



**SAN ANTONIO HOUSING FACILITY
CORPORATION MEETING
AUGUST 19, 2021**



BOARD OF DIRECTORS

Dr. Ana "Cha" Guzmán	Jessica Weaver	Loren D. Dantzler	Olga Kauffman	Gabriel Lopez	Ignacio Perez	Ruth Rodriguez
Chair	Vice Chair	Director	Director	Director	Director	Director

SAN ANTONIO HOUSING FACILITY CORPORATION
***BOARD MEETING**
TELECONFERENCE

Call In Phone Number: (346) 248-7799
Meeting ID: 93839434337# Passcode: 654170#
1:30 p.m., Thursday, August 19, 2021

The Board of Directors will convene for a Board meeting via teleconference for discussion on the following matters:

MEETING CALLED TO ORDER

1. The Board of Directors 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 reserves the right to enter into closed meeting at any time, during the course of the meeting.

PUBLIC COMMENT

2. Public Comment - Citizens are provided up to three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to **1:30 p.m.** A Spanish/English translator will be available to citizens needing translation.

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

MINUTES

3. Minutes
 - Approval of the June 3, 2021, San Antonio Housing Facility Corporation Meeting minutes

CONSENT ITEM

4. Consideration and approval regarding Resolution 21FAC-07-22, authorizing a capital contribution of \$1,000,000.00 in Moving To Work (MTW) funds for the Bristol at Somerset project; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
5. 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 the convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted.

MINUTES
SAN ANTONIO HOUSING FACILITY CORPORATION
Call In Phone Number: (346) 248-7799
Meeting ID: 93839434337# Passcode: 654170#
1:00 p.m., Thursday, June 3, 2021

SCHEDULED: 1:00 p.m. - Teleconference

DIRECTORS PRESENT:

Dr. Ana “Cha” Guzman, Chair
Olga Kauffman, Director
Gabriel Lopez, Director
Ruth Rodriguez, Director

DIRECTORS ABSENT:

Jessica Weaver, Vice Chair
Ignacio Perez, Director

COUNSEL: Doug Poneck, Escamilla &
Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

Ed Hinojosa, Jr., Interim President and CEO
Muriel Rhoder, Chief Administrative Officer
Brandee Perez, Chief Operating Officer
Timothy E. Alcott, Chief Legal and Real
Estate Officer
Jo Ana Alvarado, Director of Innovative
Technology
George Ayala, Director of Procurement
Kristi Baird, Director of Beacon
Communities
Diana Kollodziej Fiedler, Director of Finance
and Accounting
Domingo Ibarra, Director of Security
Aiyana Longoria, Director of Internal Audit

Hector Martinez, Director of Construction
Services and Sustainability
Richard Milk, Director of Policy and Planning
Michael Reyes, Director of Communications
and Public Affairs
Lorraine Robles, Director of Development
Services and Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Tom Roth, Director of Asset Management
Joel Tabar, Director of Community
Development Initiatives
Zachariah Woodard, Director of Federal
Housing Programs

Item 1: Meeting called to order

Dr. Ana “Cha” Guzman called the meeting to order at 4:42 p.m.

Item 2: Public Comment

Citizens are provided three minutes each to speak to any agenda items. There were no citizens who spoke to the agenda.

Item 3: Minutes

- Approval of the May 6, 2021, San Antonio Housing Facility Corporation Meeting minutes

Motion: Director Lopez moved to approve the May 6, 2021, San Antonio Housing Facility Corporation Meeting minutes. Director Rodriguez seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
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Dr. Ana “Cha” Guzman, Chair	X			
Olga Kauffman, Director	X			
Gabriel Lopez, Director	X			
Ruth Rodriguez, Director	X			

CONSENT ITEMS

Item 4: Consideration and approval regarding Resolution 21FAC-05-20, inducing the Palo Alto Apartments transaction, including the execution of all documentation necessary to obtain the financing for such transaction; and authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low income housing tax credits; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)
Consent

Item 5: Consideration and approval regarding Resolution 21FAC-05-22, inducing the Zarzamora Commons Apartments transaction, including the execution of all documentation necessary to obtain the financing for such transaction; and authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low income housing tax credits; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)
Consent

Motion: Director Lopez moved to approve items #4-5. Director Kauffman seconded the motion.
Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Ana “Cha” Guzman, Chair	X			
Olga Kauffman, Director	X			
Gabriel Lopez, Director	X			
Ruth Rodriguez, Director	X			

Item 7: Adjournment.
With no objections, Chair Guzman adjourned the meeting at 4:45 p.m.

