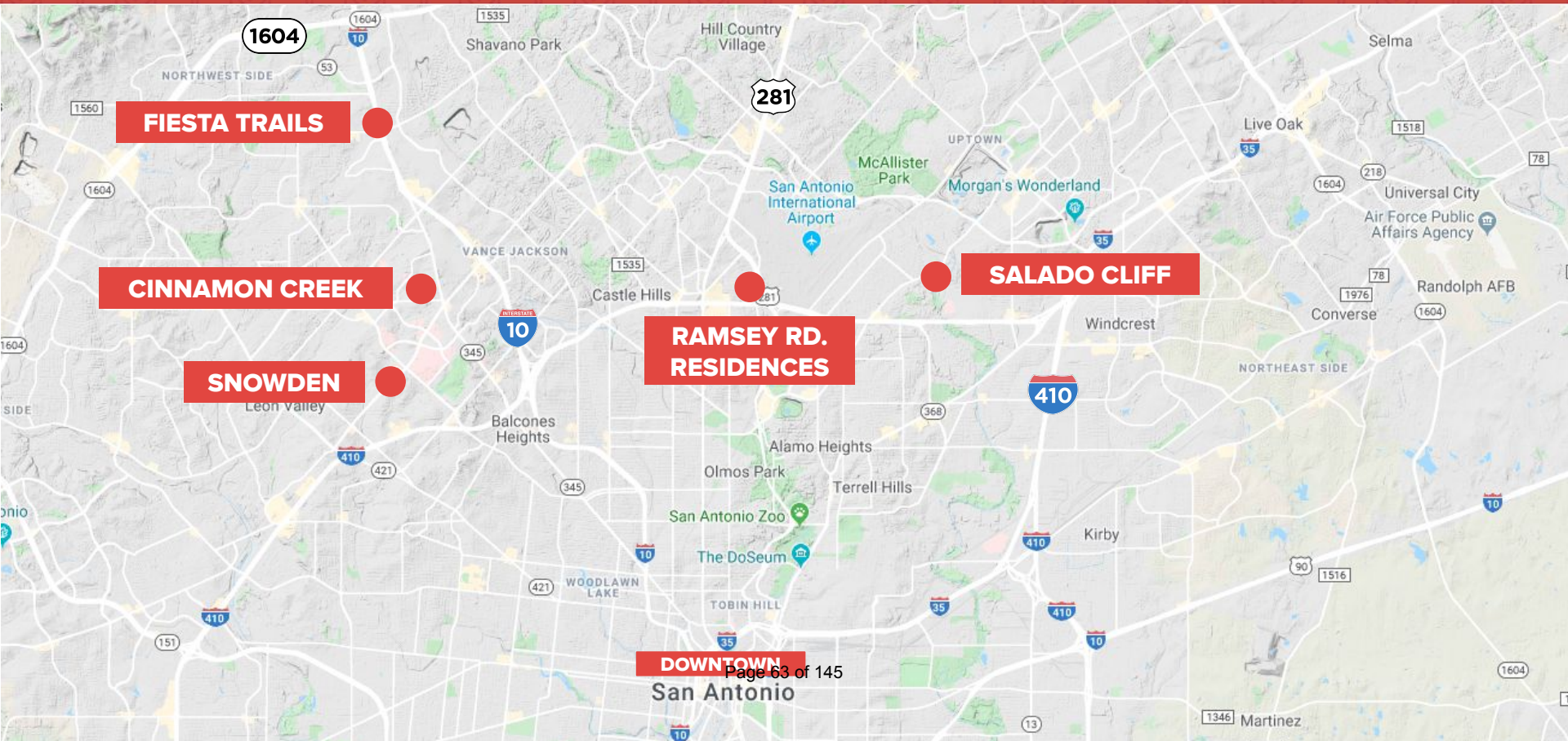
Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Directors

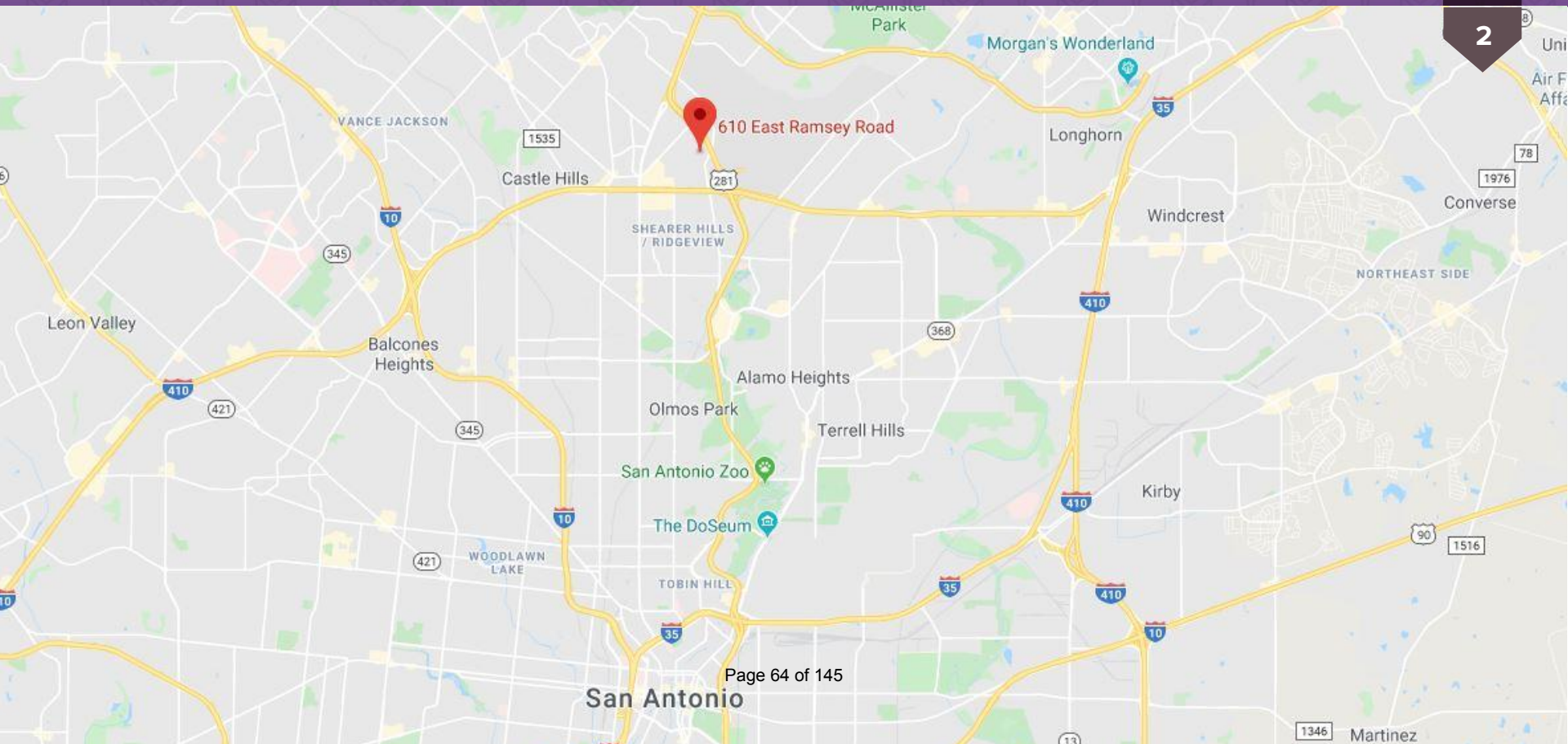
Attested and approved as to form:

David Nisivoccia
Secretary/Treasurer

9% TAX CREDIT DEALS



RAMSEY ROAD MAP



2

RAMSEY ROAD SITE

3



RAMSEY ROAD SITE




SAN ANTONIO HOUSING AUTHORITY

January 23, 2020

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

RESOLUTION 6007, AUTHORIZING FIESTA TRAILS LTD., AS DEVELOPER OF FIESTA TRAILS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR FIESTA TRAILS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

DocuSigned by:

 5009927B75274DC...
David Nisivoccia
 President and CEO

DocuSigned by:

 B73AC7309C8B406...
Timothy E. Alcott
 Real Estate and Legal Services Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6007, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Fiesta Trails; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

FINANCIAL IMPACT:

The final deal terms will be presented to the Board of Commissioners once negotiated.

SUMMARY:

NRP Lonestar Development LLC, a San Antonio-based and nationally recognized “Top 50 Builder,” specializes in the development, construction and management of high quality multi-family and senior residential properties.

Fiesta Trails will be an approximately 85-unit housing development located at 12485 W. Interstate 10, San Antonio, Texas. The development will be targeted specifically for working families and will consist of 85 tax credit units—10% of units will be reserved for those at 30 percent of the area median income and below, 40% of units reserved for those making 50 percent of area median income and below, and 50% of units reserved for those making 60 percent of area median income and below. The new development will provide a mix of one-, two- and three-bedroom units with appropriate design considerations and amenities. Fiesta Trails will represent the very best housing in terms of quality and sustainability in the marketplace today.

Fiesta Trails Ltd., a subsidiary of NRP Lonestar Development LLC, will partner with the San Antonio Housing Authority, which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation’s ad valorem tax exemption, as well as its

SAN ANTONIO HOUSING AUTHORITY

January 23, 2020

sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. NRP Lonestar Development LLC will provide ongoing guarantees and long term property management.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 6007

Resolution 20FAC-02-09

Map and Photo of Site Location

**San Antonio Housing Authority
Resolution 6007**

RESOLUTION 6007, AUTHORIZING FIESTA TRAILS LTD., AS DEVELOPER OF FIESTA TRAILS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR FIESTA TRAILS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

WHEREAS, Fiesta Trails Ltd., has proposed a development for affordable, multifamily rental housing at 12485 W. Interstate 10 in the City of San Antonio; and

WHEREAS, at the request of Fiesta Trails Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

WHEREAS, Fiesta Trails Ltd. and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Fiesta Trails; and

WHEREAS, the Board of Commissioners has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

WHEREAS, this Board of Commissioners has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Fiesta Trails located at 12485 W. Interstate 10 in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 6007, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Fiesta Trails; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.
- 3) Authorizes the following officers, or any one of them acting alone without the joinder of

any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of the San Antonio Housing Authority and/or San Antonio Housing Facility Corporation.

<u>Name</u>	<u>Title</u>
David Nisivoccia	President/CEO
Timothy E. Alcott	Real Estate and Legal Services Officer
Muriel Rhoder	Chief Administrative Officer
Ed Hinojosa	Chief Financial Officer
Jessica Weaver	Vice Chair
Charles Clack	Commissioner
Jo-Anne Kaplan	Commissioner
Sofia A. Lopez	Commissioner
Ana "Cha" Guzman	Commissioner
Olga Kauffman	Commissioner
Ruth Rodriguez	Commissioner

Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

**San Antonio Housing Facility Corporation
Resolution 20FAC-02-09**

RESOLUTION 20FAC-02-09, AUTHORIZING FIESTA TRAILS LTD., AS DEVELOPER OF FIESTA TRAILS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR FIESTA TRAILS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

WHEREAS, Fiesta Trails Ltd., has proposed a development for affordable, multifamily rental housing at 12485 W. Interstate 10 in the City of San Antonio; and

WHEREAS, at the request of Fiesta Trails Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

WHEREAS, Fiesta Trails Ltd. and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Fiesta Trails; and

WHEREAS, the Board of Directors has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

WHEREAS, this Board of Directors has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Fiesta Trails located at 12485 W. Interstate 10 in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 20FAC-02-09, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Fiesta Trails; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

- 3) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of the San Antonio Housing Authority and/or San Antonio Housing Facility Corporation.

<u>Name</u>	<u>Title</u>
David Nisivoccia	Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Ed Hinojosa	Assistant Secretary/Treasurer
Jessica Weaver	Vice Chair
Charles Clack	Director
Jo-Anne Kaplan	Director
Sofia A. Lopez	Director
Ana "Cha" Guzman	Director
Olga Kauffman	Director
Ruth Rodriguez	Director

