

**AUG 2**  
**2018**



 **University  
Health System**

**REGULAR BOARD  
MEETING**



**SAHA** | SAN ANTONIO  
HOUSING AUTHORITY  
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**BOARD OF COMMISSIONERS**

Chairman Morris A. Stribling, DPM	Vice-Chairman Charles R. Muñoz	Commissioner Thomas F. Adkisson	Commissioner Francesca Caballero	Commissioner Charles Clack	Commissioner Marie R. McClure	Commissioner Jessica Weaver
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**President and CEO**  
David Nisivoccia

**San Antonio Housing Authority**  
**\*Regular Board Meeting**  
**818 S. Flores St., San Antonio, TX, 78204**  
**1:00 p.m., Thursday, August 2, 2018**

1. Meeting called to order

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.

2. Pledge of Allegiance/Moment of Silence

3. Minutes

- Approval of the June 7, 2018, Regular Board Meeting minutes
- Approval of the July 19, 2018, Special Board Meeting minutes (Resident Services Committee)
- Approval of the July 19, 2018, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

**PRESENTATION**

4. Special Recognition - Wells Fargo donation to ConnectHome Program (Adrian Lopez, Director of Community Development Initiatives)

**CONSENT ITEMS**

5. Consideration and approval regarding Resolution 5828, concerning the application of the Las Varas Public Facility Corporation, San Antonio Housing Facility Corporation or an affiliated limited partnership relating to the proposed financing and/or issuing of up to \$50,000,000 of tax exempt bonds to pay for the costs of the acquisition, construction, and equipping of the St. John's Square, to be located on the Southeast Corner of East Nueva St. and St. Mary's Street; and other matters in connection therewith (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
6. Consideration and approval regarding Resolution 5829, in support of placing Land Use Restriction Agreements (LURA) on Winston Square Apartments (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

7. Consideration and approval regarding Resolution 5830, authorizing the Wheatley Family Phase III (East Meadows II) transaction including: (i) execution of all documentation necessary to carry out the transaction; (ii) a loan to Wheatley Family II, L.P. from JP Morgan Chase Bank, N.A.; (iii) a loan to Wheatley Family II, L.P., of Choice Neighborhood Initiatives Grant Funds; (iv) the lease of the land to Wheatley Family II, L.P.; (v) the borrowing of City of San Antonio Home Funds by Wheatley Family II, L.P.; (vi) authorizing San Antonio Housing Facility Corporation to serve as the prime contractor; (vii) authorizing SAHA East Meadows II, L.L.C. to enter into the Amended and Restated Agreement of Limited Partnership for Wheatley Family II, L.P.; and (viii) obtaining Texas Department of Housing and Community Affairs Tax Credits for the Project; and other matters in connection therewith (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
8. Consideration and approval regarding Resolution 5831, authorizing the award of contracts for Architectural, Engineering and other Forensic Consulting Services agency-wide to the following firms: DeSimone Consulting Engineers, Nelson Forensics, LLC, Raba Kistner, Inc. and Rimkus Consulting Group, Inc.; not to exceed an annual cumulative amount of \$1,500,000.00 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; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
9. Consideration and approval regarding Resolution 5832, approving the selection of Red Mortgage Capital, LLC as the lender for interim construction and long term (permanent) financing for the 100 Labor Street project and authorizing all documents associated therewith (Steven Morando, Director of Procurement and General Services; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

#### **INDIVIDUAL ITEMS FOR CONSIDERATION**

10. Update and discussion regarding the Procurement Activity Report (Steven Morando, Director of Procurement and General Services)
11. Update and discussion regarding the July 19, 2018, Resident Services Committee Meeting (Charles Clack, Chair, Resident Services Committee)
12. Update and discussion regarding the July 19, 2018, Operations and Choice Neighborhood Committee Meeting (Morris A. Stribling, DPM, Chair, Board of Commissioners)
13. President's Report
  - SAHA Job Fair
  - Innovative Technology Named a WINS Challenge Finalist
  - SAHA Receives 17 NAHRO Awards at Summer NAHRO Conference
  - Mayor's Housing Task Force Recommendations
  - Art in the Park Community Meeting
  - Bring Your Dog to Work Day
  - Back to School Drive

14. \*Closed Session:

**Security/Consultation with Attorney**

Deliberate security devices or security audits and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.076 (security) and Texas Government Code Sec. 551.071 (consultation with attorney).

- 2016-2017 RSM Audit Report - Innovative Technology Security Audit

15. **Citizens to be Heard at approximately 2:00 p.m.** (may be heard after this time) Citizens wishing to speak on issues not related to items posted on the agenda should personally request to be placed on the Citizens to be Heard roster prior to 1:45 p.m. Citizens will be given three minutes to speak. Only one appearance per speaker will be permitted at any regular Board Meeting. If present, a speaker may cede time to another speaker, but no speaker may have the floor for more than 9 minutes. Groups of citizens from the same organization are asked to share nine minutes to address the Board on certain items. Organizations must be represented by an Officer or a Board member, and follow the same speaking rules as individuals.

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.

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

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

**MINUTES**  
**SAN ANTONIO HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS**  
**REGULAR BOARD MEETING**  
**June 7, 2018**

**SCHEDULED: 1:00 p.m. at 818 S. Flores St., San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Morris A. Stribling, DPM, Chair  
Charles R. Munoz, Vice-Chair  
Thomas F. Adkisson, Commissioner  
Francesca Caballero, Commissioner  
Charles Clack, Commissioner  
Marie R. McClure, Commissioner  
Jessica Weaver, Commissioner

**COMMISSIONERS ABSENT:**

None

**COUNSEL:** Doug Poneck, Escamilla & Poneck, LLP

**TRANSLATOR:** Interpreters Unlimited, Inc.

**STAFF:**

David Nisivoccia, President and CEO  
Muriel Rhoder, Chief Administrative Officer  
Ed Hinojosa, Chief Financial Officer  
Timothy E. Alcott, Real Estate and Legal Services Officer  
Janie Rodriguez, Director of Human Resources  
Adrian Lopez, Director of Community Development Initiatives  
Lorraine Robles, Director of Development Services and Neighborhood Revitalization

Steven Morando, Director of Procurement and General Services  
Domingo Ibarra, Director of Security  
Hector Martinez, Director of Construction Services and Sustainability  
Brandee Perez, Director of Federal Housing Programs  
Diana Kollodziej Fiedler, Director of Finance and Accounting  
Richard Milk, Director of Policy and Planning

**Item 1: Meeting called to order**

Chair Morris A. Stribling, DPM, called the meeting to order at 1:07 p.m.

**Item 2: Pledge of Allegiance/Moment of Silence**

Recitation of pledge and moment of silence

**Item 3: Minutes**

- Approval of the May 3, 2018, Regular Board Meeting minutes
- Approval of the May 17, 2018, Special Board Meeting minutes (Finance Committee)
- Approval of the May 17, 2018, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

**Motion:** Commissioner Clack moved to approve all sets of minutes. Commissioner McClure seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Thomas F. Adkission, Commissioner			X	
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner			X	

## CONSENT ITEMS

- Item 4:** Item number 4 was pulled from Consent and discussed after the President's Report. The results of the discussion and resolution are recorded after the President's Report, Item 13, of these meeting minutes.
- Item 5:** **Consideration and approval regarding Resolution 5827, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for the San Antonio Housing Authority and its affiliated entities, for Fiscal Year 2018-2019, in an amount not to exceed \$3,200,000**  
Consent
- Item 6:** **Consideration and approval regarding Resolution 5826, authorizing the award of a contract for a cloud unified communication and collaboration solution to RingCentral, Inc. for an annual cumulative amount not to exceed \$275,000.00 for year one, \$170,000.00 for year two, \$175,000.00 for year three and \$170,000.00 for each of the years four and five; for a period of one year with the option to renew up to four additional one-year terms**  
Consent
- Item 7:** **Consideration and approval regarding Resolution 5825, authorizing the award of a contract for Prefabricated Metal Building for Garcia Street Urban Farm to Geofill Material Technologies, dba, Geofill Construction (SBE) for an amount not to exceed \$62,480.00**  
Consent
- Item 8:** **Consideration and approval regarding Resolution 5824, authorizing the award of contracts for Architectural and Engineering Services agency-wide to the following firms: AG Associates Architects (HABE, HUB), Alamo Architects, Inc. (SBE), Durand-Hollis Rupe Architects, Inc. (DBE, ESBE, HABE, MBE, SBE), Debra J. Dockery, Architect, P.C. (ESBE, SBE, WBE), Saldana & Associates, Inc. (AABE, MBE, SBE), Smith & Company Architects (AABE, MBE, SBE), Sprinkle & Co. Architects, LLC (ESBE, SBE), and Tyson and Billy Architects, P.C.; not to exceed an annual cumulative amount of \$1,500,000.00 for a period of one year with the option to renew up to four additional one-year terms**  
Consent
- Item 9:** **Consideration and approval regarding Resolution 5823, authorizing Mission DG as developer of Vitre Apartment 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 Vitre Apartments; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith  
Consent

**Motion:** Commissioner Clack moved to approve Consent Items 5, 6, 7, 8 and 9. Commissioner Caballero seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles R. Munoz, Vice-Chair	X			
Thomas F. Adkission, Commissioner			X	
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner			X	

After approval of Consent Items, Chair Morris Stribling, DPM, recessed at 1:11 p.m. for the San Antonio Housing Facility Corporation Board Meeting. The Regular Board Meeting was reconvened at 1:14 p.m.

**INDIVIDUAL ITEMS FOR CONSIDERATION**

**Item 10: Update and discussion regarding the Procurement Activity Report**

Mr. Steven Morando, Director of Procurement and General Services, reported for the calendar quarter ended March 31, 2018, the San Antonio Housing Authority’s Procurement Department issued six formal and two informal solicitations, receiving a total of fifty responses. This resulted in an average of 6.7 responses per formal solicitation and five responses per informal solicitation, for an overall average response rate of 6.25 per solicitation. New contracts awarded through the first quarter were \$3,543,546.38, to include \$325,000.00 in blanket awards and contract renewals in the amount \$505,755.00, which resulted in a grand total awarded of \$4,374,301.38. Of this total, \$153,200.00 or 3.5 percent, were awarded to Small, Women-Owned and Minority Business Enterprises (SWMBE), and \$27,225.00 or one percent, were awarded to Section 3 business concerns.

Mr. Morando further reported on the current solicitations as follows: one Request For Proposals, two Requests for Qualifications, and one Quick Quote being advertised. The Request For Proposals is for Temporary and Contract Personnel Services; the Requests For Qualifications are for Interim Construction and Long Term (Permanent) Financing of the 100 Labor Street Project and Architectural, Engineering and Other Forensic Consulting Services; and, the Quick Quote is for Urgent Care, Physicals, Alcohol and Drug Testing Services.

Mr. Morando also provided highlights of a few of the solicitations in development, which included the following projects: Victoria Plaza Modernization, Fire and Sprinkler Systems at Fair Avenue Apartments, Fire and Sprinkler Systems at Villa Tranchese.

**Item 11: Update and discussion regarding the May 17, 2018, Finance Committee Meeting**

Commissioner Adkisson provided brief highlights of the May 17, 2018, Finance Committee Meeting report. The items discussed during the meeting included the following topics:

**Approval of the February 15, 2018, Finance Committee Meeting minutes**

The following resolution was approved to move forward to the Board meeting:

**Resolution 5822, approving the Consolidated Operating Budget for the San Antonio Housing Authority and its affiliated Non-Profits for the fiscal year ending June 30, 2019,** was presented by Mr. Ed Hinojosa, Chief Financial Officer, and Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting.

**Update and discussion regarding the Quarterly Financial Report for the San Antonio Housing Authority**

Ms. Fiedler reported and provided the financial highlights of the San Antonio Housing Authority. The results of operations for the nine months ended March 31, 2018, reflect a surplus before non-cash items of \$16.4 million, which was \$9.2 million over budgeted projections. The Total Operating Revenue was approximately \$4.4 million above budget, due to a favorable variance of \$7.0 million in Section 8 Housing Assistance Payment (HAP) Revenue. The total Operating Expenses ended the period \$3.5 million below budget, due primarily to favorable variances of \$1.9 million in Salaries and Benefits and \$3.6 million in Other Expenses.

The Comparative Balance Sheet reflects an overall increase in Total Net Position of \$11.3 million from March 31, 2017, to March 31, 2018. Total Assets increased \$16.3 million, due to increases of \$8.3 million in Current Assets, \$2.7 million in Fixed Assets, and \$5.3 million in Other Non-Current Assets. The complete Quarterly Financial Report for the San Antonio Housing Authority was provided to the Board in the Finance Committee final packet.

**Update and discussion regarding the Internal Audit Department Quarterly Report**

Ms. Helen Madison, Acting Director of Internal Audit, reported that Internal Audit provides independent and objective assurance, auditing, and consulting services to add value, improve internal controls, and strengthen the Agency's operations. Ms. Madison's presentation to the Board of Commissioners included updates regarding the status of the FY 2017-2018 Internal Audit Plan, the preparation of the FY 2018-2019 Internal Audit Plan, and the status of Corrective Action items resulting from internal audits.

**Item 12: Update and discussion regarding the May 17, 2018, Operations and Choice Neighborhood Committee Meeting**

Chair Stribling, DPM, did not read the entire Committee Meeting Report, but indicated it was available for review in the meeting packet with the following information of the topics discussed during the meeting:

**Update and discussion regarding Wheatley Choice Neighborhood activities**

An update for the Wheatley Choice Neighborhood was provided.

The following resolutions were approved to move forward to the Board meeting:

**Resolution 5823, authorizing Mission DG as developer of Vitre Apartment 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 Vitre Apartments; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer and by Developer, Mr. Mark Tolley.

**Resolution 5827, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess/umbrella, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for the San Antonio Housing Authority and its affiliated entities, for Fiscal Year 2018-2019, in an amount not to exceed \$3,200,000** was presented by Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting.

**Resolution 5826, authorizing the award of a contract for a cloud unified communication and collaboration solution to RingCentral, Inc. for an annual cumulative amount not to exceed \$275,000.00 for year one, \$170,000.00 for year two, \$175,000.00 for year three and \$170,000.00 for each of the years four and five; for a period of one year with the option to renew up to four additional one-year terms** was presented by Ms. Jo Ana Alvarado, Director of Innovative Technology, and Mr. Steven Morando, Director of Procurement and General Services.

**Resolution 5825, authorizing the award of a contract for Prefabricated Metal Building for Garcia Street Urban Farm to Geofill Material Technologies, dba, Geofill Construction (SBE) for an amount not to exceed \$62,480.00** was presented by Mr. Steven Morando, Director of Procurement and General Services, Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, and Ms. Beth Keel, Sustainability Liaison.

**Resolution 5824, authorizing the award of contracts for Architectural and Engineering Services agency-wide to the following firms: AG Associates Architects (HABE, HUB), Alamo Architects, Inc. (SBE), Durand-Hollis Rupe Architects, Inc. (DBE, ESBE, HABE, MBE, SBE), Debra J. Dockery, Architect, P.C. (ESBE, SBE, WBE), Saldana & Associates, Inc. (AABE, MBE, SBE), Smith & Company Architects (AABE, MBE, SBE), Sprinkle & Co. Architects, LLC (ESBE, SBE), and Tyson and Billy Architects, P.C.; not to exceed an annual cumulative amount of \$1,500,000.00 for a period of one year with the option to renew up to four additional one-year terms** was presented by Mr. Steven Morando, Director of Procurement and General Services and Mr. Hector Martinez, Director of Construction Services and Sustainability.

#### **Item 13: President's Report**

- SAHA Receives Wheatley Family Phase IV HOME Award of \$1,500,000.00
- Customer Service Survey for AHP, PH and Beacon Clients
- Annual William "Bill" Sinkin Education Summit
- Bring Your Dog to Work Day
- Annual Father's Day Fiesta
- SAHA to Host Youths for the Summer
- Art in the Park Meeting
- 2nd Annual Rib Cook-Off
- 2018 Safety Fair

- SAHA Celebrates Mothers
- Children Join SAHA Parents at Bring Our Daughters and Sons to Work Day
- Cassiano Homes Walking School Bus

**Item 4: Consideration and approval regarding Resolution 5822, approving the Consolidated Operating Budget for the San Antonio Housing Authority and its affiliated Non-Profits for the fiscal year ending June 30, 2019**

Item Number 4 was pulled as a Consent item for further discussion. Before approval of this item The Board of Commissioners requested additional information and clarification of the budget for fiscal year ending June 30, 2019, from several departments.

Mr. Ed Hinojosa, Chief Financial Officer and Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting, informed the Board of Commissioners that SAHA had received notification letters from HUD regarding the amounts of the Capital Funding and Housing Assistance Payment funds SAHA is expected to receive. They also reported that the funds significantly increased from previous years.

The Commissioners also requested a broad picture of the budget process to assist in approval of items that are presented in the future. Mr. David Nisivoccia agreed to have SAHA staff provide the Board a more holistic perspective of the budget process and how all of the information is integrated in future budget proposals.

**Motion:** Commissioner Munoz moved to approve Resolution 5822. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Morris A. Stribling, DPM, Chair	X			
Charles. R. Munoz, Vice-Chair	X			
Thomas F. Adkission, Commissioner	X			
Francesca Caballero, Commissioner	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 16: Citizens to be Heard**  
There were five Citizens to be Heard.

**Item 17: Adjournment**  
With no objections, Chair Morris A. Stribling, DPM, adjourned the meeting at 3:48.pm.

**ATTEST:**

\_\_\_\_\_  
**Morris A. Stribling, DPM**  
Chair

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**David Nisivoccia**  
President and CEO

\_\_\_\_\_  
**Date**

**MINUTES**  
**SAN ANTONIO HOUSING AUTHORITY**  
**RESIDENT SERVICES COMMITTEE**  
**SPECIAL BOARD MEETING**  
**July 19, 2018**

**SCHEDULED: 12:30 p.m. at the Community Room of the Wheatley Park Senior Living Apartments, 910 N. Mittman St., San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Charles R. Munoz, Vice-Chair  
Thomas F. Adkisson, Commissioner  
Charles Clack, Commissioner  
Marie R. McClure, Commissioner  
Jessica Weaver, Commissioner

**COMMISSIONERS ABSENT:**

Morris A. Stribling, DPM, Chair  
Francesca Caballero, Commissioner

**COUNSEL:** Doug Poneck, Escamilla & Poneck, LLP

**TRANSLATOR:** BCC Communications

**STAFF:**

David Nisivoccia, President and CEO  
Muriel Rhoder, Chief Administrative Officer  
Ed Hinojosa, Chief Financial Officer  
Lorraine Robles, Director of Development Services and Neighborhood Revitalization

Steven Morando, Director of Procurement and General Services  
Domingo Ibarra, Director of Security  
Kristi Baird, Director of Beacon Communities

**Item 1: Meeting called to order**

Committee Chair Clack called the meeting to order at 12:38 p.m.

**Item 2: Update and discussion regarding the Community Initiatives Report**

Ms. Aiyana Longoria, Assistant Director of Community Development Initiatives, provided a summary of the major accomplishments and activities through the third and fourth quarter. Ms. Longoria reported highlights of the following department objectives: improve quality of life for residents; provide access to resources and non-SAHA programs; improve resident capacity; facilitate residents to achieve self-sufficiency; and improve agency performance. The Commissioners were provided a detailed report consisting of the actual accomplishment and target figures for each objective in the Resident Services Committee packet prior to the meeting.

**Item 3: Update and discussion regarding Community Development Initiatives Upcoming Events**

Ms. Longoria provided a snapshot of activities and events planned through December 2018. Last fiscal year, CDI hosted over 1,500 events and over 17,000 residents participated. All activities are funded through grants, Moving-to-Work funds and/or fundraising efforts.

**Item 4: Update and discussion regarding the Resident Council President's Meeting**

Ms. Longoria reported that in an effort to build on the existing infrastructure of meeting and training existing Resident Councils, in March 2017 CDI proposed to begin to meet with the Presidents of the Resident Councils to engage them at a higher level. The intent is to meet on a quarterly basis to discuss common issues and concerns and to have the Presidents take an

active role in coming up with solutions to the common problems. In addition, the efforts are intended to grow Resident Councils, increase impact of Resident Councils, sustain active Resident Councils and facilitate collaboration with SAHA departments.

On May 5, 2017, the initial meeting was held in order to explain the concept and to solicit feedback from the Resident Council Presidents. Since then, staff has met with the Presidents each Quarter prior to the Quarterly Resident Council Trainings. Most recently, SAHA commenced a “Good Neighbor” Campaign in an effort to equip residents with skills to prevent and resolve neighbor disputes and conflicts and to create a more harmonious environment.

In addition to the “Good Neighbor” Campaign training, the Resident Council Presidents have been offered opportunities to take tours of their local San Antonio Police Substation, meet their respective SAAFE Officers, complete leadership training from various resources and continue to provide valuable feedback to SAHA. Based on the recommendation of the Presidents, all existing Resident Council Officers received polo shirts with SAHA’s emblem. The Presidents continue to be a great resource for outreach and resident engagement and to promote all of SAHA’s resident programs.

**Item 5: Update and discussion regarding the Elderly and Disabled Transportation Survey**

Ms. Longoria informed the Committee that a survey to assess transportation needs was conducted. Over the course of three months, 398 residents responded. This survey asked what forms of transportation the elderly and disabled residents utilized, and which forms of transportation are under-utilized. Questions ranged from the type of transportation used, the purpose of needed transportation, if transportation needs changed during different climate/weather (hot and cold seasons,) and their knowledge of existing forms of transportation.

Ms. Longoria also reported the results of the survey. After reviewing the provided data from the surveys submitted, the results demonstrate that the majority of our elderly/disabled residents do not own their own vehicles. Of the 70% of residents not owning vehicles, an average of 25% rely on friends or family, 25% rely on VIA, and 10% rely on VIA Trans. There is an average of 10% of elderly residents who do not have a reliable form of transportation (walking or nonprofits), and for these residents, it becomes more critical to be aware of the alternative forms of transportation they can utilize.

Lastly, Ms. Longoria reported the proposed actions to better serve the EDS residents, which include developing relationships with non-profit agencies such as Ride Connect Texas (SWOOP and SCOOP), providing educational presentations to the residents to inform them of systems available and determine the benefits they qualify for that they may not be taking advantage of and lastly, connecting residents in a community to ride share with each other, or expanding their knowledge of rideshare options like UBER and Lyft.

**Item 6: Public Comment**

The meeting was attended by twenty-four residents.

**Item 7: Adjournment**

With no objections, Committee Chair Clack adjourned the meeting at 1:49 p.m.