ATTEST:

Ana M. “Cha” Guzman
Chair, Board of Directors

Date


Ed Hinojosa, Jr.
Interim Secretary/Treasurer

Date

SAN ANTONIO HOUSING FACILITY CORPORATION**August 19, 2021**

BOARD OF DIRECTORS
San Antonio Housing Facility Corporation

RESOLUTION 21FAC-07-22, AUTHORIZING A CAPITAL CONTRIBUTION OF \$1,000,000.00 IN MOVING TO WORK (MTW) FUNDS FOR THE BRISTOL AT SOMERSET PROJECT; AND OTHER MATTERS IN CONNECTION THEREWITH

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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

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Timothy E. Alcott
Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 21FAC-07-22, authorizing a capital contribution of \$1,000,000.00 in Moving To Work (mtw) funds for the Bristol at Somerset project; and other matters in connection therewith.

FINANCIAL IMPACT:

The San Antonio Housing Authority (SAHA) will put \$1,000,000.00 in the project as a construction loan. SAHA will be repaid within approximately 6 months with 1% interest. After closing, the \$1,000,000.00 will be held by the San Antonio Housing Facility Corporation (SAHFC) for liquidity in the event SAHFC committed certain delineated bad acts, such as wilful breach of contract documents, fraud, or misappropriation of funds.

SUMMARY:

Bristol at Somerset project received final Board approval on May 6, 2021. The project will consist of 348 family units, all of which will be low income housing tax credit units serving families who are at or below 60% AML. The project is located at approximately the southwest corner of Somerset Road and Fischer Road. Construction is projected to begin August 2021, with completion in June 2023.

SAHA is a MTW agency. As part of its obligations as such an agency, SAHA is credited for creating more affordable housing units and it must meet its baseline of having the same number of affordable housing units as when it became a MTW agency. For new units to be counted as affordable housing units, SAHA must contribute financially towards the creation of those units. Originally, this project had no funds allocated to it. However, for SAHA's benefit, SAHA will contribute \$1,000,000.00 to the project during construction and will be immediately repaid by closing.

It is common in banking transactions to have "bad boy" carve outs. This means that the loans are non-recourse towards the borrower, unless certain acts that would be made in bad faith in relation to the loan that are criminal or fraudulent. The lender is requiring the borrowing entity to have \$1,000,000.00 in liquidity in case a bad boy provision is violated. It does not negatively impact San Antonio Housing Authority, because it already maintains that liquidity amount.

RESIDENT FOCUSED OUTCOMES:

- SAHA residents have a sufficient supply of affordable housing options.

SAN ANTONIO HOUSING FACILITY CORPORATION

August 19, 2021

- SAHA residents live in quality affordable housing.

ATTACHMENTS:

Resolution 21FAC-07-22

Presentation

**San Antonio Housing Facility Corporation
Resolution 21FAC-07-22**

RESOLUTION 21FAC-07-22, AUTHORIZING A CAPITAL CONTRIBUTION OF \$1,000,000.00 IN MOVING TO WORK (MTW) FUNDS FOR THE BRISTOL AT SOMERSET PROJECT; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the SAHFC Board of Directors approved Resolution 21FAC-04-15, authorizing the Bristol at Somerset (Project), with Louis Poppoon Development and Consulting; and

WHEREAS, SAHA, a MTW agency, is credited for creating more affordable housing units and must meet its baseline of having the same number of affordable housing units, as when it became an MTW agency; and

WHEREAS, SAHA must contribute financially towards the creation of new units in order for them to be counted as affordable housing units; and

WHEREAS, SAHA will contribute \$1,000,000.00 to the San Antonio Housing Facility Corporation so that it may loan it to the project during construction and will be immediately repaid by stabilization.