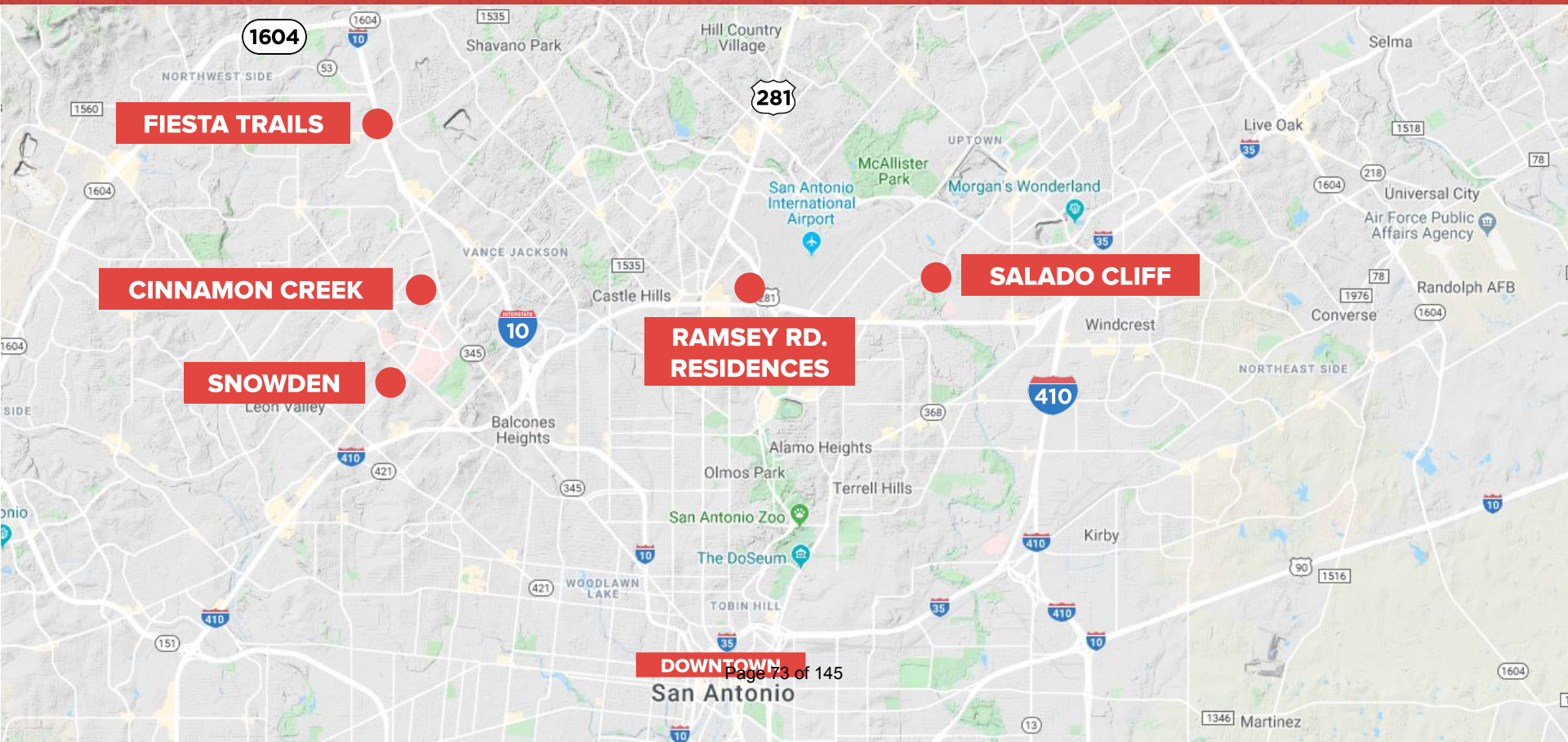
Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Directors

Attested and approved as to form:

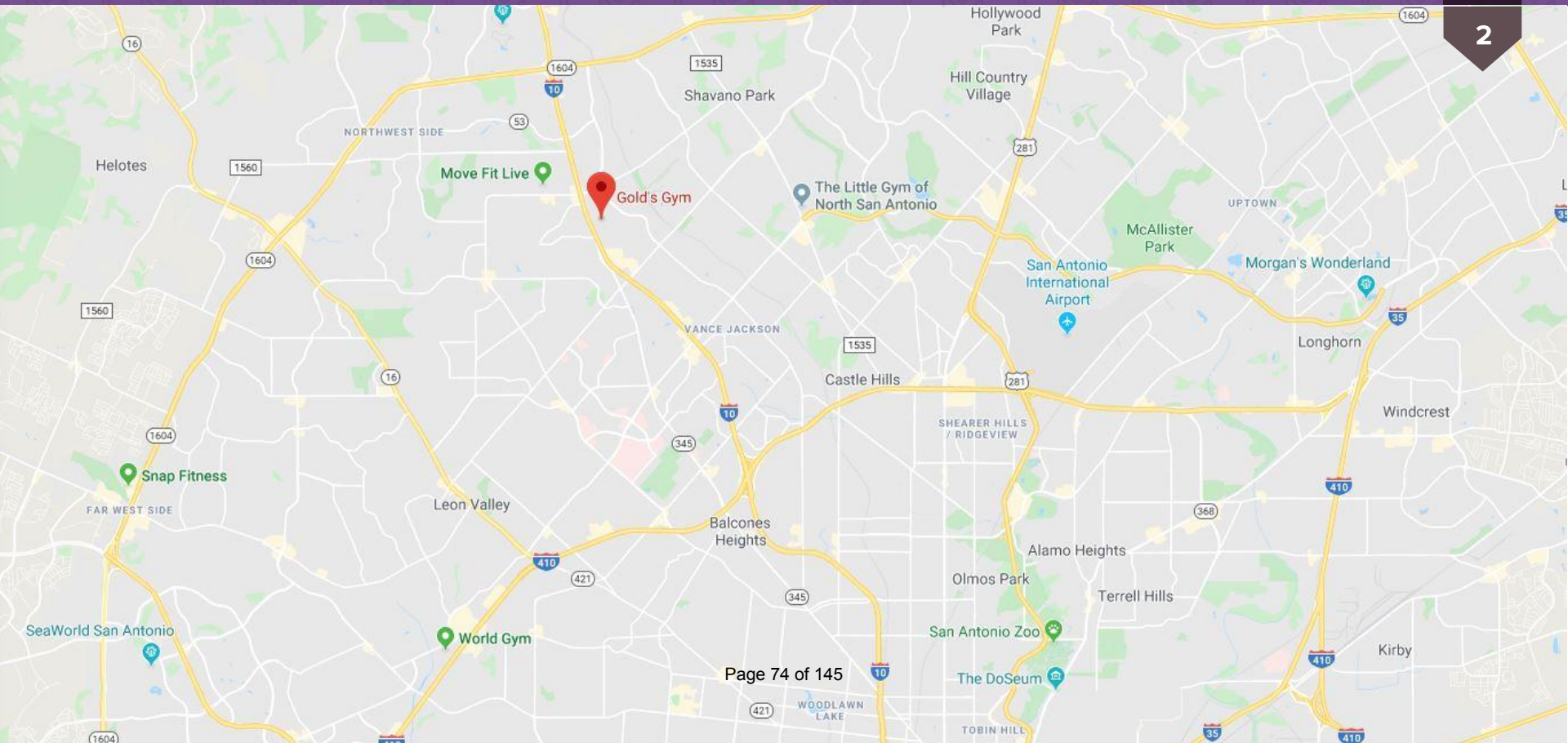
David Nisivoccia
Secretary/Treasurer

9% TAX CREDIT DEALS



FIESTA TRAILS MAP

2



FIESTA TRAILS SITE

3

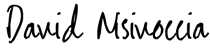


McDermott Fwy

SAN ANTONIO HOUSING AUTHORITY**JANUARY 23, 2020**

BOARD OF COMMISSIONERS
Operation and Choice Neighborhood Committee

RESOLUTION 6008, AUTHORIZING THE SNOWDEN APARTMENTS TRANSACTION, INCLUDING: (I) AUTHORIZING EXECUTION OF A CONTRACT FOR GROUND LEASE (CONTRACT) BETWEEN SAN ANTONIO HOUSING FACILITY CORPORATION (FACILITY CORPORATION) AS TENANT AND SAN ANTONIO HOUSING FINANCE CORPORATION (FINANCE CORPORATION) AS LANDLORD, COVERING LAND OWNED BY FINANCE CORPORATION AT 7223 SNOWDEN ROAD, SAN ANTONIO, TEXAS (PROJECT SITE), AND ALL OTHER DOCUMENTATION NECESSARY TO GROUND LEASE THE PROJECT SITE TO FACILITY CORPORATION FOR THE PURPOSE OF APPLYING TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR 9% HOUSING TAX CREDITS TO PROVIDE FINANCING FOR THE PROJECT DEVELOPMENT; (II) AUTHORIZING FACILITY CORPORATION TO EXECUTE THE CONTRACT AS THE PROPOSED TENANT AND TO ASSIGN THE CONTRACT FROM FACILITY CORPORATION TO SNOWDEN APARTMENTS, LP, A TO-BE-FORMED LIMITED PARTNERSHIP (PARTNERSHIP) WHICH WILL BE CONTROLLED BY AN AFFILIATE OF FACILITY CORPORATION; (III) AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS (SAHA) AND/OR FACILITY CORPORATION TO SPONSOR THE SUBMISSION OF A TAX CREDIT APPLICATION TO THE TDHCA FOR 9% HOUSING TAX CREDITS TO PROVIDE FINANCING FOR THE PROJECT; (IV) AUTHORIZING THE CREATION OF SNOWDEN APARTMENTS GP, LLC, A TO-BE-FORMED TEXAS LIMITED LIABILITY COMPANY, AND THE PARTNERSHIP FOR THE PURPOSE OF OWNING, DEVELOPING, CONSTRUCTING AND OPERATING THE PROJECT; (V) AUTHORIZING THE FACILITY CORPORATION TO SERVE AS THE PRIME CONTRACTOR FOR THE PROJECT; AND (VI) AUTHORIZING OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:

 5609927875274DC...
David Nisivoccia
President and CEO

DocuSigned by:

 B75AC7309C8B466...
Timothy E. Alcott
Real Estate and Legal Services Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6008, authorizing the Snowden Apartments transaction, including: (I) authorizing execution of a Contract for Ground Lease (Contract) between San Antonio Housing Facility Corporation (Facility Corporation) as Tenant and San Antonio Housing Finance Corporation (Finance Corporation) as Landlord, covering land owned by Finance Corporation at 7223 Snowden Road, San Antonio, Texas (Project Site), and all other documentation necessary to ground lease the Project Site to the Facility Corporation for the purpose of applying to the Texas Department of Housing and Community Affairs (TDHCA) for 9% housing tax credits to provide financing for the Project development; (II) authorizing the Facility Corporation to execute the Contract as the proposed Tenant and to assign the Contract from the Facility Corporation to Snowden Apartments, LP, a to-be-formed limited partnership (Partnership) which will be controlled by an affiliate of the Facility Corporation; (III) authorizing the Housing Authority of the City of San Antonio, Texas (SAHA), and/or Facility Corporation to

SAN ANTONIO HOUSING AUTHORITY**JANUARY 23, 2020**

sponsor the submission of a tax credit application to the TDHCA for 9% housing tax credits to provide financing for the Project; (IV) authorizing the creation of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company, and the Partnership for the purpose of owning, developing, constructing and operating the Project; (V) authorizing the Facility Corporation to serve as the prime contractor for the Project; and (VI) authorizing other matters in connection therewith.

FINANCIAL IMPACT:

The final deal terms will be presented to the Board of Commissioners once negotiated.

SUMMARY:

Snowden Apartments, LP is planned as an approximately 185-unit new construction apartment complex for families, proposed on an approximately 6.97 acres vacant tract of land located at 7223 Snowden Road, San Antonio, Bexar County, Texas. The new development will provide a mix of one-, two- and three-bedroom units with appropriate design considerations and amenities and is anticipated to be 100% affordable at 60% area median income or less.

The Facility Corporation initially plans to self-develop the apartment complex, although a private developer might be considered in the future to provide guarantees and long-term management capability. The Project will receive the benefit of the Finance Corporation's ad valorem tax exemption, as well as a sales tax exemption arising out of the Facility Corporation serving as the prime contractor. The Finance Corporation or its assignee will receive a purchase option and a right of first refusal from the Partnership. The agency will benefit by adding units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 6008

San Antonio Housing Finance Corporation Resolution 20FIN-02-06

San Antonio Housing Facility Corporation Resolution 20FAC-02-10

Map and Photo of Site Location

**San Antonio Housing Authority
Resolution 6008**

RESOLUTION 6008, AUTHORIZING THE SNOWDEN APARTMENTS TRANSACTION, INCLUDING: (I) AUTHORIZING EXECUTION OF A CONTRACT FOR GROUND LEASE (CONTRACT) BETWEEN SAN ANTONIO HOUSING FACILITY CORPORATION (FACILITY CORPORATION) AS TENANT AND SAN ANTONIO HOUSING FINANCE CORPORATION (FINANCE CORPORATION) AS LANDLORD, COVERING LAND OWNED BY FINANCE CORPORATION AT 7223 SNOWDEN ROAD, SAN ANTONIO, TEXAS (PROJECT SITE), AND ALL OTHER DOCUMENTATION NECESSARY TO GROUND LEASE THE PROJECT SITE TO FACILITY CORPORATION FOR THE PURPOSE OF APPLYING TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR 9% HOUSING TAX CREDITS TO PROVIDE FINANCING FOR THE PROJECT DEVELOPMENT; (II) AUTHORIZING FACILITY CORPORATION TO EXECUTE THE CONTRACT AS THE PROPOSED TENANT AND TO ASSIGN THE CONTRACT FROM FACILITY CORPORATION TO SNOWDEN APARTMENTS, LP, A TO-BE-FORMED LIMITED PARTNERSHIP (PARTNERSHIP) WHICH WILL BE CONTROLLED BY AN AFFILIATE OF FACILITY CORPORATION; (III) AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS (SAHA) AND/OR FACILITY CORPORATION TO SPONSOR THE SUBMISSION OF A 9% TAX CREDIT APPLICATION TO THE TDHCA FOR 9% HOUSING TAX CREDITS TO PROVIDE FINANCING FOR THE PROJECT; (IV) AUTHORIZING THE CREATION OF SNOWDEN APARTMENTS GP, LLC, A TO-BE-FORMED TEXAS LIMITED LIABILITY COMPANY, AND THE PARTNERSHIP FOR THE PURPOSE OF OWNING, DEVELOPING, CONSTRUCTING AND OPERATING THE PROJECT; (V) AUTHORIZING THE FACILITY CORPORATION TO SERVE AS THE PRIME CONTRACTOR FOR THE PROJECT; AND (VI) AUTHORIZING OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas, a municipal housing authority, organized under the laws of the State of Texas (Housing Authority), wishes to cause the construction of an approximately 185-unit multi-family housing apartment complex for families to be located in San Antonio, Bexar County, Texas, constructed as housing for low-income persons and known as Snowden Apartments (Project) on land described on Exhibit A and owned by the San Antonio Housing Finance Corporation, a Texas public non-profit corporation (Finance Corporation); and

WHEREAS, San Antonio Housing Facility Corporation, a Texas nonprofit and public facility corporation (Facility Corporation) is a sponsored affiliate of the Housing Authority, which was organized, in part, “to assist and to act as the instrumentality of the Housing Authority of the City of San Antonio, Texas ...in providing decent, safe, and sanitary housing for persons of low and moderate income...”; and

WHEREAS, Facility Corporation will be the sole member of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company (Company), which shall serve as the general partner of Snowden Apartments, LP, a Texas limited partnership (Partnership), that will be formed to develop, own and operate the Project; and

WHEREAS, for the purpose of carrying out the Project, the Housing Authority intends to cause Facility Corporation to have the Partnership acquire a leasehold estate in that certain real property located at 7223 Snowden Road in San Antonio, Texas (Land) pursuant to a seventy-five year ground lease (Ground Lease) by and between the Finance Corporation and the Partnership, so that the Project will qualify for a governmental ad valorem tax exemption through its public purpose; and

WHEREAS, is it desired that the Facility Corporation will execute a construction contract with the Partnership (Construction Contract) so that the Facility Corporation will serve as the general contractor for the construction of the Project; thereby, qualifying for a sales tax exemption for the construction of the Project; and

WHEREAS, in connection with the financing and development of the Project, various project participants (Project Participants) shall require the Housing Authority, the Finance Corporation or the Facility Corporation to execute and deliver certain documents, instruments, and agreements, including, without limitation, the Ground Lease, and one or more loan agreements, promissory notes, indentures, regulatory agreements and/or restrictive covenants affecting the Property, environmental indemnity agreements, replacement and/or other reserve agreements, subordination and/or intercreditor agreements, assignments, and any other documents evidencing or reasonably required by any of the Project participants in connection with the Ground Lease and the development of the Project (Project Documents); and

WHEREAS, this Board of Commissioners has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of both the Finance Corporation and the Facility Corporation.