**ATTEST:**

\_\_\_\_\_  
**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**David Nisivoccia**  
**President and CEO**

\_\_\_\_\_  
**Date**

**MINUTES**  
**SAN ANTONIO HOUSING AUTHORITY**  
**OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE**  
**SPECIAL BOARD MEETING**  
**July 19, 2018**

**SCHEDULED: 2:00 p.m. at the Community Room of the Wheatley Park Senior Living Apartments, 910 N. Mittman St., San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Charles R. Munoz, Vice-Chair  
Charles Clack, Commissioner  
Marie R. McClure, Commissioner  
Jessica Weaver, Commissioner

**COMMISSIONERS ABSENT:**

Morris A. Stribling, DPM, Chair  
Thomas F. Adkisson, Commissioner  
Francesca Caballero, Commissioner

**COUNSEL:** Doug Poneck, Escamilla & Poneck, LLP

**STAFF:**

David Nisivoccia, President and CEO  
Muriel Rhoder, Chief Administrative Officer  
Ed Hinojosa, Chief Financial Officer  
Jo Ana Alvarado, Director of Innovative Technology  
Diana Kollodziej Fiedler, Director of Finance and Accounting

Steven Morando, Director of Procurement and General Services  
Domingo Ibarra, Director of Security  
Lorraine Robles, Director of Development Services and Neighborhood Revitalization  
Thomas Roth, Director of Asset Management  
Kristi Baird, Director of Beacon Communities  
Hector Martinez, Director of Construction Services and Sustainability

**Item 1: Meeting called to order**

Vice-Chair Munoz called the meeting to order at 2:30 p.m.

**Item 2: Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood**

Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, provided updates regarding the housing components of the Wheatley Choice Neighborhood. Ms. Robles focused on Urban Farm and Neighborhood Beautification accomplishments.

**PRESENTATION**

**Item 3: St. John's Square**

St. John's Square development was presented by Mr. Dennis R. McDaniel, Owner/Developer, Austin Fairchild.

**OPERATIONS**

**Item 4: Resolution 5828, concerning the application of the Las Varas Public Facility Corporation, San Antonio Housing Facility Corporation or an affiliated limited partnership relating to the proposed financing and/or issuing of up to \$50,000,000 of tax exempt bonds to pay for the costs of the acquisition, construction, and equipping of the St. John’s Square, to be located on the Southeast Corner of East Nueva St. and St. Mary’s Street; and other matters in connection therewith**

Resolution 5828, corresponds with Las Varas Public Facility Corporation Resolution 18LVPFC-07-19 and with San Antonio Housing Facility Corporation Resolution 18FAC-07-19.

Ms. Robles reported that the Las Varas Public Facility Corporation (LVPFC) and the San Antonio Housing Facility Corporation (SAHFC) are affiliate entities to the Housing Authority of the City of San Antonio, Texas (SAHA). Part of the financing for the project will be through 4% tax credits. To issue 4% tax credits, the LVPFC and/or SAHFC must first apply for an allocation of volume cap for private activity bonds, which if received, leads to a non-competitive application process for the 4% tax credits.

Furthermore, to promote certain private activities (which are deemed to benefit the public), each state is authorized to allow the issuance of a set amount of private activity “volume cap” tax-exempt bonds. The volume cap bonds can be allocated to finance multifamily housing projects. Projects that are financed (whether new construction or acquisition/rehab) in part by tax exempt bonds are eligible for 4% tax credits. SAHA is seeking the approval to take non-binding preliminary action to apply to the Texas Bond Review Board for volume cap in the amount of up to \$50,000,000 and to apply for 4% Tax Credits.

Ms. Robles also reported the financial impact of this request and explained that the bonds will assist with financing of the apartment complex. The total financing will be brought to the Board of Commissioners for approval at a later date.

**Motion:** Commissioner Clack moved to approve Resolution 5828. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Charles R. Munoz, Vice-Chair	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

After approval of Resolution 5828, Vice-Chair Munoz recessed at 3:02 p.m. for the Las Varas Public Facility Corporation Board Meeting. The meeting was reconvened at 3:04 p.m.

**Item 5: Resolution 5829, in support of placing Land Use Restriction Agreements (LURA) on Winston Square Apartments**

Ms. Robles reported that Terravista Corporation (Terravista) contacted SAHA regarding the following apartments that it has an ownership interest in:

**Winston Square Apartments**

2506 South General McMullen Drive, San Antonio, Texas, 78226

Units: 120 Year Built: 1976

In reviewing the appraisals for the property, the apartments are considered to be in average condition for their age and serve low - to moderate-income families in San Antonio. Terravista is seeking to refinance the properties with a HUD 223(f) loan. The loan requires a certain percentage of the units be set aside as affordable. SAHA will place a LURA on the property requiring that fifteen percent of the units be set aside for families whose income is eighty percent or less of Area Median Income and rental restrictions equal to thirty-five percent of units set aside as follows: twenty-four units for very low-income (50% AMI) and eighteen units for low-income (60% AMI). With this restriction, Terravista will qualify for the HUD loan, which has better interest rates than other commercially available loan products. There is a prior fifteen year LURA on the property. This new LURA will begin in fifteen years and expire in thirty years.

SAHA will not own or manage the property. SAHA's only relationship with the property will be the LURA filed on the property requiring that a portion of units be set-aside as affordable units. This serves SAHA's mission of preserving affordable housing in San Antonio. Ms. Robles reported that SAHA will receive \$10,000.00 plus an annual fee of \$1,000 per year for the term of the LURA.

**Motion:** Commissioner Weaver moved to approve Resolution 5829. Commissioner McClure seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Charles R. Munoz, Vice-Chair	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 6: Resolution 5830, authorizing the Wheatley Family Phase III (East Meadows II) transaction including: (i) execution of all documentation necessary to carry out the transaction; (ii) a loan to Wheatley Family II, L.P. from JP Morgan Chase Bank, N.A.; (iii) a loan to Wheatley Family II, L.P., of Choice Neighborhood Initiatives Grant Funds; (iv) the lease of the land to Wheatley Family II, L.P.; (v) the borrowing of City of San Antonio Home Funds by Wheatley Family II, L.P.; (vi) authorizing San Antonio Housing Facility Corporation to serve as the prime contractor; (vii) authorizing SAHA East Meadows II, L.L.C. to enter into the Amended and Restated Agreement of Limited Partnership for Wheatley Family II, L.P.; and (viii) obtaining Texas Department of Housing and Community Affairs Tax Credits for the Project; and other matters in connection therewith**



Resolution 5830, corresponds with San Antonio Housing Facility Corporation Resolution 18FAC-07-20. Ms. Robles reported that the resolution will authorize the transaction for Wheatley Phase III (East Meadows II), the final phase of the redevelopment of the former Wheatley Courts public housing site. The project will consist of 119 family units, with forty-two public housing units, fifty-three low income housing tax credit units and 24 market rate units. The multi-family project will be built to Build San Antonio Green (BSAG) Level II. The Board is being asked to authorize all of the actions necessary to finance and construct the project.

The project will be financed, in part, by SAHA making a subgrant of CNI Funds to SAHFC, who will then loan it to the Partnership in the amount of \$4,449,385 and SAHFC will be required to contribute loan payments on this debt back to the deal to the extent needed to pay deficits in the cost of operating the public housing units. The project will also receive a \$4,000,000 HOME loan from the City of San Antonio. JPMorgan Chase Bank, N.A. will loan the Partnership approximately \$11,545,589 as a construction loan and approximately \$2,920,000 as a permanent loan. Equity contributions from an affiliate of Royal Bank of Canada (RBC), as an investor limited partner, will also be used to finance the construction and long-term operations. RBC has issued a commitment to purchase the project tax credits at an equity price of \$0.932 per credit dollar, for a total projected equity contribution of \$13,813,152.

Ms. Robles further explained that SAHA is targeting a closing date of August 10, 2018. SAHA entered into the construction contract the week of June 18, 2018, and issued the general contractor a Limited Notice to Proceed. SAHA is doing this to ensure substantial completion of the Project by December 31, 2019, which is required to maintain the tax credits.

Lastly, Ms. Robles reported the financial impact of the request. The total project cost is expected to be \$25,848,336 or \$217,213 per unit. The developer is MBS. MBS will give all required guaranties until five years after the project converts to permanent debt. This includes a lease-up guaranty, construction guaranty, and operating deficit guaranty. After the developer guaranties, San Antonio Housing Facility Corporation (SAHFC) will guaranty the tax credit compliance and environmental risks. At the end of the tax credit compliance period, SAHFC will have the right to buy the property by assuming the outstanding debt. The calculated debt service ratio for Wheatley Phase III (East Meadows II) is 1.47%.

The total developer fee is \$2,757,000. SAHFC's developer fee is approximately \$561,708. Sixty percent of the cash flow will be used to pay the SAHFC loans and City loans outlined above. SAHFC and MBS will split forty percent of the cash flow for the first fifteen years after conversion and then SAHFC will have the right to buy the project at the end of fifteen years by assuming the outstanding debt.

**Motion:** Commissioner Clack moved to approve Resolution 5830. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Charles R. Munoz, Vice-Chair	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

After approval of Resolution 5830, Vice-Chair Munoz recessed at 3:23 p.m. for the San Antonio Housing Facility Corporation Board Meeting. The meeting was reconvened at 3:26 p.m.

**Item 7: Resolution 5831, authorizing the award of contracts for Architectural, Engineering and other Forensic Consulting Services agency-wide to the following firms: DeSimone Consulting Engineers, Nelson Forensics, LLC, Raba Kistner, Inc. and Rimkus Consulting Group, Inc.; not to exceed an annual cumulative amount of \$1,500,000.00 for a period of one year with the option to renew up to four additional one-year terms**

Mr. Steven Morando, Director of Procurement and General Services, and Ms. Robles reported that SAHA requires the services of firms with experience in various disciplines to provide architectural, engineering and other forensic consulting services, on an as-needed basis for SAHA projects. Services provided by the firms may include, but are not limited to, forensic consulting services pertaining to the assessment and causation of faults and/or failures in the design, construction, alteration, rehabilitation, and/or operation of commercial buildings, residential housing, communities, structures, improvements and systems to also include viable solutions to return the structure(s) to useable service. The firms will also serve as a consultant/expert witness where litigation arises due to defect/failure.

On April 25, 2018, SAHA issued a Request For Qualifications (RFQ) #1804-9245-41-4783 for Architectural, Engineering and Other Forensic Consulting Services that closed on May 25, 2018. A total of eight proposals were received in response to this solicitation. All proposals were evaluated on the following criteria: experience, competency, project approach, response, and strength of the firm's Section 3 and SWMBE plans. Based on the above, DeSimone Consulting Engineers, Nelson Forensics, LLC, Raba Kistner, Inc., and Rimkus Consulting Group, Inc. are the highest rated responsive and responsible proposers and are being recommended for contract award.

Mr. Morando also reported that the cost for architectural, engineering and other forensic consulting services is not expected to exceed an annual cumulative amount of \$1,500,000.00 and will be funded through Capital grant funds, Move To Work funds, insurance proceeds, approved operating budgets, and/or available reserves.

**Motion:** Commissioner McClure moved to approve Resolution 5831. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Charles R. Munoz, Vice-Chair	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 8: Resolution 5832, approving the selection of Red Mortgage Capital, LLC as the lender for interim construction and long term (permanent) financing for the 100 Labor Street project and authorizing all documents associated therewith**

Ms. Robles reported that SAHA demolished the former 660-unit Public Housing development that originally comprised the Victoria Courts Public Housing site. SAHA received HOPE VI funding for the revitalization of the former development, now known as Victoria Commons, through the 2002 Hope VI Grant Agreement. While the Grant funding has been expended, SAHA intends to complete phases included in the scope of the Grant as more specifically described in the Redevelopment Plan.

The 100 Labor Street project, part of the Victoria Commons redevelopment located along Labor and Chavez Street, is part of San Antonio’s urban revitalization. The current plan involves the construction of a new 215 unit multifamily apartment development comprised of approximately forty-three affordable units and 172 market rate units, purchase of land, construction of site improvements, potential off-site improvements, as well as, the building, parking structure and all amenities. It is anticipated there will be upwards of forty-three units of Project Based Housing Assistance/Vouchers and/or Public Housing.

SAHA seeks a lender with qualifications, expertise, financial resources and management capability to fund the project for SAHA and its partners. The lender will provide financing under the terms of a HUD 221(d)(4) loan package. SAHA will participate in all financial structuring decisions, including the review and approval of the financing arrangements, loan commitments, and terms and conditions of any loan documentation.

There are three sources of additional funds which will support this project to include: a ground lease from a SAHA affiliate to the Partnership; the appraised value of land will be contributed as equity; and cash equity will be provided by an affiliate of SAHA.

Mr. Morando informed the Board of Commissioners that Red Mortgage Capital, LLC is recommended for contract award. They are an experienced provider and the least expensive of the respondents for costs associated with the origination fee. The fee for Red Capital Mortgage will be .5% of the loan amount as an issuers fee. This equates to approximately \$370,000.00, which will be paid from the loan proceeds.

**Motion:** Commissioner Clack moved to approve Resolution 5832. Commissioner Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Charles R. Munoz, Vice-Chair	X			
Charles Clack, Commissioner	X			
Marie R. McClure, Commissioner	X			
Jessica Weaver, Commissioner	X			

**Item 9: Update and discussion regarding insurance policies placed in coverage for Fiscal Year 2018-2019**

Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting, reported that this item was originally presented to the Board of Commissioners on June 7, 2018, and was approved under Resolution 5827. Staff committed to update the Board of Commissioners on matters of insurance placement, renewal, pricing and negotiation for SAHA’s insurance portfolio. Property and liability, boiler and machinery, Directors and Officers, Fiduciary, Fidelity, Employment Practices Liability, Cyber Liability, Umbrella Policies, Workers’ Compensation, and Automobile Fleet renewed as were presented to the Board of Commissioners on June 7, 2018, and overall, staff renewed and placed all SAHA insurance policies at an increase of 6.2 percent over last fiscal year. Premium increases were held to a lower percentage based on continued savings realized in the workers’ compensation premium and additional savings through combining a stand-alone policy for the Artisan Park property with that of the parent company. Ms. Fiedler informed the Board of Commissioners that \$3,200,000 from SAHA’s FY 2018-2019 operating budget and insurance reserves provides funding for these annual costs.

**Item 10: Adjournment**

Vice-Chair Munoz adjourned the meeting at 3:48 p.m.

**ATTEST:**

\_\_\_\_\_  
**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**David Nisivoccia**  
**President and CEO**

\_\_\_\_\_  
**Date**

BOARD OF COMMISSIONERS

RESOLUTION 5828, CONCERNING THE APPLICATION OF THE LAS VARAS PUBLIC FACILITY CORPORATION, SAN ANTONIO HOUSING FACILITY CORPORATION OR AN AFFILIATED LIMITED PARTNERSHIP RELATING TO THE PROPOSED FINANCING AND/OR ISSUING OF UP TO \$50,000,000 OF TAX EXEMPT BONDS TO PAY FOR THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE ST. JOHN'S SQUARE, TO BE LOCATED ON THE SOUTHEAST CORNER OF EAST NUEVA STREET AND ST. MARY'S STREET; AND OTHER MATTERS IN CONNECTION THEREWITH

David Nisivoccia  
President and CEO

Timothy E. Alcott  
Real Estate and Legal Services Officer

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5828, concerning the application of the Las Varas Public Facility Corporation, San Antonio Housing Facility Corporation or an affiliated limited partnership relating to the proposed financing and/or issuing of up to \$50,000,000 of tax exempt bonds to pay for the costs of the acquisition, construction, and equipping of the St. John's Square, to be located on the Southeast Corner of East Nueva St. and St. Mary's Street; and other matters in connection therewith.

**FINANCIAL IMPACT:**

The bonds will assist with financing of the apartment complex. The total financing will be brought to the Board of Commissioners for approval at a later date.

**SUMMARY:**

The Las Varas Public Facility Corporation (LVPFC) and the San Antonio Housing Facility Corporation (SAHFC) are affiliate entities to the Housing Authority of the City of San Antonio, Texas (SAHA). Part of the financing for the project will be through 4% tax credits. To issue 4% tax credits, the LVPFC and/or SAHFC must first apply for an allocation of volume cap for private activity bonds, which if received, leads to a non-competitive application process for the 4% tax credits.

To promote certain private activities (which are deemed to benefit the public), each state is authorized to allow the issuance of a set amount of private activity "volume cap" tax-exempt bonds. The volume cap bonds can be allocated to finance multifamily housing projects. Projects that are financed (whether new construction or acquisition/rehab) in part by tax exempt bonds are eligible for 4% tax credits.

SAHA will be seeking the approval to take non-binding preliminary action to apply to the Texas Bond Review Board for volume cap in the amount of up to \$50,000,000 and to apply for 4% Tax Credits.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

- Resolution 5828
- Map and Concept Drawings

## CERTIFICATE FOR RESOLUTION

The undersigned officer of the San Antonio Housing Authority (Issuer) hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Commissioners of the Issuer (Board) held a meeting on August 2, 2018, (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 5828, CONCERNING THE APPLICATION OF THE LAS VARAS PUBLIC FACILITY CORPORATION, SAN ANTONIO HOUSING FACILITY CORPORATION OR AN AFFILIATED LIMITED PARTNERSHIP RELATING TO THE PROPOSED FINANCING AND/OR ISSUING OF UP TO \$50,000,000 OF TAX EXEMPT BONDS TO PAY FOR THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE ST. JOHN'S SQUARE, TO BE LOCATED ON THE SOUTHEAST CORNER OF EAST NUEVA STREET AND ST. MARY'S STREET; AND OTHER MATTERS IN CONNECTION THEREWITH**

the Resolution was duly introduced for the consideration of the Board of Commissioners 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 Meeting Minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of the Issuer.

**SIGNED AND SEALED** August 2, 2018.

\_\_\_\_\_  
David Nisivoccia  
President and CEO

**San Antonio Housing Authority  
Resolution 5828**

**RESOLUTION 5828, CONCERNING THE APPLICATION OF THE LAS VARAS PUBLIC FACILITY CORPORATION, SAN ANTONIO HOUSING FACILITY CORPORATION OR AN AFFILIATED LIMITED PARTNERSHIP RELATING TO THE PROPOSED FINANCING AND/OR ISSUING OF UP TO \$50,000,000 OF TAX EXEMPT BONDS TO PAY FOR THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE ST. JOHN'S SQUARE, TO BE LOCATED ON THE SOUTHEAST CORNER OF EAST NUEVA STREET AND ST. MARY'S STREET; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas (City), 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 and the San Antonio Housing Facility Corporation, nonstock, nonprofit public facility corporations (Issuer);

**WHEREAS**, the Issuer is empowered to finance the costs of public facilities consisting of a residential development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City by the issuance of housing revenue bonds;

**WHEREAS**, Las Varas Public Facility Corporation, the San Antonio Housing Facility Corporation or an affiliated Texas limited partnership (User) acting through, requests that (i) the Issuer finance the acquisition, construction, and equipping of up to 250-unit multifamily housing facility to be located on the SE Corner of E Nueva Street and St. Mary's Street and to be known as St. John's Square (Project); and (ii) the Issuer file and/or refile a 2018 and/or 2019 Allocation Application (defined hereafter) and/or any carryforward applications to the Texas Bond Review Board as described herein;

**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;

**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;

**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 \$50,000,000 and to expend the proceeds thereof to pay Development Costs including costs of acquisition, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses

and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any;

**WHEREAS**, the Bonds are “private activity bonds” as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (together, the Allocation Act), and various provisions of the Internal Revenue Code of 1986, as amended (Code);

**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;

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

**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;

**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” (Allocation Application) to the Texas Bond Review Board and adopt this Resolution authorizing the filing or re-filing of the Allocation Application;

**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;

**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;

**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;

**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 Commissioners of SAHA hereby:

- 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 \$50,000,000;
  - b. cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefore satisfactory to the User and the Issuer can be made, take such action 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 (collectively, the Contracts), providing among other things for payment of the principal of, interest on, redemption premiums on, and paying agents' and trustee's fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and the City (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 City, 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 herein, 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.
- 2) The Bonds shall specifically provide that neither the State of Texas (State), the City, 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 City, 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.
- 3) 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 City 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 City) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and
- 4) The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.
  - 5) 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.
  - 6) 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.
  - 7) 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.**

- 8) 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 and/or refile a 2018 and/or 2019 Allocation Application and/or any carryforward applications, 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.
- 9) The Issuer respectfully requests that the Allocation Application be accepted and approved by the Texas Bond Review Board.
- 10) Any officer of the Issuer (or his designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of \$5,000 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board and to submit any additional information or 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.
- 11) 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.
- 12) 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.
- 13) 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 \$50,000,000. This Resolution shall constitute a declaration of official intent under the Treasury Regulation Section 1.150-2.
- 14) The Board authorizes the President, Vice President, Secretary, Treasurer or any Assistant Secretary/Treasurer of the Board to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.

- 15) 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.
- 16) 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.
- 17) 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.
- 18) This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 19) This Resolution shall be in force and effect from and after its passage.