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

- 1) Approves Resolution 21FAC-07-22, authorizing a capital contribution of \$1,000,000.00 in Moving to Work funds for the Bristol at Somerset project; and other matters in connection therewith.
- 2) Authorizes the Secretary/Treasurer or designee to execute all necessary documents and extensions.

Passed and approved the 19th day of August 2021.

Ana M “Cha” Guzman
Chair, Board of Directors

Attested and approved as to form:

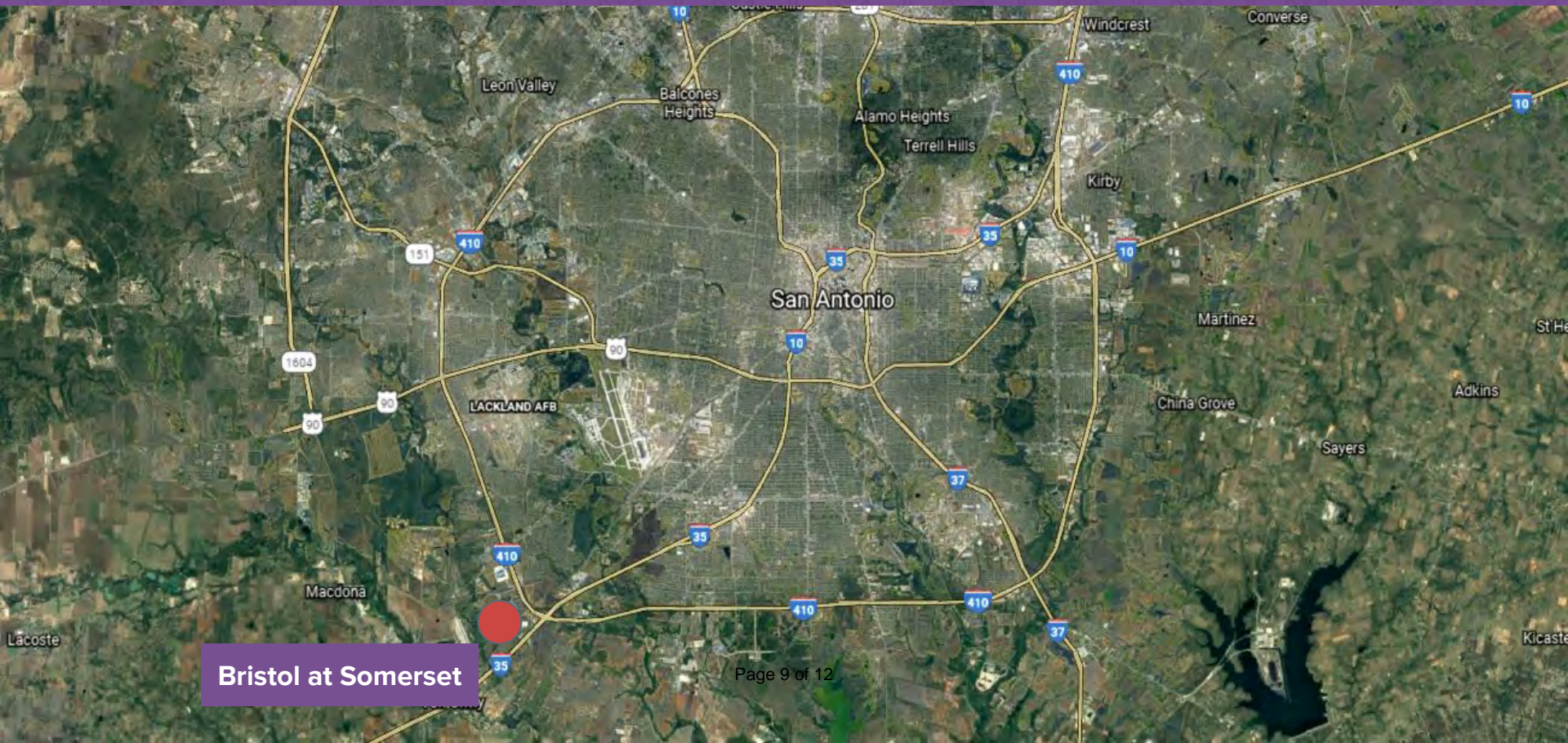
Ed Hinojosa, Jr.
Secretary/Treasurer



Bristol at Somerset

Timothy E. Alcott, Chief Legal and Real Estate Officer
Lorraine Robles, Director of Development Services and Neighborhood
Revitalization