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

- 1) Confirms that it supports the proposed Snowden Apartments to be located at 7223 Snowden Road, in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinions expressed by SAHA.
- 2) Approves Resolution 6008, authorizing the Snowden Apartments transaction, including: (I) authorizing execution of a Contract for Ground Lease (Contract) between San Antonio Housing Facility Corporation (Facility Corporation) as Tenant and San Antonio Housing Finance Corporation (Finance Corporation) as Landlord, covering land owned by Finance Corporation at 7223 Snowden Road, San Antonio, Texas (Project Site), and all other documentation necessary to ground lease the Project Site to the Facility Corporation for the purpose of applying to the Texas Department of Housing and Community Affairs (TDHCA) for 9% housing tax credits to provide financing for the Project development; (II) authorizing the Facility Corporation to execute the Contract as the proposed Tenant and to assign the Contract from the Facility Corporation to Snowden Apartments, LP, a to-be-formed limited partnership (Partnership) which will be controlled by an affiliate of the

Facility Corporation; (III) authorizing the Housing Authority of the City of San Antonio, Texas (SAHA), and/or Facility Corporation to sponsor the submission of a tax credit application to the TDHCA for 9% housing tax credits to provide financing for the Project; (IV) authorizing the creation of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company, and the Partnership for the purpose of owning, developing, constructing and operating the Project; (V) authorizing the Facility Corporation to serve as the prime contractor for the Project; and (VI) authorizing other matters in connection therewith.

- 3) Approves Finance Corporation Resolution 20FIN-02-06.
- 4) Approves Facility Corporation Resolution 20FAC-02-10.
- 5) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Contract for Ground Lease, the TDHCA Application and all necessary documents and extensions related thereto on behalf of San Antonio Housing Authority, San Antonio Housing Finance Corporation or San Antonio Housing Facility Corporation, as applicable:

<u>Name</u>	<u>Title</u>
David Nisivoccia	President/CEO
Timothy Alcott	Real Estate and Legal Services Officer
Muriel Rhoder	Chief Administrative Officer
Ed Hinojosa	Chief Financial Officer
Jessica Weaver	Vice Chair
Charles Clack	Commissioner
Jo-Anne Kaplan	Commissioner
Sofia A. Lopez	Commissioner
Ana "Cha" Guzman	Commissioner
Olga Kauffman	Commissioner
Ruth Rodriguez	Commissioner

- 6) Authorizes that any and all acts heretofore taken by an authorized officer in connection with the matters authorized by the foregoing resolutions are hereby ratified, confirmed, and approved by the Commissioners of SAHA.

Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

EXHIBIT A

PROPERTY DESCRIPTION

**Chapel Ridge
San Antonio, Texas**

**Lot Thirty-Four (34), Block B, New City Block 11609, CHAPEL RIDGE SUBDIVISION, UNIT 3,
City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9513,
Page 15, Deed and Plat Records of Bexar County, Texas.**

**San Antonio Housing Finance Corporation
Resolution 20FIN-02-06**

RESOLUTION 20FIN-02-06, AUTHORIZING THE SNOWDEN APARTMENTS TRANSACTION, INCLUDING: (I) AUTHORIZING EXECUTION OF A CONTRACT FOR GROUND LEASE (CONTRACT) BETWEEN SAN ANTONIO HOUSING FACILITY CORPORATION (FACILITY CORPORATION) AS TENANT AND SAN ANTONIO HOUSING FINANCE CORPORATION (FINANCE CORPORATION) AS LANDLORD, COVERING LAND OWNED BY FINANCE CORPORATION AT 7223 SNOWDEN ROAD, SAN ANTONIO, TEXAS (PROJECT SITE), AND ALL OTHER DOCUMENTATION NECESSARY TO GROUND LEASE THE PROJECT SITE TO FACILITY CORPORATION FOR THE PURPOSE OF APPLYING TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR 9% HOUSING TAX CREDITS TO PROVIDE FINANCING FOR THE PROJECT DEVELOPMENT; (II) AUTHORIZING FACILITY CORPORATION TO EXECUTE THE CONTRACT AS THE PROPOSED TENANT AND TO ASSIGN THE CONTRACT FROM FACILITY CORPORATION TO SNOWDEN APARTMENTS, LP, A TO-BE-FORMED LIMITED PARTNERSHIP (PARTNERSHIP) WHICH WILL BE CONTROLLED BY AN AFFILIATE OF FACILITY CORPORATION; (III) AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS (SAHA) AND/OR FACILITY CORPORATION TO SPONSOR THE SUBMISSION OF A 9% TAX CREDIT APPLICATION TO THE TDHCA FOR 9% HOUSING TAX CREDITS TO PROVIDE FINANCING FOR THE PROJECT; (IV) AUTHORIZING THE CREATION OF SNOWDEN APARTMENTS GP, LLC, A TO-BE-FORMED TEXAS LIMITED LIABILITY COMPANY, AND THE PARTNERSHIP FOR THE PURPOSE OF OWNING, DEVELOPING, CONSTRUCTING AND OPERATING THE PROJECT; (V) AUTHORIZING THE FACILITY CORPORATION TO SERVE AS THE PRIME CONTRACTOR FOR THE PROJECT; AND (VI) AUTHORIZING OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the San Antonio Housing Finance Corporation (Finance Corporation) owns approximately 6.97 acres of vacant land at 7223 Snowden Road, San Antonio, Bexar County, Texas which is described on Exhibit A (Land); and

WHEREAS, Snowden Apartments, LP, a Texas limited partnership (Partnership), whose sole General Partner is Snowden Apartments GP, LLC (General Partner), will be formed to provide for the acquisition and construction of an approximately 185-unit multi-family housing project for families on the Land (Project); and

WHEREAS, the San Antonio Housing Facility Corporation (Housing Facility Corporation) will sponsor the Partnership's application for 9% Housing Tax Credits from the Texas Department of Housing and Community Affairs (TDHCA) for the purpose of financing the Project in part; and

WHEREAS, the Partnership will seek financing for the construction of the Project, including equity raised from the sale of tax credits to an investor limited partner, and construction loan financing from a commercial lender or other financial institution or lender; and

WHEREAS, the sole member of the General Partner will be the Facility Corporation; and

WHEREAS, the Partnership has agreed to be the Ground Lease Tenant on the Land with the Finance Corporation as the landlord; and

WHEREAS, the Board of Directors of the Finance Corporation has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of the Finance Corporation, the General Partner and the Partnership; and

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

Section 1. The Project, the Contract for Ground Lease, the proposed 9% Housing Tax Credit Application to the TDHCA, the formation of the General Partner and the Partnership and the Facility Corporation's service as the Prime Contractor for the Project (Approved Activities) are hereby approved, and the President, Vice President, Secretary/Treasurer of the San Antonio Housing Finance Corporation is hereby authorized to execute any and all documentation required for the Approved Activities and any and all other documentation required to be executed by the Finance Corporation in order to effect such transactions.

Section 2. The President, Vice President, Secretary/Treasurer, 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 the Finance Corporation are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by the Finance Corporation and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, Vice President, Secretary/Treasurer of the Corporation is authorized to negotiate and approve such changes in, or additions to, the terms any of the documents (prior to the execution and delivery thereof), including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to the Finance Corporation 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.

Section 3. If any section, paragraph, clause, or provisions 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 4. 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 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.

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

Section 7. This Resolution shall be in force and effect from and after its passage on the date shown below.

Section 8. The officers of the San Antonio Housing Finance Corporation, 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.

<u>Name</u>	<u>Title</u>
David Nisivoccia	Secretary/Treasurer
Timothy Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Ed Hinojosa	Assistant Secretary/Treasurer
Jessica Weaver	Vice Chair
Charles Clack	Director
Jo-Anne Kaplan	Director
Sofia A. Lopez	Director
Ana "Cha" Guzman	Director
Olga Kauffman	Director
Ruth Rodriguez	Director

Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Directors

Attested and approved as to form:

David Nisivoccia
Secretary/Treasurer

EXHIBIT A

PROPERTY DESCRIPTION

**Chapel Ridge
San Antonio, Texas**

**Lot Thirty-Four (34), Block B, New City Block 11609, CHAPEL RIDGE SUBDIVISION, UNIT 3,
City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9513,
Page 15, Deed and Plat Records of Bexar County, Texas.**

**San Antonio Housing Authority
Resolution 20FAC-02-10**

RESOLUTION 20FAC-02-10, AUTHORIZING THE SNOWDEN APARTMENTS TRANSACTION, INCLUDING: (I) AUTHORIZING EXECUTION OF A CONTRACT FOR GROUND LEASE (CONTRACT) BETWEEN SAN ANTONIO HOUSING FACILITY CORPORATION (FACILITY CORPORATION) AS TENANT AND SAN ANTONIO HOUSING FINANCE CORPORATION (FINANCE CORPORATION) AS LANDLORD, COVERING LAND OWNED BY FINANCE CORPORATION AT 7223 SNOWDEN ROAD, SAN ANTONIO, TEXAS (PROJECT SITE), AND ALL OTHER DOCUMENTATION NECESSARY TO GROUND LEASE THE PROJECT SITE TO FACILITY CORPORATION FOR THE PURPOSE OF APPLYING TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR 9% HOUSING TAX CREDITS TO PROVIDE FINANCING FOR THE PROJECT DEVELOPMENT; (II) AUTHORIZING FACILITY CORPORATION TO EXECUTE THE CONTRACT AS THE PROPOSED TENANT AND TO ASSIGN THE CONTRACT FROM FACILITY CORPORATION TO SNOWDEN APARTMENTS, LP, A TO-BE-FORMED LIMITED PARTNERSHIP (PARTNERSHIP) WHICH WILL BE CONTROLLED BY AN AFFILIATE OF FACILITY CORPORATION; (III) AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS (SAHA) AND/OR FACILITY CORPORATION TO SPONSOR THE SUBMISSION OF A 9% TAX CREDIT APPLICATION TO THE TDHCA FOR 9% HOUSING TAX CREDITS TO PROVIDE FINANCING FOR THE PROJECT; (IV) AUTHORIZING THE CREATION OF SNOWDEN APARTMENTS GP, LLC, A TO-BE-FORMED TEXAS LIMITED LIABILITY COMPANY, AND THE PARTNERSHIP FOR THE PURPOSE OF OWNING, DEVELOPING, CONSTRUCTING AND OPERATING THE PROJECT; (V) AUTHORIZING THE FACILITY CORPORATION TO SERVE AS THE PRIME CONTRACTOR FOR THE PROJECT; AND (VI) AUTHORIZING OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas, a municipal housing authority, organized under the laws of the State of Texas (Housing Authority), wishes to cause the construction of an approximately 185-unit multi-family housing apartment complex for families to be located in San Antonio, Bexar County, Texas, constructed as housing for low-income persons and known as Snowden Apartments (Project) on land described on Exhibit A and owned by the San Antonio Housing Finance Corporation, a Texas public non-profit corporation (Finance Corporation); and

WHEREAS, San Antonio Housing Facility Corporation, a Texas nonprofit and public facility corporation (Facility Corporation) is a sponsored affiliate of the Housing Authority, which was organized, in part, “to assist and to act as the instrumentality of the Housing Authority of the City of San Antonio, Texas ...in providing decent, safe, and sanitary housing for persons of low and moderate income...”; and

WHEREAS, Facility Corporation will be the sole member of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company (Company), which shall serve as the general partner of Snowden Apartments, LP, a Texas limited partnership (Partnership), that will be formed to develop, own and operate the Project; and

WHEREAS, for the purpose of carrying out the Project, the Housing Authority intends to cause Facility Corporation to have the Partnership acquire a leasehold estate in that certain real property located at 7223 Snowden Road in San Antonio, Texas (Land) pursuant to a seventy-five year ground lease (Ground Lease) by and between the Finance Corporation and the Partnership, so that the Project will qualify for a governmental ad valorem tax exemption through its public purpose; and

WHEREAS, is it desired that the Facility Corporation will execute a construction contract with the Partnership (Construction Contract) so that the Facility Corporation will serve as the general contractor for the construction of the Project; thereby, qualifying for a sales tax exemption for the construction of the Project; and

WHEREAS, in connection with the financing and development of the Project, various project participants (Project Participants) shall require the Housing Authority, the Finance Corporation or the Facility Corporation to execute and deliver certain documents, instruments, and agreements, including, without limitation, the Ground Lease, and one or more loan agreements, promissory notes, indentures, regulatory agreements and/or restrictive covenants affecting the Property, environmental indemnity agreements, replacement and/or other reserve agreements, subordination and/or intercreditor agreements, assignments, and any other documents evidencing or reasonably required by any of the Project participants in connection with the Ground Lease and the development of the Project (Project Documents); and

WHEREAS, this Board of Directors has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of both the Finance Corporation and the Facility Corporation.