**Approved the 2nd day of August 2018.**

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**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**David Nisivoccia**  
**President and CEO**

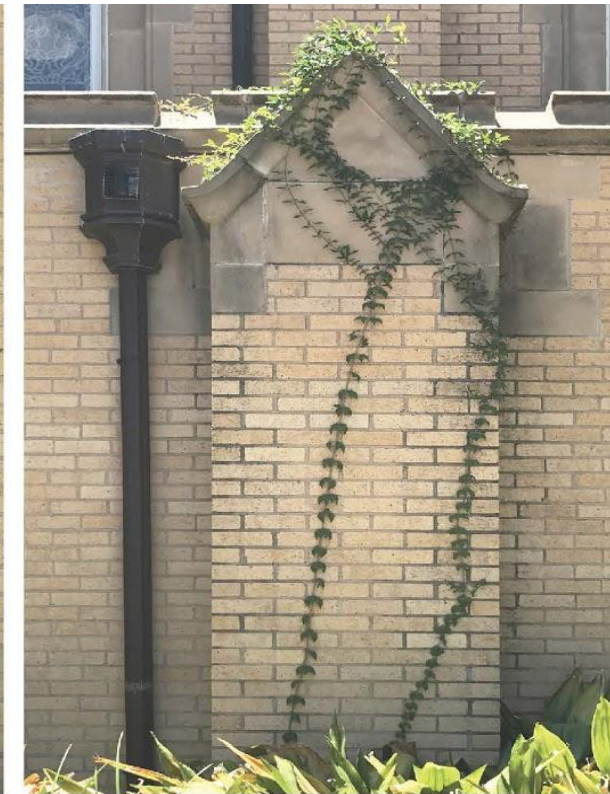
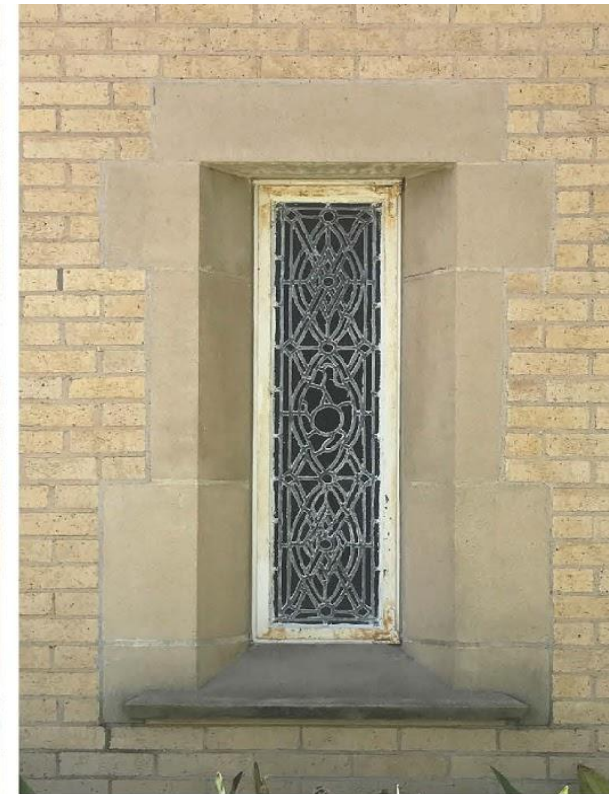
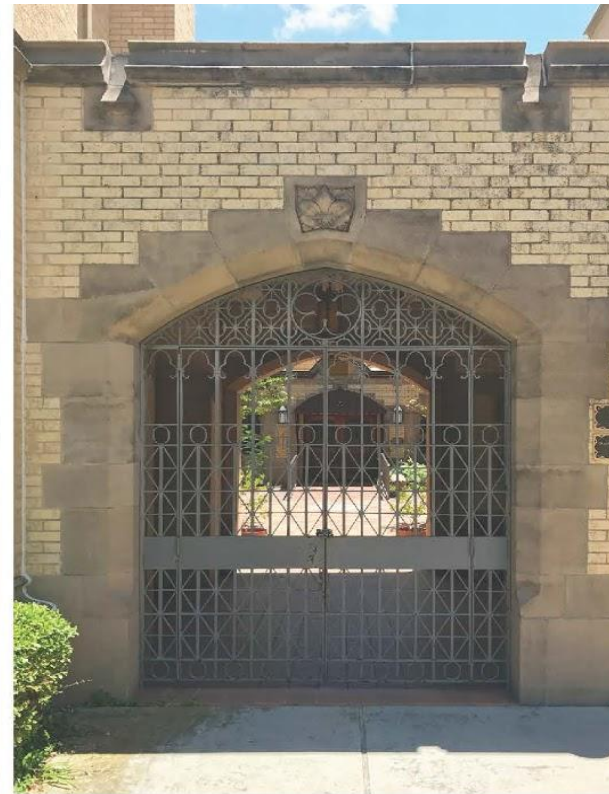
# Map of St. John's Square



St. John's Square  
SAN ANTONIO, TX

Concept Design - Not for regulatory approval, permitting, or construction

# St. John's Architectural Details



ST. JOHN'S ARCHITECTURAL DETAILS

St. John's Square  
SAN ANTONIO, TX

Concept Design - Not for regulatory approval, permitting, or construction

# Street Activation



St. John's Square  
SAN ANTONIO, TX

Concept Design - Not for regulatory approval, permitting, or construction

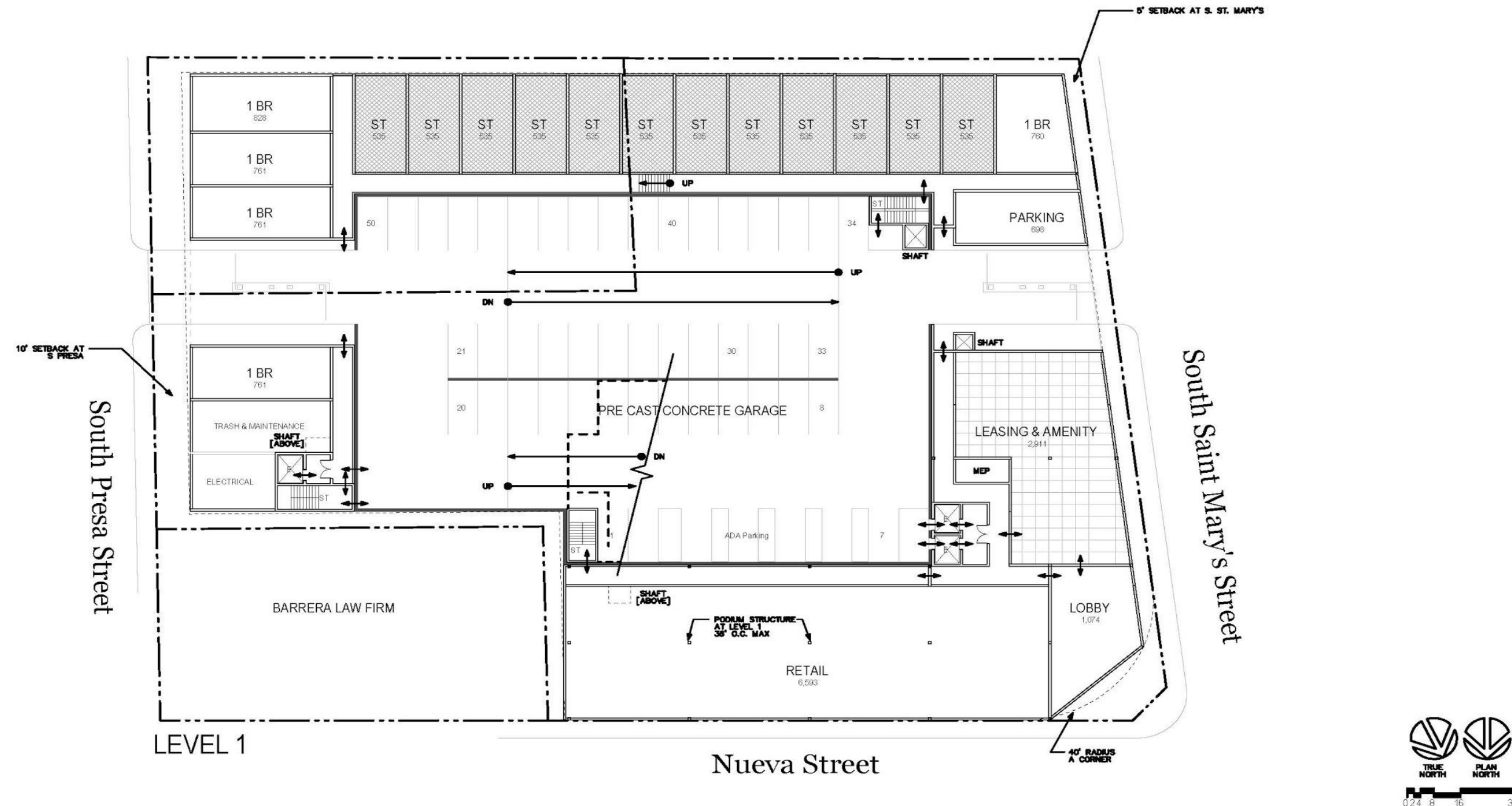
# Exterior Concept Study - Hemisfair One Block to the East

4





# Saint John's Square - 8 Story - CFS - Pre Cast Garage

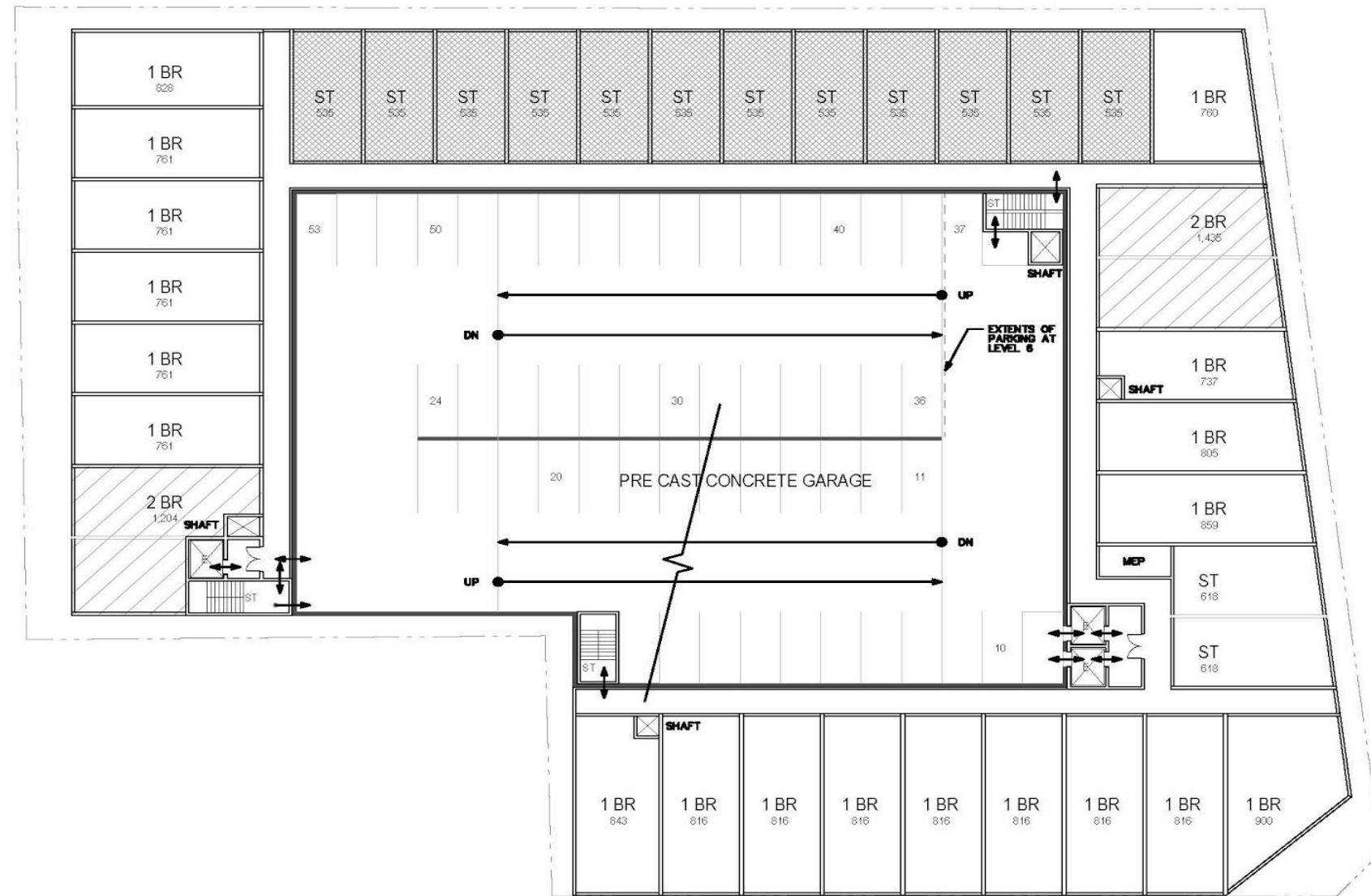


Saint John's Square - 8 Story - CFS - Pre Cast Garage - Option G  
SCALE: 1/32" = 1'-0"

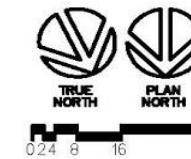
prepared by Original Thirtysix pllc  
07.14.2018

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# Levels 2 - 7



LEVELS 2 - 7

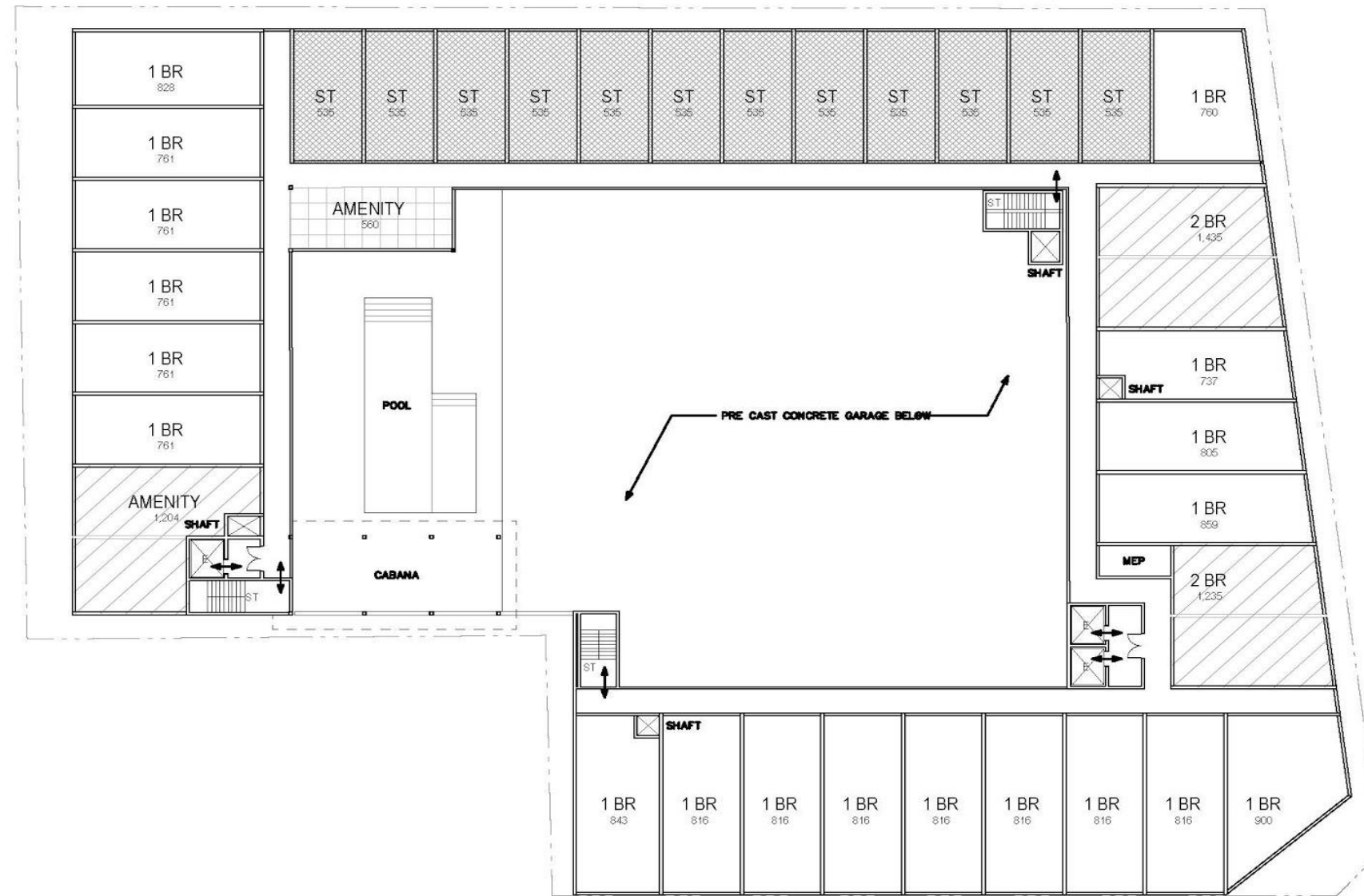


Saint John's Square - 8 Story - CFS - Pre Cast Garage - Option G  
SCALE: 1/32" = 1'-0"

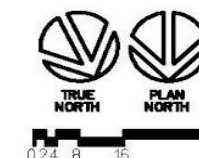
prepared by Original Thirtysix pllc  
07.14.2018

not for regulatory approval, permitting, or construction

# Level 8



LEVEL 8



Saint John's Square - 8 Story - CFS - Pre Cast Garage - Option G

SCALE: 1/32" = 1'-0"

prepared by Original Thirtysix pllc

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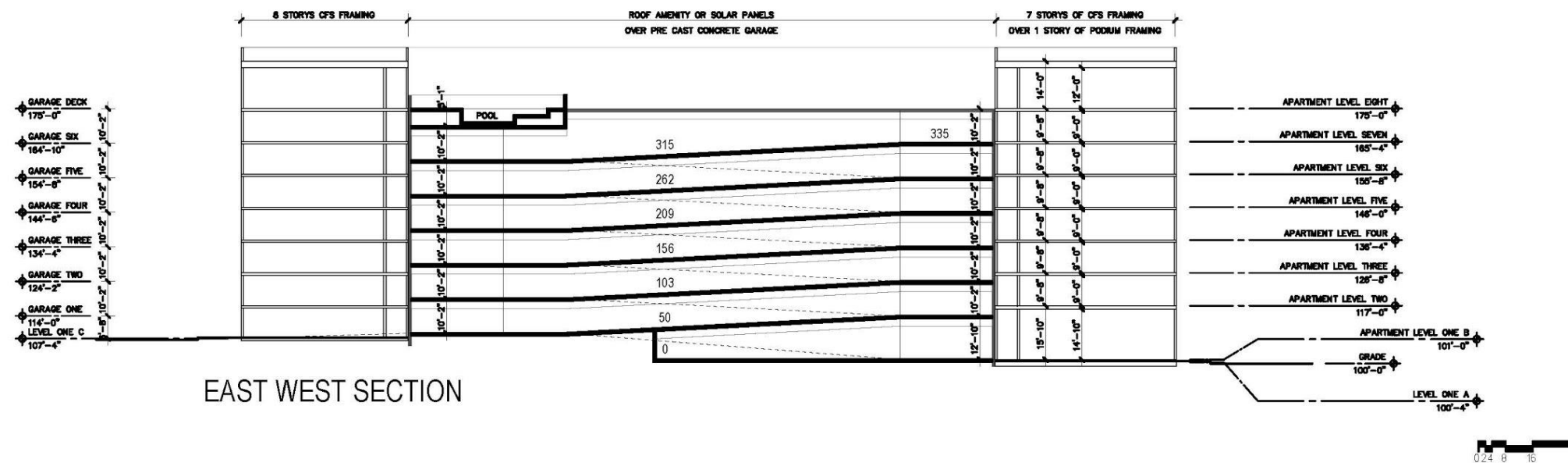
not for regulatory approval, permitting, or construction

Saint John's Square - 8 Story - CFS - Pre Cast Garage - Option G

LEVEL	1	2	3	4	5	6	7	8	TOTAL BY TYPE	UNIT MIX	PARKING	REQ. PKG.
STUDIO 450 - 645 sf	12	14	14	14	14	14	14	14	110	42%	1 PER UNIT	110
ONE BEDROOM 650 - 925 sf	5	19	19	19	19	19	19	19	138	53%	1 PER UNIT	138
TWO BEDROOM 950 sf - 1,435 sf	-	2	2	2	2	2	2	1	13	5%	1 PER UNIT	13
TOTAL PER LEVEL	17	35	35	35	35	35	35	34	261		50 FOR SJLC 50 FOR HILL 24 FOR BARRERA	124 385 335 [-50]
PARKING	103	53	53	53	53	20	-	-	720 SF AVG.			REQUIRED PROVIDED

Option G - Area Calculations

LEVEL	1	2	3	4	5	6	7	8	TOTALS
GROSS	27,815	31,287	31,287	31,287	31,287	31,287	31,287	34,323	249,860
APARTMENTS	10,411	25,691	25,691	25,691	25,691	25,691	25,691	24,487	189,044
AMENITY	2,930	-	-	-	-	-	-	1,832	4,762
RETAIL	6,612	-	-	-	-	-	-	-	6,612
NET TOTAL	19,953	25,691	25,691	25,691	25,691	25,691	25,691	24,487	198,586
EFFICIENCY	71.17%	82.11%	82.11%	82.11%	82.11%	82.11%	82.11%	71.34%	79.48%



Saint John's Square - 8 Story - CFS - Pre Cast Garage - Option G

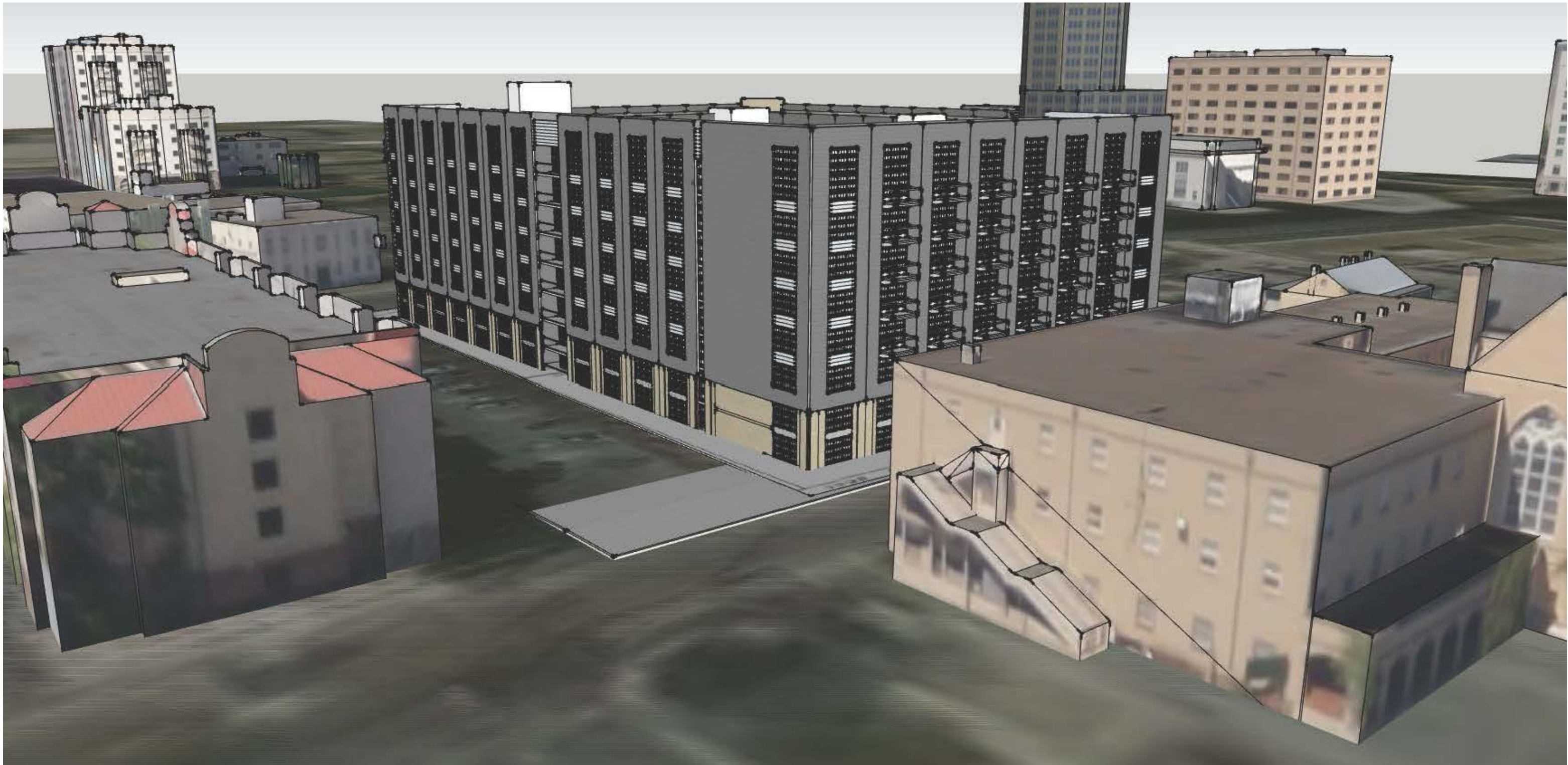
SCALE: 1/32" = 1'-0"

prepared by Original Thirtysix pllc

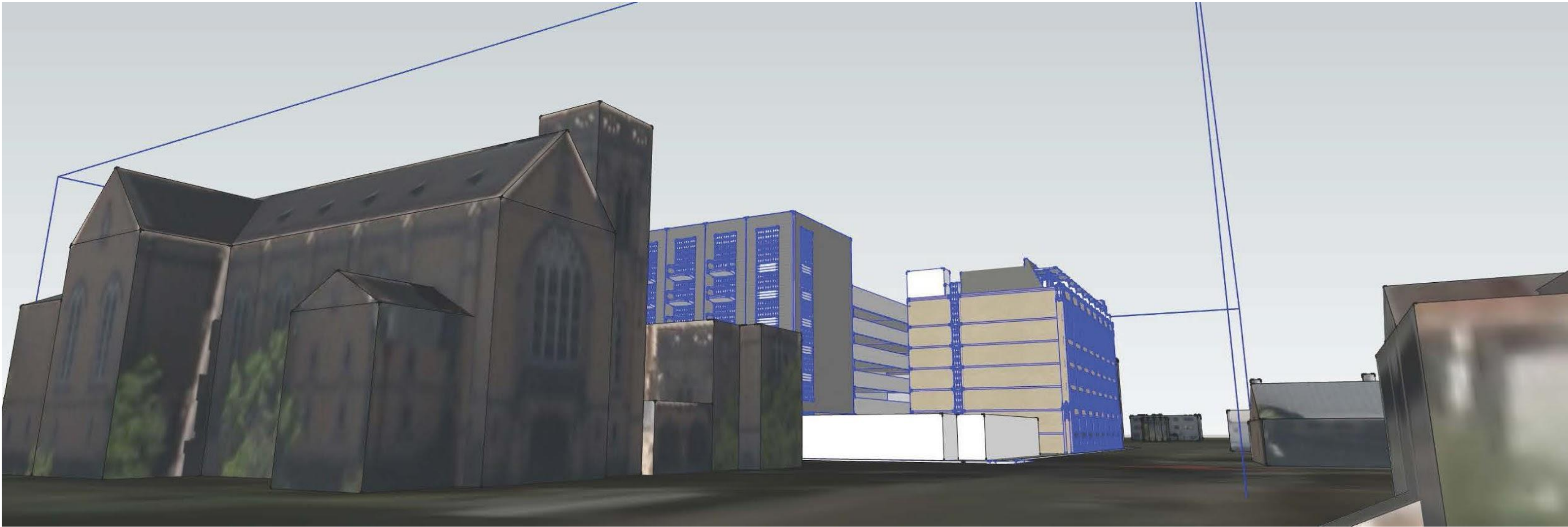
07.14.2018

not for regulatory approval, permitting, or construction











# Urban San Antonio Apartments - The Maverick - Typical Apartment Types

13



URBAN SAN ANTONIO APARTMENTS - THE MAVERICK - TYPICAL APARTMENT TYPES

St. John's Square  
SAN ANTONIO, TX

Concept Design - Not for regulatory approval, permitting, or construction

# Urban San Antonio Apartments - The Eighty - Typical Apartment Types

14



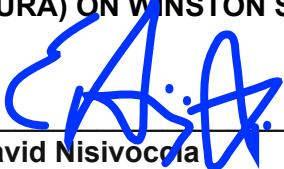
URBAN SAN ANTONIO APARTMENTS - THE EIGHTY - TYPICAL APARTMENT TYPES


St. John's Square  
SAN ANTONIO, TX

Concept Design - Not for regulatory approval, permitting, or construction

BOARD OF COMMISSIONERS

RESOLUTION 5829, IN SUPPORT OF PLACING LAND USE RESTRICTION AGREEMENTS (LURA) ON WINSTON SQUARE APARTMENTS

  
\_\_\_\_\_  
David Nisivoccia  
President and CEO

  
\_\_\_\_\_  
Timothy E. Alcott  
Real Estate and Legal Services Officer

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5829, in support of placing Land Use Restriction Agreements (LURA) on Winston Square Apartments.

