



# OPERATIONS AND REAL ESTATE COMMITTEE MEETING OCTOBER 21, 2021




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**BOARD OF COMMISSIONERS**

Dr. Ana "Cha" Guzmán Chair	Olga Kauffman Vice Chair	Gilbert Casillas Commissioner	Dalia Contreras Commissioner	Loren D. Dantzler Commissioner	Gabriel Lopez Commissioner	Ignacio Perez Commissioner
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**PRESIDENT & CEO**

 Ed Hinojosa, Jr.
 

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**SAN ANTONIO HOUSING AUTHORITY**  
**\*OPERATIONS AND REAL ESTATE COMMITTEE MEETING**  
**OR SPECIAL BOARD MEETING**  
**HYBRID TELECONFERENCE**

**Call In Phone Number: (346) 248-7799**  
**Meeting ID: 93839434337# Passcode: 654170#**  
**818 S. Flores St., San Antonio, TX 78204**  
**1:00 p.m., Thursday, October 21, 2021**

A quorum of the Board of Commissioners may convene at this meeting thus triggering a Board meeting for discussion on the following matters. (Note: If a quorum of the Board attends this meeting, four Commissioners must be physically present at this location, but up to three other Commissioners may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127):

**MEETING CALLED TO ORDER**

1. The Board of Commissioners or its Committee may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board or Committee reserves the right to enter into closed meeting at any time during the course of the meeting.

**PUBLIC COMMENT**

2. **Public Comment at approximately 1:00 p.m.** (may be heard after this time) 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 personally request to be placed on the Public Comment roster prior to 12:45 p.m. at 818 S. Flores St., San Antonio, TX 78204 or register online and access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 12:45 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.

**PRESENTATION**

3. SAHA Values Update and Brand Communications (Richard Milk, Planning Officer, Michael Reyes, Public Affairs Officer, Al Aguilar and Gisela Girard, Creative Civilization)

## **INDIVIDUAL ITEMS**

4. Consideration and appropriate action regarding Resolution 6183, approving the removal of the Incentive Transfer Policy and implementing the New Development Transfer Policy for the Public Housing Program (Zachariah Woodard, Director of Federal Housing Programs)
5. Consideration and appropriate action regarding Resolutions 6178 and 21RSPFC-11-18, approving the refinance of the existing mortgage debt on Refugio Place Apartments using the FHA 223(f) program; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)
6. Consideration and appropriate action regarding Resolutions 6184 and 21LVPFC-10-21, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the Viento Apartments Project (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)
7. Consideration and appropriate action regarding Resolutions 6185 and 21LVPFC-10-22, authorizing reassignment of carryforward designation for the Old Pearsall Flats and Alazan Courts Apartments projects (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)
8. Consideration and appropriate action regarding Resolution 6180, authorizing the award of contracts for as needed environmental engineering and related services agency wide to AEHS, Inc. (DBE, ESBE, SBE, WBE, HUB), Atlas Technical Consultants, Inc., ENCON International, Inc. (HABE, VBE, HUB), ERC Environmental & Construction Services (SBE), Professional Services Industries, Inc, and Terracon Consultants, Inc. for an annual cumulative amount not to exceed \$1,200,000.00; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
9. Consideration and appropriate action regarding Resolution 6182, authorizing the award of contracts as needed for professional engineering and related services agency wide to the following firms: ECS Southwest, Encotech Engineering Consultants (ABE, ESBE, MBE, SBE), KCI Technologies, Raba Kistner, Inc., Terracon Consultants, Inc., and Vickrey Associates, Inc. (DBE, SBE, WBE) for an annual cumulative amount not to exceed \$1,500,000.00; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

## **DISCUSSION ITEMS**

10. Discussion regarding changing base salaries for certain classifications of staff (Brandee Perez, Chief Operating Officer)
11. Discussion regarding resident concerns
12. \*Closed Session:

### **Real Estate/Consultation with Attorney**

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

- Resolutions 6184 and 21LVPFC-10-21, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the Viento Apartments Project

### **Personnel/Consultation with Attorney**

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee and

obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Consultation with attorney and consideration of employment contract for President and CEO

## **REPORT**

- Procurement Activity Report

## **RESOURCE**

- Schedule of Units Under Development

## 13. 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.




**SAN ANTONIO HOUSING AUTHORITY****October 21, 2021**

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee Meeting**

**RESOLUTION 6183, APPROVING THE REMOVAL OF THE INCENTIVE TRANSFER POLICY AND IMPLEMENTING THE NEW DEVELOPMENT TRANSFER POLICY FOR THE PUBLIC HOUSING PROGRAM**

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**Ed Hinojosa, Jr.**  
**President and CEO**

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**Zachariah Woodard**  
**Director of Federal Housing Programs**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6183, approving the removal of the Incentive Transfer Policy and implementing the New Development Transfer Policy for the Public Housing Program.

**FINANCIAL IMPACT:**

There is no estimated financial impact.

**SUMMARY:**

The San Antonio Housing Authority (SAHA) aims to remove unnecessary barriers to residents seeking to move within the Public Housing Program. SAHA has the authority to create a New Development Transfer Policy to allow residents who have been on the Public Housing program for two years the opportunity to transfer to a newly developed property during its initial lease up. The New Development Transfer policy would replace the Incentive Transfer policy.

SAHA has identified barriers to the existing Incentive Transfer Policy such as the requirements set by the redeveloped property which often has tax incentives that set income requirements of a max income of 30%. This created a barrier for residents wishing to transfer due to the SAHA requirement that they be employed for one year (retirement and disability payments were considered employment), which typically led to residents being deemed over income for the redeveloped property.

SAHA is proposing to implement a new policy to allow residents the opportunity to move into a new development, provided that they have been in Public Housing for at least two years and are residing in the closest Public Housing development to the new development. The residents must meet any additional requirements set by the new development in order to move. Residents currently on the Incentive Transfer list will retain their place on the list, which will be discontinued once exhausted. This policy will be added to the Admissions and Continued Occupancy Policy (ACOP).

**I. Proposed Revisions to ACOP - Chapter 12.****A. New Development Transfer**

1. A resident may request to move to a new or recently modernized Public Housing unit during the initial lease-up if they meet the following eligibility requirements in addition to the requirements in section 12.3.D:

**SAN ANTONIO HOUSING AUTHORITY**

**October 21, 2021**

- (a) Must be a Public Housing resident currently residing in a Public Housing development closest to the rehabilitated or new development for at least two (2) years;
- (b) Must have a good rental history;
- (c) Must meet additional eligibility requirements for the designated property, if applicable.

**STRATEGIC OUTCOME:**

Supports all resident focused strategic outcomes.

**ATTACHMENTS:**

Resolution 6183  
Presentation

**San Antonio Housing Authority  
Resolution 6183**

**RESOLUTION 6183, APPROVING THE REMOVAL OF THE INCENTIVE TRANSFER POLICY AND IMPLEMENTING THE NEW DEVELOPMENT TRANSFER POLICY FOR THE PUBLIC HOUSING PROGRAM**

**WHEREAS**, the San Antonio Housing Authority (SAHA) aims to remove unnecessary barriers to residents seeking to move within the Public Housing Program. SAHA has the authority to create a New Development Transfer Policy to allow residents who have been on the Public Housing program for two years the opportunity to transfer to a newly developed property during its initial lease up. The New Development Transfer policy would replace the Incentive Transfer policy; and

**WHEREAS**, SAHA has identified barriers to the existing Incentive Transfer Policy such as the requirements set by the redeveloped property, which often has tax incentives that set income requirements of a max income of 30%. This created a barrier for residents wishing to transfer due to the SAHA requirement that they be employed for one year (retirement and disability payments were considered employment), which typically led to residents being deemed over income for the redeveloped property; and

**WHEREAS**, SAHA is proposing to implement a new interim reexamination policy that would allow residents the opportunity to move into a new development provided they have been in Public Housing for at least two years and reside in the closest Public Housing development to the new development. The residents must meet the additional requirements set by the designated property.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of San Antonio Housing Authority, hereby approves:

Resolution 6183, approving the removal of the Incentive Transfer Policy and implementing the New Development Transfer Policy for the Public Housing Program.

**Passed and approved the 4th day of November 2021.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**President and CEO**



# PH TRANSFER POLICY UPDATE

# BACKGROUND

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## CURRENT POLICY

### 12.3.C INCENTIVE TRANSFERS

- (1) A resident with documented good rental history may request to move to a new or recently modernized unit if the resident meets the following eligibility requirements:
  - (a) Must be a Public Housing resident for at least two (2) years;
  - (b) Must demonstrate a positive rent paying history;
  - (c) Has a history of prompt rental payments for a period of two (2) years;
  - (d) Current on rental payments;
  - (e) Must have a good housekeeping record and satisfactorily passed all housekeeping inspections for a period of two (2) years; and
  - (f) Head of Household and/or spouse must have maintained full-time employment for one (1) year.
    - (i) Retirement and Disability payments will be considered employment.
- (2) Must meet additional eligibility requirements for the designated property, if applicable.



# BACKGROUND

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## BARRIERS

- Redeveloped properties typically have a maximum income limit set at 30% AMI
- The requirement of the incentive transfer for residents to be employed for one year (retirement and disability payments were considered employment) typically led to residents being over income for the incentive property
- As a result, incentive transfers are difficult to fill and ultimately de-incentivize residents to increase their income

# POLICY UPDATE

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SAHA is proposing to remove its “Incentive Transfer” policy in favor of a “New Development Transfer”

## 12.3.C ~~INCENTIVE TRANSFERS~~ NEW DEVELOPMENT TRANSFER

- (1) A resident may request to move to a new or recently modernized Public Housing unit during the initial lease-up if they meet the following eligibility requirements in addition to the requirements in section 12.3.D:
  - (a) Must be a Public Housing resident currently residing in a Public Housing development closest to the rehabilitated or new development for at least two (2) years;
  - (b) Must have a good rental history;
  - (c) Must meet additional eligibility requirements for the designated property, if applicable.

# QUESTIONS?

**SAN ANTONIO HOUSING AUTHORITY****October 10, 2021****BOARD OF COMMISSIONERS  
Operations and Real Estate Committee****RESOLUTIONS 6178 AND 21RSPFC-10-21, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON REFUGIO PLACE APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH**

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**Ed Hinojosa, Jr.**  
**President and CEO**

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**Timothy E. Alcott**  
**Chief Real Estate and Asset Management Officer****REQUESTED ACTION:**

Consideration and appropriate action regarding Resolutions 6178 and 21RSPFC-10-21, approving the refinance of the existing mortgage debt on Refugio Place Apartments using the FHA 223(f) program; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith.

**FINANCIAL IMPACT:**

The property is currently encumbered by a mortgage with a fixed interest rate of 6.720%, and is subject to a 1% prepayment penalty. The refinance will allow for repayment of the existing mortgage, the prepayment penalty, closing costs, and related origination fees. Additionally, net loan proceeds should be sufficient to fully repay the existing land loan of approximately \$9,295,000.00 (principal and interest) owed to Refugio Street Public Facility Corporation (a SAHA affiliated entity). The proposed refinance will provide a low cost, long term financing structure to ensure the long term viability of this affordable housing asset.

**SUMMARY:**

SAHA has received a letter of intent from KeyBank to provide a loan amount equal to the lesser of 80% loan to value, or a loan amount that provides a minimum debt service coverage ratio of 1.15. The actual loan amount will be determined upon completion of the underwriting and a commitment from FHA to purchase the loan. Staff is requesting a loan amount not to exceed \$14,600,000.00. The financing will be structured as a fixed rate loan with a term and amortization period of 35 years. The loan will be locked out from prepayment for a period of two years, after which the prepayment penalty declines by 1% per annum. Current indicative rates are 2.60%. SAHA staff also evaluated financing options through Freddie Mac and Frost Bank; however, this 35 year term and amortization structure yielded greater loan proceeds.

The board approved a financing request in December 2020 (SAHA 6078 and 20RSPFC-10-22) for a mortgage amount not to exceed \$13,000,000.00, which was based on the preliminary loan sizing performed by KeyBank. However, the third party property assessment indicated that the roofs will need to be replaced within the first 3 years. Therefore, FHA will require at closing the establishment of an escrow equal to 150% of the estimated replacement cost. If we don't increase the loan amount, SAHA will be required to fund approximately \$1,500,000.00 at closing to cover this unforeseen escrow and a debt service escrow (equal to 6 months of debt service), which

**SAN ANTONIO HOUSING AUTHORITY****October 10, 2021**

FHA requires due to the ongoing covid pandemic and its potential financial impact on rental income.