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

- 1) Confirms that it supports the proposed Snowden Apartments to be located at 7223 Snowden Road, in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinions expressed by SAHA.
- 2) Approves Resolution 20FAC-02-10, authorizing the Snowden Apartments transaction, including: (I) authorizing execution of a Contract for Ground Lease (Contract) between San Antonio Housing Facility Corporation (Facility Corporation) as Tenant and San Antonio Housing Finance Corporation (Finance Corporation) as Landlord, covering land owned by Finance Corporation at 7223 Snowden Road, San Antonio, Texas (Project Site), and all other documentation necessary to ground lease the Project Site to the Facility Corporation for the purpose of applying to the Texas Department of Housing and Community Affairs (TDHCA) for 9% housing tax credits to provide financing for the Project development; (II) authorizing the Facility Corporation to execute the Contract as the proposed Tenant and to assign the Contract from the Facility Corporation to Snowden Apartments, LP, a to-be-formed limited partnership (Partnership) which will be controlled

by an affiliate of the Facility Corporation; (III) authorizing the Housing Authority of the City of San Antonio, Texas (SAHA), and/or Facility Corporation to sponsor the submission of a tax credit application to the TDHCA for 9% housing tax credits to provide financing for the Project; (IV) authorizing the creation of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company, and the Partnership for the purpose of owning, developing, constructing and operating the Project; (V) authorizing the Facility Corporation to serve as the prime contractor for the Project; and (VI) authorizing other matters in connection therewith.

- 3) Approves Finance Corporation Resolution 20FIN-02-06.
- 4) Approves Facility Corporation Resolution 20FAC-02-10.
- 5) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Contract for Ground Lease, the TDHCA Application and all necessary documents and extensions related thereto on behalf of San Antonio Housing Authority, San Antonio Housing Finance Corporation or San Antonio Housing Facility Corporation, as applicable:

<u>Name</u>	<u>Title</u>
David Nisivoccia	Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Ed Hinojosa	Assistant Secretary/Treasurer
Jessica Weaver	Vice Chair
Charles Clack	Director
Jo-Anne Kaplan	Director
Sofia A. Lopez	Director
Ana "Cha" Guzman	Director
Olga Kauffman	Director
Ruth Rodriguez	Director

- 6) Authorizes that any and all acts heretofore taken by an authorized officer in connection with the matters authorized by the foregoing resolutions are hereby ratified, confirmed, and approved by the Directors of the San Antonio Housing Facility Corporation.

Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Directors

Attested and approved as to form:

David Nisivoccia
Secretary/Treasurer

EXHIBIT A

PROPERTY DESCRIPTION

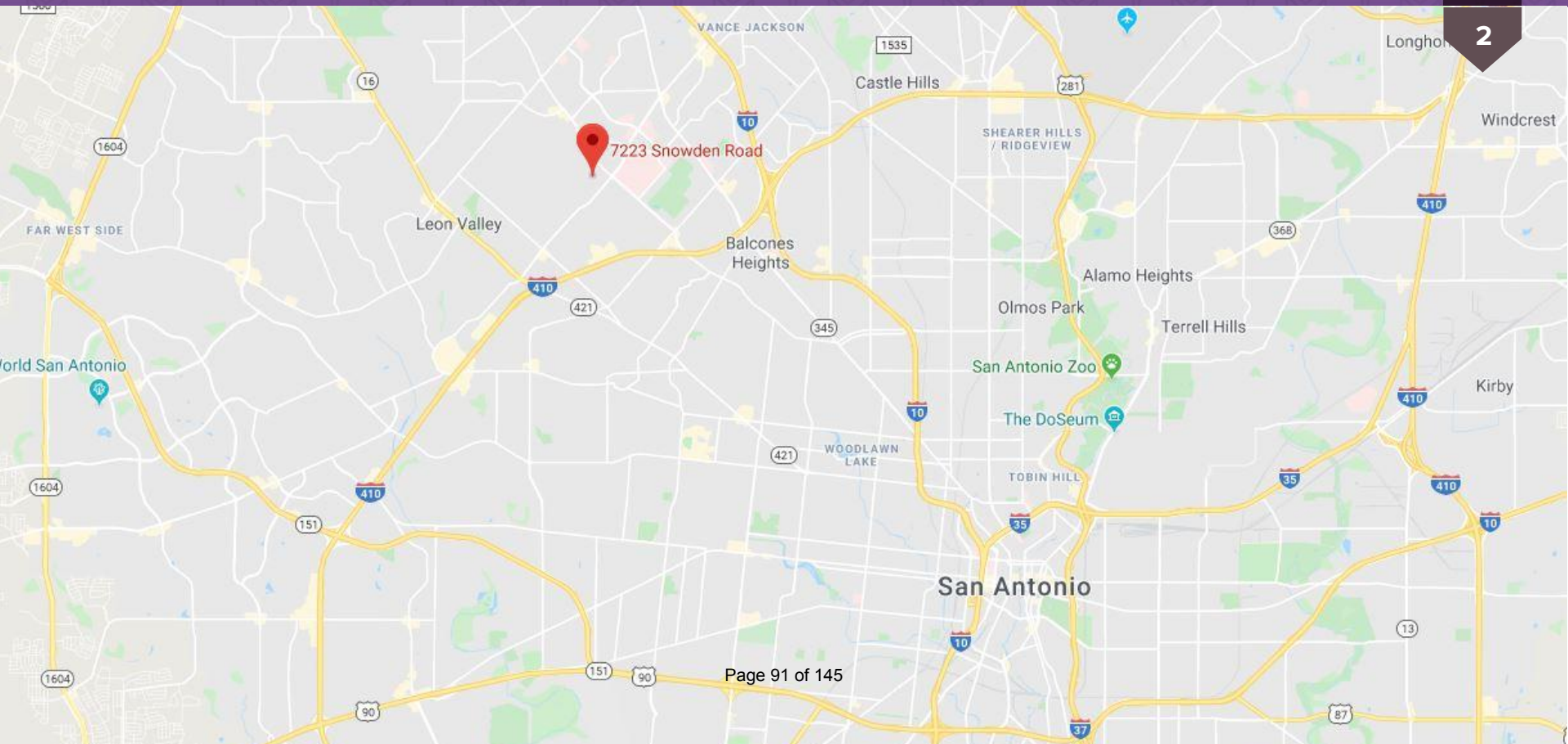
**Chapel Ridge
San Antonio, Texas**

**Lot Thirty-Four (34), Block B, New City Block 11609, CHAPEL RIDGE SUBDIVISION, UNIT 3,
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Page 15, Deed and Plat Records of Bexar County, Texas.**



SNOWDEN APARTMENTS MAP

2



SNOWDEN APARTMENTS SITE

3


7223 Snowden Rd

SAN ANTONIO HOUSING AUTHORITY

January 23, 2020

BOARD OF COMMISSIONERS
Operations and Choice Neighborhood Committee

**RESOLUTION 6009, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION AND THE
 SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE INDUCEMENT
 RESOLUTIONS FOR THE HORIZON POINT APARTMENTS PROPOSED TAX CREDIT AND TAX
 EXEMPT BOND FINANCING PROJECT**

DocuSigned by:

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David Nisivoccia
 President and CEO

DocuSigned by:

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Timothy E. Alcott
 Real Estate and Legal Services Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6009, authorizing Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for the Horizon Point Apartments proposed tax credit and tax exempt bond financing project.

FINANCIAL IMPACT:

None at this time. By authorizing SAHA staff to submit applications early for the aforementioned project, SAHA increases its chance to obtain the volume cap to complete the project and benefit from additional revenue.

SUMMARY:

SAHA is seeking authority to file applications relating to our proposed 2020 4% tax credit project for Horizon Point Apartments. All 4% tax credit projects must be financed in part with tax-exempt bonds. In order to issue tax-exempt bonds, the issuer must obtain a volume cap allocation from the Texas Bond Review Board. This is time sensitive and can be competitive. SAHA will be applying for volume cap, which will not be awarded until the middle of the year, if any volume cap is available. Certain state agencies have the right to use available volume cap before local agencies and last year the state agencies used most of the volume cap. Volume cap available to local agencies is awarded on a first come, first served basis according to when the application is submitted. Therefore, SAHA would need to submit applications as soon as possible. SAHA must also apply for tax credits to the Texas Department of Housing and Community Development. Accordingly, staff is requesting that the Board authorize these actions so that SAHA staff can begin the process, but SAHA is ***not asking to specifically approve or be bound to this project. These are non-binding Resolutions.*** This will enable us to move forward, make applications for volume cap and tax credits, begin to coordinate the financing and negotiate the specific terms of the deal, which we will be brought back for Board approval at a later time.

The Horizon Point project that we intend to seek volume cap for is named Horizon Point Apartments, an approximately 330-unit multifamily project located near Woodlake Parkway and I-10, requesting \$35,000,000.00 of volume cap. This project will be new construction and will target families averaging 60% of the area median income (AMI), with 10% of the units at 30% AMI.

SAN ANTONIO HOUSING AUTHORITY

January 23, 2020

In this transaction, Las Varas Public Facility Corporation will be the proposed issuer of the bonds. The San Antonio Housing Facility Corporation 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 attached Resolutions authorizes Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement Resolutions for the above project.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 6009

San Antonio Housing Facility Corporation Resolution 20FAC-02-11

Las Varas Public Facility Corporation Resolution 20LVPFC-02-06

Maps of Site Location

CERTIFICATE FOR RESOLUTION

The undersigned officer of the Housing Authority of the City of San Antonio, a Texas housing authority created pursuant to the laws of the State of Texas (SAHA) hereby certifies as follows:

1. In accordance with its bylaws, the Board of Commissioners of SAHA (Board) held a meeting on February 6, 2020 (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 6009, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION AND THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE INDUCEMENT RESOLUTIONS FOR THE HORIZON POINT APARTMENTS PROPOSED TAX CREDIT AND TAX EXEMPT BOND FINANCING PROJECT

(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 San Antonio Housing Authority.

SIGNED AND SEALED this 6th day of February, 2020.



David Nisivoccia
President and CEO

**SAN ANTONIO HOUSING AUTHORITY
RESOLUTION 6009**

RESOLUTION 6009, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION AND THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTIONS FOR HORIZON POINT APARTMENTS PROPOSED TAX CREDIT AND TAX EXEMPT BOND FINANCING PROJECT

WHEREAS, one of the San Antonio Housing Authorities' strategic goals is to expand the supply of affordable housing; and

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

WHEREAS, staff has proposed the Horizon Point new tax credit project to be financed in 2020, an approximately 330-unit multifamily project located near Woodlake Parkway and I-10, requesting \$35,000,000 of volume cap; and

WHEREAS, it is necessary to obtain volume cap allocations for tax-exempt bonds and applications for tax credits for this project; and

WHEREAS, it is proposed that Las Varas Public Facility Corporation (LVPFC) apply for volume cap allocation for this project; 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 the partnership which will own the tax credit project; and

WHEREAS, LVPFC and SAHFC will pass resolutions to induce this project authorizing the applications needed to finance this project and to negotiate the terms of such financing, which will be brought back to the Board for final consideration; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of SAHA hereby approves:

- 1) Resolution 6009, authorizing Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for the Horizon Point Apartments proposed tax credit and tax exempt bond financing project.
- 2) Resolution 20LVPFC-02-06, of LVPFC inducing the proposed Projects and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.
- 3) Resolution 20FAC-02-11, of SAHFC inducing the proposed Projects and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.

- 4) Authorizing the Present and CEO, or designee, to execute all necessary documents associated therewith.

Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

**CERTIFICATE FOR RESOLUTION
HORIZON POINT APARTMENTS**

The undersigned officer of the San Antonio Housing Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas (SAHFC) hereby certifies as follows:

1. In accordance with its bylaws, the Board of Directors of SAHFC (Board) held a meeting on February 6, 2020 (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 20FAC-02-11, INDUCING THE HORIZON POINT APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

(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 SAHFC.

SIGNED AND SEALED this 6th day of February, 2020.