**FINANCIAL IMPACT:**

SAHA will receive \$10,000.00 plus an annual fee of \$1,000.00 per year for the term of the LURA.

**SUMMARY:**

Terravista Corporation (Terravista) contacted the San Antonio Housing Authority (SAHA) regarding the following apartments that it has an ownership interest in:

**Winston Square Apartments**

2506 South General McMullen Drive, San Antonio, Texas, 78226

Units: 120

Year Built: 1976

In reviewing the appraisals for the properties, the apartments are considered to be in average condition for their age and serve low - to moderate-income families in San Antonio. Terravista is seeking to refinance the properties with a HUD 223(f) loan. The loan requires a certain percentage of the units be set aside as affordable.

SAHA will place a LURA on the property requiring that fifteen percent of the units be set aside for families whose income is eighty percent or less of Area Median Income and rental restrictions equal to thirty-five percent of units set aside as follows: twenty-four units for very low-income (50% AMI) and eighteen units for low-income (60% AMI). With this restriction, Terravista will qualify for the HUD loan, which has better interest rates than other commercially available loan products. There is a prior fifteen year LURA on the property. This new LURA will begin in fifteen years and expire in thirty years.

SAHA will not own or manage the property. SAHA's only relationship with the property will be the LURA filed on the property requiring that a portion of units be set-aside as affordable units. This serves SAHA's mission of preserving affordable housing in San Antonio.

**STRATEGIC GOAL:**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

- Resolution 5829
- Winston Square Maps

**San Antonio Housing Authority  
Resolution 5829**

**RESOLUTION 5829, IN SUPPORT OF PLACING LAND USE RESTRICTION AGREEMENTS (LURA) ON WINSTON SQUARE APARTMENTS**

**WHEREAS**, San Antonio Housing Authority (SAHA), a Texas housing authority, has the desire to ensure there is an adequate number of affordable housing units in San Antonio; and

**WHEREAS**, Terravista Corporation (Terravista) owns an apartment complex in San Antonio called Winston Square Apartments (Apartments); and

**WHEREAS**, Terravista approached SAHA requesting that Land Use Restriction Agreements be placed on the Apartments, so that it may qualify for a lower interest rate FHA loan; and

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

- 1) Approves Resolution 5829, in support of placing Land Use Restriction Agreements (LURA) on Winston Square Apartments; and
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this Resolution.

**Passed and approved the 2nd day of August 2018.**

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**Morris A. Stribling, DPM  
Chair, Board of Commissioners**

**Attested and approved as to form:**

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**David Nisivoccia  
President and CEO**

# Winston Square Apartments - Map

1



# Winston Square Apartments

2



## BOARD OF COMMISSIONERS

**RESOLUTION 5830, AUTHORIZING THE WHEATLEY FAMILY PHASE III (EAST MEADOWS II) TRANSACTION INCLUDING: (i) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; (ii) A LOAN TO WHEATLEY FAMILY II, L.P. FROM JP MORGAN CHASE BANK, N.A.; (iii) A LOAN TO WHEATLEY FAMILY II, L.P., OF CHOICE NEIGHBORHOOD INITIATIVES GRANT FUNDS; (iv) THE LEASE OF THE LAND TO WHEATLEY FAMILY II, L.P.; (v) THE BORROWING OF CITY OF SAN ANTONIO HOME FUNDS BY WHEATLEY FAMILY II, L.P.; (vi) AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE PRIME CONTRACTOR; (vii) AUTHORIZING SAHA EAST MEADOWS II, L.L.C. TO ENTER INTO THE AMENDED AND RESTATED AGREEMENT OF LIMITED PARTNERSHIP FOR WHEATLEY FAMILY II, L.P.; AND (viii) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT; AND OTHER MATTERS IN CONNECTION THEREWITH**



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David Nisivocca  
President and CEO



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Timothy E. Alcott  
Real Estate & Legal Services Officer

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5830, authorizing the Wheatley Family Phase III (East Meadows II) transaction including: (i) execution of all documentation necessary to carry out the transaction; (ii) a loan to Wheatley Family II, L.P. from JP Morgan Chase Bank, N.A.; (iii) a loan to Wheatley Family II, L.P., of Choice Neighborhood Initiatives Grant Funds; (iv) the lease of the land to Wheatley Family II, L.P.; (v) the borrowing of City of San Antonio Home Funds by Wheatley Family II, L.P.; (vi) authorizing San Antonio Housing Facility Corporation to serve as the prime contractor; (vii) authorizing SAHA East Meadows II, L.L.C. to enter into the Amended and Restated Agreement of Limited Partnership for Wheatley Family II, L.P.; and (viii) obtaining Texas Department of Housing and Community Affairs Tax Credits for the Project; and other matters in connection therewith.

**FINANCIAL IMPACT:**

The total project cost is expected to be \$25,848,336 or \$217,213 per unit. The developer is MBS. MBS will give all required guaranties until five years after the project converts to permanent debt. This includes a lease-up guaranty, construction guaranty, and operating deficit guaranty. After the developer guaranties, San Antonio Housing Facility Corporation (SAHFC) will guaranty the tax credit compliance and environmental risks. At the end of the tax credit compliance period, SAHFC will have the right to buy the property by assuming the outstanding debt. The calculated debt service ratio for Wheatley Phase III (East Meadows II) is 1.47%.

The total developer fee is \$2,757,000. SAHFC's developer fee is approximately \$561,708. Sixty percent of the cash flow will be used to pay the SAHFC loans and City loans outlined below. SAHFC and MBS will split forty percent of the cash flow for the first fifteen years after conversion, and then SAHFC will have the right to buy the project at the end of fifteen years by assuming the outstanding debt.

A chart showing Project Sources and Uses of Funds and a financial analysis is attached.

**SUMMARY:**

This resolution will authorize the transaction for Wheatley Phase III (East Meadows II), the final phase of the redevelopment of the former Wheatley Courts Public Housing site. The project will consist of 119 family units, with forty-two Public Housing units, fifty-three low income housing tax credit units and twenty-four market rate units. The multi-family project will be built to Build San Antonio Green (BSAG) Level II. The Board is being asked to authorize all of the actions necessary to finance and construct the project.

The project will be financed, in part, by SAHA making a subgrant of Choice Neighborhood Initiatives Grant Funds to SAHFC, who will then loan it to the Partnership in the amount of \$4,449,385, and SAHFC will be required to contribute loan payments on this debt back to the deal to the extent needed to pay deficits in the cost of operating the Public Housing units. The project will also receive a \$4,000,000 HOME loan from the City of San Antonio. JPMorgan Chase Bank, N.A. will loan the Partnership approximately \$11,545,589 as a construction loan and approximately \$2,920,000 as a permanent loan. Equity contributions from an affiliate of Royal Bank of Canada (RBC), as an investor limited partner, will also be used to finance the construction and long-term operations. RBC has issued a commitment to purchase the project tax credits at an equity price of \$0.932 per credit dollar, for a total projected equity contribution of \$13,813,152.

SAHA is targeting a closing date of August 10, 2018.

SAHA entered into the construction contract the week of June 18, 2018, and issued the general contractor a Limited Notice to Proceed. SAHA is doing this to ensure substantial completion of the Project by December 31, 2019, which is required to maintain the tax credits.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 5830

Map

East Meadows II Financial Analysis (Proforma)



**San Antonio Housing Authority  
Resolution 5830**

**RESOLUTION 5830, AUTHORIZING THE WHEATLEY FAMILY PHASE III (EAST MEADOWS II) TRANSACTION INCLUDING: (i) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; (ii) A LOAN TO WHEATLEY FAMILY II, L.P. FROM J.P. MORGAN CHASE BANK, N.A.; (iii) A LOAN TO WHEATLEY FAMILY II, L.P., OF CHOICE NEIGHBORHOOD INITIATIVES GRANT FUNDS; (iv) THE LEASE OF THE LAND TO WHEATLEY FAMILY II, L.P.; (v) THE BORROWING OF CITY OF SAN ANTONIO HOME FUNDS BY WHEATLEY FAMILY II, L.P.; (vi) AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE PRIME CONTRACTOR; (vii) AUTHORIZING SAHA WHEATLEY FAMILY II, L.L.C. TO ENTER INTO THE AMENDED AND RESTATED AGREEMENT OF LIMITED PARTNERSHIP FOR WHEATLEY FAMILY II, L.P.; AND (viii) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Wheatley Family II, L.P., a Texas limited partnership (Partnership), and SAHA Wheatley II, LLC, a Texas limited liability company (General Partner) have been formed to acquire and construct a 119-unit multifamily housing facility to be located at 1223 Walters Street, San Antonio, Texas (Project);

**WHEREAS**, at the request of the Partnership, (i) 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 of the Project and (ii) the San Antonio Housing Authority (SAHA) has agreed to lease the Land to the Partnership pursuant to a Ground Lease (Ground Lease);

**WHEREAS**, the Partnership and SAHFC will enter into a construction contract for the Project and SAHFC will enter into a Construction Subcontract with Cadence McShane Construction Company LLC (CMC), and both entities will be authorized to enter into documents to start construction prior to closing the transaction to enable the Project to meet certain tax credit deadlines (Construction Documents);

**WHEREAS**, the Partnership will obtain a loan from JPMorgan Chase Bank, N.A., in an aggregate amount not to exceed \$11,545,589.00 and which will convert to a permanent loan of up to \$2,920,000.00 (JP Morgan Chase Financing) for the purpose of developing and constructing the improvements and further funding the Project. In connection with the JPMorgan Chase Financing, the Partnership, the General Partner and/or SAHFC will be required to enter into certain agreements, including but not limited, to a Credit Support and Funding Agreement; a Promissory Note; a Multifamily Construction and Permanent Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing; a Guaranty with Guaranty of Completion; an Operating Reserve and Security Agreement; a Replacement Reserve and Security Agreement; various Intercreditor and Subordination Agreements; a Lease Estoppel Certificate; an Assignment of Management Agreement; and a Publicity Agreement (collectively, JP Morgan Chase Financing Documents);

**WHEREAS**, SAHA will make a sub-grant to SAHFC and the Partnership will obtain a loan from

SAHFC in an aggregate amount not to exceed \$4,449,385.00 from Choice Neighborhoods Initiatives Grant Funds (CNI Financing) to fund the Project. In connection with the CNI Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including but not limited, to a Wheatley Courts Family Phase III (East Meadows II) CNI Loan Agreement; a Wheatley Courts Family Phase III (East Meadows II) CNI Promissory Note; a Leasehold Deed of Trust, Security Agreement and Assignment of Rents and Leases, and appropriate Subordination Agreements (collectively, CNI Documents);

**WHEREAS**, the Project will contain Public Housing and will utilize funds from the CNI Financing. The Partnership and the General Partner will enter into certain agreements required by the United States Department of Housing and Urban Development and SAHA, including but not limited, to a Mixed Finance Amendment to Annual Contributions Contract, Mixed Finance Development Proposal, Declaration of Restrictive Covenants and Regulatory and Operating Agreement (HUD Documents);

**WHEREAS**, the Partnership will obtain a loan from The City of San Antonio, a Texas municipal corporation, of HOME Funds in an aggregate amount not to exceed \$4,000,000.00 (HOME Financing) to fund the eligible costs of construction of the Project. In connection with the HOME Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited, to a HOME Loan Agreement; a Real Estate Lien Note; a HOME Program Agreement; a Fourth Priority Leasehold Deed of Trust; a Declaration of Restrictive Covenants of Affordability; a Commitment Letter; and an Assignment of Leases and Rentals (collectively, HOME Documents);

**WHEREAS**, the General Partner, Wheatley Family II MBS SLP, Inc., and RBC Tax Credit Equity, LLC will enter into certain agreements, including but not limited, to an Amended and Restated Agreement of Limited Partnership for Wheatley Family II, L.P., and all of the documents which are attached as Exhibits thereto (collectively, Partnership Documents);

**WHEREAS**, the Board of Commissioners (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;

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

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

1. The Project, the lease of the Land, SAHFC serving as the prime contractor and the Construction Documents, the JPMorgan Chase Financing, the sub-grants to SAHFC, the CNI Financing, the HOME Financing, and the Partnership Documents are hereby authorized and approved.
2. The President, any Vice President, the Secretary/Treasurer, or any Assistant Secretary/Treasurer, or any of them, of SAHA or SAHFC, as appropriate, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited, to the Ground Lease, Construction Documents, the JP Morgan Chase Financing Documents, the CNI Documents, the HOME Documents, the HUD Documents, the

Partnership Documents and any other documents needed to carry out the transactions described in or contemplated by this Resolution and to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, assignments, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHA or SAHFC, and approval of the terms of any of the documents by such officer and this Board shall be conclusively evidenced by the execution and delivery of such documents by such officer.

3. All of such authorizations are also for SAHFC acting on its own behalf, or as the Sole Member of the General Partner or as the General Partner of the Partnership, as appropriate.
4. The officers of SAHA, 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.
5. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.
6. The recitals 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 part of the judgment and findings of the Board.
7. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling to the matters resolved herein.
8. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
9. This Resolution shall be in force and effect from and after its passage.

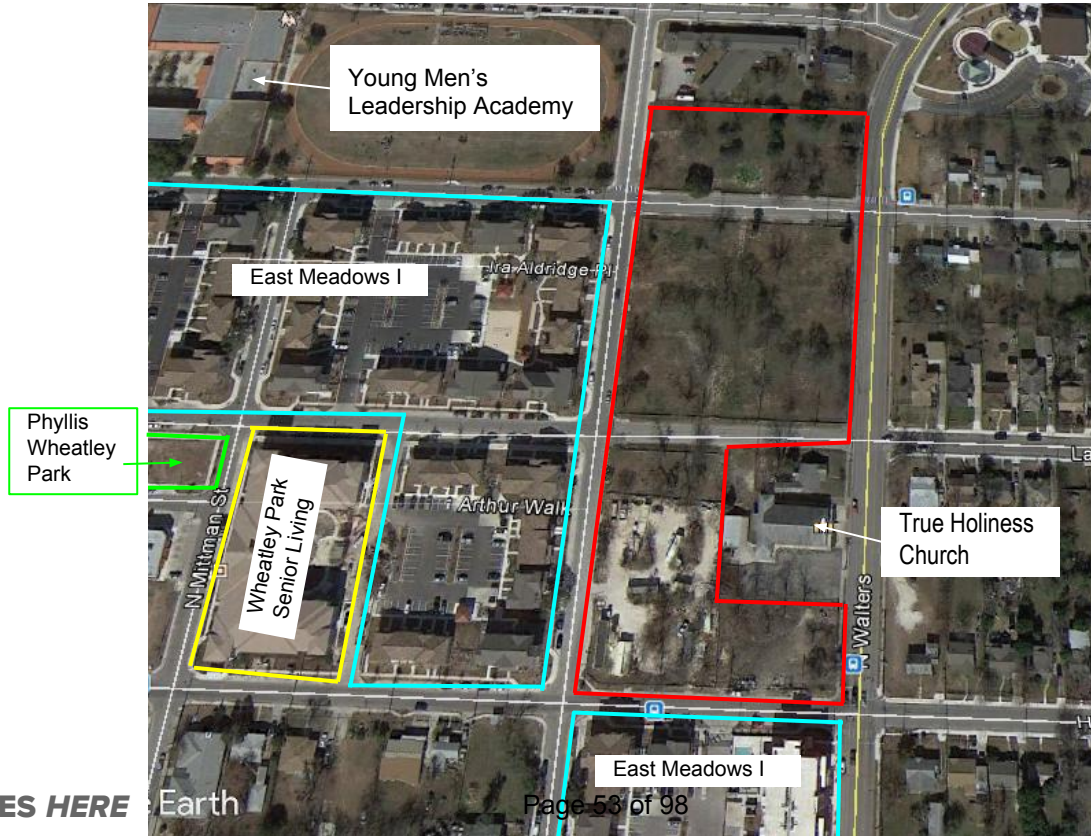
**Approved the 2nd day of August 2018.**

\_\_\_\_\_  
**Morris A. Stribling, DPM**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

\_\_\_\_\_  
**David Nisivoccia**  
**President and CEO**

# East Meadows II



**Assumptions**  
East Meadows Phase II

Date: June 28, 2018

Summary/Outputs:	
Total Units	119
Construction \$	1,895,520
TEC \$	1,435,251
TRC/Unit	\$ 12,059.12
Capex	(6)
Elig Credits	37
Annual Revenues	\$ 995,580
Annual Federal Credits	\$ 535,940
Annual State Credits	\$ 4,027
Total Equity	\$ 509,261
Last Loan Payoff	37

**Financing**

Nov-17

2.60% AFR %

**HARD DEBT**

Yes Hard Debt?

TBD Lender

\$ 210,494 Annual Payment

35 Term

6.45% Interest Only

0.00% MIP

**Development**

24 Market Units  
7 TC - 60%  
46 TC - 50%  
0 TC - 40%

42 Pub Hsg  
119 Total Units  
Family Type

**Partnership/Tax Credits**

1.00% GP/MBS SLP %  
99.00% LP %  
1,496,281 Federal Credit Limit/Reservation  
State Credit Limits/Reservation  
\$ 13,813,152 Investment Amount  
1,481,303 Federal Credits to LP  
State Credits to LP  
0.932 Net Fed Credit Pricing  
Bridge Interest/Fee  
\$0 Investor Legal Fees  
0.932 Gross Federal Credit Pricing  
No State Credits  
0.000 Net State Credit Pricing  
25.0% Initial Equity Contribution %  
9.00% Applicable %  
Yes QCT Boost

Permitted Rounding:

Tax Credit Equity  
Bridge Loan Amount  
Bridge Loan Interest  
First Mortgage Amount

**Construction**

119 Units  
114,178 NSF Residential  
123,794 GSF Total  
92.2% Efficiency  
20 Residential Bldgs  
0 Management Bldgs  
0 Community Bldgs  
0 Standalone Garages  
0 Assigned Garages  
0 Unassigned Garages  
18 Const. Period (Contract +2)  
Jul-18 Const. Start Date  
2018 Year of Construction Closing Date  
480 Const. Days before LU start

**Operations**

7 Leasup (Months)  
1 Month Lease-up Begins  
2020 Year Lease-up Begins  
7.0% Market Vacancy  
7.0% LIHTC Vacancy  
3.0% PHU Units Vacancy  
\$5 Other Income/Unit  
4.50% Management Fee (Percentage PHU)  
350 Repl Resv (per unit/year)  
2.0% Repl Resv Inflation  
4,000 Real Estate Taxes/Year  
\$0 Abated Taxes/Year  
35 End of Tax Cr Compliance  
\$5,950 LP Incentive Management Fee  
\$5,950 GP Incentive Management Fee

**1st Subordinate**

SAHFC - CNI Lender  
\$4,449,385 Amount  
40 Term  
1% Interest rate (%)

**2nd Subordinate**

COSA HOME Lender  
\$4,000,000 Amount  
40 Term  
1% Interest rate (%)

**3rd Subordinate**

Deferred Dev Fee Lender  
\$665,699 Amount  
40 Term  
1% Interest rate (%)

**4th Subordinate**

Lender  
\$0 Amount  
0 Term  
0% Interest rate (%)

No Additional Interest as Rent/to Partnership?