Refugio Street Limited Partnership (the “Partnership”), a Texas limited partnership, was formed in November 2002 to construct, develop and operate a 210-unit apartment project known as Refugio Street Apartments (the “Project”) in San Antonio, Texas. The Project is rented to low-income tenants and is operated in a manner necessary to qualify for federal low-income housing tax credits as provided for in Section 42 of the Internal Revenue Code.

The property is subject to a Land Use Restriction Agreement (LURA), which requires that the existing affordability restrictions remain in place until 2059.

The property is a family property and contains 93 one-bedroom units, 86 two-bedroom units, and 31-three bedroom units. The affordability restrictions are summarized below:

Market rate units	105
Public Housing units	50
60% AMI units	<u>55</u>
Total	210

The property, which was built in 2004 at a cost of \$19,270,000.00, will continue to provide affordable housing for families in San Antonio.

**RESIDENT FOCUSED OUTCOMES:**

- SAHA residents have a sufficient supply of affordable housing options
- SAHA residents live in quality affordable housing

**ATTACHMENTS:**

Resolution 6178  
 Resolution 21RSPFC-10-21  
 Presentation



**CERTIFICATE FOR RESOLUTION  
Resolution 6178**

The undersigned officer of the San Antonio Housing Authority created pursuant to the laws of the State of Texas, hereby certifies as follows:

1. In accordance with Chapter 551, Texas Government Code, as amended (the "Open Meetings Act"), and the bylaws of the Corporation, the Board of Commissioners of the San Antonio Housing Authority (the "Board") held a meeting on November 4, 2021, (the "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 6178, APPROVING THE REFINANCE OF THE EXISTING  
MORTGAGE DEBT ON REFUGIO PLACE APARTMENTS USING THE FHA 223(f)  
PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION  
NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN  
CONNECTION THEREWITH**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Open Meetings Act and the Bylaws of the Housing Authority.

**SIGNED and SEALED this 4th day of November 2021.**



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**Ed Hinojosa, Jr.**  
**President and CEO**

**San Antonio Housing Authority  
Resolution 6178**

**RESOLUTION 6178, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON REFUGIO PLACE APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH**

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

**WHEREAS**, SAHA and the Refugio Street Public Facility Corporation approved on November 4, 2021, a mortgage loan under the FHA 223(f) program to refinance the existing mortgage on a 210-unit multifamily housing facility located at 300 Labor Street, San Antonio, Texas, known as Refugio Street Apartments (the "Project"); and

**WHEREAS**, the loan will be made pursuant to a Loan Agreement between Refugio Street Limited Partnership and FHA, and a Promissory Note (the "Promissory Note") in the original principal amount not to exceed \$14,600,000.00, which will be secured by a Deed of Trust, Security Agreement – Financing Statement, and various closing documents, such as a Replacement Reserve and Security Agreement (collectively, the "Loan Documents"); and

**WHEREAS**, the Promissory Note may be issued in at a fixed rate of interest upon the terms and conditions outlined in the term sheet submitted by the lender; and

**WHEREAS**, the Board of Commissioners of the Issuer (the "Board") hereby authorizes the issuance of the Promissory Note in an amount not to exceed \$14,600,000.00 for the purpose of providing funds for the Project, and paying the costs of issuing the Promissory Note, all pursuant to and in accordance with the terms and conditions provided under the Loan Documents; and

**WHEREAS**, the Promissory Note is a special, limited obligation of the Issuer and the obligations of the Issuer shall never constitute an indebtedness, an obligation, or a loan of credit of the State of Texas, SAHA, the County of Bexar, Texas, the City of San Antonio, Texas, or any other political subdivision of the State of Texas, with the meaning of any constitutional provisions or statutory limitations; and

**WHEREAS**, this Board of Commissioners has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Promissory Note and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms and sales price of the Promissory Note and the manner of disbursing the proceeds thereof are advisable.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the San Antonio Housing Authority hereby:

Section 1. The terms of the Loan Documents are hereby approved.

Section 2. The issuance of the Promissory Note, the Loan Documents are hereby authorized and approved, and the President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer or any of them, of the Issuer, are hereby authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be), Loan Documents, and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Promissory Note, all upon the terms herein approved, and the executing officer is authorized to negotiate and approve such changes in the terms of each such instrument as such officer shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The Promissory Note in the principal amount not to exceed \$14,600,000.00 in substantially the form and substance set forth in the Loan Documents, is hereby approved, and the President, the Vice President, the Secretary/Treasurer and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Promissory Note or have their facsimile signatures placed upon it, and the signatures of such officers are hereby authorized and directed to be affixed or placed in facsimile on the Promissory Note.

Section 4. All action not inconsistent with provisions of this Resolution heretofore taken by this Board of Commissioners and the officers of the Issuer directed toward the financing of the Project and the issuance of the Promissory Note shall be and the same hereby is ratified, approved and confirmed. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 5. After the Promissory Note is issued, this Resolution shall be and remain irrevocable until the Promissory Note or interest thereon shall have been fully paid or provisions for payment shall have been made pursuant to the Indenture.

Section 6. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 7. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 8. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 9. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 10. This Resolution shall be in force and effect from and after its passage.

**Passed and approved the 4th day of November 2021.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**President and CEO**

**CERTIFICATE FOR RESOLUTION**  
**Resolution 21RSPFC-10-21**

The undersigned officer of the Refugio Street Public Facility Corporation (the "Corporation"), a Texas public facility corporation created pursuant to the laws of the State of Texas, hereby certifies as follows:

1. In accordance with Chapter 551, Texas Government Code, as amended (the "Open Meetings Act"), and the bylaws of the Corporation, the Board of Directors of the Corporation (the "Board") held a meeting on November 4, 2021, (the "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 21RSPFC-10-21, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON REFUGIO PLACE APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Open Meetings Act and the Bylaws of the Corporation.

**SIGNED this 4th day of November 2021.**

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



**Refugio Street Public Facility Corporation  
Resolution 21RSPFC-10-21**

**RESOLUTION 21RSPFC-10-21, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON REFUGIO PLACE APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas ("SAHA"), has, pursuant to the Texa Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act") approved and created the Refugio Street Public Facility Corporation, a nonstock, nonprofit public facility corporation; and

**WHEREAS**, SAHA and the Refugio Street Public Facility Corporation approved on November 4, 2021, a mortgage loan under the FHA 223(f) program to refinance the existing mortgage on a 210-unit multifamily housing facility located at 300 Labor Street, San Antonio, Texas, known as Refugio Street Apartments (the "Project"); and

**WHEREAS**, the loan will be made pursuant to a Loan Agreement between Refugio Street Limited Partnership and FHA, and a Promissory Note (the "Promissory Note") in the original principal amount not to exceed \$14,600,000.00, which will be secured by a Deed of Trust, Security Agreement – Financing Statement, and various closing documents, such as a Replacement Reserve and Security Agreement, (collectively, the "Loan Documents"); and

**WHEREAS**, the Promissory Note may be issued in at a fixed rate of interest upon the terms and conditions outlined in the term sheet submitted by the lender; and

**WHEREAS**, the Board of Directors of the Issuer (the "Board") hereby authorizes the issuance of the Promissory Note in an amount not to exceed \$14,600,000.00 for the purpose of providing funds for the Project, and paying the costs of issuing the Promissory Note, all pursuant to and in accordance with the terms and conditions provided under the Loan Documents; and

**WHEREAS**, the Promissory Note is a special, limited obligation of the Issuer and the obligations of the Issuer shall never constitute an indebtedness, an obligation, or a loan of credit of the State of Texas, SAHA, the County of Bexar, Texas, the City of San Antonio, Texas, or any other political subdivision of the State of Texas, with the meaning of any constitutional provisions or statutory limitations; and

**WHEREAS**, this Board of Directors has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Promissory Note and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms and sales price of the Promissory Note and the manner of disbursing the proceeds thereof are advisable.

**NOW, THEREFORE BE IT RESOLVED** by the Board of Directors of the Refugio Street Public Facility Corporation, that:

Section 1. The terms of the Loan Documents are hereby approved.

Section 2. The issuance of the Promissory Note, the Loan Documents are hereby authorized and approved, and the President, any Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer or any of them, of the Issuer, are hereby authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be), Loan Documents, and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Promissory Note, all upon the terms herein approved, and the executing officer is authorized to negotiate and approve such changes in the terms of each such instrument as such officer shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The Promissory Note in the principal amount not to exceed \$14,600,000.00 in substantially the form and substance set forth in the Loan Documents, is hereby approved, and the President, the Vice President, the Secretary/Treasurer and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Promissory Note or have their facsimile signatures placed upon it, and the signatures of such officers are hereby authorized and directed to be affixed or placed in facsimile on the Promissory Note.

Section 4. All action not inconsistent with provisions of this Resolution heretofore taken by this Board of Directors and the officers of the Issuer directed toward the financing of the Project and the issuance of the Promissory Note shall be and the same hereby is ratified, approved and confirmed. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 5. After the Promissory Note is issued, this Resolution shall be and remain irrevocable until the Promissory Note or interest thereon shall have been fully paid or provisions for payment shall have been made pursuant to the Indenture.

Section 6. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 7. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 8. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 9. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 10. This Resolution shall be in force and effect from and after its passage.

**Passed and approved the 4th day of November 2021.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Directors**

**Attested and approved as to form:**

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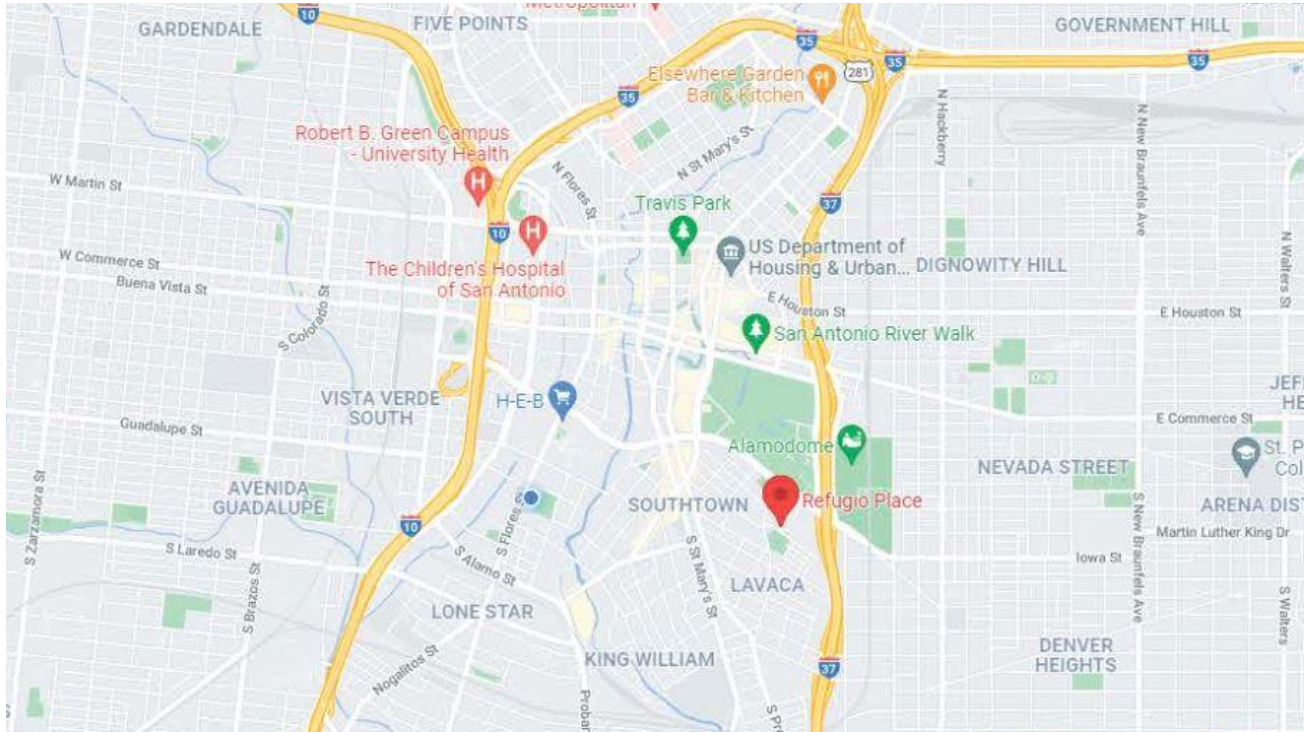
**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**



# Refugio Place

Timothy Alcott, Chief Real Estate and Asset Management Officer

# REFUGIO PLACE





# REFUGIO PLACE



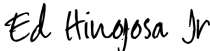
# QUESTIONS?