David Nisivoccia
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 20FAC-02-11**

RESOLUTION 20FAC-02-11, INDUCING THE HORIZON POINT APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Horizon Point Ltd., a Texas limited partnership (Partnership), and SAHA Horizon Point GP, LLC, a Texas, limited liability company and its general partner (General Partner), will be formed to acquire and construct an approximately 330-unit multifamily housing facility (Housing Facility) to be located Woodlake Parkway and I-10, San Antonio, Texas (Project); and

WHEREAS, at the request of the Partnership, San Antonio Housing Facility Corporation (SAHFC), a Texas non-profit public facility corporation created pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, by the Housing Authority of the City of San Antonio, Texas (Housing Authority) has agreed to (i) serve as the sole member of the General Partner of the Partnership in connection with the financing of the Project, (ii) acquire the Land and lease it to the Partnership pursuant to a Ground Lease (Ground Lease), and (iii) will serve as the general contractor for the Project (General Contractor); and

WHEREAS, the Partnership has requested that the Las Varas Public Facility Corporation (Issuer) issue its Multifamily Housing Revenue Bonds (Horizon Point Apartments) Series 2020 (Bonds) to finance the Project (Bond Financing); and

WHEREAS, the Issuer will issue the Bonds in an amount not to exceed \$35,000,000.00 and loan such proceeds to the Partnership; and

WHEREAS, in connection with the Bond Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including but not limited to a Loan Agreement, a Trust Indenture, a Note, a Regulatory Agreement and Declaration of Restrictive Covenants, a Leasehold Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing together with Ground Lessor Subordination and Joinder, a Servicing Agreement, and a Ground Lease (Note Documents); and

WHEREAS, the Partnership, will apply for low income housing tax credits (LIHTCs) from the Texas Department of Housing and Community Affairs (TDHCA); and

WHEREAS, in connection with the application for LIHTCs, it is anticipated that the Partnership, General Partner and/or SAHFC will be required to execute, complete and deliver various applications, agreements, documents, certificates and instruments to TDHCA (TDHCA Documents); and

WHEREAS, the Partnership will contribute equity to the construction of the Project, which will be contributed by a limited partner to be determined at a later date (Equity Financing); and

WHEREAS, in connection with the Equity Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including but not limited to an Amended and Restated Agreement of Limited Partnership, a Development Agreement, and closing certificates (Equity Documents); and

WHEREAS, in order to provide additional funding for the Project, the Partnership may enter into one or more subordinate loans (Subordinate Loans); and

WHEREAS, in connection with the Subordinate Loans, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including but not limited to loan agreements, leasehold deeds of trust, declaration of restrictive covenant of affordability or land use restriction agreements, assignments, notes, and subordination agreements (Subordinate Loan Documents); and

WHEREAS, the members of the Board of Directors of SAHFC (Board) and their respective offices are as follows:

<u>Name of Director/Officer</u>	<u>Position</u>
David Nisivoccia	Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary
Ed Hinojosa	Assistant Secretary
Muriel Rhoder	Assistant Secretary
Jessica Weaver	Vice Chair
Charles Clack	Director
Ana "Cha" Guzman	Director
Jo-Anne Kaplan	Director
Olga Kaufman	Director
Sofia A. Lopez	Director
Ruth Rodriguez	Director

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

Section 1. The Project, the various structures of financing contemplated for the Project, including but not limited to the Bond Financing, the LIHTCs, the Equity Financing and the Subordinate Loans are hereby authorized to be applied for and negotiated and the TDHCA Document.

Section 2. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are hereby authorized to execute any and all applications

and term sheets required for the financing and construction of the Project, including, but not limited to, the TDHCA Documents and all other documents relating to obtaining the Bond Financing, LIHTCs, Equity Financing, and the Subordinate Loans to which the Partnership, the General Partner, and/or SAHFC is a party.

Section 3. The President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary, or any of them, and, if required by the form of the document, the Secretary and any Assistant Secretary, 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 the Partnership, General Partner, SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof, including, without limitation, the TDHCA Documents and all filings or other actions required by the TDHCA in connection with the LIHTCs. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, 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 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.

Section 4. It is understood by SAHFC and the Partnership and Developer have represented to SAHFC, that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, that the Partnership and Developer have agreed that

(a) the Partnership and Developer will (1) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC and the Housing Authority against all losses, costs, damages, expenses and liabilities of whatsoever nature (including but not limited to reasonable attorneys' fees, litigation and courts 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 the Housing Authority).

Section 5. This Resolution shall be deemed to constitute the acceptance of the Partnership's and Developer's proposal that it be further induced to proceed with providing the Project. **Provided that neither the Partnership nor the Developer 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 Partnership nor the Developer nor anyone claiming by, through or under the Partnership or the Developer, 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.**

Section 6. 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 7. The officers of this Board hereby approve the selection of Bracewell LLP as counsel to the General Partner and SAHFC for this transaction.

Section 8. If any section, paragraph, clause, or provisions 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 9. 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 10. 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 11. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 12. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Directors

Attested and approved as to form:

David Nisivoccia
Secretary/Treasurer

**CERTIFICATE FOR RESOLUTION
HORIZON POINT APARTMENTS**

The undersigned officer of the Las Varas Public Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas (LVPFC) hereby certifies as follows:

1. In accordance with its bylaws, the Board of Directors of LVPFC (Board) held a meeting on February 6, 2020 (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 20LVPFC-02-06, CONCERNING THE APPLICATION OF
HORIZON POINT LTD. RELATING TO THE PROPOSED FINANCING OF UP TO
\$35,000,000.00 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION,
AND EQUIPPING OF THE HORIZON POINT APARTMENTS, TO BE LOCATED
AT WOODLAKE PARKWAY AND I-10, SAN ANTONIO, TEXAS; AND OTHER
MATTERS IN CONNECTION THEREWITH**

(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 SAHFC.

SIGNED this 6th day of February, 2020.

David Nisivoccia
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 20LVPFC-02-06**

RESOLUTION 20LVPFC-02-11, CONCERNING THE APPLICATION OF HORIZON POINT LTD. RELATING TO THE PROPOSED FINANCING OF UP TO \$35,000,000.00 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE HORIZON POINT APARTMENTS, TO BE LOCATED AT WOODLAKE PARKWAY AND I-10, SAN ANTONIO, TEXAS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

WHEREAS, the Issuer, on behalf of the Housing Authority, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City by the issuance of housing revenue bonds; and

WHEREAS, Horizon Point Ltd., a Texas limited partnership (User), has filed an Application (Application), requesting that (i) the Issuer finance the acquisition, construction, and equipping of a proposed 330-unit multifamily housing facility to be located as shown on the attached map, San Antonio, Texas and known as the Horizon Point Apartments (Project); and (ii) the Issuer file a 2020 and/or 2021 Allocation Application (defined hereafter) and/or any carryforward applications associated with such Allocation Applications to the Texas Bond Review Board as described herein; and

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

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

WHEREAS, this Resolution shall constitute the Issuer's commitment, subject to the terms hereof, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User now contemplated not to exceed \$35,000,000.00 and to expend the proceeds thereof to pay Development Costs including costs of acquisition, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

WHEREAS, the Bonds are "private activity bonds" as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8

(Allocation Act), and various provisions of the Internal Revenue Code of 1986, as amended (Code); and

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

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

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

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

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

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

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

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

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

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

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

(a) subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount not to exceed \$35,000,000.00;

(b) cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefore satisfactory to the User and the Issuer can be made, take such action 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 contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (Contracts), providing among other things for payment of the principal of,

interest on, redemption premiums on, and paying agents' and trustee's fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and the Housing Authority (including legal and financial advisory expenses); acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, the Housing Authority, and the User;

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

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

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

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

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

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

(c) no Bonds will be issued without the approval of the Housing Authority.

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

Section 4. Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

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

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

Section 7. The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any officer or designee of the Issuer to prepare and file a 2020 and/or 2021 Allocation Application and/or any carryforward applications associated with such Allocation Application, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

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

Section 9. Any officer of the Issuer (or his designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of \$5,000.00 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board and to submit any additional information or to make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

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

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

Section 12. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount that will not exceed \$35,000,000. This Resolution shall constitute a declaration of official intent under the Treasury Regulation Section 1.150-2.

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

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

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

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

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

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

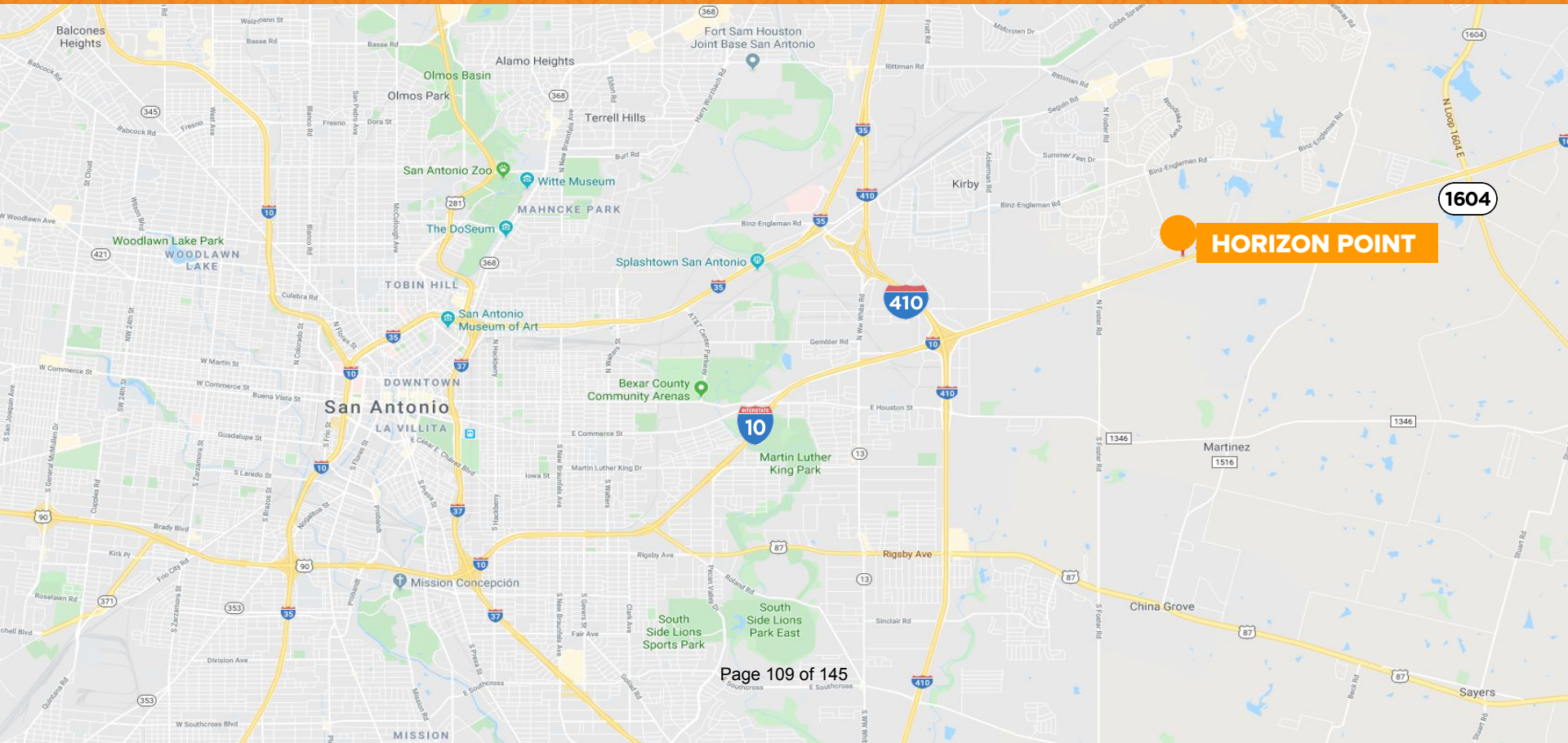
Passed and approved the 6th day of February 2020.

Jessica Weaver
Vice Chair, Board of Directors

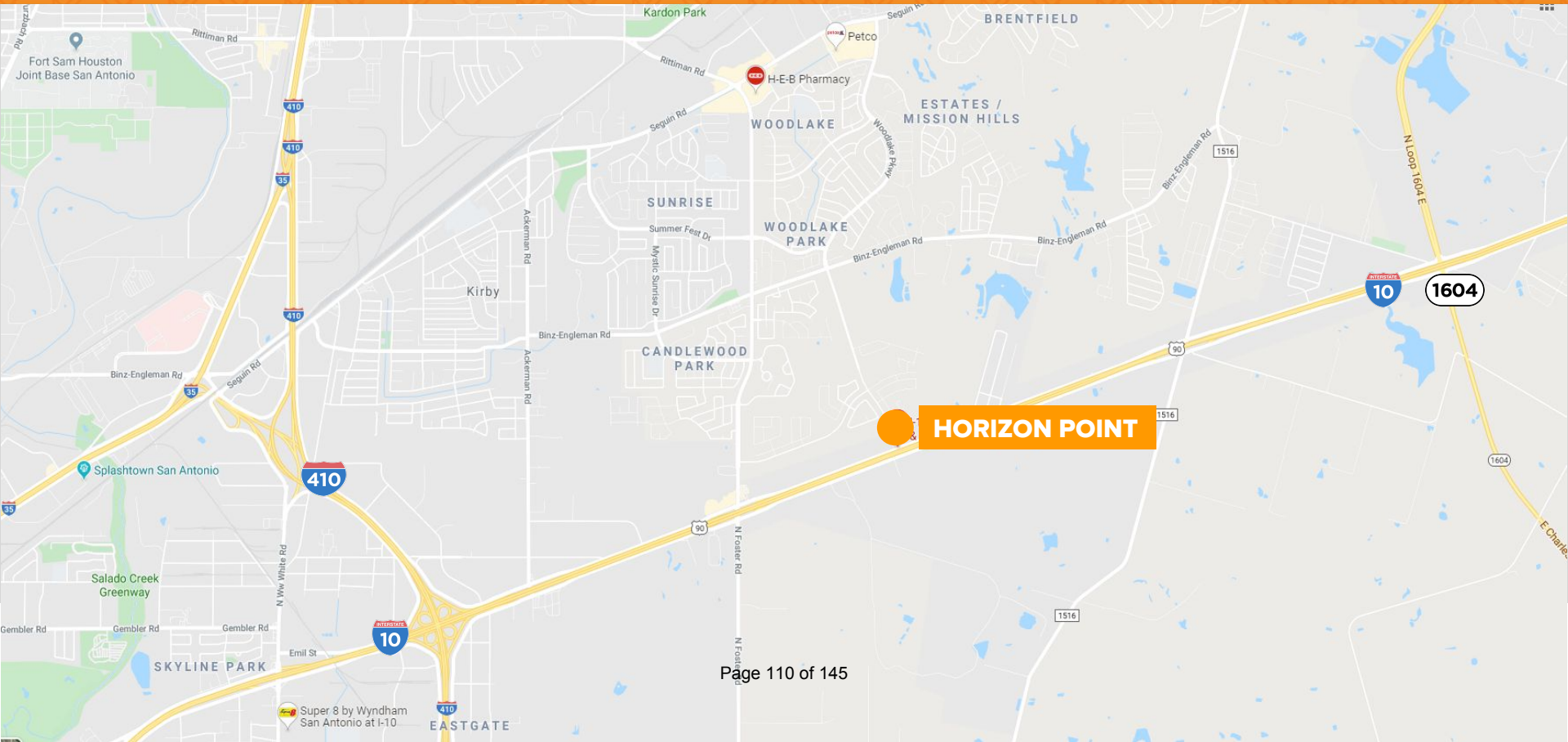
Attested and approved as to form:

David Nisivoccia
Secretary/Treasurer

HORIZON POINT MAP



HORIZON POINT MAP



HORIZON POINT

San Antonio Housing Authority**January 23, 2020**

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO

Presented by: Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Aiyana Longoria, Interim Director of Community Development Initiatives

RE: Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood

SUMMARY

The following describes the activities related to the three core components of the Choice Neighborhood Initiative: People, Housing and Neighborhood. The activities are associated with metrics submitted to the U.S. Department of Housing and Urban Development (HUD) on both a quarterly and annual basis.