**Sources & Uses**

East Meadows Phase II

Date: June 28, 2018

**USES OF FUNDS**

	Total Units Resid GSF Resid NSF		(includes broozeways)					
	Permanent	Per Unit	Construction	Deduct %	Eligible Basis			
<b>ACQUISITION COSTS</b>								
ACQUISITION	\$ 450,000	\$ 3,782	\$ 450,000	0%	\$ 450,000			
SUBTOTAL	450,000	3,782	450,000		450,000			
<b>CONSTRUCTION COSTS</b>								
CONSTR - ON-SITE IMPROVEMENTS	524,782	4,410	524,782	0%	524,782			
CONSTR - RESIDENTIAL	13,425,035	112,815	13,425,035	0%	13,425,035			
CONSTR - MGT/CMTY BLDGS	-	-	-	0%	-			
CONSTR - SITE PREPARATION	649,490	5,458	649,490	0%	649,490			
CONSTR - GEN REQ/OH/PROFIT	2,043,903	17,176	2,043,903	14.0%	2,043,903			
CONSTR - PERMITS/TAX/FEE/MISC	332,864	2,797	332,864	0%	332,864			
SUBTOTAL G702	\$ 124,28	15,978,074	142,656		16,976,074			
CONSTR - OTHER	379,000	3,185	379,000	0%	379,000			
CONSTR - CONTINGENCY	849,000	7,134	849,000	0%	849,000			
SUBTOTAL	1,228,000	10,319	1,228,000	5.0%	1,228,000			
CONSTRUCTION COSTS SUBTOTAL	18,204,074	152,975	18,204,074		18,204,074			
<b>OTHER DEVELOPMENT COSTS</b>								
ARCHITECTURE	1,060,742	8,914	1,060,742	0%	1,060,742			
ENGINEERING/SURVEY	81,200	682	81,200	0%	81,200			
ENVIRONMENTAL	74,000	622	74,000	20%	59,200			
FIN FEES - FIRST MORTGAGE INTEREST	517,500	4,349	517,500	50%	258,750			
FIN FEES - SUBORDINATE LOAN INTEREST	280,000	2,353	-	100%	-			
FIN FEES - OTHER FEES	303,100	2,547	303,100	100%	-			
FF&E	-	-	-	0%	-			
BRIDGE LOAN INTEREST/FEES	-	-	-	50%	-			
INSURANCE	128,000	1,059	128,000	0%	128,000			
PROFESSIONAL FEES/REPORTS	731,400	6,146	731,400	40%	438,840			
MARKETING	119,000	1,000	119,000	100%	-			
LEASEUP INTEREST/EXPENSES	398,000	3,345	398,000	50%	199,000			
TITLE AND RECORDING	146,000	1,227	146,000	0%	146,000			
TAX CREDIT FEES	69,340	583	69,340	100%	-			
REAL ESTATE TAXES	-	-	-	75%	-			
MISCELLANEOUS	122,567	1,030	-	25%	-			
PROJECT CONTINGENCY	122,567	1,030	122,567	25%	91,925			
DEVELOPER FEE - DEVELOPER	2,195,292	18,448	832,611	0%	2,195,292			
DEVELOPER FEE - OTHER	561,708	4,720	213,040	0%	561,708			
REPLACEMENT RESERVE	10,413	88	-	100%	-			
OPERATING RESERVE	398,000	3,345	-	100%	-			
SUBTOTAL	7,194,262	60,456	4,794,500		5,218,657			
TOTAL DEVELOPMENT COSTS	25,848,336	\$217,213	23,448,574		23,872,731			

**SOURCES OF FUNDS**

	Permanent	Per Unit	Construction	
FIRST MORTGAGE: TBD	\$2,920,000	24,538	50	
SECOND MORTGAGE: SAHFC - CNI	4,449,385	37,390	4,449,385	
THIRD MORTGAGE: COSA HOME	4,000,000	33,613	4,000,000	
FOURTH MORTGAGE: Deferred Dev Fee	865,699	5,594	-	
FIFTH MORTGAGE:	-	-	-	
LIMITED PARTNER: TAX CREDIT EQUITY	13,813,152	116,077	3,453,500	25%
LENDER: CONSTRUCTION LOAN	-	-	11,545,589	49%
GP/CALP Contribution	\$100	-	100	
GAP	(0)	(0)	(0)	
TOTAL DEVELOPMENT SOURCES	\$25,848,336	\$217,213	\$23,448,574	

## Operating Budget

East Meadows Phase II

Date: June 28, 2018

	NSF	Units	Unit %	NSF %	BEDROOM %				
MARKET	22,819	24	20.2%	20.0%	19.8%				
LIHTC	48,539	53	44.5%	42.5%	41.3%				
PHU	42,820	42	35.3%	37.5%	38.8%				
<b>TOTAL</b>	<b>114,178</b>	<b>119</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100%</b>				

<b>REVENUE</b>			Annual	Monthly	Per Unit/Yr	Per Unit/Mo
MARKET			\$ 262,788	\$ 21,899	\$ 10,950	\$ 912
LIHTC			471,516	39,293	8,897	741
PHU	35.3%		211,874	17,656	5,045	420
<b>TOTAL GROSS POTENTIAL</b>			<b>946,178</b>	<b>78,848</b>	<b>7,951</b>	<b>663</b>
VACANCY: MARKET	7%		(18,395)	(1,533)	\$ (766)	\$ (64)
VACANCY: LIHTC	7%	-6%	(33,006)	(2,751)	(623)	(52)
VACANCY: PHU	3%		(6,356)	(530)	(151)	(13)
OTHER INCOME	\$ 5.00 per Unit/Mo		7,140	595	60	5
<b>NET ANNUAL REVENUES</b>			<b>\$ 895,560</b>	<b>\$ 74,630</b>	<b>\$ 7,526</b>	<b>\$ 627</b>

<b>EXPENSES</b>			Annual	Monthly	Per Unit/Yr	Per Unit/Mo
MANAGEMENT FEES			\$ 51,260	\$ 4,272	\$ 431	\$ 36
ADMINISTRATION/PAYROLL			154,625	12,885	1,299	108
ADVERTISING & MARKETING			14,975	1,248	126	10
UTILITIES	master metered		92,618	7,718	778	65
MAINTENANCE/SECURITY			168,371	14,031	1,415	118
GROUPS/REDECORATION			10,000	833	84	7
MISCELLANEOUS			3,800	317	32	3
TAXES			4,000	333	34	3
INSURANCE			45,000	3,750	378	32
REPLACEMENT RESERVE			41,650	3,471	350	29
<b>NET OPERATING EXPENSES</b>			<b>\$ 586,300</b>	<b>\$ 48,858</b>	<b>\$ 4,927</b>	<b>\$ 411</b>
<b>NET OPERATING INCOME</b>			<b>\$ 309,261</b>	<b>\$ 25,772</b>	<b>\$ 2,599</b>	<b>\$ 217</b>
ABATED TAXES			0	-	\$ -	\$ -
<b>NOI AFTER ABATEMENT</b>			<b>\$ 309,261</b>	<b>\$ 25,772</b>	<b>\$ 2,599</b>	<b>\$ 217</b>

<b>MORTGAGE CALC</b>		BASE MORTGAGE	ABATEMENT MORT. CALC
Debt Service Coverage Ratio		147%	1.47 combined
Expense Coverage Ratio		17%	
Annual Mortgage Payment	\$ 210,494	\$ 210,494	\$ - Variable
Term		35	30
Mortgage Rate		6.45%	6.00%
Mortgage Insurance Premium		0.00%	0.50%
Constant		7.209%	7.7%
<b>Mortgage Amount</b>	<b>24,537.82</b>	<b>\$ 2,920,000</b>	<b>\$ - \$ 2,920,000</b>

**Unit and Rent Mix**

East Meadows Phase II

Date:

**Unit Mix**

5.88% 35.29% 100.00%

**HUD  
GROSS  
NSF**

Low HOME

Percentage Of Project

BR Type	Code	NSF	NRA	50% HOME	PHU	TOTAL	CHECK	60%	50%	30%	Total
A1/A1-HC	1W	659	721	4	6	30	30	25.21%	0	2	6
B1/B1-HC	2W	945	1,020	1	13	42	42	35.29%	0	7	13
B1-Alt Entr	2W	949	1,025	0	16	16	16	13.45%	0	5	9
C1-C1-HC	3W	1,218	1,306	1	2	6	6	5.04%	0	0	2
D1	4W	1,478	1,576	0	1	2	2	1.68%	0	0	1
TH-3	3R	1,262	1,377	1	10	22	22	18.49%	1	3	10
TH-4	4R	1,506	1,642	0	1	1	1	0.84%	0	0	1
0 Other1	00	-	-	0	0	0	0	0.00%	-	-	-
0 Other1	00	-	-	0	0	0	0	0.00%	-	-	-
0 Other1	00	-	-	0	0	0	0	0.00%	-	-	-
0 Other1	00	-	-	0	0	0	0	0.00%	-	-	-
0 Other1	00	-	-	0	0	0	0	0.00%	-	-	-
<b>Total</b>		<b>7</b>	<b>42</b>	<b>119</b>	<b>119</b>	<b>100.00%</b>			<b>1</b>	<b>17</b>	<b>24</b>
NSF		6,061	42,820	114,178							
GSF		6,587	46,411	123,794							

PHU AMI Breakout	60%	50%	30%
	0	2	4
	0	7	6
	0	5	4
	0	0	2
	0	0	1
	1	3	6
	0	0	1

Code	Total Units	Units			Unit Rents					MONTHLY TOTAL	Utility Allowance	
		Low HOME	60% HIGH HOME	PHU	60% HOME	High HOME	Low HOME	PHU	50%			
1W	30	4	5	10	6	750	527	646	527	338	17,577	68
2W	42	1	16	5	13	925	636	779	636	408	28,778	79
2W	16	7	0	0	9	925	-	779	729	408	10,150	79
3W	6	1	0	2	2	999	729	894	-	467	4,450	96
4W	2	0	0	1	1	-	-	1,002	722	525	1,527	103
3R	22	1	3	4	10	1,050	723	894	-	467	15,852	102
4R	1	0	0	0	1	-	-	-	-	513	513	115
00	0	0	0	0	0	-	-	-	-	-	-	-
00	0	0	0	0	0	-	-	-	-	-	-	-
00	0	0	0	0	0	-	-	-	-	-	-	-
00	0	0	0	0	0	-	-	-	-	-	-	-
00	0	0	0	0	0	-	-	-	-	-	-	-
<b>Total</b>	<b>119</b>	<b>7</b>	<b>24</b>	<b>22</b>	<b>42</b>	<b>\$ 21,899</b>	<b>\$ 4,196</b>	<b>\$ 18,376</b>	<b>\$ 16,721</b>	<b>\$ 17,656</b>	<b>\$ 78,848</b>	
						912	599	766	0	420		
						387	218	1,725	454	218		



**Rent Calculation**  
East Meadows Phase II

Date: June 28, 2018

Family Size	AMI HUD 4/11/18 Update		Income Limits				PHU	Monthly Rent Limits (with Utilities)					
	Mkt	Update	50.0%	60.0%	50.0%	32.4%		Mkt	50%	60.0%	50.0%	32.4%	
1	70%	46,800	46,800	23,400	28,080	23,400	15,178	1	1,170	585	702	585	379
2	80%	53,400	53,400	26,700	32,040	26,700	17,319	2	1,335	668	801	668	433
3	90%	60,100	60,100	30,050	36,060	30,050	19,492	3	1,503	751	902	751	487
4	100%	68,800	68,800	33,400	40,080	33,400	21,665	4	1,670	835	1,002	835	542
5	108%	72,100	72,100	36,050	43,260	36,050	23,384	5	1,803	901	1,082	901	585
6	116%	77,500	77,500	38,750	46,500	38,750	25,135	6	1,938	969	1,163	969	628
7	124%	82,800	82,800	41,400	49,680	41,400	26,854	7	2,070	1,035	1,242	1,035	671
8	132%	88,200	88,200	44,100	52,920	44,100	28,606	8	2,205	1,103	1,323	1,103	715

Rent Calc:	Mkt	# of Units	Unit Type	Fam Sz	TDHCA Ap	Actual Rent	Net SF	Rent/Net SF
		5	1W	1.5	700	750	859	1.14
		7	2W	3	925	925	945	0.98
		7	2W	3	925	925	949	0.97
		1	3W	4.5	1,100	999	1,218	0.82
		0	4W	6	-	0	1,262	-
		4	3R	4.5	1,150	1050	1,506	0.70
		0	4R	6	-	-	-	-
		0	OO	0	-	-	-	-
		0	OO	0	-	-	-	-
		0	OO	0	-	-	-	-
		0	OO	0	-	-	-	-
		0	OO	0	-	-	-	-
		24	Total			\$ 21,899	\$ 23,795	\$ 0.98

Rent Calc:	50% Low HOME	Gross Rent	Utility Allowance	Maximum Rent	Actual Rent	% of Maximum	Market Rent	Actual to Market Ratio
		595	68	527	527	100%	750	70%
		715	79	636	636	100%	925	69%
		-	-	-	-	0%	-	0%
		825	96	729	729	100%	999	73%
		-	-	-	-	0%	-	0%
		825	102	723	723	100%	1,050	69%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		7	Total		\$ 4,745	\$ 4,196	\$ 5,974	70%

7 Units will have Low HOME restrictions, limited to 50% AMI. Rents will be LOW HOME.

Rent Calc:	60% High HOME	Gross Rent	Utility Allowance	Maximum Rent	Actual Rent	% of Maximum	Market Rent	Actual to Market Ratio
		714	68	646	646	100%	750	86%
		858	79	779	779	100%	925	84%
		-	-	-	-	0%	925	0%
		-	-	-	-	0%	999	0%
		-	-	-	-	0%	-	0%
		990	96	894	894	100%	1,050	85%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		24	Total		\$ 20,268	\$ 18,376	\$ 21,700	85%

60% Units with High HOME overlay = lesser of 60% or HOME

Rent Calc:	60%	Gross Rent	Utility Allowance	Maximum Rent	Actual Rent	% of Maximum	Market Rent	Actual to Market Ratio
		714	68	646	646	100%	750	86%
		858	79	779	779	100%	925	84%
		-	-	-	-	0%	925	0%
		-	-	-	-	0%	999	0%
		-	-	-	-	0%	-	0%
		990	96	894	894	100%	1,050	85%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		22	Total		\$ 18,475	\$ 16,721	\$ 18,323	82%

Rent Calc:	50%	Gross Rent	Utility Allowance	Maximum Rent	Actual Rent	% of Maximum	Market Rent	Actual to Market Ratio
		595	68	527	527	100%	750	70%
		715	79	636	636	100%	925	69%
		825	96	729	729	100%	925	79%
		-	-	-	-	0%	999	0%
		825	103	722	722	100%	-	0%
		-	-	-	-	0%	1,050	0%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		-	-	-	-	0%	-	0%
		0	Total		\$ -	\$ -	\$ -	0%

Rent Calc:	32.4%	Gross Rent	Utility Allowance	Maximum Rent	Actual Rent	% of Maximum	Market Rent	Actual to Market Ratio
		406	68	338	338	100%	750	45%
		487	79	408	408	100%	925	44%
		487	79	408	408	100%	999	41%
		563	96	467	467	100%	-	0%
		628	103	525	525	100%	1,050	50%
		563	96	467	467	100%	-	0%
		628	115	513	513	100%	-	0%
		-	-	-	0	0%	-	0%
		-	-	-	0	0%	-	0%
		-	-	-	0	0%	-	0%
		42	Total		\$ 17,656	\$ 26,566	\$ -	30%

See Op Budget Cell K16 for actual rent

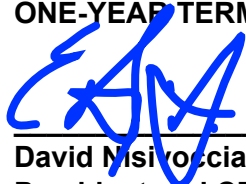
\$ 211,872

119	Total Rent as Calculated Here:	\$ 17,656	Total/Per Unit Imputed Market Rents on LIHTC Units	\$ 51,469	\$ 668
	Total Rent as Required by Operating Expenses	\$ 17,656	Total/Per Unit Market Rents	\$ 21,899	\$ 912

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
<b>INCOME</b>																					
MARKET RATE RENTS	\$ 262,788	\$ 268,044	\$ 273,465	\$ 278,873	\$ 284,450	\$ 290,159	\$ 295,982	\$ 301,861	\$ 307,898	\$ 314,056	\$ 320,337	\$ 326,744	\$ 333,279	\$ 339,944	\$ 346,743	\$ 353,678	\$ 360,752	\$ 367,967	\$ 375,326	\$ 382,832	
3% LIHTC RENTS	41,514	42,053	42,593	43,133	43,673	44,213	44,753	45,293	45,833	46,373	46,913	47,453	47,993	48,533	49,073	49,613	50,153	50,693	51,233	51,773	
35.3% PHULU Rn	211,874	214,946	218,017	221,089	224,161	227,232	230,304	233,376	236,448	239,519	242,591	245,663	248,735	251,807	254,879	257,951	261,023	264,095	267,167	270,239	
POTENTIAL GROSS INCOME	945,178	963,034	980,890	1,010,142	1,039,497	1,068,852	1,098,207	1,127,562	1,156,917	1,186,272	1,215,627	1,244,982	1,274,337	1,303,692	1,333,047	1,362,402	1,391,757	1,421,112	1,450,467	1,479,822	
Less: Vacancy Loss	(57,757)	(58,971)	(60,210)	(61,475)	(62,768)	(64,089)	(65,438)	(66,815)	(68,223)	(69,661)	(71,130)	(72,631)	(74,164)	(75,729)	(77,326)	(78,955)	(80,616)	(82,309)	(84,034)	(85,791)	
Miscellaneous Income	7,140	7,283	7,428	7,577	7,729	7,883	8,041	8,202	8,366	8,533	8,704	8,878	9,055	9,236	9,421	9,609	9,802	9,999	10,199	10,402	
<b>EFFECTIVE GROSS INCOME</b>	895,560	915,346	935,583	956,293	977,457	999,116	1,021,271	1,043,934	1,067,118	1,090,834	1,115,097	1,139,917	1,165,310	1,191,289	1,217,867	1,245,059	1,272,880	1,301,345	1,330,470	1,360,270	
<b>EXPENSES</b>																					
MANAGEMENT FEES	51,280	52,285	53,311	54,398	55,485	56,595	57,727	58,882	60,059	61,260	62,486	63,735	65,010	66,310	67,636	68,989	70,369	71,776	73,212	74,676	
ADMINISTRATION/PAYROLL	154,625	159,264	164,042	168,963	174,032	179,253	184,630	190,169	195,874	201,751	207,803	214,032	220,458	227,072	233,884	240,901	248,128	255,572	263,239	271,136	
ADVERTISING & MARKETING	14,975	15,424	15,887	16,364	16,854	17,360	17,881	18,417	18,970	19,539	20,125	20,729	21,351	21,991	22,651	23,331	24,030	24,751	25,494	26,259	
RESERVE	98,519	100,332	102,169	104,031	105,918	107,831	109,769	111,733	113,622	115,536	117,475	119,439	121,428	123,443	125,484	127,551	129,644	131,764	133,910	136,082	
MAINTENANCE/SECURITY	166,914	169,332	171,773	174,237	176,724	179,234	181,767	184,323	186,902	189,505	192,133	194,785	197,461	200,161	202,885	205,634	208,408	211,208	214,034	216,886	
GROUND/REDECORATION	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,046	13,434	13,832	14,240	14,658	15,086	15,524	15,972	16,430	16,898	17,376	
MISCELLANEOUS	3,800	3,914	4,031	4,152	4,277	4,405	4,537	4,674	4,814	4,958	5,107	5,260	5,418	5,580	5,748	5,920	6,096	6,276	6,460	6,648	
TAXES	4,000	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219	5,375	5,537	5,703	5,874	6,049	6,228	6,411	6,600	6,794	7,004	
INSURANCE	45,000	46,350	47,741	49,173	50,648	52,167	53,732	55,344	57,003	58,715	60,478	62,291	64,154	66,067	68,029	70,041	72,112	74,243	76,434	78,686	
REPLACEMENT RESERVE	41,650	42,900	44,186	45,512	46,877	48,284	49,732	51,224	52,761	54,344	55,971	57,653	59,383	61,164	62,999	64,889	66,836	68,841	70,906	73,034	
<b>TOTAL EXPENSES</b>	586,300	603,376	620,954	639,950	657,677	676,853	696,592	716,913	737,851	759,366	781,534	804,355	827,849	852,034	876,932	902,564	928,951	956,115	985,081	1,017,871	
<b>NET OPERATING INCOME</b>	309,261	311,970	314,629	317,233	319,780	322,263	324,678	327,021	329,286	331,469	333,562	335,562	337,461	339,294	340,935	342,495	343,930	345,230	346,389	347,399	
<b>TAX ABATEMENT</b>																					
BASE DEBT SERVICE	(210,494)	(210,494)	(210,494)	(210,494)	(210,494)	(210,494)	(210,494)	(210,494)	(210,494)	(210,494)	(210,494)	(210,494)	(210,494)	(210,494)	(210,494)	(210,494)	(210,494)	(210,494)	(210,494)	(210,494)	
35 (Overriding Principal)	2,866,203	2,870,872	2,843,906	2,815,201	2,786,645	2,752,118	2,717,493	2,680,634	2,641,398	2,599,632	2,555,171	2,507,843	2,457,462	2,403,832	2,346,742	2,285,970	2,221,270	2,152,415	2,079,109	2,001,074	
6.45% BASE DEBT SVC COVERAGE	147%	148%	149%	151%	152%	153%	154%	155%	156%	157%	158%	159%	160%	161%	162%	163%	163%	164%	165%	165%	
<b>SURPLUS CASH</b>	98,767	101,476	104,135	106,740	109,286	111,769	114,185	116,527	118,793	120,975	123,069	125,068	126,968	128,761	130,441	132,002	133,436	134,756	135,866	136,765	
GP MGT FEE	(5,950)	(6,129)	(6,312)	(6,502)	(6,697)	(6,898)	(7,105)	(7,318)	(7,537)	(7,763)	(7,996)	(8,236)	(8,483)	(8,738)	(9,000)	(9,270)	(9,548)	(9,834)	(10,129)	(10,433)	
INVESTOR MGT FEE	(5,950)	(6,129)	(6,312)	(6,502)	(6,697)	(6,898)	(7,105)	(7,318)	(7,537)	(7,763)	(7,996)	(8,236)	(8,483)	(8,738)	(9,000)	(9,270)	(9,548)	(9,834)	(10,129)	(10,433)	
<b>CASH FLOW BEFORE SUBORDINATE DEBT REPAYMENT</b>	86,867	89,219	91,510	93,736	95,892	97,874	99,675	101,892	103,718	105,448	107,076	108,596	110,001	111,285	112,441	113,462	114,340	115,068	115,637	116,039	
DEFERRED DEV FEE	86,867	89,219	91,510	93,736	95,892	97,874	99,675	101,892	103,718	105,448	107,076	108,596	110,001	111,285	112,441	113,462	114,340	115,068	115,637	116,039	
CASH FLOW AFTER DDF																					
BASE CASH FLOW																					
ADDITIONAL CASH FLOW																					
CASH TO SOFT DEBT																					
<b>SAHF- CN</b>																					
Interest:	44,494	44,494	44,494	44,494	44,494	44,494	44,494	44,494	44,494	44,494	44,494	44,494	44,494	44,494	44,494	44,494	44,494	44,494	44,494	44,494	
21 <-Payoff	4,493,879	4,485,553	4,500,047	4,514,541	4,529,035	4,543,529	4,558,023	4,572,517	4,587,011	4,601,505	4,616,000	4,630,494	4,644,988	4,659,482	4,673,976	4,688,470	4,702,964	4,717,458	4,731,952	4,746,446	
Interest:																					
1 <-Payoff																					
Interest:																					
CuSA	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	
21 <-Payoff	4,040,000	4,059,576	4,095,576	4,139,576	4,179,576	4,219,576	4,259,576	4,284,957	4,308,382	4,331,491	4,354,358	4,376,983	4,399,383	4,421,577	4,443,567	4,465,433	4,487,138	4,508,728	4,530,226	4,551,659	
Interest:																					
11 <-Payoff																					
Interest:																					
<b>ADDITIONAL RENT/TO PRYTS</b>	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
<b>AVAILABLE FOR PARTNERSHIP</b>								16,273	20,744	21,090	21,415	21,719	22,000	22,257	22,489	22,692	22,868	23,014	23,127	23,208	

## BOARD OF COMMISSIONERS

**RESOLUTION 5831, AUTHORIZING THE AWARD OF CONTRACTS FOR ARCHITECTURAL, ENGINEERING AND OTHER FORENSIC CONSULTING SERVICES AGENCY-WIDE TO THE FOLLOWING FIRMS: DeSIMONE CONSULTING ENGINEERS, NELSON FORENSICS, LLC, RABA KISTNER, INC. AND RIMKUS CONSULTING GROUP, INC.; NOT TO EXCEED AN ANNUAL CUMULATIVE AMOUNT OF \$1,500,000.00 FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**



**David Misiroccia**  
President and CEO



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



**Lorraine Robles**  
Director of Development  
Services and Neighborhood  
Revitalization

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5831, authorizing the award of contracts for Architectural, Engineering and other Forensic Consulting Services agency-wide to the following firms: DeSimone Consulting Engineers, Nelson Forensics, LLC, Raba Kistner, Inc. and Rimkus Consulting Group, Inc.; not to exceed an annual cumulative amount of \$1,500,000.00 for a period of one year with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The cost for architectural, engineering and other forensic consulting services is not expected to exceed an annual cumulative amount of \$1,500,000.00 and will be funded through Capital grant funds, Move To Work funds, insurance proceeds, approved operating budgets, and/or available reserves.