## SAN ANTONIO HOUSING AUTHORITY

October 21, 2021

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee**

**RESOLUTIONS 6184 AND 21LVPFC-10-21, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE AN INDUCEMENT RESOLUTION FOR PROPOSED TAX EXEMPT BOND FINANCING FOR THE VIENTO APARTMENTS PROJECT**

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**Ed Hinojosa, Jr.**  
**President and CEO**

DocuSigned by:  
  
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**Timothy E. Alcott**  
**Chief Real Estate and Asset**  
**Management Officer**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolutions 6184 and 21 LVPFC-10-21, authorizing the Las Varas Public Facility Corporation to approve an inducement resolution for the Viento Apartments Project.

**FINANCIAL IMPACT:**

None at this time. However, by authorizing us to submit applications early, this project has a greater chance of being done, which could mean millions of dollars in additional revenue.

**SUMMARY:**

Today we are seeking authority to file applications relating to our proposed Viento Apartments 4% tax credit projects. As you will recall, all 4% tax credit projects must be financed in part with tax-exempt bonds. In order to issue tax-exempt bonds, the issuer must obtain a volume cap allocation from the Texas Bond Review Board. This is time sensitive and can be competitive. We will apply for a volume cap, which may not be awarded until the end of the year, if any volume cap is available. We need to submit our applications as soon as we can. Accordingly, we are asking you to authorize these actions so that we may get in line, but ***we are not asking you to specifically approve or be bound to this project. These are non-binding Resolutions.*** This will enable us to move forward, make an application for volume cap, and begin to put the financing together and negotiate the specific terms of the deal, which we will bring back to you for approval.

The Viento Apartments Project is an approximately 324-unit project proposed by the NRP Group to be located on South Zarzamora Street near the intersection of SW Loop 410, San Antonio, TX. It is proposed that all 324 units be income averaged to meet either 60% AMI or below with 18 units at 40% AMI and below, 18 units at 50% AMI and below, 270 units at 60% AMI and below, and 18 units at 70% AMI and below. The total project cost is estimated to be approximately \$65,000,000.00.

Las Varas Public Facility Corporation will be the proposed issuer of up to \$38,000,000.00 in bonds. The attached Resolution authorizes Las Varas Public Facility Corporation to approve an inducement resolution for the above project.

**SAN ANTONIO HOUSING AUTHORITY**

**October 21, 2021**

**RESIDENT FOCUSED OUTCOMES:**

- SAHA residents have a sufficient supply of affordable housing options
- SAHA residents live in quality affordable housing

**ATTACHMENTS:**

Resolution 6184

Resolution 21LVPFC-10-21

Presentation

**San Antonio Housing Authority  
Resolution 6184**

**RESOLUTION 6184, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE AN INDUCEMENT RESOLUTION FOR THE PROPOSED TAX EXEMPT BOND FINANCING FOR THE VIENTO APARTMENTS PROJECT**

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

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

**WHEREAS**, it is necessary to obtain volume cap allocations for tax-exempt bonds and applications for tax credits for the Viento Apartments project (the "Project"); and

**WHEREAS**, it is proposed that Las Varas Public Facility Corporation ("LVPFC") apply for volume cap allocation for the Project; and

**WHEREAS**, LVPFC will pass a nonbinding resolution to induce the Project authorizing the applications needed to finance the Project and to negotiate the terms of such financing, which will be brought back to the Board for final consideration.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of San Antonio Housing Authority, hereby:

- 1) Approve Resolutions 6184 and 21LVPFC-10-21 of LVPFC inducing the proposed Project and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.
- 2) Authorize the President and CEO, or designee, to execute all necessary documents associated therewith.

**Passed and approved the 4th day of November 2021.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**President and CEO**

**CERTIFICATE FOR RESOLUTION  
Resolution 21LVPFC-10-21**

The undersigned officer of the Las Varas Public Facility Corporation (the "Issuer") hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the "Board") held a meeting on November 4, 2021 (the "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 21LVPFC-10-21, CONCERNING THE APPLICATION OF VIENTO APARTMENTS LTD. RELATING TO THE PROPOSED FINANCING OF UP TO \$38,000,000.00 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE VIENTO APARTMENTS, TO BE LOCATED ON SOUTH ZARZAMORA STREET NEAR THE INTERSECTION OF SW LOOP 410, SAN ANTONIO, TEXAS; AND OTHER MATTERS IN CONNECTION THEREWITH**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of the Issuer.

**SIGNED this 4th day of November 2021.**

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

**Las Varas Public Facility Corporation  
Resolution 21LVPFC-10-21**

**RESOLUTION 21LVPFC-10-21, CONCERNING THE APPLICATION OF VIENTO APARTMENTS LTD. RELATING TO THE PROPOSED FINANCING OF UP TO \$38,000,000.00 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE VIENTO APARTMENTS, TO BE LOCATED ON SOUTH ZARZAMORA STREET NEAR THE INTERSECTION OF SW LOOP 410, SAN ANTONIO, TEXAS; AND OTHER MATTERS IN CONNECTION THEREWITH**

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

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

**WHEREAS**, Viento Apartments Ltd., a Texas limited partnership (the “User”), has filed an Application (the “Application”), requesting that (i) the Issuer finance the acquisition, construction, and equipping of a proposed 324-unit multifamily housing facility to be located on South Zarzamora Street near the intersection of SW Loop 410 and known as the Viento Apartments (the “Project”); and (ii) the Issuer file a 2022 and/or 2023 Allocation Application (defined hereafter) and/or any carryforward applications associated with such Allocation Applications to the Texas Bond Review Board as described herein; and

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

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

**WHEREAS**, this Resolution shall constitute the Issuer’s commitment, subject to the terms hereof, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User now contemplated not to exceed \$38,000,000.00 and to expend the proceeds thereof to pay Development Costs, including costs of acquisition, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

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



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

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

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

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

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

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

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

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

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

**WHEREAS**, the members of the Board and their respective offices are as follows:

<u>Name of Director/Officer</u>	<u>Position</u>
Dr. Ana M. “Cha” Guzmán	Chair and Director
Olga Kauffman	Vice Chair and Director
Dalia Contreras	Director
Gilbert Casillas	Director
Loren Dantzler	Director
Gabriel “Gabe” Lopez	Director
Ignacio Perez	Director
Ed Hinojosa, Jr.	Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Brandee Perez	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Diana Fiedler	Assistant Secretary/Treasurer
Richard Milk	Assistant Secretary/Treasurer
Michael Reyes	Assistant Secretary/Treasurer



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

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

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

(a) subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount not to exceed \$38,000,000.00;

(b) cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefore satisfactory to the User and the Issuer can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (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 Housing Authority (including legal and financial advisory expenses); acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, the Housing Authority, and the User;

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

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

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

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

(a) prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself,

on a nonrecourse basis, to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User;

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

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

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

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

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

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

**potential purchaser of the Bonds shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.**

Section 7. The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any officer or designee of the Issuer to prepare and file a 2022 and/or 2023 Allocation Application and/or any carryforward applications associated with such Allocation Application, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

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

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

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

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

Section 12. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount that will not exceed \$38,000,000.00. This Resolution shall constitute a declaration of official intent under the Treasury Regulation Section 1.150-2.