CHOICE NEIGHBORHOOD GRANT ADMINISTRATION

ADMINISTRATION

The monthly call with HUD was held on November 12, 2019. The next phone call is scheduled for March since all grant funds have been expended.

SAHA received the Choice Neighborhood Implementation Grant Close-out Letter and Procedures last month (December 9, 2019) from HUD Washington. Close-out of grant will commence following the delivery of the final replacement units at the end of March 2020.

PEOPLE

ENDOWMENT

Staff is currently reconciling client folders with the Wheatly relocated list. Staff is also utilizing files, TAAG, and Elite to create a new comprehensive list. The Endowment Case Manager will begin outreach January 15, 2020.

HOUSING

Replacement Housing**Objective**

Replace all 246 units demolished at Wheatley Courts

Accomplishments

The Park at Sutton Oaks - CNI Phase I (**49 Public Housing replacement units**)

The development as a whole is 87.5 percent occupied.

East Meadows I - Choice Neighborhood Initiative Phase II (71 Public Housing and 8 Project Based Vouchers = **79 replacement units**)

San Antonio Housing Authority

January 23, 2020

The development as a whole is 98.14 percent occupied.

Wheatley Park Senior Living - (44 Public Housing and 36 Project Based Vouchers = **80 replacement units**)

The development as a whole is 100 percent occupied.

East Meadows II - (42 Public Housing replacement units) - **pending**

FY 2020 Target

Complete final 42 replacement units by December 2019 - **Target not met; all replacement units are scheduled to be completed by the end of March 2020.**

To date, 208 replacement units have been completed.

Phase II - East Meadows I Multi-Family Housing (215 Units)

Half Baths - (58 units affected)

- Contractor GeoFill Construction has been procured and staff is working on the construction contract.
- Relocation plan is being developed and finalized.
- Lender, investor and TDHCA final approval pending.

Phase IV - East Meadows II Multi-Family Housing (119 Units)

Objective

Obtained an allocation of 9% tax credits on July 31, 2017.

Accomplishments

As of November 30, 2019, Draw #17/#18, the project is 78.86% complete. Draw #17/#18 is currently being reviewed by DSNR. A total of \$3,601,232.00 has been used out of the \$4M in HOME Funds. The balance of \$398,769.00 remaining in HOME Funds will be retained and paid at project completion. Cadence McShane has achieved one unit Temporary Certificates of Occupancy for all twenty buildings in order to satisfy Texas Department of Housing and Community Affairs' (TDHCA) minimum requirements. Block E, which consists of six buildings, is substantially completed and is scheduled for punchout and turnover to property management by the middle, to late, January 2020. Thereafter, Cadence's plan is to complete Block F and G and punchout by middle and late February 2020. Construction meetings are being held with the owner, developer, architect and the contractor every two weeks. The next meeting will be held January 14, 2020, to discuss Draw #18/#19 for December 2019. As of Draw #18/#19, the project is 84.42% complete.

FY 2020 Target

Expend all Choice Neighborhood Initiative housing funds by September 2019 - **Target Met**

Substantial Completion by December 30, 2019 - **Target not met; Substantial completion by February 2020**

Public Improvements Phase I and II Construction

Objective

San Antonio Housing Authority

January 23, 2020

Completion of Public Improvements for East Meadows and Wheatley Park Senior Living by end of October or early November 2017.

Accomplishments

A meeting was held with the City of San Antonio on August 29, 2019, to discuss what permit is needed to begin directional boring (horizontal directional drilling). The permit was issued and work began September 3, 2019. Work that is completed through September 6, 2019, will be sufficient to draw down the last \$88,000.00 of Choice funds before the September 15, 2019, deadline. Final utility lines are being re-routed to the underground conduits installed in late November 2019.

FY 2020 Target

Completion of Phase I and II Public Improvements by November 2019 - **Target not met - Completion by March 2020**

Public Improvements Phase III**Objective**

Complete the final phase of Public Improvements in conjunction with the final housing phase.

Accomplishments

Per Draw #12 on December 31, 2019, the project is 61% complete. All underground utilities have been installed with asphalt paving and concrete flatwork currently being worked on.

FY 2020 Target

Expend all Choice Neighborhood Initiative funds allotted for Public Improvements Phase III by September 2019 - **Target Met**

Completion of Phase III Public Improvements by November 2019 - **Target not met; Completion by the end of March 2020**

NEIGHBORHOOD**CRITICAL COMMUNITY IMPROVEMENTS (CCI)****Infill - Vacant Lots****Accomplishments**

Eight homes have been constructed on the first seven of the twelve lots allocated for the project. One home is sold and two homes pending contracts.

FY 2020 Target

Completion of the first twelve infill homes by November 2019 - **Target not met; 8 houses completed; remaining 4 houses complete by the end of March 2020**

REQUESTED ACTION:

None at this time.

San Antonio Housing Authority

January 23, 2020

FINANCIAL IMPACT:

None.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

Empower and equip families to improve their quality of life and achieve economic stability.

ATTACHMENT:

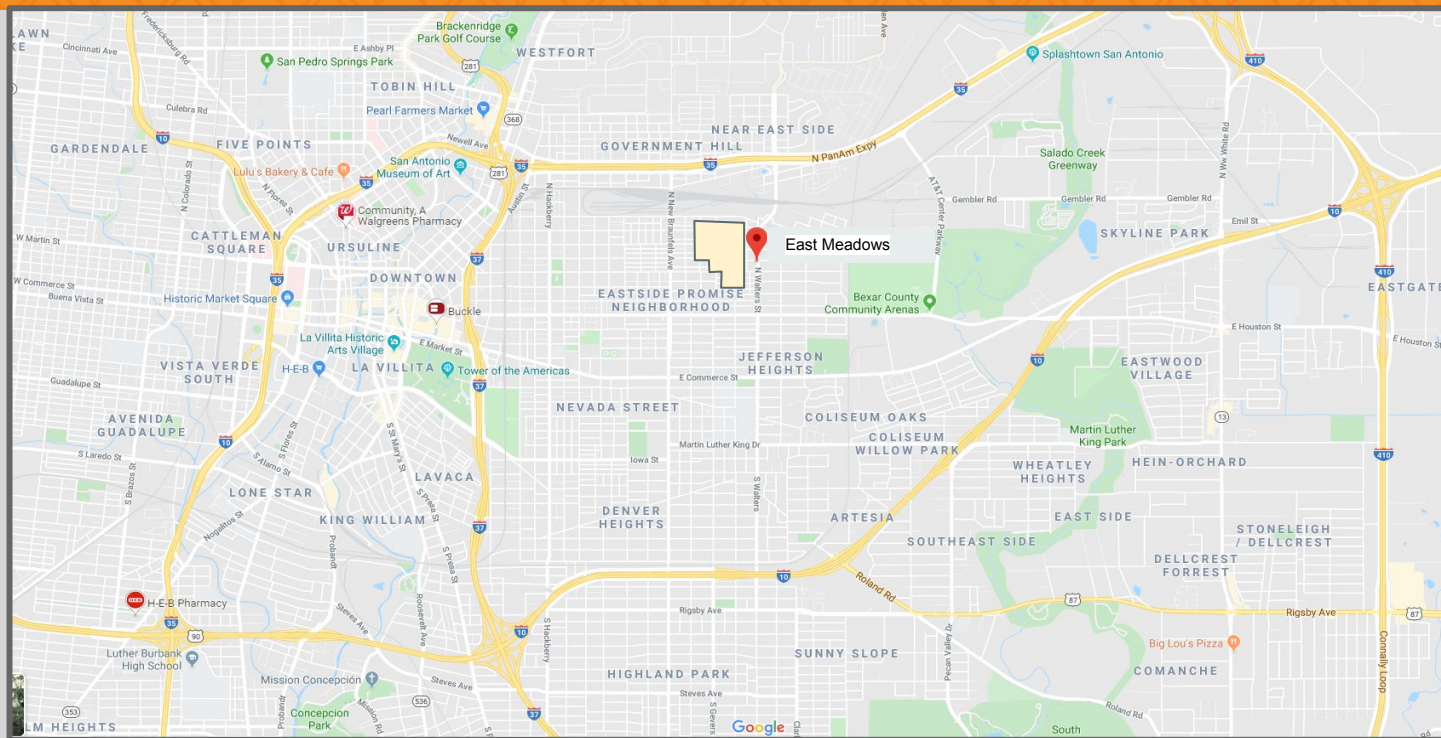
Presentation



CHOICE UPDATE

Operations and Choice Neighborhood
Committee Meeting
January 23, 2020

CHOICE NEIGHBORHOOD



SITE PLAN



December 31, 2019

- East Meadows I
- East Meadows II
- Wheatley Park Senior Living
- Phillis Wheatley Park

East Meadows II



INFILL AFFORDABLE HOUSE



INTERIORS



SAN ANTONIO HOUSING AUTHORITY**January 23, 2020****MEMORANDUM**

To: Operations and Choice Neighborhood Committee Meeting

From: David Nisivoccia, President and CEO

Presented By: Brandee Perez, Director of Federal Housing Programs

RE: Federal Housing Programs End of Year Report Update

A blue ink signature of David Nisivoccia, consisting of the letters 'DN' in a stylized, cursive font, enclosed within a blue rectangular box.**SUMMARY**

The Federal Housing Programs (FHP) Department navigated major changes and exciting progress in 2019. The following is an overview of the accomplishments and initiatives seen throughout the past year.

Public Housing (PH)**Real Estate Assessment Center (REAC) Inspections**

Real Estate Assessment Center (REAC) inspection scores in 2019, were much higher than the previous year. The average score was 86 for SAHA managed Public Housing properties, which is fifteen points higher than the average in 2018. This significant difference is a result of increased attention and effort on the part of both property management and maintenance staff to maintain units and educate residents on housekeeping best practices and how to call to submit work order requests.

In September of 2019, The U.S. Department of Housing and Urban Development (HUD) cancelled the remaining REAC inspections for seventeen Public Housing properties. SAHA is currently waiting for those inspections to be rescheduled.

Fire Sprinkler System Installation

A new fire sprinkler system is in the process of being installed at Fair Avenue Apartments. This system will run throughout the property and provide an increased level of safety for residents in the event of smoke or fire. Public Housing staff are working closely with the Community Development Initiatives (CDI) department to ensure most resident needs are met during the installation.

In addition to Fair Avenue, Villa Tranchese is another elderly/disabled development that is undergoing assessment for a new fire sprinkler system.

New Inspection Software

This past year, a new inspection software called InspectCheck was introduced for Public Housing housekeeping inspections and is primarily used by Client Service Specialists (CSS). InspectCheck allows Public Housing staff to access and review unit information, inspection history, unit photos and more. Digitizing the Public Housing inspection process has furthered the agency goal of reducing paper waste and streamlining core operations.

This software also allows Maintenance Supervisors to make notes about the condition of a unit during a make-ready scope on a digital tablet. Tablets were set up by SAHA's IT Department and

SAN ANTONIO HOUSING AUTHORITY**January 23, 2020**

distributed after thorough training was administered.

In the first quarter of 2020, InspectCheck will be rolled out for use during move-in and move-out inspections.

Assisted Housing Programs (AHP)**Assisted Housing Programs Scorecard**

On September 10, 1988, HUD implemented the Section Eight Management Assessment Program (SEMAP) to measure the performance of housing authorities administering the Section 8 Housing Choice Voucher (HCV) Program. SEMAP was designed to assess the performance in fourteen key program areas to assign performance ratings.

In previous years, SAHA was required to complete a self assessment and submit electronic self certification to HUD within 60 calendar days of the fiscal year end. After receipt of the self certification, HUD would issue one of the following performance ratings:

- High Performer (90%-100%)
- Standard Performer (60%-89%)
- Troubled Agency (59% or Below)

As a Moving to Work (MTW) agency, SAHA elected not to submit a SEMAP self certification to HUD. Staff were able to modify HUD's SEMAP scoring criteria to assign performance ratings in each key program area and renamed the scoring system to "Assisted Housing Programs (AHP) Scorecard," which has been used since FY2012-2013.