**SUMMARY:**

SAHA requires the services of firms with experience in various disciplines to provide architectural, engineering and other forensic consulting services, on an as-needed basis for SAHA projects. Services provided by the firms may include, but are not limited to, forensic consulting services pertaining to the assessment and causation of faults and/or failures in the design, construction, alteration, rehabilitation, and/or operation of commercial buildings, residential housing, communities, structures, improvements and systems to also include viable solutions to return the structure(s) to useable service. The firms will also serve as a consultant/expert witness where litigation arises due to the defect/failure.

On April 25, 2018, SAHA issued a Request For Qualifications (RFQ) #1804-9245-41-4783 for Architectural, Engineering and Other Forensic Consulting Services that closed on May 25, 2018. The RFQ was published on the SAHA website, Electronic State Business Daily (ESBD), La Prensa, The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 121 firms. A total of eight proposals were received in response to this solicitation: DeSimone Consulting Engineers, Jensen Hughes, Nelson Forensics, LLC, Professional Service Industries, Inc., Raba

Kistner, Inc., Rimkus Consulting Group, Inc., Saldana & Associates (DBE, ESBE, HABE, MBE, SBE), and Vaquero Consulting Group (ESBE, HABE, MBE, SBE, VBE).

All proposals were evaluated on the following criteria: experience, competency, project approach, response, and strength of the firm's Section 3 and SWMBE plans. Based on the above, DeSimone Consulting Engineers, Nelson Forensics, LLC, Raba Kistner, Inc., and Rimkus Consulting Group, Inc. are the highest rated responsive and responsible proposers and are being recommended for contract award.

**DeSimone Consulting Engineers** was established in 1969, and is headquartered in New York. They have field office locations in Austin, Texas; San Diego and San Francisco, California; New Haven, Connecticut; Miami, Florida; Chicago, Illinois; Boston, Massachusetts; Las Vegas, Nevada; Asia; South America; and the Middle East. Their services include, but are not limited, to the following services: forensics to include investigation of damage to structures, building systems, and equipment providing expert reports and testimony, full-range of structural engineering for all types of structures at all building phases, facade consulting investigating, evaluating and preparing design solutions and construction administration for exterior building facade components, including roofs, walls, windows/glazing, and waterproofing. This firm has received no prior awards from SAHA. They have done work for New York City Housing Authority. Their Texas clients include: Fairfield Inn and Suites, Humble, Texas; Taco Cabana, Humble, Texas; Rockport wall failure investigation; and Bushy Creek Water Treatment Plant operated by the cities of Round Rock, Cedar Park, and Austin, Texas. DeSimone's Section 3 good faith effort plan includes providing internship, mentoring and/or training opportunities.

**Nelson Forensics** was founded in 1994, and is headquartered in Plano, Texas. They have field office locations in Austin, Dallas, and Houston, Texas; Irvine, California; Denver, Colorado; Maitland and Tallahassee, Florida; Fulton, Maryland; and New York, New York. This firm specializes in forensic engineering to include, but not limited to, the following services: storm and hail damage evaluation, collapses/structural failures, comprehensive roofing evaluations, construction defects, electrical damage evaluations (lighting), catastrophic claims, foundation damage evaluations, workplace safety, cost estimating, earthquake damage assessments, mechanical damage evaluations, civil/structural evaluations, hurricane wind/storm surge evaluations, HVAC and boiler failure, fire origin and cause, explosion damage assessments, slip/trip/fall evaluations, OSHA regulations, electrical fire investigations, architectural forensic investigations, and expert witness, litigation and subrogation resource and support. This firm has received prior awards from SAHA for architectural and engineering services. Their SAHA projects have included: Blanco Apartments maintenance room columns distress analysis; Converse Ranch, Building 4 analysis of structure foundation; Gardens at San Juan Square structural analysis of the foundations of six buildings; South San Apartments analysis to determine roof leaks; development of standard specifications for new SAHA developments; and W.C. White Apartments analysis of site and roof drainage. Nelson Forensics serves both public and private markets. Their Texas clients include, but are not limited to, the University of Texas at San Antonio, San Antonio, Texas; Texas Southern University, Houston, Texas; Lamar University, Port Arthur, Texas; University of Texas at Arlington, Arlington, Texas; Allen Eagle Stadium, Allen, Texas; and Seton Wabash Parking Garage, Austin, Texas. Professional licensure is required for employment at this firm. This firm will be referred to SAHA's Section 3 Coordinator to develop a Section 3 plan that does not include a hiring goal.

**Raba Kistner, Inc.** was established in 1968, and is headquartered in San Antonio, Texas. They have field office locations in Austin, Brownsville, Dallas, Freeport, Houston, Lincoln, McAllen, and New Braunfels, Texas; Mexico; Tulsa, Oklahoma; and Salt Lake City, Utah. Services provided by this firm include, but are not limited, to Forensic investigation, property condition assessment, roofing/waterproofing consulting, foundation and structural investigation, assessment of mechanical, engineering and plumbing (MEP) and interior finishes, developing designs to correct deficiencies, and construction phase services to correct deficiencies. This firm has received prior awards from SAHA for Professional Engineering Services. Their SAHA projects have included: design of sprinkler and fire alarm system at Fair Avenue Apartments; design of distributed antenna system at Fair Avenue Apartments; MEP consulting at La Providencia; geotechnical engineering at Blueridge Subdivision; platting services for undeveloped parcel of land; EPC Commissioning Services; HVAC replacement and implementation of new renovated fire protection systems at Villa Tranchese Apartments; engineering and project management for tree removal and sanitary/storm sewer system retrofit at Pecan Hill; AAMA 501.2 window water testing at Charles Andrews Apartments; geotechnical engineering study at Charles Andrews Apartments; construction materials observation and testing at Charles Andrews Apartments; and limited foundation movement and building distress study at Cassiano. They have also worked with Housing Authorities to include, but not limited to, Alamo Housing Authority, Alamo, Texas; Bexar County Housing Authority, San Antonio, Texas; Brownsville Housing Authority, Brownsville, Texas; City of Austin Housing Authority, Austin, Texas; Housing Authority City of El Paso, El Paso, Texas; Housing Authority of the County of Hidalgo, Weslaco, TX; Mercedes Housing Authority, Mercedes, Texas; and Port Isabel Housing Authority, Port Isabel, Texas. Their Texas clients include, but are not limited to, City of Austin, City of Houston, City of McAllen, City of New Braunfels, City of San Antonio, Bexar County, Department of Transportation, and San Antonio River Authority. Professional licensure is required for employment at this firm. This firm will be referred to SAHA's Section 3 Coordinator to develop a Section 3 plan that does not include a hiring goal.

**Rimkus Consulting Group, Inc.** was founded in 1983, and is headquartered in Houston, Texas, with forty field office locations in the United States to include Austin, Dallas/Ft. Worth, and McAllen, Texas. Their workforce includes engineers, scientists, fire consultants and technical specialists. Services provided include, but are not limited to, forensic engineering, construction, environmental, toxic tort, accident reconstruction, fire and explosion, product and equipment and related examinations in response to issues that arise from catastrophic disasters to personal injury accidents, and litigation support services. This firm has received prior awards from SAHA. Their SAHA projects include the following: foundation evaluation of four buildings at Costa Almadena Apartments; vibration activity monitoring during demolition at Blueridge Neighborhood; floor elevation surveys at Castle Point; foundation evaluation at 97 Gus Garcia; and foundation evaluation at 3706 Zenia Circle. This firm has also worked with the following Housing Authorities: Austin Affordable Housing, Albuquerque Housing Authority, Shawnee Housing Authority, Yale Housing Authority, El Paso Housing Authority, Housing Authority of the City of Charleston, Massachusetts Department of Housing and Community Development and Charlotte Housing Authority. Their Texas clients include, but are not limited to, CPS Energy, San Antonio Water System, City of San Antonio, University Hospital, University Health System, University of Texas System, Texas Association of Public Schools, City of Dallas, Shell Oil Company, Dr. Pepper/Snapple Group, and JB Hunt Transportation. Professional licensure is required for employment at this firm. This firm will be referred to SAHA's Section 3 Coordinator to develop a Section 3 plan that does not include a hiring goal.

Contract oversight will be provided by Lorraine Robles, Director of Development Services and Neighborhood Revitalization, 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.

**ATTACHMENTS:**

Resolution 5831  
Company Profiles  
Scoring Matrix  
Advertisement List

**San Antonio Housing Authority  
Resolution 5831**

**RESOLUTION 5831, AUTHORIZING THE AWARD OF CONTRACTS FOR ARCHITECTURAL, ENGINEERING AND OTHER FORENSIC CONSULTING SERVICES AGENCY-WIDE TO THE FOLLOWING FIRMS: DESIMONE CONSULTING ENGINEERS, NELSON FORENSICS, LLC, RABA KISTNER, INC. AND RIMKUS CONSULTING GROUP, INC.; NOT TO EXCEED AN ANNUAL CUMULATIVE AMOUNT OF \$1,500,000.00 FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on April 25, 2018, SAHA issued a Request For Qualifications (RFQ) #1804-925-41-4783 for Architectural, Engineering and Other Forensic Consulting Services that closed on May 25, 2018; and

**WHEREAS**, a total of eight proposals were received in response to the RFQ; and

**WHEREAS**, DeSimone Consulting Engineers, Nelson Forensics, LLC, Raba Kistner, Inc., and Rimkus Consulting Group, Inc. are the highest rated responsive and responsible proposers and are being recommended for contract award; and

**WHEREAS**, the current award recommendation for architectural, engineering, and other forensic consulting services is not expected to exceed an annual cumulative amount of \$1,500,000.00 and will be funded through Capital grant funds, insurance proceeds, 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 these contracts.

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

- 1) Approves Resolution 5831, authorizing the award of contracts for Architectural, Engineering and other Forensic Consulting Services agency-wide to the following firms: DeSimone Consulting Engineers, Nelson Forensics, LLC, Raba Kistner, Inc. and Rimkus Consulting Group, Inc.; not to exceed an annual cumulative amount of \$1,500,000.00 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 these contracts.

**Passed and approved the 2nd day of August 2018.**

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**Morris A. Stribling, DPM  
Chair, Board of Commissioners**

**Attested and approved as to form:**

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**David Nisivoccia  
President and CEO**

## DeSimone Consulting Engineers Company Profile

DeSimone Consulting Engineers was established in 1969, and is headquartered in New York. They have field office locations in Austin, Texas; San Diego and San Francisco, California; New Haven, Connecticut; Miami, Florida; Chicago, Illinois; Boston, Massachusetts; Las Vegas, Nevada; Asia; South America; and the Middle East. Their services include, but are not limited to, the following services: forensics to include investigation of damage to structures, building systems, and equipment providing expert reports and testimony, full-range of structural engineering for all types of structures at all building phases, facade consulting investigating, evaluating and preparing design solutions and construction administration for exterior building facade components, including roofs, walls, windows/glazing, and waterproofing.

This firm has received no prior awards from SAHA. They have done work for New York City Housing Authority.

Their Texas clients include: Fairfield Inn and Suites, Humble, Texas; Taco Cabana, Humble, Texas; Rockport wall failure investigation; and Bushy Creek Water Treatment Plant operated by the cities of Round Rock, Cedar Park, and Austin, Texas.

## Nelson Forensics Company Profile

Nelson Forensics was founded in 1994, and is headquartered in Plano, Texas. They have field office locations in Austin, Dallas, and Houston, Texas; Irvine, California; Denver, Colorado; Maitland and Tallahassee, Florida; Fulton, Maryland; and New York, New York. This firm specializes in forensic engineering to include, but not limited to, storm and hail damage evaluation, collapses/structural failures, comprehensive roofing evaluations, construction defects, electrical damage evaluations (lighting), catastrophic claims, foundation damage evaluations, workplace safety, cost estimating, earthquake damage assessments, mechanical damage evaluations, civil/structural evaluations, hurricane wind/storm surge evaluations, HVAC and boiler failure, fire origin and cause, explosion damage assessments, slip/trip/fall evaluations, OSHA regulations, electrical fire investigations, architectural forensic investigations, and expert witness, litigation and subrogation resource and support.

This firm has received prior awards from SAHA for architectural and engineering services. Their SAHA projects include the following: Blanco Apartments maintenance room columns distress analysis; Converse Ranch (Building 4) analysis of structure foundation; Gardens at San Juan Square structural analysis of the foundations of six buildings; South San Apartments analysis to determine roof leaks; development of standard specifications for new SAHA developments; and W.C. White Apartments analysis of site and roof drainage.



Nelson Forensics serves both public and private markets. Their Texas clients include, but are not limited to, the University of Texas at San Antonio, San Antonio, Texas; Texas Southern University, Houston, Texas; Lamar University, Port Arthur, Texas; University of Texas at Arlington, Arlington, Texas; Allen Eagle Stadium, Allen, Texas; and Seton Wabash Parking Garage, Austin, Texas.

## Raba Kistner, Inc. Company Profile

Raba Kistner, Inc. was established in 1968, and his headquartered in San Antonio, Texas. They have field office locations in Austin, Brownsville, Dallas, Freeport, Houston, Lincoln NE, McAllen, and New Braunfels, Texas; Mexico; Tulsa, Oklahoma; and Salt Lake City, Utah. Services provided by this firm include, but are not limited to, forensic investigation, property condition assessment, roofing/waterproofing consulting, foundation and structural investigation, assessment of mechanical, engineering and plumbing (MEP) and interior finishes, developing designs to correct deficiencies, and construction phase services to correct deficiencies.

This firm has received prior awards from SAHA for Professional Engineering Services. Their SAHA projects have included the following services: design of sprinkler and fire alarm system at Fair Avenue Apartments; design of distributed antenna system at Fair Avenue Apartments; MEP consulting at La Providencia; geotechnical engineering Blueridge Subdivision; platting services for undeveloped parcel of land; EPC Commissioning Services; HVAC replacement and implementation of new renovated fire protection systems at Villa Tranchese Apartments; engineering and project management for tree removal and sanitary/storm sewer system retrofit at Pecan Hill; AAMA 501.2 window water testing at Charles Andrews Apartments; geotechnical engineering study at Charles Andrews Apartments; construction materials observation and testing at Charles Andrews Apartments; and Limited foundation movement and building distress study at Cassiano.

They have also worked with Housing Authorities to include, but not limited to, Alamo Housing Authority, Alamo, Texas; Bexar County Housing Authority, San Antonio, Texas; Brownsville Housing Authority, Brownsville, Texas; City of Austin Housing Authority, Austin, Texas; Housing Authority City of El Paso, El Paso, Texas; Housing Authority of the County of Hidalgo, Weslaco, TX; Mercedes Housing Authority, Mercedes, Texas; and Port Isabel Housing Authority, Port Isabel, Texas.

Their Texas clients include, but are not limited, to the City of Austin, City of Houston, City of McAllen, City of New Braunfels, City of San Antonio, Bexar County, Department of Transportation, and San Antonio River Authority.

## Rimkus Consulting Group, Inc Company Profile

Rimkus Consulting Group, Inc. was founded in 1983, and is headquartered in Houston, Texas, with forty field office locations in the United States to include Austin, Dallas/Ft. Worth, and McAllen, Texas. Their workforce includes engineers, scientists, fire consultants and technical specialists. Services provided include, but are not limited to, forensic engineering, construction, environmental, toxic tort, accident reconstruction, fire and explosion, product and equipment and related examinations in response to issues that arise from catastrophic disasters to personal injury accidents, and litigation support services.

This firm has received prior awards from SAHA. Their SAHA projects include the following services: foundation evaluation of four buildings at Costa Almadena Apartments; vibration activity monitoring during demolition at Blueridge Neighborhood; floor elevation surveys at Castle Point; foundation evaluation at 97 Gus Garcia; and foundation evaluation at 3706 Zenia Circle. This firm has also worked with Housing Authorities to include: Austin Affordable Housing, Albuquerque Housing Authority, Shawnee Housing Authority, Yale Housing Authority, El Paso Housing Authority, Housing Authority of the City of Charleston, Massachusetts Department of Housing and Community Development and Charlotte Housing Authority.

Their Texas clients include, but are not limited to, CPS Energy, San Antonio Water System, City of San Antonio, University Hospital, University Health System, University of Texas System, Texas Association of Public Schools, City of Dallas, Shell Oil Company, Dr. Pepper/Snapple Group, and JB Hunt Transportation.

Scoring Matrix									
Criterion Description	Max Points Weight	DeSimons Consulting Engineering Group	Jensen Hughes Inc.	Nelson Forensics	Raba Klattner Inc	Professional Service Industries	Rimkus Consulting Inc	Saidana Associates Architects	Vaquero Consulting Group
Experiences: Competence to perform the services as reflected by technical training and education, general architectural experience \	1-5 35%								
Rater 1		5.00	4.00	4.00	5.00	3.00	5.00	3.00	3.00
Rater 2		5.00	4.00	5.00	5.00	3.00	5.00	2.00	3.00
Rater 3		4.00	4.00	4.00	4.00	3.00	5.00	2.00	2.00
Total Score		14.00	12.00	13.00	14.00	9.00	15.00	7.00	8.00
Average Score		4.67	4.33	4.33	4.67	3.67	4.87	2.33	2.67
Weighted Score		1.83	1.40	1.52	1.63	1.05	1.75	0.82	0.93
Competency: Ability to perform the services as reflected by workload, personnel, resources, support, etc.	1-5 25%								
Rater 1		5.00	4.00	5.00	5.00	4.00	5.00	2.00	3.00
Rater 2		5.00	5.00	5.00	5.00	4.00	5.00	2.00	3.00
Rater 3		4.00	4.00	5.00	4.00	3.00	4.00	3.00	2.00
Total Score		14.00	13.00	15.00	14.00	11.00	14.00	7.00	8.00
Average Score		4.67	4.33	5.00	4.67	3.67	4.67	2.33	2.67
Weighted Score		1.17	1.08	1.25	1.17	0.82	1.17	0.58	0.67
Project Approach: Describe the Firms/Professional's approach and experience in evaluating the condition of existing properties.	1-5 20%								
Rater 1		5.00	4.00	4.00	5.00	4.00	4.00	1.00	3.00
Rater 2		5.00	4.00	5.00	4.00	3.00	4.00	2.00	3.00
Rater 3		4.00	4.00	4.00	4.00	3.00	4.00	2.00	2.00
Total Score		14.00	12.00	13.00	13.00	10.00	12.00	5.00	8.00
Average Score		4.67	4.00	4.33	4.33	3.33	4.00	1.67	2.67
Weighted Score		0.93	0.80	0.87	0.87	0.67	0.80	0.33	0.53
Response: Detail information regarding the Proposer's team.	1-5 10%								
Rater 1		4.00	5.00	5.00	4.00	3.00	4.00	1.00	3.00
Rater 2		4.00	4.00	5.00	4.00	3.00	4.00	2.00	3.00
Rater 3		4.00	4.00	4.00	4.00	3.00	3.00	2.00	2.00
Total Score		12.00	13.00	14.00	12.00	9.00	11.00	5.00	8.00
Average Score		4.00	4.33	4.67	4.00	3.00	3.67	1.67	2.67
Weighted Score		0.40	0.43	0.47	0.40	0.30	0.37	0.17	0.27
Strength of the Section 3 plan:	1-5 5%								
Rater 1		1.00	1.00	3.00	1.00	3.00	1.00	3.00	3.00
Rater 2		1.00	1.00	2.00	1.00	3.00	2.00	3.00	2.00
Rater 3		2.00	2.00	2.00	2.00	3.00	2.00	4.00	2.00
Total Score		4.00	4.00	7.00	4.00	9.00	5.00	10.00	7.00
Average Score		1.33	1.33	2.33	1.33	3.00	1.67	3.33	2.33
Weighted Score		0.07	0.07	0.12	0.07	0.15	0.08	0.17	0.12
Strength of the SW/MBE plan:	1-5 5%								
Rater 1		3.00	1.00	3.00	3.00	3.00	1.00	3.00	3.00
Rater 2		3.00	1.00	2.00	3.00	3.00	2.00	3.00	3.00
Rater 3		3.00	1.00	2.00	2.00	2.00	2.00	4.00	3.00
Total Score		9.00	3.00	7.00	8.00	8.00	5.00	10.00	9.00
Average Score		3.00	1.00	2.33	2.67	2.67	1.67	3.33	3.00
Weighted Score		0.15	0.05	0.12	0.13	0.13	0.08	0.17	0.15
Priority I: As detailed in Attachment D.	5 (25)								
Priority II: As detailed in Attachment D	4 (20)								
Priority III: As detailed in Attachment D	3 (15)								
Priority IV: As detailed in Attachment D	2 (10)								
Total Weighted Score		4.35	3.83	4.33	4.27	3.22	4.25	2.23	2.67

**Advertisement List**  
**Solicitation # 1804-925-41-4783**  
**Architectural, Engineering and Other Forensic Consulting Services**