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

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

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

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

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

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

**Passed and approved the 4th day of November 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**

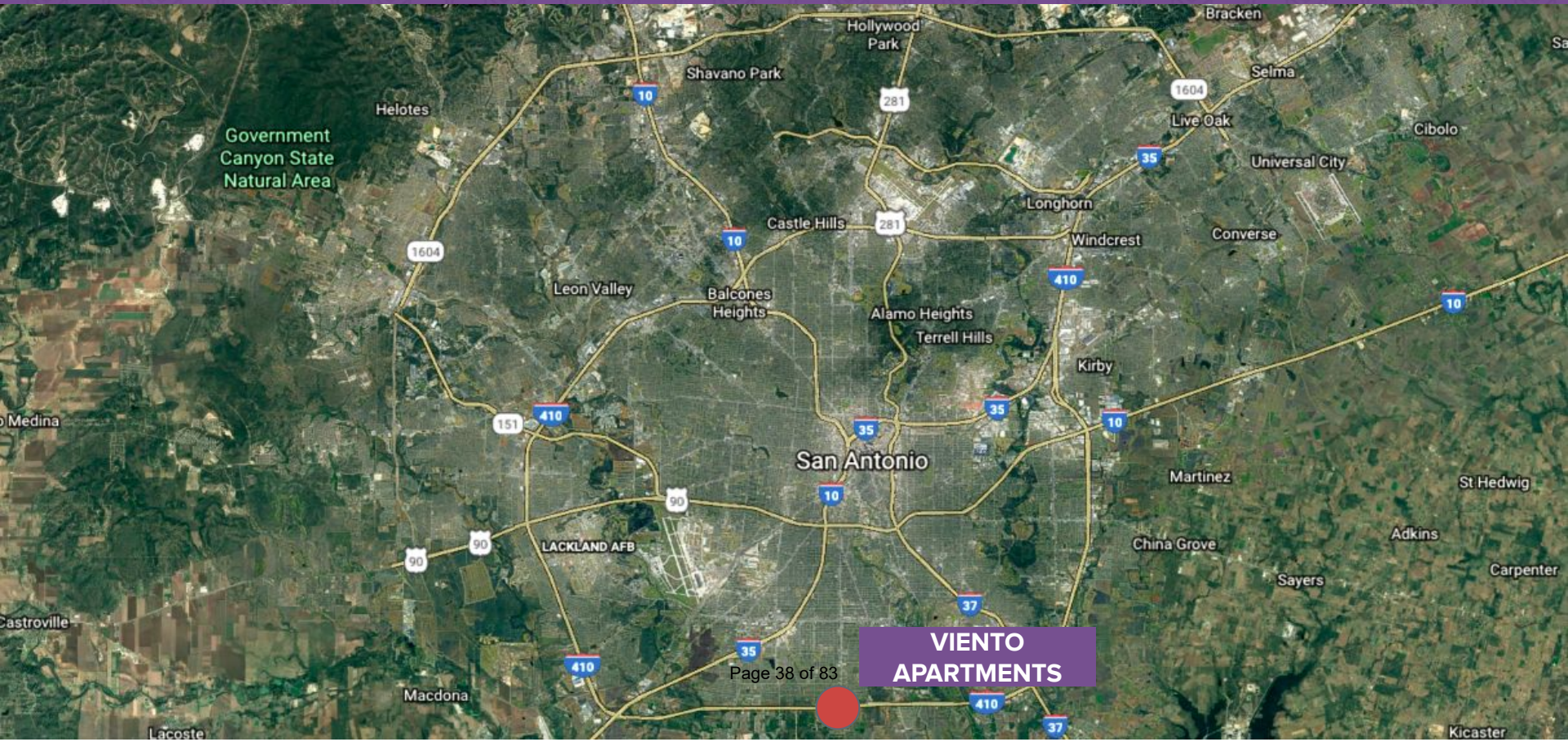


# VIENTO APARTMENTS

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



# MAP



**VIENTO  
APARTMENTS**



# REGIONAL CENTERS

## PHASE 1 CENTERS

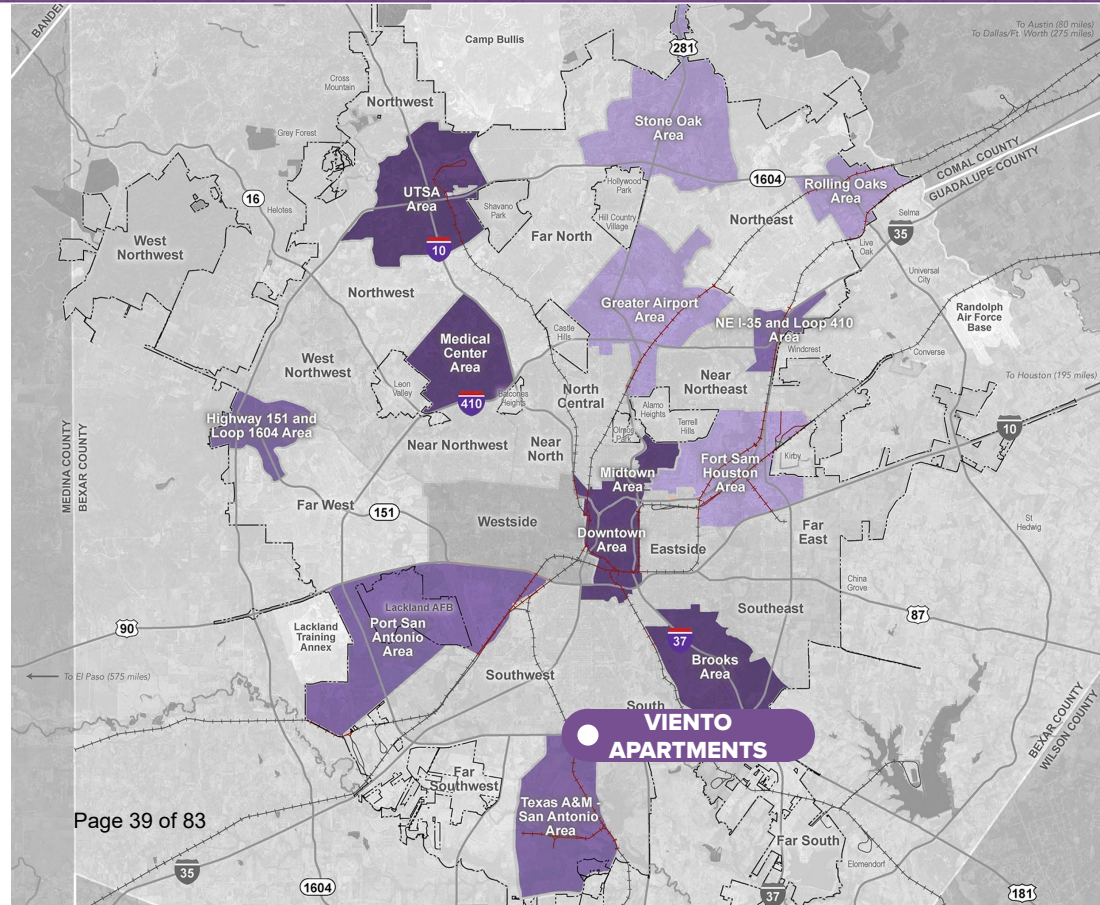
Downtown  
Medical Center  
UTSA  
Midtown  
Brooks

## 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



# VIENTO APARTMENTS





- ❖ City Council District 4
- ❖ South San Antonio ISD
- ❖ 324 Units
  - 40% AMI - 18
  - 50% AMI - 18
  - 60% AMI - 270
  - 70% AMI - 18
- ❖ Bond Inducement  
\$38,000,000.00
- ❖ Total Development Cost:  
\$65,000,000.00



# QUESTIONS?

**SAN ANTONIO HOUSING AUTHORITY****October 21, 2021****BOARD OF COMMISSIONERS  
Operations and Real Estate Committee****RESOLUTION 6185 AND RESOLUTION 21LVPFC-10-22, AUTHORIZING REASSIGNMENT OF  
CARRYFORWARD DESIGNATION FOR THE OLD PEARSALL FLATS AND ALAZAN COURTS  
APARTMENTS PROJECTS**

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**Ed Hinojosa, Jr.**  
**President and CEO**

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**Timothy E. Alcott**  
**Chief Real Estate and Asset  
Management Officer**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6185 and Resolution 21LVPFC-10-22, authorizing reassignment of carryforward designation for the Old Pearsall Flats and Alazan Courts Apartments projects.

**FINANCIAL IMPACT:**

None at this time. However, approval of this resolution will allow the carryforward designation that is currently attributed to the Alazan Courts and Old Pearsall Flats projects to be reassigned to new projects which, once closed, will result in the earning of bond issuance fees.

**SUMMARY:**

In 2019, the Las Varas Public Facility Corporation (the "Issuer") applied to the Texas Bond Review Board for carryforward of private activity bonds for the Old Pearsall Flats and Alazan Courts Apartments projects (together, the "Projects"), which was allocated to the Issuer, as evidenced by Carryforward Designation Certificate – Docket Number 19CF-003 and Carryforward Designation Certificate 19CF-004 (the "Carryforwards"). The Projects will no longer move forward, but the Issuer may still reassign the Carryforwards to new projects.

The Board of Directors of the Issuer previously approved reassignment of the Carryforwards to the SoSA at Palo Alto ("Palo Alto") and Zarzamora Commons ("Zarzamora") projects. Because Zarzamora will also not move forward, a new resolution is needed to preserve the portion of the Carryforwards that would have been allocated to Zarzamora and to allow Palo Alto to obtain a sufficient volume cap allocation.

**RESIDENT FOCUSED OUTCOMES:**

- SAHA residents have a sufficient supply of affordable housing options
- SAHA residents live in quality affordable housing

**ATTACHMENTS:**

Resolution 6185  
Resolution 21LVPFC-10-22

**San Antonio Housing Authority  
Resolution 6185**

**RESOLUTION 6185, AUTHORIZING REASSIGNMENT OF CARRYFORWARD DESIGNATION FOR THE OLD PEARSALL FLATS AND ALAZAN COURTS APARTMENTS PROJECTS**

**WHEREAS**, one of the San Antonio Housing Authority’s strategic goals is to expand the supply of affordable housing; and

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

**WHEREAS**, it is necessary to obtain volume cap allocations for tax-exempt bonds for new affordable housing projects; and

**WHEREAS**, the Las Varas Public Facility Corporation (“LVPFC”) has previously applied for and received volume cap allocation for the Old Pearsall Flats and Alazan Courts Apartments projects (the “Projects”) represented by Carryforward Designation Certificate – Docket Number 19CF-003 and Carryforward Designation Certificate – Docket Number 19CF-004 (together, the “Carryforwards”); and

**WHEREAS**, the Projects will not move forward and LVPFC has the opportunity to reassign the Carryforwards to new projects (the “Reassignments”); and

**WHEREAS**, LVPFC will pass a resolution to authorize the reassignment of the Carryforwards; and

**WHEREAS**, LVPFC will determine at a later date to which new projects, other than the SoSA at Palo Alto Apartments, it will reassign the Carryforwards and it will subsequently apply for the Reassignments in accordance with the rules of the Texas Bond Review Board.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of San Antonio Housing Authority, hereby:

- 1) Approve Resolution 6185 and 21LVPFC-10-22 of LVPFC authorizing reassignment of carryforward designation for the Projects.
- 2) Authorize the President and CEO, or designee, to execute all necessary documents associated therewith.

**Passed and approved the 4th day of November 2021.**

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**Ana M. “Cha” Guzman  
Chair, Board of Commissioners**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.  
President and CEO**

**CERTIFICATE FOR RESOLUTION  
Resolution 21LVPFC-10-22**

The undersigned officer of the Las Varas Public Facility Corporation (the “Issuer”) hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the “Board”) held a meeting on November 4, 2021 (the “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 21LVPFC-10-22, AUTHORIZING REASSIGNMENT OF  
CARRYFORWARD DESIGNATION FOR THE OLD PEARSALL FLATS AND  
ALAZAN COURTS APARTMENTS PROJECTS**

(the “Resolution”) was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board’s minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of the Issuer.

**SIGNED this 4th day of November 2021.**

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

**Las Varas Public Facility Corporation  
Resolution 21LVPFC-10-22**

**RESOLUTION 21LVPFC-10-22, AUTHORIZING REASSIGNMENT OF CARRYFORWARD DESIGNATION FOR THE OLD PEARSALL FLATS AND ALAZAN COURTS APARTMENTS PROJECTS**

**WHEREAS**, Las Varas Public Facility Corporation, a nonstock, nonprofit public facility corporation (the “Issuer”), on behalf of the Housing Authority of the City of San Antonio, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio by the issuance of housing revenue bonds; and

**WHEREAS**, in order to issue tax exempt bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds by filing an allocation application with the Texas Bond Review Board (the “BRB”) in order to satisfy the provisions of the Internal Revenue Code; and

**WHEREAS**, the Issuer filed a “2019 Application for Carryforward for Private Activity Bonds” with the BRB for each of its Alazan Courts Apartments project (“Alazan”) and Old Pearsall Flats project (“Old Pearsall” and, together with Alazan, the “Projects”) (the “Allocation Applications”); and

**WHEREAS**, pursuant to the Allocation Applications, the Issuer received (1) Carryforward Designation Certificate – Docket Number 19CF-003 for Alazan (the “Alazan Carryforward”) and (2) Carryforward Designation Certificate – Docket Number 19CF-004 for Old Pearsall (the “Old Pearsall Carryforward” and, together with the Alazan Carryforward, the “Carryforwards”); and

**WHEREAS**, the Projects will not be completed, so the Issuer wishes to reassign the Carryforwards (the “Reassignments”) in accordance with Texas Government Code Section 1372.074 (the “Statute”) in order to allocate volume cap to new projects for which it will issue tax exempt bonds; and

**WHEREAS**, the Issuer will determine at a later date to which new projects it will reassign the Carryforwards and it will subsequently apply for the Reassignments in accordance with the rules of the BRB; and

**WHEREAS**, the Statute requires a resolution of the Issuer that authorizes the Reassignments.

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

Section 1. The Reassignments and all actions necessary or desirable in connection therewith are authorized and approved.

Section 2. The President, any Vice President, the Secretary/Treasurer and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute and deliver any and all documents necessary or desirable in connection with the Reassignments, and each of them are authorized to negotiate and approve such changes in the terms of such documents as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and

approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 4. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

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

Section 7. This Resolution shall be in force and effect from and after its passage.

**Passed and approved the 4th day of November 2021.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Directors**

**Attested and approved as to form:**

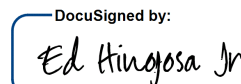
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**Ed Hinojosa, Jr.**  
**Secretary/Treasurer**

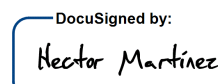
**SAN ANTONIO HOUSING AUTHORITY****October 21, 2021**

**BOARD OF COMMISSIONERS**  
**Operations and Real Estate Committee Meeting**

**RESOLUTION 6180, AUTHORIZING THE AWARD OF CONTRACTS FOR AS NEEDED ENVIRONMENTAL ENGINEERING AND RELATED SERVICES AGENCY WIDE TO AEHS, INC. (DBE, ESBE, SBE, WBE, HUB), ATLAS TECHNICAL CONSULTANTS, INC., ENCON INTERNATIONAL, INC. (HABE, VBE, HUB), ERC ENVIRONMENTAL & CONSTRUCTION SERVICES (SBE), PROFESSIONAL SERVICES INDUSTRIES, INC, AND TERRACON CONSULTANTS, INC. FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,200,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

DocuSigned by:  
  
 D7D46F73013F4FA...  
**Ed Hinojosa, Jr.**  
**President and CEO**

DocuSigned by:  
  
 23FA86FCE5954A7...  
**George Ayala**  
**Director of Procurement**

DocuSigned by:  
  
 ABBB9B06757A4D5...  
**Hector Martinez**  
**Director of Construction Services and Sustainability**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6180, authorizing the award of contracts for as needed environmental engineering and related services agency wide to AEHS, Inc. (DBE, ESBE, SBE, WBE, HUB), Atlas Technical Consultants, Inc., ENCON International, Inc. (HABE, VBE, HUB), ERC Environmental & Construction Services (SBE), Professional Services Industries, Inc, and Terracon Consultants, Inc. for an annual cumulative amount not to exceed \$1,200,000.00; for a period of one year with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

The current award recommendation for environmental engineering services is not expected to exceed an annual cumulative amount of \$1,200,000.00 and will be funded through related project funds or available reserves.

**SUMMARY:**

SAHA requires the services of qualified firms to provide as needed environmental engineering and related services for projects at various SAHA properties to include multi-family units, single family homes, and commercial properties. Services will include, but are not limited to: Interior Assessments for lead-based paint (LBP), asbestos-containing material (ACM), mold, or other regulated and/or environmentally sensitive materials; exterior assessments for environmental air quality, noise, groundwater and well testing; geo-technical and materials testing related to soil, air, and water. Consultant(s) may also be required to provide a mobile drilling rig for multiple borings and submit subsurface investigation reports; prepare reports, work plans/specifications for abatement, bid projects for abatement, as well as project management and air monitoring services during abatement; submit required notification(s) to Texas Department of State Health Services; and training: provide Annual Awareness Training for Asbestos Containing Materials (ACM), Lead-Based Paint (LBP), and Mold. Training must include the abatement and remediation of lead, asbestos, and mold.

