



# SAN ANTONIO HOUSING FACILITY CORPORATION MEETING AUGUST 5, 2021



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**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

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

**Call In Phone Number: (346) 248-7799**  
**Meeting ID: 93839434337# Passcode: 654170#**  
**1:00 p.m., Thursday, August 5, 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 1:00 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 5, 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% AMI. 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.
- SAHA residents live in quality affordable housing.

**SAN ANTONIO HOUSING FACILITY CORPORATION**

**August 5, 2021**

**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 5th day of August 2021.**

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

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.  
Secretary/Treasurer**

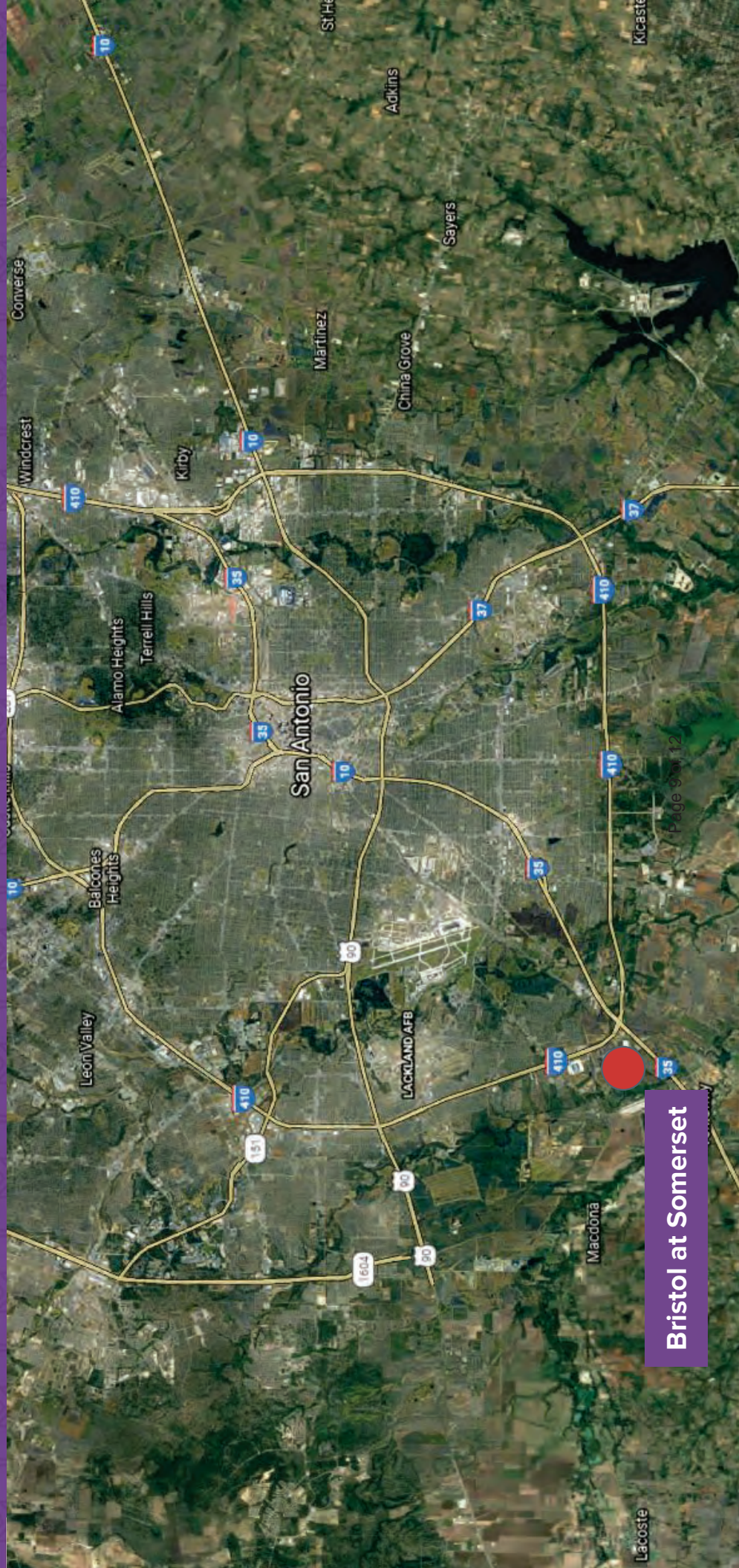


# Bristol at Somerset

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

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# MAP



Bristol at Somerset

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# REGIONAL CENTERS

## PHASE 1 CENTERS

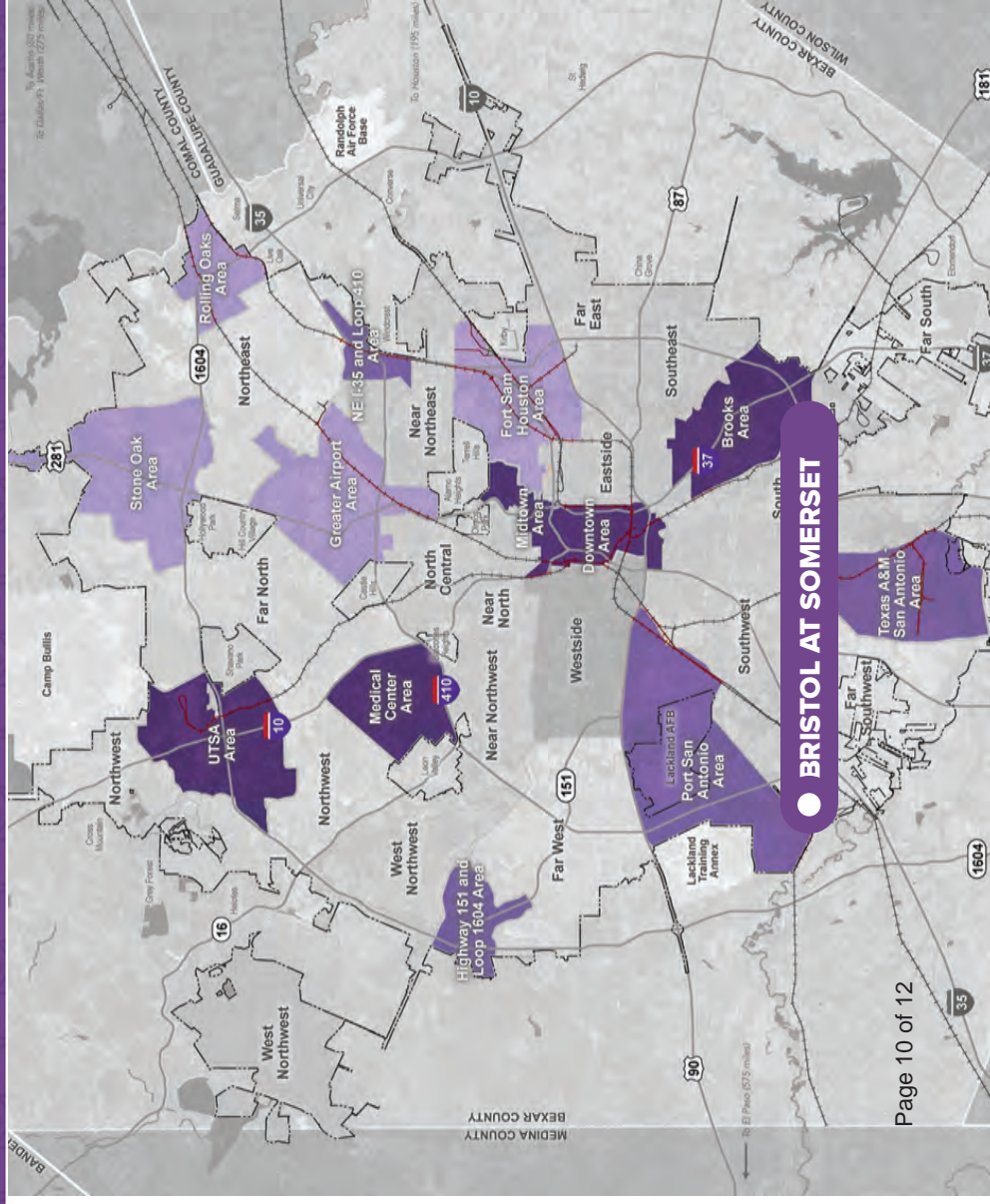
Downtown  
Medical Center  
UTSA  
Midtown  
Brooks