Associations /Vendors	Contact Name	Email	Method of Contact (Specify)
<b>Associations Revised as of 09/18/2017</b>			
African American Chamber of Commerce of San Antonio	Lou Miller	<a href="mailto:blackchamber@aol.com">blackchamber@aol.com</a>	
Alamo Asian American Chamber of Commerce	Elva Adams	<a href="mailto:elva.adams@wellsfargo.com">elva.adams@wellsfargo.com</a>	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	<a href="mailto:info@alamocitychamber.org">info@alamocitychamber.org</a>	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	<a href="mailto:anne@acectx.org">anne@acectx.org</a>	
American Institute of Architects	Paula	<a href="mailto:paula@aiasa.org">paula@aiasa.org</a>	
American Subcontractors Association	Jennifer Swinney	<a href="mailto:jennifer@asasanantonio.org">jennifer@asasanantonio.org</a>	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	<a href="mailto:steve@abcsouthtexas.org">steve@abcsouthtexas.org</a>	
Builders Exchange	Jeannette Olguin	<a href="mailto:jeannette@virtualbx.com">jeannette@virtualbx.com</a>	
Construct Connect		<a href="mailto:content@constructconnect.com">content@constructconnect.com</a>	
CFMA	Tommy Wallace	<a href="mailto:wallacet@zhi.com">wallacet@zhi.com</a> <a href="mailto:kimr@avacpa.com">kimr@avacpa.com</a>	
Chinese Chamber of Commerce	Jing Hao	<a href="mailto:jing.hao@gsaccc.org">jing.hao@gsaccc.org</a>	
Goodwill Industries	Steven Hussain	<a href="mailto:shussain@goodwill.sa.org">shussain@goodwill.sa.org</a> <a href="mailto:adeoliveira@goodwillsa.org">adeoliveira@goodwillsa.org</a>	
Greater San Antonio Builders Association	Kristi Sutterfield	<a href="mailto:ksutterfield@sabuilders.com">ksutterfield@sabuilders.com</a>	
The San Antonio Chamber of Commerce	Julie Oltersdorf	<a href="mailto:julieo@sachamber.org">julieo@sachamber.org</a>	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	<a href="mailto:exdir@hcadesa.org">exdir@hcadesa.org</a> <a href="mailto:admin@hcadesa.org">admin@hcadesa.org</a> <a href="mailto:dave@hcadesa.org">dave@hcadesa.org</a>	
IEC	Julie Howard	<a href="mailto:jhoward@iecsanantonio.com">jhoward@iecsanantonio.com</a> <a href="mailto:rvasquez@iecsanantonio.com">rvasquez@iecsanantonio.com</a>	
MCA-SMACNA		<a href="mailto:mca-smacna@mca-smacna.org">mca-smacna@mca-smacna.org</a>	
Minority Business Council	Hector Garcia	<a href="mailto:hector@hegarciaacpa.com">hector@hegarciaacpa.com</a>	
National Alliance of Craftsmen Association	Victor Landa	<a href="mailto:arvelasquez01@yahoo.com">arvelasquez01@yahoo.com</a>	
National Association of Women in Construction (NAWIC)	Sandee Morgan	<a href="mailto:nawicerin@gmail.com">nawicerin@gmail.com</a> <a href="mailto:nawicsatx@gmail.com">nawicsatx@gmail.com</a>	
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Plumbing Heating Cooling Contractors Association	Heidi Timble	<a href="mailto:Heidi@phcc-sanantonio.org">Heidi@phcc-sanantonio.org</a>	
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Real Estate Council of San Antonio	Martha Mangum	<a href="mailto:martham@recsanantonio.com">martham@recsanantonio.com</a>	
SAABE	Melodie	<a href="mailto:mg_assoc.mgmt@gmail.com">mg_assoc.mgmt@gmail.com</a>	
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SA Chapter of the Associated General Contractors	Dana Marsh	<a href="mailto:sanantonioagc@gmail.com">sanantonioagc@gmail.com</a>	
San Antonio Hispanic Chamber of Commerce	Ramiro Cavazos	<a href="mailto:ramiroc@sahcc.org">ramiroc@sahcc.org</a> <a href="mailto:mariyaf@sahcc.org">mariyaf@sahcc.org</a>	
San Antonio Masonry Contractors Association	Debbie Mason	<a href="mailto:samca@satx.rr.com">samca@satx.rr.com</a>	
San Antonio Women's Chamber of Commerce	Cindy Libera	<a href="mailto:admin@sawomenschamber.org">admin@sawomenschamber.org</a>	
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Women's Business Enterprise	Avery Smith	<a href="mailto:bids@wbea-texas.org">bids@wbea-texas.org</a>	
NAHRO	Web Site	<a href="http://nahro.economicengine.com">http://nahro.economicengine.com</a>	
Public Purchase	Web Site	<a href="http://www.publicpurchase.com">www.publicpurchase.com</a>	
Texas ESBID	Web Site	<a href="https://portal.cpa.state.tx.us/">https://portal.cpa.state.tx.us/</a>	
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Ford Engineering, Inc.	Donna D Carter	<a href="mailto:Admin@Carterdesign.Net">Admin@Carterdesign.Net</a>	512-476-1812

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Nelson Forensics + Consulting		<a href="mailto:expert@nelsonforensics.com">expert@nelsonforensics.com</a>	877.850.8765
Real-World Forensic Engineering		<a href="mailto:info@expertengineering.com">info@expertengineering.com</a>	806.368.9811
O'Connor Engineering, Inc.		<a href="mailto:info@oconnor-engineering.com">info@oconnor-engineering.com</a>	916.640.0640
U.S. Forensic	Rob Russo, P.I.	<a href="mailto:Rob.russo@usforensic.com">Rob.russo@usforensic.com</a>	704.942.4159
Forensic Consulting Group LLC		<a href="mailto:assignments@fcgengineers.com">assignments@fcgengineers.com</a>	855.750.1044
Synergen Consulting		<a href="mailto:Synergenconsulting@synergen.com">Synergenconsulting@synergen.com</a>	800.701.4248
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AccuTech Consultants, LLC	Henry Martinez	<a href="mailto:hmartinez@accutechusa.net">hmartinez@accutechusa.net</a>	210.930.5355
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GHD		<a href="mailto:claims@ghd.com">claims@ghd.com</a>	361.275.8113
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Hinojosa Engineering Inc.	Ricardo Hinojosa, P.E.	<a href="mailto:office@hengineering.com">office@hengineering.com</a>	No Such Person
West East Design Group, LLC		<a href="mailto:info@westeastdesign.com">info@westeastdesign.com</a>	210.530.0755
Datum Rios, LLC	Craig Rios, President	<a href="mailto:c.rios@datumrios.com">c.rios@datumrios.com</a>	210.623.0409
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TLC Engineering for Architecture		<a href="mailto:tlchr@tlc-eng.com">tlchr@tlc-eng.com</a>	407.841.9050
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Alpha Consulting Engineers, Inc.	Tom Scully	<a href="mailto:tscully@alphacei.com">tscully@alphacei.com</a>	717.770.2500
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The Consulting Engineers Group Inc.	Larbi Sennour, PHD,P.E.,	<a href="mailto:larbi@cegtex.com">larbi@cegtex.com</a>	210.637.0977
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BOARD OF COMMISSIONERS

RESOLUTION 5832, APPROVING THE SELECTION OF RED MORTGAGE CAPITAL, LLC AS THE LENDER FOR INTERIM CONSTRUCTION AND LONG TERM (PERMANENT) FINANCING FOR THE 100 LABOR STREET PROJECT AND AUTHORIZING ALL DOCUMENTS ASSOCIATED THEREWITH

David Nisi Voccia  
President and CEO

Steven Morando  
Director of Procurement  
and General Services

Timothy E. Alcott  
Real Estate and Legal  
Services Officer

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 5832, approving the selection of Red Mortgage Capital, LLC as the lender for interim construction and long term (permanent) financing for the 100 Labor Street project and authorizing all documents associated therewith.

**FINANCIAL IMPACT:**

The fee for Red Capital Mortgage will be .5% of the loan amount as an issuers fee. This equates to approximately \$370,000.00, which will be paid from the loan proceeds.

**SUMMARY:**

SAHA demolished the former 660-unit Public Housing development that originally comprised the Victoria Courts Public Housing site. SAHA received HOPE VI funding for the revitalization of the former development, now known as Victoria Commons, through the 2002 Hope VI Grant Agreement. While the Grant funding has been expended, SAHA intends to complete phases included in the scope of the Grant as more specifically described in the Redevelopment Plan.

The 100 Labor Street project, part of the Victoria Commons redevelopment located along Labor and Chavez Street, is part of San Antonio’s urban revitalization. The current plan involves the construction of a new 215 unit multifamily apartment development comprised of approximately forty-three affordable units and 172 market rate units, purchase of land, construction of site improvements, potential off-site improvements as well as the building, parking structure and all amenities. It is anticipated there will be upwards of forty-three units of Project Based Housing Assistance/Vouchers and/or Public Housing.

SAHA seeks a lender with qualifications, expertise, financial resources and management capability to fund the project for SAHA and its partners. The lender will provide financing under the terms of a HUD 221(d)(4) loan package. SAHA will participate in all financial structuring decisions, including the review and approval of the financing arrangements, loan commitments, and terms and conditions of any loan documentation.

There are three sources of additional funds which will support this project to include: a ground lease from a SAHA affiliate to the Partnership; the appraised value of land will be contributed as equity; and cash equity will be provided by an affiliate of SAHA.

On May 22, 2018, SAHA issued a Request For Qualifications (RFQ) #1805-946-64-4791 for Interim

Construction and Long Term (Permanent) Financing for the 100 Labor Street Project that closed on June 11, 2018. The RFQ was published on the SAHA website, Electronic State Business Daily (ESBD), La Prensa, The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 51 lending institutions. A total of eight proposals were received in response to this solicitation: Barings Multifamily Capital, LLC; Bellwether Enterprises Real Estate Capital, LLC; Berkeley Point Capital; Dougherty Mortgage, LLC; Dwight Capital, LLC; Harper Capital Partners, LLC; PNC Bank National Association, and Red Mortgage Capital, LLC. All proposals were evaluated on experience, qualifications, and costs to provide this service. The fees are set by HUD generally for all areas except the Origination Fee. Based on the above, Red Mortgage Capital, LLC is recommended for contract award. They are an experienced provider and the least expensive of the respondents for costs associated with the origination fee.

Red Capital Group (Red Capital or RED) is a wholly owned and independently operated subsidiary of ORIX USA Corporation located in Dallas, Texas, which is the U.S. subsidiary of ORIX Corporation, a publicly-owned Tokyo based international financial services company that was established in 1964. Red Capital executes its business through three companies: (1) Red Capital Markets, LLC (RCM) which houses the investment banking, broker-dealer activities; (2) Red Mortgage Capital, LLC (RMC) which houses mortgage banking activities, such as Fannie Mae DUS, FHA lending, loan servicing, and other mortgage activities; and (3) Red Capital Partners, LLC (RCP) which houses the bridge and balance sheet lending activities.

Red Mortgage Capital, LLC is headquartered in Columbus, Ohio, with field office locations in Atlanta, Georgia; Boston, Massachusetts; Chicago, Illinois; Columbus, Ohio; Dallas, Texas; Danna Point, Newport Beach, and San Diego, California; New York, New York; Reston, Virginia; Salem, Oregon; and Westport, Connecticut. This firm is a lending mortgage and investment banking firm that specializes in providing comprehensive capital solutions to the affordable and multifamily housing industries. This lender specializes in Federal Housing Administration (FHA), Federal National Mortgage Association (FNMA), and Freddie Mac lending throughout the Nation. This lender has received no prior awards from SAHA. They have worked with Housing Authorities in the following cities: Baltimore, Maryland; Cuyahoga County, Cincinnati, Columbus, and Zanesville, Ohio; Los Angeles, Santa Barbara, and San Diego, California; and Lexington and Louisville, Kentucky. Their Texas projects include, but are not limited to, The Oaks at Live Oak (Freddie Mac), Dallas, Texas; Skyline Place (FNMA) Dallas, Texas; Chisolm Trace (FHA 221 (d)(4)) San Antonio, Texas; Cheyenne Village (FHA221 (d)(4)), San Antonio, Texas; Brookhollow Apartments (FHA 221(d)(4)) Kerrville, Texas; and Vista on Gessner (FNMA) Houston, Texas.

Contract oversight will be provided by Timothy E. Alcott, Real Estate and Legal Services Officer, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible for providing the annual contract performance evaluation survey to end users, and assist departments in the contract renewal or new solicitation process.

**STRATEGIC GOAL**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 5832  
Company Profile  
Map and Concept Drawings  
Advertisement List

**San Antonio Housing Authority  
Resolution 5832**

**RESOLUTION 5832, APPROVING THE SELECTION OF RED MORTGAGE CAPITAL, LLC AS THE LENDER FOR INTERIM CONSTRUCTION AND LONG TERM (PERMANENT) FINANCING FOR THE 100 LABOR STREET PROJECT AND AUTHORIZING ALL DOCUMENTS ASSOCIATED THEREWITH**

**WHEREAS**, On May 22, 2018, SAHA issued a Request For Qualifications (RFQ) #1805-946-64-4791 for Interim Construction and Long Term (Permanent) Financing of the 100 Labor Street Project that closed on June 11, 2018; and

**WHEREAS**, a total of eight proposals were received in response to the RFQ; and

**WHEREAS**, Red Mortgage Capital, LLC is recommended for contract award. They are an experienced provider and the least expensive of the respondents for costs associated with the origination fee; and

**WHEREAS**, the fee for Red Capital Mortgage will be .5% of the loan amount as an issuers fee. This equates to approximately \$370,000.00, which will be paid from the loan proceeds; 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 5832, approving the selection of Red Mortgage Capital, LLC as the lender for interim construction and long term (permanent) financing for the 100 Labor Street project and authorizing all documents associated therewith.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 2nd day of August 2018.**

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**Morris A. Stribling, DPM  
Chair, Board of Commissioners**

**Attested and approved as to form:**

---

**David Nisivoccia  
President and CEO**

## Red Mortgage Capital, LLC Company Profile

Red Mortgage Capital, LLC is headquartered in Columbus, Ohio, with field office locations in Atlanta, Georgia; Boston, Massachusetts; Chicago, Illinois; Columbus, Ohio; Dallas, Texas; Danna Point, Newport Beach, and San Diego, California; New York, New York; Reston, Virginia; and Westport, Connecticut.

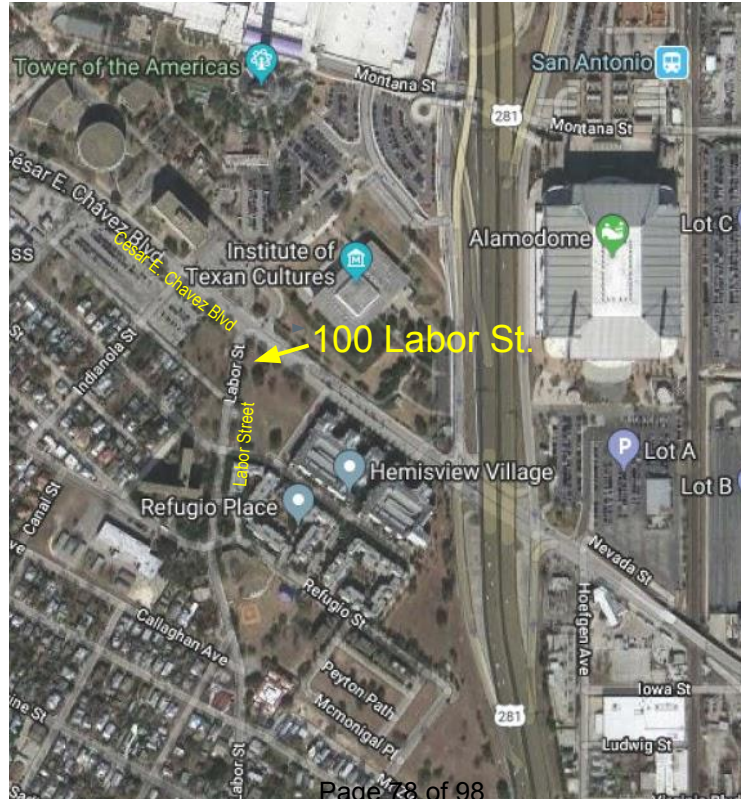
Red Capital Group is a lending mortgage and investment banking firm that specializes in providing comprehensive capital solutions to the affordable and multifamily housing industries. This lender specializes in Federal Housing Administration (FHA), Federal National Mortgage Association (FNMA), and Freddie Mac lending throughout the Nation.

Red Capital Group (Red Capital or RED) is a wholly owned and independently operated subsidiary of ORIX USA Corporation located in Dallas, Texas, which is the U.S. subsidiary of ORIX Corporation, a publicly-owned Tokyo based international financial services company that was established in 1964. Red Capital executes its business through three companies: (1) Red Capital Markets, LLC (RCM) which houses the investment banking, broker-dealer activities; (2) Red Mortgage Capital, LLC (RMC) which houses mortgage banking activities, such as Fannie Mae DUS, FHA lending, loan servicing, and other mortgage activities; and (3) Red Capital Partners, LLC (RCP) which houses the bridge and balance sheet lending activities.

This lender has received no prior awards from SAHA. They have worked with Housing Authorities in the following cities: Baltimore, Maryland; Cincinnati, Cuyahoga County, Columbus, and Zanesville, Ohio; Los Angeles, Santa Barbara, San Diego, California; and Lexington, Kentucky.

Their clients projects include, but are not limited, to The Oaks at Live Oak (Freddie Mac), Dallas, Texas; Skyline Place (FNMA) Dallas, Texas; Chisolm Trace (FHA 221(d)(4)) San Antonio, Texas; Cheyenne Village (FHA 221(d)(4)), San Antonio, Texas; Brookhollow Apartments (FHA 221(d)(4)) Kerrville, Texas; and Vista on Gessner (FNMA) Houston, Texas.

# 100 Labor Street









**Aurora Apartments on Howard St.**



**Maverick Building on N. Presa St.**



**Burns Building on Houston St.**



**Calcasieu Building on Broadway**



**Home2 Suites by Hilton on Navarro St.**



**Robert E. Lee Bldg. on W Travis St.**



**Exchange Building on E. Pecan St.**



**Tower of Life Bldg on S. St. Mary's St.**



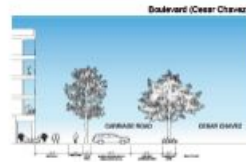


Figure 9: Clear Chassis street section

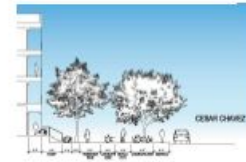


Figure 10: Clear Chassis street section



Figure 7: Labor Street section (inhabited buildings on both sides)



Figure 8: Labor Street section (inhabited buildings on both sides)



Figure 3: Circulation Framework



Figure 17: Crosswalks and Speed Tables

**Advertisement List**  
**Solicitation # 1805-946-64-4791**  
**Solicitation Title Interim Construction and Long Term (Permanent) Financing 100 Labor St. Project**

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
<b>Associations Revised as of 03/9/2018</b>			
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	Tommy Wallace	wallacet@zhi.com 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	Julie Oltersdorf	julieo@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
IEC	Julie Howard	jhoward@iecsanantonio.com 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	Diane Hoskins	bexarpepp@sbcglobal.net	

**Advertisement List  
Solicitation # 1805-946-64-4791**

**Solicitation Title Interim Construction and Long Term (Permanent) Financing 100 Labor St. Project**

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Private Practice			
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	Ramiro Cavazos	ramiroc@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	samca@satx.rr.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		construction@SmartApartmentData.com	
South Central Regional Certification Agency	Julio Fuentes	jfuentes@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers	Laura Campa	meghan@tspe.org jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Center	Orestes Hubbard	orestes.hubbard@utsa.edu jennifer.mort@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	
<b>Direct Solicits as of 05/22/18</b>			
	<b>HUBS on CMBL</b>		
D & R Consulting Group	David Gonzales	david@drcg.co	Domain not found
Analytic Focus llc	Adrian M. Cowan	a.cowan@analyticfocus.com	
Gary R. Traylor & Associates	Gary R. Traylor	<a href="mailto:gary@grtraylor.com">gary@grtraylor.com</a>	
Strategic Partnerships, Inc.	Kirk Yoshida	<a href="mailto:kyoshida@spartnerships.com">kyoshida@spartnerships.com</a>	

**Advertisement List  
Solicitation # 1805-946-64-4791**

**Solicitation Title Interim Construction and Long Term (Permanent) Financing 100 Labor St. Project**

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
	<b>Section 3 Bidders</b>		
No Section 3 Lenders			
	<b>Direct Solicits</b>		
Keystone Advisors	Jeff Chalela	Jeff@keystoneadvisors.net	
Bank of America	Kathaleen Smith	kathaleen.ford-smith@baml.com	
Blaylock Van LLC	Gail Shaffer	gschaeffer@brv-llc.com	
Dwight Cap		DSM@DWIGHTCAP.COM	
Key Bank	Robbie Lynn	timothy_r_lynn@keybank.com	
Bellwether Enterprise	Philip Melton Cindy Hannon	pmelton@bwecap.com channon@bwecap.com	
Berkadia	Frank Brown Lloyd Griffin	franklin.brown@berkadia.com Lloyd.griffin@berkadia.com	
Red Capital Group	Joseph Hague	jr Hague@redcapitalgroup.com	
Bank SNB	Oscar Tijerina	oscartijerina@banksnb.com	
Alliant Asset Management	Brian Blanchard	Brian.Blanchard@alliantcapital.com	
		matt@ascendacap.com	
		Joe.averbook@greyco.com	
Frost Bank	Anthony White	awhite@frostbank.com	
Bank of Texas		ahansen@bankoftexas.com	Not found
J P Morgan		brenda.a.pollard@jpmorgan.com	
Vantage Bank		alan.bruton@vantagebank.com noah.garcia@vantagebank.com Phil.Hartigan@raymondjames.com	
		Thomas.Pettit@accenture.com	
BBVA		martin.morales@bbvacompass.com	
		gschaeffer@brv-llc.com	
		larry.burns@ubs.com	
		DFowler@bbandt.com	Address rejected
Frost Bank		ross.thomas@frostbank.com	Not found
Vena Corp	Alex Levy	alevy@venacorp.com	
Multifamily Loans		hello@multifamily.loans	
Trust Mortgage		info@trustlender.com	
Century	Nick Friend	nfriender@centuryhousing.org	
George Smith Partners		taugust@gspartners.com	
Barings Multifamily Capital	Sean Cullen	sean.cullen@barings.com	
Berkeley Point	Tom Cassidy	tom.cassidy@berkpoint.com	
Capital One Bank	Laura Bailey	laura.bailey@capitalone.com	
Century Housing Corp	Josh Hamilton	jhamilton@centuryhousing.org	
Chase	Geri Crolla	geri.crolla@chase.com	
Churchill Stateside Group	Keith Gloeckl	kgloeckl@csgfirst.com	
Citi Community Capital	Mark Dean	askciticommunitycapital@citi.com	
Davis Penn Mortgage	Ray Landry	rayl@davis penn.com	
Grandbridge Real Estate Captl	Tim Duncan	tduncan@gbrecap.com	Failed connectn
Insite Capital	Sadie Erickson	serickson@insitecapital.com	


**Advertisement List  
Solicitation # 1805-946-64-4791**

**Solicitation Title Interim Construction and Long Term (Permanent) Financing 100 Labor St. Project**

Associations /Vendors	Contact Name	Email	Method of Contact(Specify)
Love Funding	Jonathan Camps	<a href="mailto:jcamps@lovetesting.com">jcamps@lovetesting.com</a>	
PNC Real Estate	W Thomas Booher	<a href="mailto:tom.booher@pnc.com">tom.booher@pnc.com</a>	
Prudential Mortgage Captl Co	Paige Warren	<a href="mailto:paige.warren@prudential.com">paige.warren@prudential.com</a>	
Regions Bank	Brian Coffee	<a href="mailto:brian.coffee@regions.com">brian.coffee@regions.com</a>	
Rockhall Funding	Joe Carmen	<a href="mailto:jcarmen@rockhallfunding.com">jcarmen@rockhallfunding.com</a>	Access denied
Stearns Bank	Dave Feriancek	<a href="mailto:davidf@stearnsbank.com">davidf@stearnsbank.com</a>	
Wells Fargo Community Lnd	John Epstein	<a href="mailto:jepstein@wellsfargo.com">jepstein@wellsfargo.com</a>	
SunTrust Community Captl	Paul Woodworth	<a href="mailto:paul.woodworth@suntrust.com">paul.woodworth@suntrust.com</a>	
Broadway bank	Matt Delgado	<a href="mailto:mdelgado@broadway.bank.com">mdelgado@broadway.bank.com</a>	Delivery issues
North Dallas Bank & Trust		<a href="mailto:Customer.service@ndbt.com">Customer.service@ndbt.com</a>	
Celtic Bank		<a href="mailto:help@celticbank.com">help@celticbank.com</a>	
The Carlton Group		<a href="mailto:sw@cartlontgroup.com">sw@cartlontgroup.com</a>	
Gold Financial Services	Richard Chism	<a href="mailto:RChism@goldfinancial.com">RChism@goldfinancial.com</a>	
NorthMarq Capital	Bryan Leonard, SVP	<a href="mailto:Bleonard@northmarq.com">Bleonard@northmarq.com</a>	
Banks Commercial Construction,	Richard	<a href="mailto:Richard@bankscci.com">Richard@bankscci.com</a>	
Greystone Company	Patrick Smith	<a href="mailto:patrick.smith@greyco.com">patrick.smith@greyco.com</a>	

## MEMORANDUM

To: Board of Commissioners

From: David Nisivoccia, President and CEO 

Presented by: Steven Morando, Director of Procurement and General Services

RE: Procurement Activity Report

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**SUMMARY:****Retaining Wall and Fencing at the Castle Point Apartments**

On May 17, 2018, staff reported to the Board of Commissioners that the City of San Antonio Code Enforcement had issued a Notice of Violation regarding the retaining walls at the Beacon Communities Castle Point Apartments, located on Blanco Road. The work to replace the wall and fencing has been a part of the overall Capital Improvement Project for Castle Point, which is expected to be advertised for bid in late summer. This update is to inform the Board of Commissioners that staff has decided on the final plan of action regarding this matter, which modifies the plan presented in May.