**SAN ANTONIO HOUSING AUTHORITY****October 21, 2021**

On June 22, 2021, SAHA issued a “Request For Qualifications” (RFQ) #2103-925-35-5110 for Environmental Engineering Services, which closed on July 13, 2021. The RFQ was published on the SAHA E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 91 firms. A total of six proposals were received in response to this solicitation: AEHS, Inc. (DBE, ESBE, SBE, WBE, HUB), Atlas Technical Consultants, Inc., ENCON International, Inc. (HABE, VBE, HUB), ERC Environmental & Construction Services (SBE), Professional Services Industries, Inc., and Terracon Consultants, Inc. All proposals were evaluated on the following criteria: experience and past performance, quality control, project approach, organizational structure and proposed team, respondent’s overall organizational and management structure, and the strength of their SWMBE and Section 3 plans. Based upon the above, we are recommending contract awards to all proposers. This will broaden the number of contracted firms available to assist on any potential SAHA projects.

**COMPANY PROFILES:**

**AEHS** was founded in 1995 and is headquartered in San Antonio, Texas. This firm has been certified as a DBE, ESBE, SBE, WBE by the South Central Texas Regional Certification Agency and a HUB by the State of Texas. They offer a full range of environmental, occupational health and safety consulting services, and technical support. Additionally, they provide training in various disciplines such as asbestos, lead, mold, OSHA, and hazardous waste. They have worked with Housing Authorities to include, but not limited to, the Corpus Christi Housing Authority; Housing Authority of Austin; San Benito Housing Authority; and Schertz Housing Authority. Their client list includes Alamo Colleges District; Brooke Army Medical Center, Industrial Hygiene Office; City of San Antonio; Fort Hood; Joint Base Fort Sam Houston; Joint Base Lackland; San Antonio Independent School District; and USAA San Antonio.

**Atlas Technical Consultants** was established in 2017 and is headquartered in Austin, Texas. They have more than 100 locations nationwide to include Texas offices in San Antonio, Beaumont, Cedar Park, Corpus Christi, Dallas, Dripping Springs, El Paso, Fort Worth, Georgetown, Houston, League City, Lubbock, Midland, Parr, and Van Horn. This firm provides professional testing, inspection and certification, environmental solutions, engineering and design, construction and quality management, and consulting services to their clients in industries to include government, healthcare, housing, industrial and transportation. They have worked with Housing Authorities to include the Boston Housing Authority, Massachusetts; Butler Metropolitan Housing Authority, Ohio; Housing Authority of Los Angeles, California; Montgomery Housing Authority, Alabama; New York Housing Authority, New York; and Vermont State Housing Authority, Vermont. Their client list includes City of San Antonio, City of Dallas, Houston Methodist Hospital, Texas A&M University, and United Airlines.

**Encon International, Inc.** was established in 1989 and is headquartered in El Paso, Texas, with a field office location in San Antonio, Texas. The firm self-certifies as a HABE, VBE and has been certified as a HUB by the State of Texas. They provide environmental engineering consulting, construction materials testing, and geotechnical engineering services to their public and private clients. They also provide technical training classes and construction support services. Their Housing Authority clients include City of Las Cruces Housing Authority, New Mexico; Housing Authority of the City of El Paso, Texas; and Tierra Del Sol Housing Corporation, New Mexico. Their client list includes Dallas Independent School District, Eastern Kansas VAHCS, El Paso Community College, El Paso International Airport, El Paso Independent School District, El Paso



**SAN ANTONIO HOUSING AUTHORITY****October 21, 2021**

Water Utilities, Pizza Properties, Inc., US Army, Ft. Bliss and New Mexico, and Woodland Capital, LLC.

**ERC Environmental and Construction Services** was founded in 1991 and is headquartered in Houston, Texas, with field office locations in Austin and Dallas, Texas. They have been certified as an SBE by the City of Houston; Department of Transportation; Metropolitan Transit Authority of Harris County, Texas; and Port of Houston. They are an environmental engineering and construction services firm providing services to market sectors to include education, financial, governmental, health care, industrial and retail. Their capabilities include asbestos engineering and management services, lead engineering and management services, industrial hygiene/indoor air quality services (mold), environmental engineering and management services, and analytical services. Their client list includes City of Grande Prairie, Harris County Department of Education, Fort Bend Independent School District, Garland Independent School District, Houston Independent School District, Plano Independent School District, University of Houston, University of North Texas, Texas Department of Transportation, and Texas Health and Human Services.

**Professional Services Industries (PSI)** was founded as A&H Materials Testing in 1961 in Illinois. PSI was incorporated in Delaware in 1972, although the name was not used in the marketplace until the 1980's. PSI is headquartered in Arlington Heights, Illinois, and they have nationwide locations to include offices in San Antonio, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Harker Heights, Harlingen, Houston, LaPorte, Odessa, Plano and Spring, Texas. They are an engineering and consulting firm providing services in the areas of environmental consulting, geotechnical engineering, construction materials testing and inspection, industrial hygiene, storm water consulting and inspections, and roof consulting/engineering. They have worked with Housing Authorities to include the Corpus Christi Housing Authority, Cameron County Housing Authority, Taylor Housing Authority, and Laredo Housing Authority. Their client list includes City of San Antonio, Green and Healthy Homes, Bexar County Infrastructure Services Department, San Antonio Public Works Department, San Antonio Water System, and University Health Systems.

**Terracon Consultants, Inc.** was founded in 1965. Their corporate office is located in Olathe, Kansas, and they have 150 offices nationwide, of which 24 are located in Texas, with one being in San Antonio. They provide services in the areas of lead-based paint risk assessments and inspections, asbestos inspections and abatement specifications, ambient air monitoring/indoor air quality, mold assessments, remediation, noise analysis using OSHA guidance, geotechnical engineering, materials testing. Additionally, they provide health and safety training. They have worked with Texas Housing Authorities, to include, but not limited to, Dallas Housing Authority, Edinburg Housing Authority, Galveston Housing Authority, Hidalgo Housing Authority, Houston Housing Authority, and Laredo Housing Authority. Their client list includes Alamo Colleges, Bexar County, City of San Antonio, Port Authority of San Antonio, San Antonio Independent School District, and United Independent School District.

**PREVIOUS PERFORMANCE:**

AEHS has received prior awards from SAHA for lead training and performed satisfactorily under the engagements.

Atlas Technical Consultants has received no prior awards from SAHA.

**SAN ANTONIO HOUSING AUTHORITY**

**October 21, 2021**

Encon International, Inc. has received no prior awards from SAHA.

ERC Environmental and Construction Services has received no prior awards from SAHA.

Professional Services Industries (PSI) has received a prior award from SAHA for environmental engineering services and performed satisfactorily under the awarded contract.

Terracon Consultants, Inc. has provided environmental engineering services to SAHA for the last 10 years and has performed satisfactorily during the awarded contract terms. They are also under contract to provide professional engineering services.

**CONTRACT OVERSIGHT:**

Contract oversight will be provided by Hector Martinez, Director of Construction Services and Sustainability, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to monitor compliance with the vendor's Section 3 and SWMBE subcontractor good faith utilization plans.

**STRATEGIC OUTCOMES:**

- SAHA residents live in quality affordable housing.
- SAHA residents feel safe.

**ATTACHMENTS:**

Resolution 6180

Scoring Matrix

Advertisement List

**San Antonio Housing Authority  
Resolution 6180**

**RESOLUTION 6180, AUTHORIZING THE AWARD OF CONTRACTS FOR AS NEEDED ENVIRONMENTAL ENGINEERING AND RELATED SERVICES AGENCY WIDE TO AEHS, INC. (DBE, ESBE, SBE, WBE, HUB), ATLAS TECHNICAL CONSULTANTS, INC., ENCON INTERNATIONAL, INC. (HABE, VBE, HUB), ERC ENVIRONMENTAL & CONSTRUCTION SERVICES (SBE), PROFESSIONAL SERVICES INDUSTRIES, INC, AND TERRACON CONSULTANTS, INC. FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,200,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on June 22, 2021, SAHA issued a “Request For Qualifications” (RFQ) #2103-925-35-5110 for Environmental Engineering Services, which closed on July 13, 2021; and

**WHEREAS**, six proposals were received in response to the RFQ; and

**WHEREAS**, staff are recommending contract awards to AEHS, Inc., Atlas Technical Consultants, Inc., ENCON International, Inc., ERC Environmental & Construction Services, Professional Services Industries, Inc, and Terracon Consultants, Inc.; and

**WHEREAS**, the current award recommendation for environmental engineering services is not expected to exceed an amount of \$1,200,000.00 and will be funded through related project funds 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 San Antonio Housing Authority hereby:

- 1) Approves Resolution 6180, authorizing the award of contracts for as needed environmental engineering and related services agency wide to AEHS, Inc. (DBE, ESBE, SBE, WBE, HUB), Atlas Technical Consultants, Inc., ENCON International, Inc. (HABE, VBE, HUB), ERC Environmental & Construction Services (SBE), Professional Services Industries, Inc, and Terracon Consultants, Inc. for an annual cumulative amount not to exceed \$1,200,000.00; 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 on the 4th day of November 2021.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**President and CEO**

**Scoring Matrix**  
**Environmental Engineering**  
**2103-925-35-5110**

Criterion Description	Max Points Weight	AEHS, Inc.	Professional Services Industries, Inc. (PSI)	Atlas Technical Consultants	Terracon Consultants, Inc.	ENCON International, Inc.	ERC Environmental & Construction Services, Inc.
<b>Experience and Past Performance:</b>	30						
<b>Rater 1</b>		3.00	5.00	5.00	5.00	4.00	2.00
<b>Rater 2</b>		4.00	4.00	4.00	5.00	4.00	5.00
<b>Rater 3</b>		3.00	4.00	4.00	5.00	4.00	4.00
<b>Total Score</b>		10.00	13.00	13.00	15.00	12.00	11.00
<b>Average Score</b>		3.33	4.33	4.33	5.00	4.00	3.67
<b>Weighted Score</b>		20.00	26.00	26.00	30.00	24.00	22.00
<b>Quality Control</b>	10						
<b>Rater 1</b>		4.00	5.00	4.00	5.00	3.00	5.00
<b>Rater 2</b>		4.00	3.00	4.00	5.00	4.00	5.00
<b>Rater 3</b>		3.00	4.00	4.00	4.00	4.00	4.00
<b>Total Score</b>		11.00	12.00	12.00	14.00	11.00	14.00
<b>Average Score</b>		3.67	4.00	4.00	4.67	3.67	4.67
<b>Weighted Score</b>		7.33	8.00	8.00	9.33	7.33	9.33
<b>Project Approach:</b>	20						
<b>Rater 1</b>		4.00	5.00	5.00	5.00	4.00	4.00
<b>Rater 2</b>		4.00	4.00	4.00	5.00	4.00	5.00
<b>Rater 3</b>		3.00	4.00	4.00	5.00	4.00	4.00
<b>Total Score</b>		11.00	13.00	13.00	15.00	12.00	13.00
<b>Average Score</b>		3.67	4.33	4.33	5.00	4.00	4.33
<b>Weighted Score</b>		14.67	17.33	17.33	20.00	16.00	17.33
<b>Organizational Structure and Proposed Team:</b>	20						
<b>Rater 1</b>		5.00	5.00	4.00	5.00	4.00	4.00
<b>Rater 2</b>		4.00	4.00	4.00	5.00	4.00	4.00
<b>Rater 3</b>		2.00	4.00	4.00	4.00	4.00	4.00
<b>Total Score</b>		11.00	13.00	12.00	14.00	12.00	12.00
<b>Average Score</b>		3.67	4.33	4.00	4.67	4.00	4.00
<b>Weighted Score</b>		14.67	17.33	16.00	18.67	16.00	16.00
<b>Strength of the Section 3 plan:</b>	10						
<b>Rater 1</b>		2.00	4.00	4.00	4.00	4.00	5.00
<b>Rater 2</b>		2.00	3.00	2.00	4.00	2.00	3.00
<b>Rater 3</b>		1.00	2.00	2.00	1.00	3.00	3.00
<b>Total Score</b>		5.00	9.00	8.00	9.00	9.00	11.00
<b>Average Score</b>		1.67	3.00	2.67	3.00	3.00	3.67
<b>Weighted Score</b>		3.33	6.00	5.33	6.00	6.00	7.33
<b>Strength of the S/W/MBE plan:</b>	10						
<b>Rater 1</b>		5.00	3.00	5.00	4.00	4.00	3.00
<b>Rater 2</b>		1.00	2.00	3.00	4.00	4.00	2.00
<b>Rater 3</b>		3.00	2.00	2.00	4.00	3.00	3.00
<b>Total Score</b>		9.00	7.00	10.00	12.00	11.00	8.00
<b>Average Score</b>		3.00	2.33	3.33	4.00	3.67	2.67
<b>Weighted Score</b>		6.00	4.67	6.67	8.00	7.33	5.33
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.							
Category I: As detailed in Attachment D	5/.25						
Category II: As detailed in Attachment D	4/.2						
Category III: As detailed in Attachment D	3/.15						
Category IV: As detailed in Attachment D	2/.1						
<b>Tota Weighted Score</b>		66.00	79.33	79.33	92.00	76.67	77.33