MAP



Bristol at Somerset

REGIONAL CENTERS

PHASE 1 CENTERS

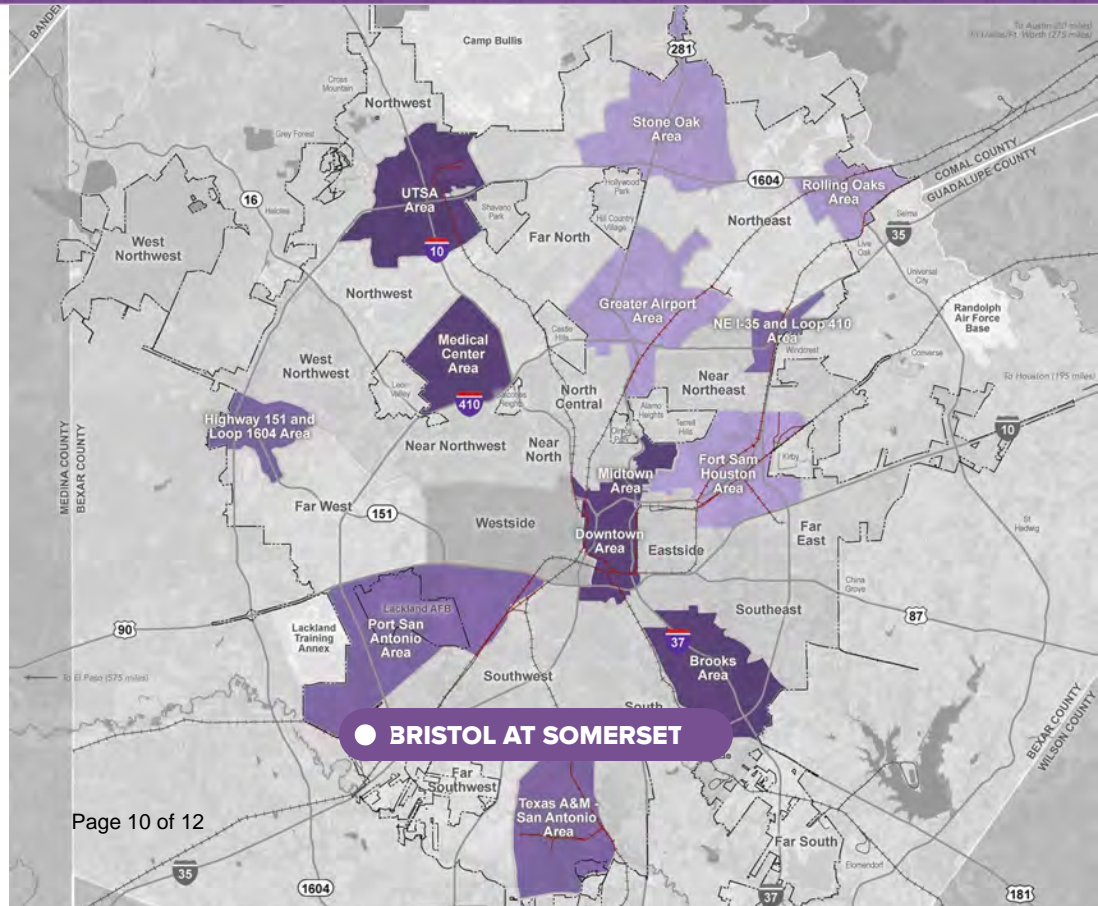
Downtown
Medical Center
UTSA
Midtown
Brooks

PHASE 2 CENTERS

NE I-35 and Loop 410
Highway 151 and Loop 1604
Texas A&M — San Antonio
Port San Antonio

PHASE 3 CENTERS

Greater Airport Area
Fort Sam Houston
Rolling Oaks
Stone Oak



BRISTOL AT SOMERSET



- ❖ City Council District 4
- ❖ Southwest ISD
- ❖ 348 Units
 - 60% AMI - 348
- ❖ 4% Tax Credits & Bonds
- ❖ Total Development Cost: \$59,554,244.00

QUESTIONS?