Due to health and safety concerns regarding the condition of the walls and fencing at the property, the Contracting Officer, in accordance with her delegated authority, directed staff to contract with a company to complete the project and restore it to a safe condition. This authority is granted under the SAHA Procurement Policy, which also requires the ratification of the contract at the next available Board of Commissioners meeting.

Pricing was requested from three State of Texas Multiple Award Schedule (TXMAS) vendors of which two responded with quotes. The prices ranged from \$406,502 to \$969,000, which exceeded SAHA's architect's estimate of \$208,577 and were considered too high to accept.

The decision has been made to roll the retaining wall and fence work back into the main capital improvement project in accordance with the original plan. Staff feels that more favorable pricing will result from the inclusion of all capital improvements as one project.

As a result of these changes, no Board action will be required.

**Security Services for SAHA Properties Agencywide**

With increases in demand for security related services throughout the agency and the shortage of qualified and available manpower for use by the SAHA Security Department, a short term contract to address public health and safety concerns is needed at this time. This contract will only be utilized when circumstances involving public health and safety are involved, and service under the contract is needed to deal with the incident.

SAHA currently has a Request for Proposal (RFP) that is scheduled to open on August 7, 2018. The timelines for completing the procurement process and to receive final Board approval, leaves a gap of time that will impact the Security Department's ability to respond to security

needs where public health and safety risks are identified. The Contracting Officer, under her delegated authority, instructed staff to establish a short term contract to address the gap until the comprehensive multi-year contract is approved. Staff is currently in the process of obtaining prices from a firm that is able to meet the various SAHA security requirements. Per our Procurement Policy, staff will ratify this action at a future Board meeting.

**Current Solicitations:** There are currently two Requests For Proposals being advertised. The Requests For Proposals are for Victoria Plaza Modernization and Various Security Services for SAHA.

**Closed/Pending Solicitations:** There are five solicitations that have closed and are currently being evaluated. The five solicitations include the following: Translation and Interpreter Services; Urgent Care, Physicals, Alcohol and Drug Testing Services; Temporary and Contract Personnel Services; Foundation Repair La Providencia Building 12; and, Development Services Staff Augmentation.

**Solicitations in Development:** Procurement is currently working on a number of solicitations for advertisement. These include the following services: Swimming Pool Maintenance and Repairs - Beacon Communities; Printing and Publication Services; Public Relations Consulting Services; Media Monitoring Services; Removal and Replacement of Sheetrock in Water Heater Closets at Francis Furey Apartments; Demolition and Removal of Sidewalk at Cassiano Homes; Blanco Apartments Repair of Basement Support Columns; Rehabilitation of Seven Offline Burn Units at Cassiano Homes; Reconstruction of Burn Unit at T.L. Shaley; Fire and Sprinkler Systems at Fair Avenue Apartments; Fire and Sprinkler Systems at Villa Tranchese; Castle Point Capital Improvements Project; Demolition Services for Infill Properties; New Affordable Home Construction Services Wheatley Infill; Construction of Hardscape at Phillis Wheatley Park; Consultant for Organization Review of DSNR; Developer for Culebra Road Property; Legal Services Bond Mixed Finance; Consultant for Management of PH Portfolio; Mowing and Ground Maintenance for Various PH Properties; Automatic Door Maintenance and Repair; Fencing, Automated Gates and Pedestrian Access Gates Maintenance and Repair; Performance Evaluation Services for President/CEO Position; Irrigation Services; Remodel of Section 8 and Main Lobbies at SAHA Central Office.

**Change Order:**

There are no change orders to report for the 2nd Quarter of 2018.

**Vehicle Purchases:**

During the 2nd quarter 2018, SAHA purchased the following vehicles off the State of Texas cooperative contract:

<b>Description</b>	<b>Price</b>	<b>Dealer</b>	<b>SAHA User Department</b>
2018 Nissan NV200	\$18,991.00	Round Rock Nissan	Beacon Burning Tree
2018 Nissan NV200	\$18,991.00	Round Rock Nissan	Beacon Castle Point

2018 Frontier	\$22,259.00	Round Rock Nissan	Public Housing Alazan
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**PROPOSED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

Amounts paid according to award provisions.

**STRATEGIC OBJECTIVE:**

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

**ATTACHMENT:**

Procurement Activity Report



**Procurement Activity Report July 20, 2018**

<b>Solicitations Currently being Advertised</b>				
<b>SAHA Department</b>	<b>Type</b>	<b>Solicitation Name</b>	<b>Bidders Conference</b>	<b>Closes</b>
Construction Services	RFP	Victoria Plaza Modernization	6/20/2018	7/24/18
Security	RFP	Various Security Services for SAHA	7/24/2018	8/7/18
<b>Solicitations Under Evaluation</b>				
<b>SAHA Department</b>	<b>Type</b>	<b>Solicitation Name</b>	<b>Date Closed</b>	<b>Status</b>
Construction Services	RFQ	Architectural, Engineering and Other Forensic Consulting Services	5/25/2018	Board Meeting 8/2/18
DSNR	RFQ	Interim Construction and Long Term (Permanent) Financing - 100 Labor Street Project	6/11/2018	
Communications and Public Affairs	QQ	Translation and Interpreter Services	9/13/2017	Negotiation Due Diligence Procurement Evaluation
Risk Management	QQ	Urgent Care, Physicals, Alcohol and Drug Testing Services	6/6/2018	
Human Resources	RFP	Temporary and Contract Personnel Services	6/5/2018	
Beacon Communities	QQ	Foundation Repair - La Providencia Building 12	7/5/2018	
DSNR	QQ	Development Services Staff Augmentation	7/17/2018	
<b>Future Solicitations</b>				
Beacon Communities		Swimming Pool Maintenance and Repairs - Beacon Communities		August 2018
Communications and Public Affairs		Printing and Publication Services		August 2018
		Public Relations Consulting Services		August 2018
		Media Monitoring Services		September 2018
Construction Services		Blanco Apartments Repair of Basement Support Columns		August 2018
		Rehabilitation of 7 Offline Burn Units at Cassiano Homes		August 2018
		Reconstruction of Burn Unit at T.L. Shaley		August 2018
		Fire and Sprinkler Systems at Fair Avenue Apartments		August 2018
		Fire and Sprinkler Systems at Villa Tranchese		August 2018
		Castle Point Capital Improvements Project		September 2018
DSNR		Demolition Services for Infill Properties		August 2018
		New Affordable Home Construction Services Wheatley Infill		August 2018
		Construction of Hardscape at Phillis Wheatley Park		August 2018
		Consultant for Organizational Review of DSNR		August 2018
		Developer for Culebra Road Property		September 2018
Legal Services		Legal Services Bond Mixed Finance		July 2018
Public Housing		Removal and Replacement of Sheetrock in Water Heater Closet at Francis Furey Apartments		July 2018
		Demolition and Removal of Sidewalk at Cassiano Homes		July 2018
		Consultant for Management of PH Portfolio		August 2018
		Mowing and Ground Maintenance for Various PH Properties		August 2018
		Automatic Door Maintenance and Repair		August 2018
		Fencing, Automated Gates and Pedestrian Access Gates Maintenance and Repair		August 2018
Purchasing & General Services		Irrigation Services		August 2018
		Remodel of Section 8 and Main Lobbies at SAHA Central Office		August 2018
Board of Commissioners		Performance Evaluation Services for President/CEO Position		August 2018

**Informal Awards Up to \$50,000**

<b>SAHA Department</b>	<b>Solicitation Name</b>	<b>Vendor</b>	<b>Amount</b>	<b>Date</b>
Beacon Communities	Bulk Area Corral Reguild Castle Point	Vaquero Consulting Group	\$5,350.00	5/15/2018
General Services	Exterior ADA Door Modifications Central Office	All Pro General Construction	\$28,840.00	5/17/2018
CDI	20 Tablets with Wifi for 12 months	T-Mobile USA	\$4,682.40	5/24/2018
CDI	Summer Youth Camp	YMCA	\$15,800.00	5/24/2018
Public Housing	Uniform Shirts	CINTAS	\$8,805.64	5/29/2018
Construction Services	Generator Load Bank Testing	American Critical Energy System, Inc.	\$3,280.00	6/5/2018
Innovative Technology	PowerEdge Server R530	SHI Government Solutions	\$8,000.00	6/6/2018
Innovative Technology	PowerEdge Server R230	Commonwealth Trading Corp	\$3,126.45	6/6/2018
Innovative Technology	Microsoft Sql Server Core Lic	Commonwealth Trading Corp	\$4,205.98	6/6/2018
Innovative Technology	HV Backhost Hardware	SHI Government Solutions	\$18,860.00	6/15/2018
Public Housing	Underground Leak - 1238 Menchaca	A-Ram Plumbing	\$5,137.20	6/18/2018
Public Housing	Flat Screen TV Wall Mount	Southern Computer Warehouse, Inc.	\$4,857.30	6/19/2018
Public Housing	35 Digital Display Vision 60" Smart TV	Commonwealth Trading Corp	\$21,314.65	6/20/2018
Public Housing	35 TV Mounting and Plug Installation	Commercor, LLC	\$21,875.00	6/25/2018
Public Housing	Mowing & Grounds Maintenance Public Housing	B&T Dependable Services	\$50,000.00	6/26/2018
		Champion Lawn Care		
		R&C Landscape		
Innovative Technology	Two Core 2960X Switches and one Distribution 3850 Layer Switch	Netsync Network Solutions	\$30,394.03	6/26/2018
CDI	Rental of Tents, Tables and Chairs for Father's Day Event	KKH Rentals dba Illusions Rentals and Designs	\$6,373.80	6/27/2018
Innovative Technology	IT Training Room Chromebooks	Commonwealth Trading Corp	\$4,280.10	6/28/2018
Beacon Communities	Computers for Converse Ranch	Southern Computer Warehouse, Inc.	\$3,999.08	6/28/2018
Beacon Communities	Computers for Crown Meadows	Dell Marketing	\$2,160.00	6/28/2018
Human Resources	Renewal NeoGov Software	SHI Government Solutions	\$8,649.00	6/28/2018
Human Resources	Two additional modules for NeoGov	SHI Government Solutions	\$35,331.00	6/29/2018
Innovative Technology	90" Sharp LCD TV	Southern Computer Warehouse, Inc.	\$5,159.73	7/2/2018
Public Housing	Reseal Expansion Joints at Fair Avenue	Winco of South Texas	\$14,300.00	7/12/2018
Beacon Communities	Rebuild two Sewer Pumps	Industrial Systems, Inc.	\$6,760.00	7/13/2018



**To:** Board of Commissioners

**Date:** August 2, 2018

**From:** Charles Clack, Committee Chair, Resident Services Committee

**Subject:** Update and discussion regarding the July 19, 2018, Resident Services Committee Meeting

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A Resident Services Committee meeting was held on Thursday, July 19, 2018. Attendees included Vice-Chair Charles R. Munoz, Committee Chair Charles Clack, Commissioner Thomas F. Adkisson, Commissioner Marie R. McClure, Commissioner Jessica Weaver, SAHA President and CEO David Nisivoccia and SAHA staff. The meeting was held in the Community Room of the Wheatley Park Senior Living Apartments and attended by twenty-four residents.

**Update and discussion regarding the Community Initiatives Report**

Ms. Aiyana Longoria, Assistant Director of Community Development Initiatives, provided a summary of the department’s major accomplishments and activities through the third and fourth quarter.

**Update and discussion regarding Community Development Initiatives Upcoming Events**

Ms. Longoria provided a snapshot of activities and events planned through December 2018. Last fiscal year, CDI hosted over 1,500 events and over 17,000 residents participated.

**Update and discussion regarding the Resident Council Presidents Meeting**

Ms. Longoria reported that in May 5, 2017, an initial meeting was held in order to explain the concept and to solicit feedback from the Resident Council Presidents. Since then, staff has met with the Presidents each quarter prior to the Quarterly Resident Council Trainings. Most recently, SAHA commenced a “Good Neighbor” Campaign in an effort to equip residents with skills to prevent and resolve neighbor disputes and conflicts and to create a more harmonious environment.

**Update and discussion regarding the Elderly and Disabled Transportation Survey**

Ms. Longoria reported the results of the Elderly and Disabled Transportation Survey, where over the course of three months, 398 residents responded. This survey consisted of the forms of transportation the elderly and disabled residents utilized and the forms of transportation that may be under-utilized.



**To:** Board of Commissioners

**Date:** August 2, 2018

**From:** Morris A. Stribling, DPM, Chair, Operations and Choice Neighborhood Committee

**Subject:** Update and discussion regarding the July 19, 2018, Operations and Choice Neighborhood Committee Meeting

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An Operations and Choice Neighborhood Committee meeting was held on Thursday, July 19, 2018, in the Community Room of the Wheatley Park Senior Living Apartments. Attendees included Board Vice-Chair Charles R. Munoz, Commissioner Charles Clack, Commissioner Marie R. McClure, Commissioner Jessica Weaver, SAHA President and CEO David Nisivoccia and SAHA staff.

The following topics were discussed at the committee meeting:

**Update and discussion regarding Wheatley Choice Neighborhood activities**

An update for the Wheatley Choice Neighborhood was provided by Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization.

**Presentation - St. John's Square**

The St. John's Square development was presented by Mr. Dennis R. McDaniel, Owner/Developer, Austin Fairchild.

The following resolutions were approved to move forward to the Board meeting:

**Resolution 5828, concerning the application of the Las Varas Public Facility Corporation, San Antonio Housing Facility Corporation or an affiliated limited partnership relating to the proposed financing and/or issuing of up to \$50,000,000 of tax exempt bonds to pay for the costs of the acquisition, construction, and equipping of the St. John's Square, to be located on the Southeast Corner of East Nueva St. and St. Mary's Street; and other matters in connection therewith** was presented by Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization;

**Resolution 5829, in support of placing Land Use Restriction Agreements (LURA) on Winston Square Apartments** was presented by Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization;



**Resolution 5830, authorizing the Wheatley Family Phase III (East Meadows II) transaction including: (i) execution of all documentation necessary to carry out the transaction; (ii) a loan to Wheatley Family II, L.P. from JP Morgan Chase Bank, N.A.; (iii) a loan to Wheatley Family II, L.P., of Choice Neighborhood Initiatives Grant Funds; (iv) the lease of the land to Wheatley Family II, L.P.; (v) the borrowing of City of San Antonio Home Funds by Wheatley Family II, L.P.; (vi) authorizing San Antonio Housing Facility Corporation to serve as the prime contractor; (vii) authorizing SAHA East Meadows II, L.L.C. to enter into the Amended and Restated Agreement of Limited Partnership for Wheatley Family II, L.P.; and (viii) obtaining Texas Department of Housing and Community Affairs Tax Credits for the Project; and other matters in connection therewith** was presented by Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization;

**Resolution 5831, authorizing the award of contracts for Architectural, Engineering and other Forensic Consulting Services agency-wide to the following firms: DeSimone Consulting Engineers, Nelson Forensics, LLC, Raba Kistner, Inc. and Rimkus Consulting Group, Inc.; not to exceed an annual cumulative amount of \$1,500,000.00 for a period of one year with the option to renew up to four additional one-year terms** was presented by Mr. Steven Morando, Director of Procurement and General Services; Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization; and

**Resolution 5832, approving the selection of Red Mortgage Capital, LLC as the lender for interim construction and long term (permanent) financing for the 100 Labor Street project and authorizing all documents associated therewith** was presented by Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization.

**Update and discussion regarding Insurance Policies placed in coverage for Fiscal Year 2018-2019**

Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting, reported that Staff committed to update the Board of Commissioners on matters of insurance placement, renewal, pricing and negotiation for SAHA's insurance portfolio. Ms. Fiedler informed the Board of Commissioners the pricing for the insurance approved at \$3,200,000 by the Commissioners was not exceeded and will be paid from SAHA's FY 2018-2019 operating budget and insurance reserves.

## President's Report

### SAHA Job Fair

SAHA's Job Fair is scheduled for Friday, July 27, 2018. SAHA recruiters will be available on-site to discuss current vacancy opportunities with the public to recruit qualified candidates for employment.



**SAHA**  
SAN ANTONIO  
HOUSING AUTHORITY  
Opportunity Lives here

**JOB FAIR**

JULY 27 • 9AM-1PM

### SAHA CENTRAL OFFICE

818 S. FLORES ST. | SAN ANTONIO, TX 78204

**Update your resumes, and dress to impress! Employers will be on site conducting employment screenings.**

- + Free and open to the public
- + Candidates of all experience levels encouraged to attend
- + Learn about employee benefits

Information: [ann\\_mckinney@saha.org](mailto:ann_mckinney@saha.org) | 210.477.6048 [f](#) [t](#) [@](#) [HousingSAT](#)

### Innovative Technology Named a WINS Challenge Finalist

The San Antonio Housing Authority has been selected as a finalist for the Mozilla and National Science Foundation's Smart Community Challenge for its solar-powered Wi-Fi prototype, SMARTI. SAHA has an opportunity to win one of four grand prizes ranging from \$50,000 to \$400,000.

Ms. Jo Ana Alvarado, Director of Innovative Technology, and Mr. Martin Hernandez, Network Administrator, will attend the Challenge Showcase in California on August 14, 2018, where SAHA will provide a 5-minute live demo in front of twenty judges and explain how SMARTI will use solar energy to access a local network and distribute Wi-Fi to Cassiano Homes residents.

Following the showcase, the judges will deliberate and select four grand prize winners from each Challenge category, and the grand prize winners will be notified via email no later than October.

## SAHA Receives 17 NAHRO Awards at Summer NAHRO Conference

Great News! SAHA has been awarded nineteen NAHRO Awards of Merit with five awards being candidates to receive the National Award of Excellence. The awards will be presented on July 27, 2018, at the NAHRO Summer Conference to be held in San Francisco. The amount of awards presented to SAHA, expected to be the most to any Housing Authority in the country, underline the amazing work SAHA performs on a daily basis.

## Mayor's Housing Task Force Recommendations

The Mayor's Housing Policy Task Force made initial recommendations to City Council B Session on June 20, 2018. On July 21, 2018, the Task Force walked through these recommendations with Technical Working group members. The recommendations are based on a 10-year projected decline of federal assistance, an increase of 34,300 more cost-burdened renter households, the expectation of the supply of housing for renters <60% AMI and for owners <80% AMI will fall short of demand by another 29,400 units, and that homelessness and need for services will increase. Recommendations fall into five categories:

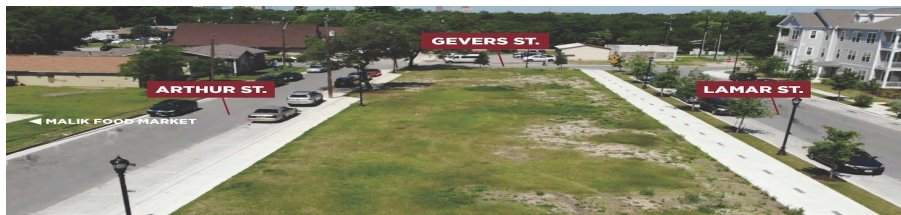
- 1) Develop a coordinated housing system
- 2) Increase affordable housing production, rehabilitation, and preservation
- 3) Project and promote neighborhoods
- 4) Ensure accountability to the public
- 5) Increase City investment in housing

Many, if not most, of the recommendations are targeted to benefit renter households earning 60% AMI or less, and there is a recognition that the largest supply/demand mismatch is for housing affordable to households that earn 30% AMI or less. That mismatch is around 32,000 units.

The Mayor's Housing Policy Task Force requested \$20 million in the City's FY2019 budget to focus on housing. The final report will be issued in August.

## Art in the Park Community Meeting

On Tuesday, July 31, 2018, the unveiling of the proposed Art in the Park will be presented at the Gathering Place at HIS Bridge Builders at 6:00 p.m.



**TUESDAY • JULY 31, 2018 • 6PM**  
Gathering Place at HIS Bridge Builders • 710 Arthur St.

Be the first to learn about the new amenities coming to Phillis Wheatley Park at the community unveiling!

Celebrate the park features and learn how you can get involved in the design of the art elements.

Refreshments and art activities for children will be available.



## Bring Your Dog to Work Day

SAHA fur babies enjoyed spending the day with their owners on June 22, 2018. Once again, SAHA participated in the Bring Your Dog to Work Day, and dogs received a special certificate, along with some doggie treats to celebrate the great companions they make. The event encouraged employers to experience the joys of pets in the workplace for one day to support their local pet communities.





## Back to School Drive

The Jobs Plus - East Program will be accepting donations of uniforms and undergarments for school aged children through August 2, 2018. Many children go to school without the basic clothing needed to attend school. Donations can be dropped off at the Jobs Plus - East office, located in The Convent, 210 S. Grimes, or at the SAHA Central Office at the front desk.



## BACK TO SCHOOL DRIVE

12

**Donate undergarments and uniforms to help send our SUPER kids back to school ready to learn!**

Through August 2, we're collecting new underwear, socks, bras and polo shirts at the following drop-off sites:

**Jobs Plus East Office**  
210 S. Grimes Suite 108

**SAHA Central Office**  
818 S. Flores St.

**Janet Penn | 210.488.5574 | [janet\\_penn@saha.org](mailto:janet_penn@saha.org)**

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