**Advertisement List**  
**Solicitation # 2103-925-35-5110**  
**Environmental Engineering Services**

Associations /Vendors	Contact Name	Email	Notes
<b>Associations Revised as of 8/26/2020</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	Sherry Logan	slogan@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aia.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Construction Journal	Danielle Giammarino	DGiammarino@constructionjournal.com	
Fair Contracting Coalition		faircontractingcoalitioninfo@gmail.com	
Goodwill Industries	Angelique de Oliveira	adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez	exdir@hcadesa.org admin@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC		rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
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	

**Advertisement List**  
**Solicitation # 2103-925-35-5110**  
**Environmental Engineering Services**

SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce		mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
<b>Direct Solicits as of 04/08/2021</b>			
	<b>HUBS on CMBL</b>		
Alpha Terra Engineering, Inc	Wayne Crist	wcrist@atei97.com	
Arias & Associates, Inc.	Justin Hough	jough@ariasinc.com	
Canyon engineering & Environmental Services	Laurie Schley	Lauriels19@yahoo.com	
Intelligent Engineering Services, LLP	Agustin Tellez	atellez@ie-services.com	
Vickrey & Associates, Inc.	Brenda Johnson	marketing@vickreyinc.com	
	<b>Section 3 Bidders</b>		
None			


**Advertisement List**  
**Solicitation # 2103-925-35-5110**  
**Environmental Engineering Services**

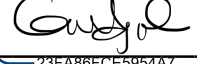
	<b>Direct Solicits</b>		
Arlluk Services, Inc.	Ruthann Angasan	Arllukservices@gmail.com	
Arrendondo, Zepeda & Brunz	Robert R Villareal, III	rvillareal@azb-engrs.com	
Baer Engineering and Environmental Consulting	Jayla Pine	jpine@baereng.com	
Barber & Barber Associates, Inc.	Jonathan Pyle	Jon.pyle@barberassociates.com	
Blackmon Mooring	Tiffany Montano	tmontano@bmsmanagement.com	
Burge-Martinez Consulting, Inc.	Gerald Hernandez	gerald@burgemartinez.com	
Clean Environments, Inc.	Greg Shilts	gregs@cleanenvironments.com	
Dougherty Sprague Environmental, Inc.	Cathy Dougherty	cdougherty@dsei.com	
Drash Consulting, LLC	Dawn M. Vernon	dvernon@drashcompanies.com	
E2Managetech	Ryan Gragnano	Ryan.gragnano@2managetech.co,	
Encon International	Alex Woelper	Alexw@enconinternational.com	
Environmental/Occupational Solutions Corporation	John Jackson	eoscorp@flash.net	
Geo Strata Environmental Consulting, Inc.	Suzanne Green	s.green@geostrata.com	
Geo-Marine, Inc.			210-930-3007
Geotechnical Consultants, Inc.		info@geotechnicalconsultantsinc.com	
Gruene Environmental	Steve Slevin	sslevin@grueneenviro.com	
Hydrogeologic, Inc.	Diane Glass	dglass@hgl.com	
Jeff Zinker Specialty Products, Inc.	Jeff Zunker	jeffzunker@astexinc.com	
LNV, Inc.	Kim Gamboa	kgamboa@lvinc.com	
Medina Consulting	Doug McGookey	Dmcgookey@medinacci.com	
MHR Engineering	A. Gutierrez	agutierrez@mhreng.com	
Native Energy & Technology, Inc.	John Morris	jmorris@native-energy.com	
Professional Service Industries, Inc. (PSI)	John Langan	John.langan@psiusa.com	
Rock Engineering	Miranda Garrison	Miranda.garrison@rocktesting.com	
SCI Engineering, Inc.	Trey L. Coad	tcoad@sciengineering.com	
Terracon	Will DeVeau	Will.DeVeau@terrason.com	

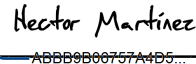


**SAN ANTONIO HOUSING AUTHORITY****October 21, 2021****BOARD OF COMMISSIONERS  
Operations and Real Estate Committee**

**RESOLUTION 6182, AUTHORIZING THE AWARD OF CONTRACTS FOR AS NEEDED PROFESSIONAL ENGINEERING AND RELATED SERVICES AGENCY WIDE TO THE FOLLOWING FIRMS: ECS SOUTHWEST, ENCOTECH ENGINEERING CONSULTANTS (ABE, ESBE, MBE, SBE), KCI TECHNOLOGIES, RABA KISTNER, INC., TERRACON CONSULTANTS, INC., AND VICKREY ASSOCIATES, INC. (DBE, SBE, WBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,500,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

DocuSigned by:  
  
 D7D46F73613F4FA...  
**Ed Hinojosa, Jr.**  
**President and CEO**

DocuSigned by:  
  
 23FA86FCE5954A7...  
**George Ayala**  
**Director of Procurement**

DocuSigned by:  
  
 ABBB9B00757A4D5...  
**Hector Martinez**  
**Director of Construction  
Services and Sustainability**

**REQUESTED ACTION:**

Consideration and appropriate action regarding Resolution 6182, authorizing the award of contracts for as needed professional engineering and related services agency wide to the following firms: ECS Southwest, Encotech Engineering Consultants (ABE, ESBE, MBE, SBE), KCI Technologies, Raba Kistner, Inc., Terracon Consultants, Inc., and Vickrey Associates, Inc. (DBE, SBE, WBE) for an annual cumulative amount not to exceed \$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 current award recommendation for professional engineering and related services is not expected to exceed an annual cumulative amount of \$1,500,000.00 and will be funded through related project funding, operating budgets, or available reserves.

**SUMMARY:**

SAHA requires the services of qualified professional engineering firms to assist with its plans to upgrade, rehabilitate, repair, stabilize, and/or modernize various communities and properties throughout their portfolio. Services will include, but are not limited to, the following engineering services: Build San Antonio Green Standards, civil, construction, code analysis, cost estimating, demolition surveying, electrical, forensic (non-litigation), geological, mechanical, plumbing, and structural testing (including materials testing).

On July 26, 2021, SAHA issued a "Request For Qualifications" (RFQ) #2107-925-33-5160 for Professional Engineering Services that closed on September 3, 2021. The RFQ was published on the SAHA E-Procurement Website, the Hart Beat, NAHRO E-Procurement website, and directly solicited to 1,721 firms. Seven proposals were received in response to this solicitation: Abboud Engineering, ECS Southwest, Encotech Engineering Consultants (ABE, ESBE, MBE, SBE), KCI Technologies, Raba Kistner, Inc., Terracon Consultants, Inc., and Vickrey Associates, Inc. (DBE,

**SAN ANTONIO HOUSING AUTHORITY****October 21, 2021**

SBE, WBE). All proposals were evaluated based on the following criteria: general experience, specific experience, responsiveness, general work approach, capacity, and strength of the Section 3 and SWMBE plans. Based upon the above, we are recommending contract awards to the six highest rated proposers. This will broaden the number of contracted firms available to assist on any potential SAHA projects.

**COMPANY PROFILES:**

**ECS Southwest** was founded in 1988 and is headquartered in Chantilly, VA. They have 75 offices and testing facilities across the Mid-Atlantic, Midwest, Southeast, and Southwest with Texas office locations in San Antonio, Austin, Conroe, Carrollton, Fort Worth, and Houston. They specialize in geotechnical, construction materials, environmental, and facilities engineering. This firm has worked with Housing Authorities to include the Atlanta Housing Authority, Bladenboro Housing Authority, Housing Authority City of Milwaukee, and Thomasville Housing Authority. Their client list includes, but is not limited to, Laney Development, LLC, The NRP Group, LLC, Provident Realty Advisors, and SA Quad Ventures.

**Encotech Engineering Consultants** was founded in 1990 and is headquartered in San Antonio, Texas. They are a Mechanical Engineering Plumbing (MEP) and structural engineering design and consulting firm serving markets to include civic, commercial, education, healthcare, infrastructure, multifamily, transportation, and travel and leisure. They have worked with the Housing Authority of the City of Austin. Their client list includes, but is not limited to: Austin Independent School District, City of San Antonio, City of Austin, Habitat for Humanity - Austin, San Antonio Independent School District, Texas General Land Office/Texas State Veterans, Texas Facilities Commission, and Travis County.

**KCI Technologies, Inc.** was established in 1955 with their headquarters being located in Sparks, Maryland. They have 55 field offices operating in 19 states with four offices located throughout Texas in San Antonio, Austin, Dallas, Houston and Mission. They are a multi-disciplined professional engineering and architectural design firm offering: mechanical, electrical, and plumbing (MEP) engineering, fire protection, site/civil engineering, structural engineering, utility engineering and subsurface utility engineering (SUE), communications infrastructure, architectural design, and construction management. Their Housing Authority clients include: Houston Housing Authority; Galveston Housing Authority; Housing Authority of Baltimore City; City of High Point Housing Authority; Housing Authority of City of Annapolis; Town of Easton Housing Authority; and Dauphin County Housing Authority. Their client list includes, but is not limited to: City of San Antonio, Northside Independent School District, San Antonio Water System, Texas Department of Transportation, Texas Facilities Commission, and Texas Health and Human Services Commission.

**Raba Kistner, Inc.** was founded in 1968 and their headquarters are located in San Antonio, Texas. They have field offices in Austin, Brownsville, Dallas, Houston, New Braunfels, and McAllen, Texas, and Utah. The company is composed of engineers, geologists, scientists, and technologists providing project management and oversight services in the areas of: construction materials engineering, testing and observation; geotechnical engineering, testing and pavement

**SAN ANTONIO HOUSING AUTHORITY****October 21, 2021**

consulting; building sciences consulting; and infrastructure oversight and quality management. Raba Kistner's Housing Authority client list includes, but is not limited to: Bexar County Housing Authority, Alamo Housing Authority, Brownsville Housing Authority, City of Austin Housing Authority, Housing Authority of the City of El Paso, Housing Authority of San Marcos, Hidalgo County Housing Authority, Laredo Housing Authority, Mercedes Housing Authority, Port Isabel Housing Authority, Schertz Housing Authority, and Travis Housing Authority. Their Texas clients includes, but is not limited to, Bexar County, City of San Antonio, City of Houston, City of New Braunfels, City of McAllen, San Antonio River Authority, San Antonio Water System, and Texas Department of Transportation.

**Terracon Consultants, Inc.** was founded in 1965 and is headquartered in Olathe, Kansas. They have 150 offices nationwide with 24 offices located throughout Texas to include an office in San Antonio. They are a multi-discipline firm specializing in electrical engineering, fire protection and life safety code analysis, geological/geotechnical engineering, mechanical engineering, facility condition assessment, forensic property condition assessment, property condition assessment, and materials testing. Terracon's Housing Authority clients include, but are not limited to: Laredo Housing Authority; Houston Housing Authority; Dallas Housing Authority; Edinburg Housing Authority; Galveston Housing Authority; and Hidalgo County Housing Authority. Their client list includes, but is not limited to Alamo Colleges, City of San Antonio, Port of San Antonio.

**Vickrey & Associates, LLC** was founded in 1971 and they are headquartered in San Antonio, Texas, with field office locations in Austin and McAllen, Texas. They have been certified as a DBE, SBE, WBE by the South Central Texas Regional Certification Agency. Their firm is composed of a team of engineers, designers, technicians, and surveyors supported by drafting, technical, administrative, and field personnel. They offer services in the areas of civil engineering consulting, site planning, site design, and surveying services for multi-family developments for public housing and mixed income, single-family housing, neighborhood revitalization projects, retail, and municipal and federal projects. Their client list includes, but is not limited to, Bexar County, City of San Antonio, San Antonio River Authority, San Antonio Water System, Texas Facilities Commission, Texas Health and Human Services, and Texas Department of Transportation.

**PREVIOUS PERFORMANCE:**

ECS Southwest has received no prior awards from SAHA.

Encotech Engineering Consultants has received no prior awards from SAHA.

KCI is currently under contract with SAHA to provide Professional Engineering Services and has performed satisfactorily during the awarded term.

Raba Kistner is currently under contract with SAHA to provide Professional Engineering services and has also received a prior award from SAHA for physical needs assessment. They have performed satisfactorily under all awarded contracts.