## PHASE 2 CENTERS

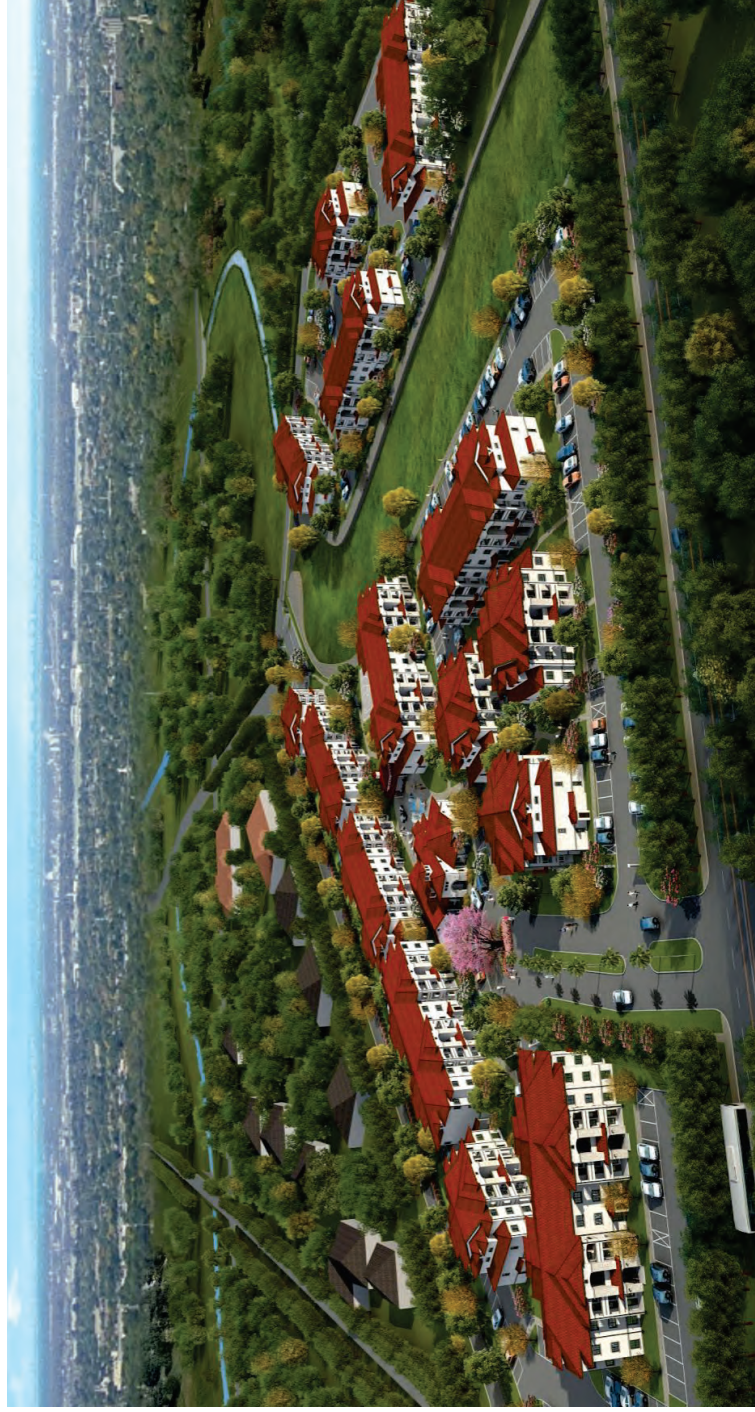
NE I-35 and Loop 410  
Highway 151 and Loop 1604  
Texas A&M — San Antonio  
Port San Antonio

## 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?