This approach is outlined in SAHA's Administrative Plan, § 16.6.D, which states: "SAHA elects to not be scored by HUD's SEMAP rating system. However, SAHA will continue to use HUD's indicators and/or some combinations of HUD's indicators to measure SAHA's performance in key areas of the HCV program" (p. 16-33).

The Assisted Housing Programs (AHP) received a 95% AHP Scorecard rating for FY 2018-19. This number is up 2% from 2018. With this rating, AHP achieved the classification of "High Performer" for the fourth year in a row.

New Special Programs

Multiple new Special Programs were introduced this past year to maximize our partnerships with local agencies and provide specialized assistance to targeted populations.

Our Special Programs operating under Moving-to-Work (MTW) flexibilities are detailed below.

Youth Aging out of Foster Care

We have partnered with Thru Project to assist youth aging out of foster care who would be homeless upon exiting the foster care program. Program participants will receive a voucher for a Beacon Community's property.

Family Homeless Referral

We have partnered with South Alamo Regional Alliance for the Homeless (SARAH) to assist

SAN ANTONIO HOUSING AUTHORITY**January 23, 2020**

homeless families that have received supportive services from SARA. SARA will refer families that are in need of housing, but no longer require supportive services. Families will receive a voucher for a Beacon Community's property.

Time-Limited Workforce Pilot Referral

Individuals who are working and referred through workforce partners will receive a Project-Based voucher.

St. Philip's College Homeless Referral

Homeless students referred by St. Philip's College will receive a voucher for a Beacon Community's property.

Additionally, we partnered with Palo Alto College to assist full-time college students (enrolled in at least six credit hours in a degree or certificate program) who are homeless. This non-MTW program will allow Palo Alto College to screen and refer homeless students who may then be provided a Housing Choice Voucher to search for a suitable unit.

We also began the Move On Referral program this past year, which is also non-MTW, and is administered in partnership with SARA. This program allows families who are no longer in need of Permanent Supportive Housing (PSH) to be referred by SARA for a Housing Choice Voucher.

Improved Program Eligibility Process

AHP staff continually analyze data to determine efficiency of the voucher programs' eligibility process and success rate of voucher issuance. Through analyzing this data in 2018, we found that changes could be made to the eligibility process to increase the rate of vouchers successfully issued at the end of the process.

The Pre-Eligibility process, implemented in 2018, required applicants to complete an abbreviated version of the Housing Choice Voucher application by mail. This process alleviated the amount of work that was previously performed by Housing Assistance Specialists (HAS) during the applicant's eligibility appointment.

The additional changes made to the eligibility process in 2019, were to rotate eligibility appointments to the next available HAS (opposed to the previous procedure of assigning a HAS prior to the appointment), and to distribute vouchers at the required Early Engagement Program (EEP) orientation instead of at the end of the appointment, which was problematic when the HAS had not received all necessary documents. These changes served to further ease difficulty and increase the potential for applicants to receive a voucher.

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

None.

STRATEGIC GOAL:

Transform core operations to be a high performing and financially strong organization.

SAN ANTONIO HOUSING AUTHORITY

January 23, 2020

ATTACHMENT:

None.

SAN ANTONIO HOUSING AUTHORITY**January 23, 2020****MEMORANDUM**

To: Operations and Choice Neighborhood Committee

From: David Nisivoccia, President and CEO

Presented by: Richard Milk, Director of Policy & Planning

RE: Strategic Plan Update

SUMMARY

The SAHA Strategic Plan was adopted in 2012, and established agency goals through 2020. An update process is currently underway to draft a new strategic plan. This memo describes the work done to date, as well as, immediate next steps.

TIMELINE

July - Aug 2018	Senior Team interviews: How to improve plan implementation processes
Oct 23	Strategic Plan Steering Committee formed
Jan 23, 2019	Q2 Work Session: Assessment of old plan, SWOT (Strength, Weakness, Opportunities, and Threats) exercise
Feb 27	Steering Committee: Adopted Theory of Change (TOC) structure
Apr 5	Board Retreat: Presentation of assessment of plan and areas to improve
Apr 25	Q3 Work Session: Impact Statement, Outcomes, long-term scenarios
May 30	Senior Team Special Meeting: Maslow Hierarchy
June-July	Senior Team Workshops: Outcome rationale, barriers, and preconditions
July 24	Q4 Work Session: Prioritized 5-year outcomes for SAHA clients
Sep 19	Operations Committee: Update
Oct 23	Q1 Work Session: Prioritized 5-year outcomes for staff; community impact
Nov-Dec	Client and Staff surveys, presentation to Resident Council

IMPACT STATEMENT

In general, an impact statement describes the ultimate, long-term impact of the work.

- Draft impact statement: **“San Antonio Area has a high quality of life where all are thriving.”**
- The strategic plan impact statement was drafted in April and emphasizes the following:
 - SAHA’s impact is not limited to certain neighborhoods, but extends throughout the

SAN ANTONIO HOUSING AUTHORITY**January 23, 2020**

San Antonio area, due to the regional nature of housing markets and household mobility

- SAHA's work has a broad impact on the quality of life of all San Antonians, as a result of the agency's concerted attention on the housing needs of low-income San Antonians
- Ultimate desired impact is "thriving" -- building on and going beyond stability and growth

QUALITY OF LIFE

Maslow's hierarchy of needs was identified as a useful framework to organize the plan around quality of life impact. Maslow's hierarchy is often used to study individuals' behavior and motivation. Sometimes displayed as a pyramid, the framework describes a sequence of motivation that starts with physical needs. In principle, each level must be satisfied before an individual is motivated to pursue needs at the next higher level.

When combined with the impact statement, the hierarchy of needs for the purposes of the SAHA strategic plan would be:

6. San Antonio Area (SSA) residents work toward the achievement of common good

5. SAA residents achieve their potential

4. SAA residents have sense of esteem and accomplishment

3. SAA residents have social needs met

2. SAA residents have stability and safety needs met

1. SAA residents have physical needs met

THEORY OF CHANGE

In general, a theory of change (TOC) describes a sequence of necessary outcomes and preconditions that result in the ultimate desired impact, as described in the impact statement. The latest draft of the Strategic Plan Theory of Change is the product of multiple discussions with the full Senior Team, as well as, small-group work sessions.

The initial sequence of outcomes was drafted directly from Maslow's hierarchy of needs. The next version of the theory of change developed more specific outcomes that describe how Maslow's language applies to the context of the SAHA strategic plan. Subsequent iterations produced chains of preconditions, as well as, potential connections between outcomes at different hierarchy levels.

The latest working draft of the TOC highlights 24 general outcomes, without detailing all the preconditions. Each Maslow hierarchy level has at least one outcome. The level with the most outcomes is "stability and safety", with nine outcomes.

SAN ANTONIO HOUSING AUTHORITY**January 23, 2020****KEY POPULATIONS**

Three populations have been identified as key populations for the strategic plan: SAHA clients, SAHA staff, and community/neighbors. Priority outcomes and implementation strategies are built around the desired impact on these key populations.

PRIORITY 5-YEAR OUTCOMES

The Senior Team undertook a prioritization exercise on July 24, 2019, to identify the most important high-level client outcomes. On October 23, the Senior Team convened to prioritize key staff outcomes. In November, staff polled Resident Council members regarding key client outcomes. In December, staff released two online surveys: one for client outcomes, and one for staff outcomes. In each survey, respondents were asked to prioritize a list of outcome statements.

When comparing Senior Team and survey results, there was clear consensus on two staff-oriented 5-year outcomes:

- SAHA Staff respect and value diversity and inclusion
- SAHA Staff thrive in career and professional work

There was also clear consensus on two client-oriented 5-year outcomes:

- SAHA Clients live in quality affordable homes
- SAHA Clients feel safe

NEXT STEPS 2020

1. February: Post draft for public comment, including 5-year Outcomes (staff and client), and the potential range of 5-year metrics and targets, 5-year and 1-year implementation strategies
2. March-April: Finalize operational dashboards, including key processes and operating parameters to be monitored
3. May: Final draft of complete Strategic Plan
4. June: Final Board consideration
5. July: Implementation of New Strategic Plan

PROPOSED ACTION:

None at this time.

FINANCIAL IMPACT:

None.

STRATEGIC GOAL:

Transform core operations to be a high performing and financially strong organization.

ATTACHMENTS:

Strategic Plan Update Slide Presentation



STRATEGIC PLAN UPDATE

Operations and Choice Neighborhood Committee Meeting

January 23, 2020

Today: Update on Strategic Planning Process

2

1. Theory of Change
2. 5-year Outcomes: survey results
3. Next steps: 5-year targets

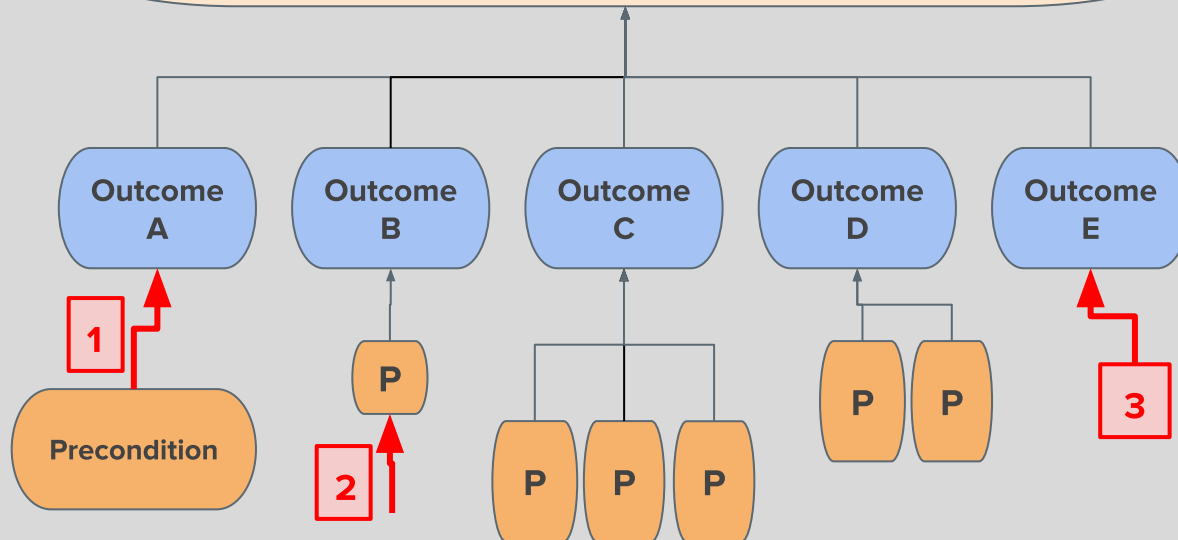
Theory of Change (TOC) as Strategic Plan

3

TOC

Interventions

Impact Statement / Long-term Outcome



Three priority interventions in this example.

- In order to influence Outcome A, **Intervention 1** will complete by Date X led by Department A.
- In order to accomplish Precondition B, **Intervention 2** will complete by Date Y, led by Dept. C
- To accomplish Outcome E, **Intervention 3** will complete by Date Z, led by Dept. D.

Impact Statement

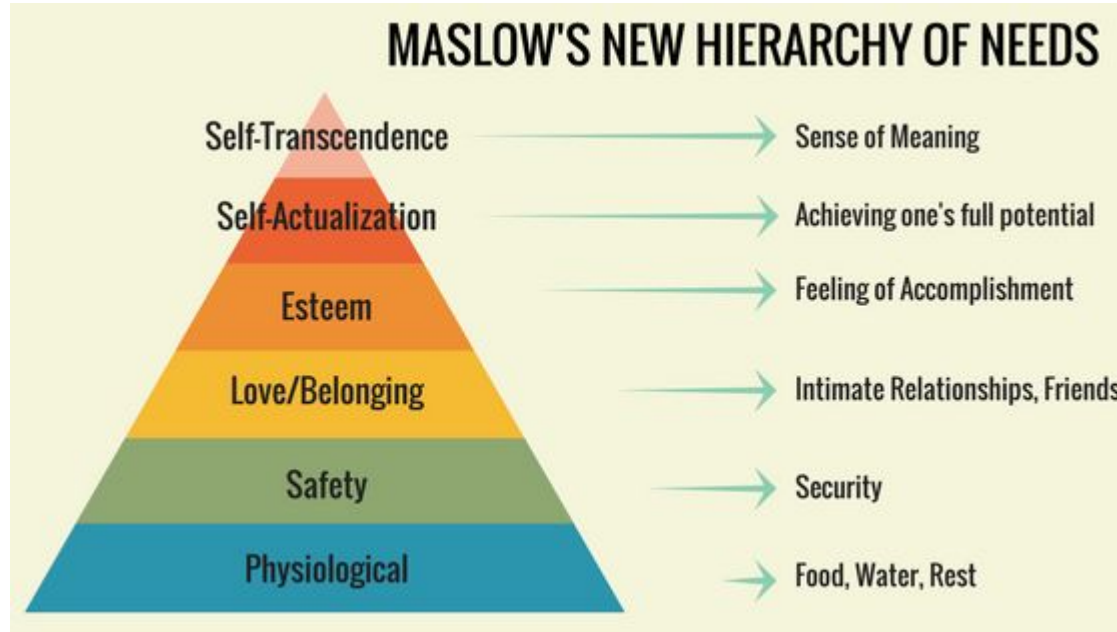
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**San Antonio Area has a
high quality of life
where all are thriving.**

- SAHA's impact is not limited to certain neighborhoods, but extends throughout the San Antonio area due to the regional nature of housing markets and household mobility
- SAHA's work has a broad impact on the quality of life of all San Antonians, as a result of the agency's concerted attention on the housing needs of low-income San Antonians
- Ultimate desired impact is "thriving" -- building on and going beyond stability and growth