**SAN ANTONIO HOUSING AUTHORITY**

**October 21, 2021**

Terracon Consultants is currently under contract with SAHA to provide Environmental and Professional Engineering services and has performed a physical needs assessment for the agency. They have performed satisfactorily under all awarded contracts.

Vickrey & Associates, LLC has received a prior award from SAHA for Professional Engineering services and performed satisfactorily under the awarded contract.

**STRATEGIC OUTCOMES:**

- SAHA residents live in quality affordable housing.
- SAHA residents feel safe.

**ATTACHMENTS:**

Resolution 6182

Scoring Matrix

Advertisement List

**San Antonio Housing Authority  
Resolution 6182**

**RESOLUTION 6182, AUTHORIZING THE AWARD OF CONTRACTS FOR AS NEEDED PROFESSIONAL ENGINEERING AND RELATED SERVICES AGENCY WIDE TO THE FOLLOWING FIRMS: ECS SOUTHWEST, ENCOTECH ENGINEERING CONSULTANTS (ABE, ESBE, MBE, SBE), KCI TECHNOLOGIES, RABA KISTNER, INC., TERRACON CONSULTANTS, INC., AND VICKREY ASSOCIATES, INC. (DBE, SBE, WBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,500,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, on July 26, 2021, SAHA issued a "Request For Qualifications" (RFQ) #2107-925-33-5160 for Professional Engineering Services that closed on September 3, 2021; and

**WHEREAS**, seven proposals were received in response to the RFQ; and

**WHEREAS**, staff are recommending contract awards to ECS Southwest, Encotech Engineering Consultants, KCI Technologies, Raba Kistner, Inc., Terracon Consultants, Inc., and Vickrey Associates, Inc.; and

**WHEREAS**, the current award recommendation for professional engineering services is not expected to exceed an amount of \$1,500,000.00 and will be funded through related project funding, operating budgets, 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 San Antonio Housing Authority, hereby:

- 1) Approves Resolution 6182, authorizing the award of contracts for as needed professional engineering and related services agency wide to the following firms: ECS Southwest, Encotech Engineering Consultants (ABE, ESBE, MBE, SBE), KCI Technologies, Raba Kistner, Inc., Terracon Consultants, Inc, and Vickrey Associates, Inc. (DBE, SBE, WBE) for an annual cumulative amount not to exceed \$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 on the 4th day of November 2021.**

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**Ana M. "Cha" Guzman**  
**Chair, Board of Commissioners**

**Attested and approved as to form:**

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**Ed Hinojosa, Jr.**  
**President and CEO**

Scoring Matrix Professional Engineering 2107-925-36-5160								
Criterion Description	Weight	Terracon Consultants, Inc.	KCI Technologies Inc.	Vickery & Associates LLC	Raba Kistner Inc.	ECS Southwest, LLP	Encotech Engineering Consultants SA. Inc.	Abboud Engineering LLC
<b>General Experience:</b>	25							
<b>Rater 1</b>		25.00	25.00	22.00	23.00	20.00	20.00	15.00
<b>Rater 2</b>		24.00	24.00	23.00	23.00	20.00	22.00	17.00
<b>Rater 3</b>		18.00	18.00	22.00	20.00	20.00	18.00	18.00
<b>Total Score</b>		67.00	67.00	67.00	66.00	60.00	60.00	50.00
<b>Average Score</b>		22.33	22.33	22.33	22.00	20.00	20.00	16.67
<b>Specific Experience:</b>	15							
<b>Rater 1</b>		15.00	15.00	15.00	13.00	10.00	11.00	10.00
<b>Rater 2</b>		12.00	15.00	11.00	12.00	12.00	13.00	7.00
<b>Rater 3</b>		12.00	13.00	11.00	12.00	12.00	12.00	10.00
<b>Total Score</b>		39.00	43.00	37.00	37.00	34.00	36.00	27.00
<b>Average Score</b>		13.00	14.33	12.33	12.33	11.33	12.00	9.00
<b>Responsiveness:</b>	10							
<b>Rater 1</b>		10.00	10.00	10.00	10.00	9.00	8.00	8.00
<b>Rater 2</b>		9.00	9.00	8.00	8.00	7.00	9.00	7.00
<b>Rater 3</b>		8.00	8.00	8.00	8.00	7.00	8.00	5.00
<b>Total Score</b>		27.00	27.00	26.00	26.00	23.00	25.00	20.00
<b>Average Score</b>		9.00	9.00	8.67	8.67	7.67	8.33	6.67
<b>General Work Approach:</b>	20							
<b>Rater 1</b>		20.00	20.00	20.00	18.00	15.00	15.00	13.00
<b>Rater 2</b>		18.00	18.00	17.00	18.00	17.00	17.00	15.00
<b>Rater 3</b>		18.00	15.00	17.00	15.00	15.00	15.00	10.00
<b>Total Score</b>		56.00	53.00	54.00	51.00	47.00	47.00	38.00
<b>Average Score</b>		18.67	17.67	18.00	17.00	15.67	15.67	12.67
<b>Capacity:</b>	20							
<b>Rater 1</b>		20.00	20.00	15.00	20.00	15.00	12.00	15.00
<b>Rater 2</b>		18.00	18.00	16.00	18.00	17.00	15.00	15.00
<b>Rater 3</b>		18.00	18.00	12.00	15.00	12.00	18.00	12.00
<b>Total Score</b>		56.00	56.00	43.00	53.00	44.00	45.00	42.00
<b>Average Score</b>		18.67	18.67	14.33	17.67	14.67	15.00	14.00
<b>Strength of the Section 3 plan:</b>	5							
<b>Rater 1</b>		5.00	4.00	5.00	1.00	3.00	1.00	3.00
<b>Rater 2</b>		3.00	3.00	4.00	0.00	2.00	0.00	3.00
<b>Rater 3</b>		3.00	3.00	4.00	1.00	2.00	0.00	2.00
<b>Total Score</b>		11.00	10.00	13.00	2.00	7.00	1.00	8.00
<b>Average Score</b>		3.67	3.33	4.33	0.67	2.33	0.33	2.67
<b>Strength of the S/W/MBE plan:</b>	5							
<b>Rater 1</b>		4.00	3.00	4.00	3.00	4.00	2.00	3.00
<b>Rater 2</b>		4.00	4.00	3.00	3.00	4.00	1.00	3.00
<b>Rater 3</b>		4.00	3.00	4.00	2.00	3.00	2.00	2.00
<b>Total Score</b>		12.00	10.00	11.00	8.00	11.00	5.00	8.00
<b>Average Score</b>		4.00	3.33	3.67	2.67	3.67	1.67	2.67
Section 3 Preference: A firm may qualify for Section 3 status and earn additional points.								
Category I: As detailed in Attachment D	5 (.25)							
Category II: As detailed in Attachment D	4 (.2)							
Category III: As detailed in Attachment D	3 (.15)							
Category IV: As detailed in Attachment D	2 (.1)							
<b>Total Score</b>		89.33	88.67	83.67	81.00	75.33	73.00	64.33

**Advertisement List**  
**Solicitation # 2107-925-33-5160**  
**Solicitation Title: Professional Engineering Services**

Associations /Vendors	Contact Name	Email	Notes
<b>Associations Revised as of 8/26/2020</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		kimr@avacpa.com	
Construction Journal	Danielle Giammarino	DGiammarino@constructionjournal.com	
Fair Contracting Coalition		faircontractingcoalitioninfo@gmail.com	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	

**Advertisement List**  
**Solicitation # 2107-925-33-5160**  
**Solicitation Title: Professional Engineering Services**

SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	Brianna Dimas	briannad@sahcc.org mariyaf@sahcc.org	
San Antonio Masonry Contractors Association	Debbie Mason	thesamca@gmail.com	
San Antonio Women's Chamber of Commerce	Cindy Libera	admin@sawomenschamber.org	
SmartApartmentData.com		constructionadmin@smartlocating.com	
South Central Regional Certification Agency	Charles Johnson	cjohnson@sctrca.org	
South San Antonio Chamber of Commerce	Al Arreola Jr	al@southsa.org	
Southwest Minority Supplier Diversity Council	Robert Casas	smsdc@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	

**Direct Solicits as of 07/23/21**

	<b>HUBS on CMBL</b>		
AG3 Group, LLC	Ayda S. Gonzalez	agonzalez@ag3-group.com,	
Bain Medina Bain, Inc.	Dawn Vernon	dvernon@bmbi.com,	
Building Tech Team, LLC	Phillip Guajardo	phillipg@buildingtechteam.com,	
Carrillo & Associates, Inc.	Grace Carrillo	grace@carrillo-testing.com,	
Ford Engineering, Inc.	Ford , Regina	regina@fordengineering.com,	
Hyperion Biotechnology, Inc.	Janel Callan	bids@hyperionbiotechnology.com,	
Intelligent Engineering Svcs	Agustin Tellez	atellez@ie-services.com,	
IPsecure, Inc.	Jesse Rodriguez	Jesse.Rodriguez@IPSecureinc.com,	
ITI Solutions, Inc.	JR Pagan	JRPagan@iti-solutionsinc.com,	



**Advertisement List**  
**Solicitation # 2107-925-33-5160**  
**Solicitation Title: Professional Engineering Services**

Lackey De Carvajal Cx	Michael W. Lackey	mike.lackey@lccx.com,	
Mendez Engineering, PLLC	Ray Mendez	RMendez@MendezEngineering.com,	
Moy Tarin Ramirez Engineers	Raymond Tarin, Jr.	rtarin@mtrengineers.com,	
Poznecki-Camarillo, Inc.	Adalberto Camarillo	cert@pozcam.com,	
RGM Engineering, LLC	Roger Mendez	roger@rgmengineering.net,	
RJ Rivera Associates, Inc.	Rodolfo Rivera	rivera@rjrivera.com,	
Structural Engineering Associ	David T. Covarrubias	dcovarrubias@seatx.com,	
Unintech Consulting Engrs	Wan Yu Elisa Chan	echan@unintech.com,	
	<b>Section 3 Bidders</b>		
No Section 3 Engineers listed			
	<b>Direct Solicits</b>		
Alpha Terra Engineering	Wayne Crist	wcrist@atei97.com,	
Arredondo, Zepeda, & Brunz	Alfonso P. Garza	rvillarreal@azb-engrs.com,	
Barker Structural	Charli Valdez	charli@barkerstructural.com,	Not Found
Cyber Fence IT, LLC		charles@cyberfenceit-llc.com	Not Found
		dvernon@drashcompanies.com,	Not Found
Drash Consultants	Dawn Vernon	keppright@drashcompanies.com,	Not Found
Encotech Engineering	Ali Khataw, P.E.	Ali.Khataw@eec-tx.com,	
HBMG, Inc.	George Zarate	gzarate@hbmginco.com,	
IDC Engineering		jimg@idcus.com,	Not Found
KAI Texas	Marques Mitchell	mmitchell@kaitexas.com,	
Mack Engineers	Michael Washington	michael@mackengineers.com,	
Vickery and Associates		scott.taylor@roystonlaw.com,	Not Found
Young Professional Resources	Leonard Young	lyoung@yprconsulting.com,	
Cude Engineers	Coy Armstrong	carmstrong@cudeengineers.com,	
GE Reaves	Gustavo Gonzalez	ggonzalez@gereaveseng.com,	
ABR Consulting Engineers	Albert Rubio	arubio@abrconsultingengineers.com,	
1st Life Engineering Services	Elliott Broughton	elliott@dsengr.com,	
2M Associates, LLC	Ahsan Moeen	info@two-mm.com,	
4C Technologies, Inc.	Kamran Bashir	kbashir@4ctechnologies.com,	
A & L Engineering & Consulting	Laila Rashedi Ashrafi	nooriyah@sbcglobal.net,	
A P Engineering Consultant,	Anuj M. Patel	apatel@ap-ec.com,	
A&P Engineering, PLLC	Silvia Dyer	sdyer@aandpengineering.com,	
AAR Incorporated	Dwain Bankston	Dwain@aarinc.net,	
ABR Consulting Engineers	Albert Rubio	arubio@abrconsultingengineers.com,	
Aco Associates, Inc.	Adolphus Oji	adolphus@acoassociates.com,	
ADICO, LLC.	Dinh V. Ho	dinh@adico-llc.com,	
AE	Barbara Ardoin	bardoin@ardoin-ae.com,	
AG&E Associates, P.L.L.C.	Sanjay Agrawal	sagrawal@ageassociates.com,	
Aguirre & Fields, L.P.	Oscar Aguirre	oscar.aguirre@aguirre-fields.com,	
Alderson & Associates, Inc.	Hannah Heinze	hheinze@alderson-inc.com,	