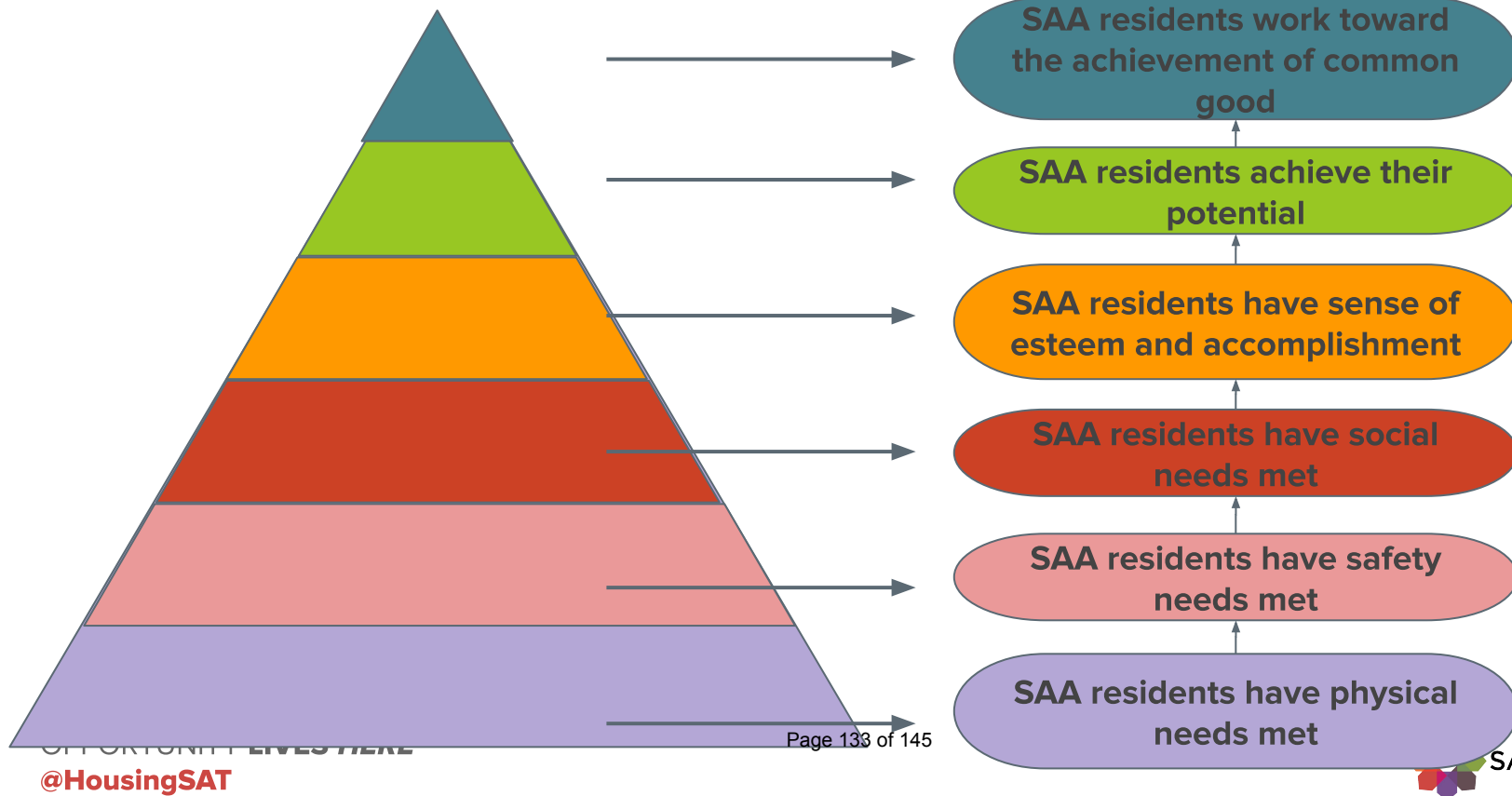
How do we think about quality of life?

5



Maslow Hierarchy = Initial Theory of Change

6



Theory of Change, v4

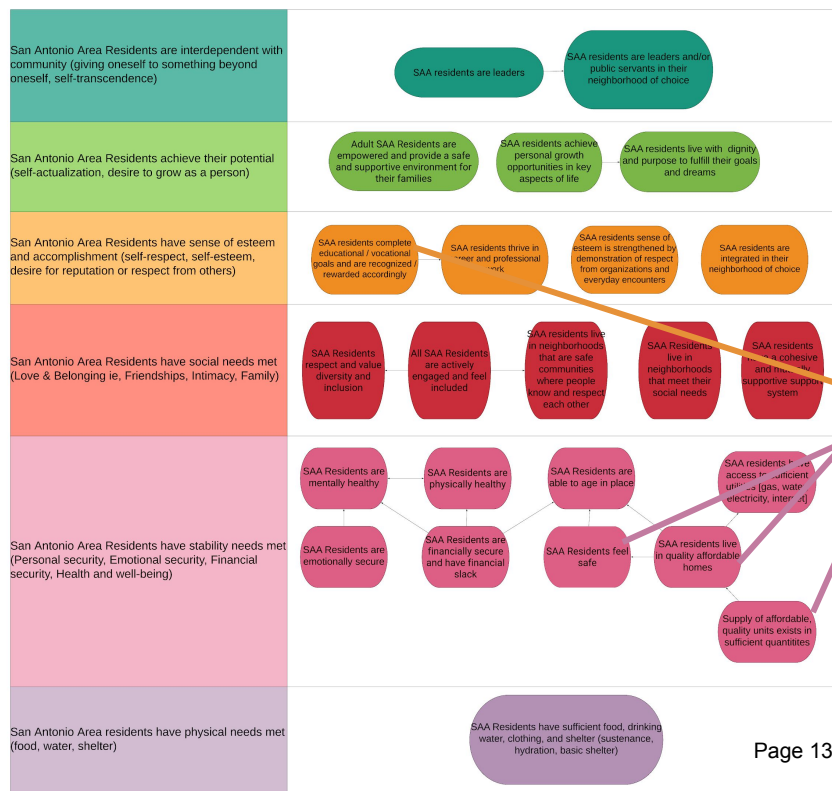
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Top Client Outcomes

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1. Supply of affordable quality units exist in sufficient quantities

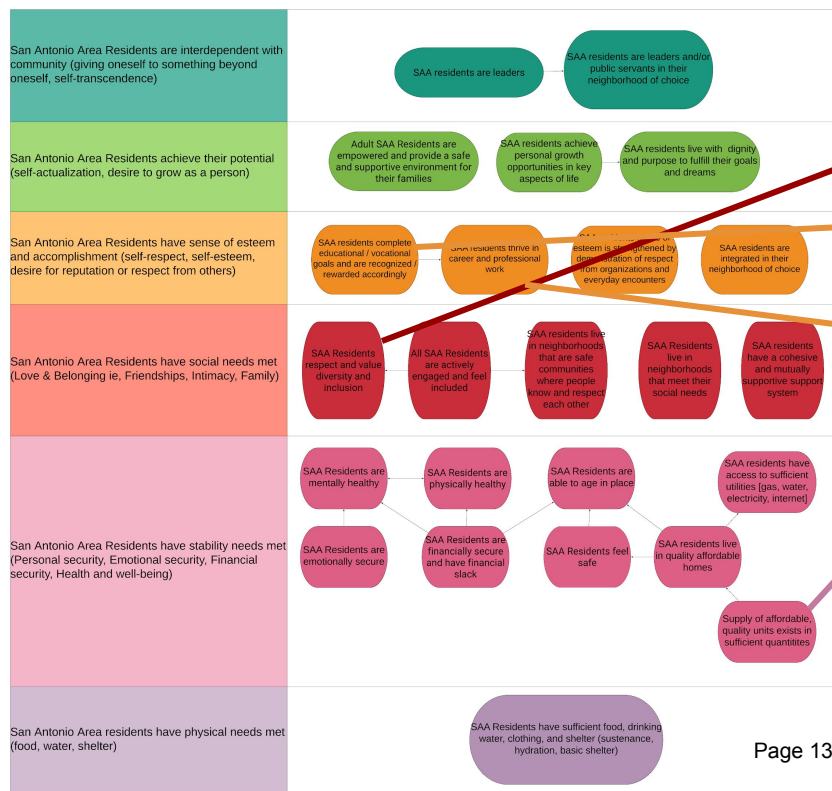
2. SAHA clients live in quality, affordable homes

3. SAHA clients feel safe

4. SAHA clients complete educational / vocational goals and are recognized / rewarded accordingly

Top Staff Outcomes

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1. SAHA staff respect and value diversity and inclusion

4. SAHA staff complete educational / vocational goals and are recognized / rewarded accordingly

3. SAHA Staff thrive in career and professional work

4. A supply of affordable quality units exist in sufficient quantities for SAHA Staff

Staff / Client Outcomes: Survey Descriptions

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- Online survey, Dec - Jan
 - Asked SAHA staff / clients which outcomes to prioritize
 - 23 Likert scale questions
 - 1 Open response: "Other recommended priorities?"
- Resident Council (PH) presentation generated 40 responses
- Staff survey sent to 530 staff; received 190 responses (36% response rate)
- Client survey sent in English and Spanish to 10,000 client emails (1,000 bounced, so 9,000 valid emails); received 1,147 responses (13% response rate)

SAHA Staff thrive in career and professional work *

	1	2	3	4	5	
Lowest priority	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Highest priority

Survey Results: Client Outcomes

11

Outcome	Sr Team Rank	Resident Council Rank	Survey Rank	ST vs ResCo	ST vs Survey	ResCo vs Survey
A supply of affordable quality units exist in sufficient quantities for SAHA Clients	1	7	5	6	4	2
SAHA Clients live in quality affordable homes	2	3	2	1	0	1
SAHA Clients feel safe	3	2	3	1	0	1
SAHA Clients complete educational/ vocational goals and are recognized/ rewarded accordingly	4	13	20	9	16	7
SAHA Clients are able to age in place	5	6	8	1	3	2
SAHA Clients have access to sufficient utilities	6	1	1	5	5	0

Survey Results: Staff Outcomes

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Outcome	Sr Team Rank	Survey Rank	Comparison
SAHA Staff respect and value diversity and inclusion	1	2	1
SAHA Staff complete educational/ vocational goals and are recognized/ rewarded accordingly	2	13	11
SAHA Staff thrive in career and professional work	3	1	2
A supply of affordable quality units exist in sufficient quantities for SAHA Staff	4	20	16
SAHA Staff are leaders	5	7	2

NEW PLAN: 2020-2025

COMPARED TO OLD PLAN

OLD PLAN	NEW PLAN
No values listed	Agency Values
Vision (<i>no change</i>): Create dynamic communities where people thrive	
Mission (<i>no change</i>): Provide quality affordable housing that is well integrated into the fabric of neighborhoods and serves as a foundation to improve lives and advance resident independence	
Six Strategic Goals: one client-focused, one staff-focused, four operations-focused	<p>1 Impact statement (<i>new</i>): San Antonio Area has a high quality of life where all are thriving.</p> <p>2 staff-oriented 5-year outcomes: TBD</p> <p>2 client-oriented 5-year outcomes: TBD</p>
Loosely connected to MTW Plan and budget cycle	<p>Strategic Plan = MTW Plan = Budget Plan</p> <ul style="list-style-type: none"> • Strategic Plan 5-year Outcomes guide development of new MTW Activities • MTW and Strategic Plan content informs annual budget preparation • Coordinated annual implementation: planning, funding, reporting, public notice, public hearing, and board consideration

Update Process: February - March 2020

14

Reflection, Analysis, Diagnosis

- Lessons learned from old plan
- SWOT Analysis
- Long view: critical demographic and housing trends

Planning Framework

- Theory of Change (TOC) + Maslow
- Impact statement
- Key outcomes
- Preconditions, Rationale, Assumptions

Operational Cornerstones

- Values

February 14, 2020

Post draft for public comment

- 5-year Outcomes (staff and client)
- Options for:
 - 5-year metrics and targets
 - 5-yr and 1-yr implementation strategies

Update Process: March - April 2020

15

Reflection, Analysis, Diagnosis

- Lessons learned from old plan
- SWOT Analysis
- Long view: critical demographic and housing trends

Planning Framework

- Theory of Change (TOC) + Maslow
- Impact statement
- Key outcomes
- Preconditions, Rationale, Assumptions

Mar-Apr 2020

Finalize monitoring dashboards

- Key processes and operating parameters to be monitored

Navigation (5-year Outcomes)

- Staff and client outcomes
- 5-year targets (clients & staff)
- 5-year strategies (clients & staff)
- 1-year implementation plans (clients & staff)

Update Process: May-June 2020

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QUESTIONS?

Timeline Summary

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July - Aug 2018	Sr. Team interviews: How to improve plan implementation processes
Oct 23	Strategic plan Steering Committee formed
Jan 23 2019	Q2 Work Session: <i>Assessment of old plan, SWOT exercise</i>
Feb 27	Steering Committee: <i>Adopted Theory of Change (TOC) structure</i>
Apr 5	Board Retreat: <i>Presentation of assessment of plan and areas to improve</i>
Apr 25	Q3 Work Session: <i>Impact Statement, Outcomes, long-term scenarios</i>
May 30	Sr. Team Special Meeting: <i>Maslow hierarchy</i>
June-July	Sr. Team Workshops: <i>Outcome rationale, barriers, and preconditions</i>
July 24	Q4 Work Session: <i>Prioritized 5-year outcomes for SAHA clients</i>
Sep 19	Operations Committee: <i>Update</i>