**Advertisement List**  
**Solicitation # 2107-925-33-5160**  
**Solicitation Title: Professional Engineering Services**

Alegro Engineering, L.P.	Rolando Legarreta	rlegarreta@alegro-engineering.com,	
All-Terra Engineering, Inc.	Haddis Tewolde, P.E.	htewolde@all-terra.com,	
Alliance Geotechnical Group	Robert Nance	rnance@aggengr.com,	
Alpha Terra Engineering Inc.	Ed von Dran	evondran@atei97.com,	
Amani Engineering Inc	H. Prasad Kolluru,	pkolluru@amaniengineering.com,	
Ambiotec Civil Engineering Group, Inc.	Carlos Marin	cmmarin@ambiotec.com,	
American Engineering Consultants	Stacy SM Maynard	smaynard@americanengineeringconsultants.com,	
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# **SALARY DISCUSSION**

## OCTOBER 2021

# SPECIALIST CLASSIFICATION - POSITIONS

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## POSITIONS

- ☐ Client Service Specialist (CSS)
- ☐ Housing Assistance Specialist (HAS)
- ☐ Leasing Agents
- ☐ Maintenance Technician

## CURRENT STATUS

- ☐ 76 Vacancies
  - ☐ 20 On Hold
  - ☐ 18 Temps
- ☐ Turnover by position
  - ☐ CSS - 26.32%
  - ☐ HAS - 95%
  - ☐ Leasing Agents - 60%
  - ☐ Maint Techs - 34%
- ☐ Starting salary of \$15.866

# CURRENT AND ONGOING CONCERNS

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## REASONS FOR TURNOVER

- ☐ Increased workload due to vacancy and modified operations
- ☐ Other employers offering higher salaries and hiring bonuses
- ☐ Facilitator-led Onboarding and Training has transitioned to virtual and remote
- ☐ Change in priorities have shifted to care for family
- ☐ Change in career and work environment
- ☐ No career advancement opportunities
- ☐ Pursue educational opportunities
- ☐ Ongoing or extensive absences
- ☐ Relocation
- ☐ Retirement

# RECOMMENDATIONS

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- ☐ Adjust employees salaries up to \$17.00 per hour
  - ☐ Financial impact \$536k
  - ☐ Average annual salary increase is \$2,071.00
- ☐ Recruitment Activities
  - ☐ Attend Job Fairs
  - ☐ Attend SAHA resource fairs
  - ☐ Research Partnership with “Path To Pro”, Building Talent Foundation
  - ☐ Decrease Temp Status Transition Period
- ☐ Review employment requirements
  - ☐ Experience in lieu of degrees
  - ☐ Extend GED completion deadline to 6 months
- ☐ Enhance Retention Efforts
  - ☐ New Training Initiatives on Values and Trauma Informed Care
  - ☐ Mentorship programs
  - ☐ Career and Professional Development
- ☐ Compensation Study for all positions to be completed and implemented by July 2022

# QUESTIONS?

**SAN ANTONIO HOUSING AUTHORITY****October 21, 2021****MEMORANDUM**

To: Board of Commissioners

From: Ed Hinojosa, Jr., President and CEO

Presented by: George M. Ayala, Director of Procurement

RE: Procurement Activity Report

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DS  
EHJ

**CURRENT SOLICITATIONS:**

There is currently one Invitation For Bids and two Request For Proposals currently being advertised. The Invitation for Bids is for Moving and Temporary Storage; and the Request for Proposals are for Disparity and Availability Study, and Resident Council Redevelopment Consulting Services.

**CLOSED/PENDING SOLICITATIONS:**

There is one solicitation that has closed and is currently being evaluated. The solicitation is for Legal Services.

**SOLICITATIONS IN DEVELOPMENT:**

Procurement is currently working on a number of solicitations for advertisement. These include: Natural Gas Inspections Patrols and Reporting, Developer Pool; Security Cameras and Locking System at Lincoln Heights; Foundation Stabilization at 4957 Champlain; Purchase and Installation of Metal Canopy at Fair Avenue; Debt Collection Services (Agency Wide); Foundation Repairs, Plumbing, and Structural Improvements (Agency Wide); and Vending Concessions for SAHA Properties.

**CHANGE ORDERS:**

Date	Contract	Contractor	Description
08/15/2021	Carpet and flooring purchase, replacement and installation services	Blanket Award: Lone Star Carpet and Redi Carpet	Increase contract value \$50,000.00 - material and labor increases
09/30/2021	Data Broker Services	National Credit Reporting	Time extension through 12/06/2021

**VEHICLE PURCHASES:**

None.

**PROPOSED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

Amounts paid according to award provisions.

**SAN ANTONIO HOUSING AUTHORITY**

**October 21, 2021**

**STRATEGIC OUTCOME:**

Supports all strategic outcomes.

**ATTACHMENT:**

Procurement Activity Report



Procurement Activity Report as of October 1, 2021				
Solicitations Currently being Advertised				
SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
Agency Wide	IFB	Moving and Temporary Storage		10/18/2021
Executive	RFP	Disparity and Availability Study		10/21/2021
Community Development Initiatives	RFP	Resident Council Redevelopment Consulting Services	N/A	10/22/2021
SAHA Department	Type	Solicitation Name	Date Closed	Status
Developmet Services	RFP	Master Planner for Alazan Redevelopment	07/13/2021	Board Meeting October 7, 2021
Agency Wide	RFQ	Environmental Engineering Services	07/13/2021	October 21, 2021 Operations Meeting; November 4, 2021 Board Meeting
Agency Wide	RFQ	Professional Engineering Services	09/03/2021	
Solicitations Under Evaluation				
Legal	RFP	Legal Services	09/22/2021	Procurement Negotiations Due Diligence Evaluation
Future Solicitations		Solicitation Name	Anticipated Month of Release	
Construction Services		Natural Gas Systems Inspection, Patrols and Reporting	October 2021	
DSNR		Developer Pool	Department Hold	
Public Housing		Security Cameras and Locking System at Lincoln Heights	October 2021	
Public Housing		Foundation Stabilization 4957 Champlain	October 2021	
Public Housing		Purchase and Installation of Metal Canopy at Fair Avenue	October 2021	
Agency Wide		Debt Collection Services	Department Hold	
		Foundation Repairs, Plumbing, and Structural Improvements	Department Hold	
		Vending Concessions for SAHA Properties	October 2021	

## Categories of Procurements

SAHA Department	Solicitation Name	Vendor	Amount	Date
<b>Awards Under President and CEO Expanded Authority</b>				
Human Resources	Background Investigation Services	Information Discovery Services	\$100,000.00	9/13/2021
Public Housing	Elevator Monthly Service for Public Housing	Otis through OMNIA Partners	\$250,000.00	9/20/2021
Public Housing	Elevator Pre-Maintenance Services for Public Housing	Otis through OMNIA Partners	\$128,000.00	9/20/2021
Public Housing	Water leak repairs and sealing of exterior doors and windows at the Convent	Garland through OMNIA Partners	\$97,346.40	10/1/2021
<b>Awards Under Contracting Officer Authority</b>				
Beacon Communities	Mailbox set up at Castle Point	EA Contractor	\$6,975.00	09/09/2021
Beacon Communities	Fire Alarm Panel to Monitor Sprinkler System at Woodhill	Johnson Controls	\$7,008.14	09/09/2021
Construction Services	Shower Seats for Victoria Plaza	Tony Puga Construction	\$16,638.00	09/13/2021
Public Housing	New Roof 410-414 SW 28th	BR General Contractors	\$15,489.26	09/20/2021
Innovative Technology	Vertex Renewal (Payroll Tax)	Vertex	\$11,862.00	09/20/2021
Public Housing	Tree trim and removals at George Cisneros Apartments	B&T Dependable Services	\$6,200.00	09/30/2021
<b>IT Purchases (Resolution 6010 authorizing the use of Cooperative Purchasing Contracts and General Administration (GSA Federal Supply Schedules))</b>				
Innovative Technology	Endpoint Protection Software	Worldwide Technology	\$20,088.09	09/16/2021
Innovative Technology	Information Technology Professional Services and Electronic Commerce and Subscription Services	Denovo Ventures, LLC	\$186,720.00	09/30/2021

				Est Closing				Income Mix							
Project Name	District	Developer	Financing	Date	TotalDevCost		# Units	PH	30%	40%	50%	60%	70%	80%	Market
Financing Closed (under Construction)															
1604 Lofts	D2	NRP	4% Tax Credits & Bonds	Closed	\$56,663,651		324		33		0	224		67	0
Aspire at Tampico*	D5	Mission DG	4% Tax Credits & Bonds	Closed	\$34,115,710		200		9	10	18	70	20	9	64
Trader Flats (The Scott)	D4	NRP	4% Tax Credits & Bonds	Closed	\$55,753,169		324		33		0	224		67	0
Artisan at Ruiz	D1	Franklin	9% Tax Credits	Closed	\$21,165,791		102		11		41	50		0	0
Majestic Ranch	D7	Hogan	4% Tax Credits & Bonds	Closed	\$46,084,260		288		0		0	288		0	0
Culebra Crossing	D6	Lynd	HUD 221(d)(4)	Closed	\$50,123,889		327		0		0	0		164	163
Mira Vista	D7	Hogan	4% Tax Credits & Bonds	Closed	\$45,917,596		312		0		0	312		0	0
Kitty Hawk Flats	Converse	NRP	4% Tax Credits & Bonds	Closed	\$40,611,848		212		22		0	135	55		0
Legacy at Alazan*	D5	NRP	9% Tax Credits	Closed	\$19,155,261		88	40				40		0	8
100 Labor	D1	Franklin	HUD 221(d)(4)	Closed	\$52,438,321		213		27		17	0		0	169
Watson Road (Frontera Crossing Apartments)	D4	NRP	4% Tax Credits & Bonds	Closed	\$60,567,278		348			18	18	294	18	0	0
Copernicus (Seven07 Lofts)	D2	NRP	4% Tax Credits & Bonds	Closed	\$55,389,378		318			17	17	267	17	0	0
Vista at Interpark	D9	Atlantic Pacific Comm.	9% Tax Credits	Closed	\$18,290,733		64		7		16	41			
Vista at Everest	D1	Atlantic Pacific Comm.	9% Tax Credits	Closed	\$18,109,812		64		7		16	41			
Bristol at Somerset	D4	Louis Poppoon Development Consulting	4% Tax Credit & Bonds	Closed	\$59,554,244		348		0	0	0	348	0	0	0
Total					\$633,940,941		3532	40	149	45	143	2334	110	307	404
Board Has Approved															
Board Provided Final Approval															
Potranco	D4	Lynd	Conventional Loan	Pending	\$50,945,546		360		0		0	36		144	180
Josephine	D1	Lynd	Conventional Loan	9/2021	\$61,339,167		259		0		0	26		104	129
Horizon Pointe	D2	Integrated Realty Group	4% Tax Credits & Bonds	10/2021	\$59,533,237		312		20	35	106	0	151	0	0
Total					\$171,817,950		931		20	35	106	62	151	248	309
Board Approved Bond Inducement															
St. John's Square	D1	Weal	4% Tax Credits & Bonds	Pending Loan	\$71,547,459		252		0		54	0		0	198
Artisan at Springview*	D2	Franklin	4% Tax Credits & Bonds	Pending	\$63,380,512		305		31		0	274		0	0
Palo Alto	D4	Streamline	4% Tax Credits & Bonds	Pending	\$64,725,997		336		16	16	32	244	28		
Victoria Commons - North Pond*	D1	Catellus	4% Tax Credits & Bonds	Pending			TBD		TBD		TBD	TBD		TBD	TBD
Total					\$199,653,968		893		47	16	86	518	28	0	198
Board Approved the Developer															
Victoria Commons - South Pond*	D1	Catellus	HUD 221 (d)(4)	Pending					TBD		TBD	TBD		TBD	TBD
Victoria Commons - Townhomes*	D1	Catellus	TBD	Pending			TBD		TBD		TBD	TBD		TBD	TBD
Snowden Road*	D7	SAHA	9% Tax Credits	Pending	\$25,235,167		135		14		54	67			
Fiesta Trails	D8	NRP	9% Tax Credits	Pending	\$20,389,133		74		8		30	36			
Total					\$45,624,300		209		22	0	170	103	0	0	0
Pending Board Consideration															
Alazan Courts*	D5	TBD	TBD	Pending Board Consideration											
Total					\$0		0	0	0	0	0	0	0	0	0
Grand Total					\$1,051,037,159		5,565	40	238	96	505	3,017	289	555	911

\*SAHA owned land