OCT 18 2018

SAN ANTONIO HOUSING FACILITY CORPORATION MEETING

SAHA | SAN ANTONIO HOUSING AUTHORITY
Opportunity Lives Here

SAHA | SAN ANTONIO HOUSING AUTHORITY
Opportunity Lives Here

BOARD OF DIRECTORS

Morris A. Stribling, DPM	Charles R. Muñoz	Thomas F. Adkisson	Charles Clack	Marie R. McClure	Jessica Weaver
Chairman	Vice Chair	Director	Director	Director	Director

SAN ANTONIO HOUSING FACILITY CORPORATION
BOARD MEETING
740 Rice Road, San Antonio, TX 78220
2:00 p.m., Thursday, October 18, 2018

MEETING CALLED TO ORDER

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

MINUTES

2. Minutes
    - Approval of the September 6, 2018, San Antonio Housing Facility Corporation Meeting minutes

OPERATIONS

3. Consideration and appropriate action regarding Resolution 18FAC-10-18, authorizing the San Antonio Housing Facility Corporation to acquire 7.125 acres of land at 9323 Somerset Road, San Antonio, Texas, and the execution of any and all documentation necessary to consummate such transaction (Timothy E. Alcott, Real Estate and Legal Services Officer)

4. Adjournment

*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted.
"Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."
"Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly.

MINUTES
SAN ANTONIO HOUSING FACILITY CORPORATION
September 6, 2018

SCHEDULED: **2:00 p.m. at San Antonio Housing Authority, 818 S. Flores St., San Antonio, TX, 78204**

DIRECTORS PRESENT:
Morris A. Stribling, DPM, Chair
Charles R. Munoz, Vice-Chair
Thomas F. Adkisson, Director
Charles Clack, Director
Marie R. McClure, Director
Jessica Weaver, Director

DIRECTORS ABSENT:
None

BOARD LEGAL COUNSEL:
Darin Darby, Escamilla & Poneck, LLP

STAFF:
David Nisivoccia, President and CEO
Muriel Rhoder, Chief Administrative Officer
Ed Hinojosa, Chief Financial Officer
Timothy E. Alcott, Real Estate and Legal Services Officer
Lorraine Robles, Director of Development Services and Neighborhood Revitalization
Diana Kollodziej Fiedler, Director of Finance and Accounting
Thomas Roth, Director of Asset Management
Brandee Perez, Director of Federal Housing Programs
Steven Morando, Director of Procurement and General Services
Domingo Ibarra, Director of Security
Hector Martinez, Director of Construction Services and Sustainability
Jo Ana Alvarado, Director of Innovative Technology
Kristi Baird, Director of Beacon Communities
Adrian Lopez, Director of Community Development Initiatives
Janie Rodriguez, Director of Human Resources

Item 1: **Meeting called to order**
Chair Morris A. Stribling, DPM, called the meeting to order at 2:29 p.m.

Item 2: **Minutes**

- Approval of the August 16, 2018, San Antonio Housing Facility Corporation Meeting minutes

Motion: Director Weaver moved to approve the minutes. Director Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote
Morris A. Stribling, DPM, Chair	X		

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

Item 3: **Resolution 18FAC-08-16, approving the issuance of San Antonio Housing Facility Corporation's Promissory Note to Frost Bank in an amount not to exceed $7,000,000.00 to refinance Burning Tree Apartments and Encanta Villa Apartments. Loan proceeds will be used to finance capital repairs and improvements at these properties and other assets in the Beacon portfolio; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith**

Resolution 18FAC-08-16, corresponds with San Antonio Housing Authority Resolution 5834. Resolution 18FAC-08-16, was discussed in detail during the August 16, 2018, San Antonio Housing Facility Corporation meeting held in conjunction with the SAHA Operations and Choice Neighborhood Committee meeting. The resolution was approved to move forward to the Board for final approval.

Motion: Director Adkisson moved to approve Resolution 18FAC-08-16. Director Clack seconded the motion. Approved.

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

Item 4: **Adjournment.**

With no objections, Chair Morris A. Stribling, DPM, adjourned at 2:31 p.m.

ATTEST:

_____ _____

Morris A. Stribling, DPM **Date**
Chair, Board of Directors

_____ _____

David Nisivoccia **Date**
Secretary/Treasurer

BOARD OF DIRECTORS
San Antonio Housing Facility Corporation

RESOLUTION 18FAC-10-18, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO ACQUIRE 7.125 ACRES OF LAND AT 9323 SOMERSET ROAD, SAN ANTONIO, TEXAS, AND THE EXECUTION OF ANY AND ALL DOCUMENTATION NECESSARY TO CONSUMMATE SUCH TRANSACTION

David Nisivoccia	**Timothy E. Alcott**
President and CEO	**Real Estate and Legal Services Officer**

REQUESTED ACTION:
Consideration and appropriate action regarding Resolution 18FAC-10-18, authorizing the San Antonio Housing Facility Corporation to acquire 7.125 acres of land at 9323 Somerset Road, San Antonio, Texas, and the execution of any and all documentation necessary to consummate such transaction.

FINANCIAL IMPACT:
The cost to purchase the land is $325,000.00 plus closing costs and will be funded with MTW funds.

SUMMARY:
Costa Mirada Apartments is a 9% tax credit partnership with NRP Group that was constructed in 2008. The initial fifteen year compliance period for Costa Mirada will become due in 2023. The property has positive cash flow and has 95.3% occupancy. The land is located in Councilman Rey A. Saldana's City Council District 4.

The size of the lot, 7.125 acres, and its proximity to Costa Mirada makes it an appealing purchase. The opportunity to purchase 7.125 acres, at that price, that is zoned multi-family makes it an attractive parcel for future development. It is anticipated that the lot would be developed after the tax credit compliance period is completed in five years.

STRATEGIC GOAL:
Strategically expand the supply of affordable housing.

ATTACHMENTS:
Resolution 18FAC-10-18
Map

San Antonio Housing Facility Corporation
Resolution 18-FAC-10-18

RESOLUTION 18FAC-10-18, AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO ACQUIRE 7.125 ACRES OF LAND AT 9323 SOMERSET ROAD, SAN ANTONIO, TEXAS, AND THE EXECUTION OF ANY AND ALL DOCUMENTATION NECESSARY TO CONSUMMATE SUCH TRANSACTION

WHEREAS, the San Antonio Housing Facility Corporation is authorized to purchase land for future development; and

WHEREAS, the San Antonio Housing Facility Corporation seeks to purchase vacant lots for future development; and

WHEREAS, the land adjacent to Costa Mirada Apartments could be used for future multifamily development.

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

1) Approves Resolution 18FAC-10-18, authorizing the San Antonio Housing Facility Corporation to acquire 7.125 acres of land at 9323 Somerset Road, San Antonio, Texas.

2) Authorizes the Secretary/Treasurer or designee, to execute all necessary documents and extensions relating to the purchase of the Property.

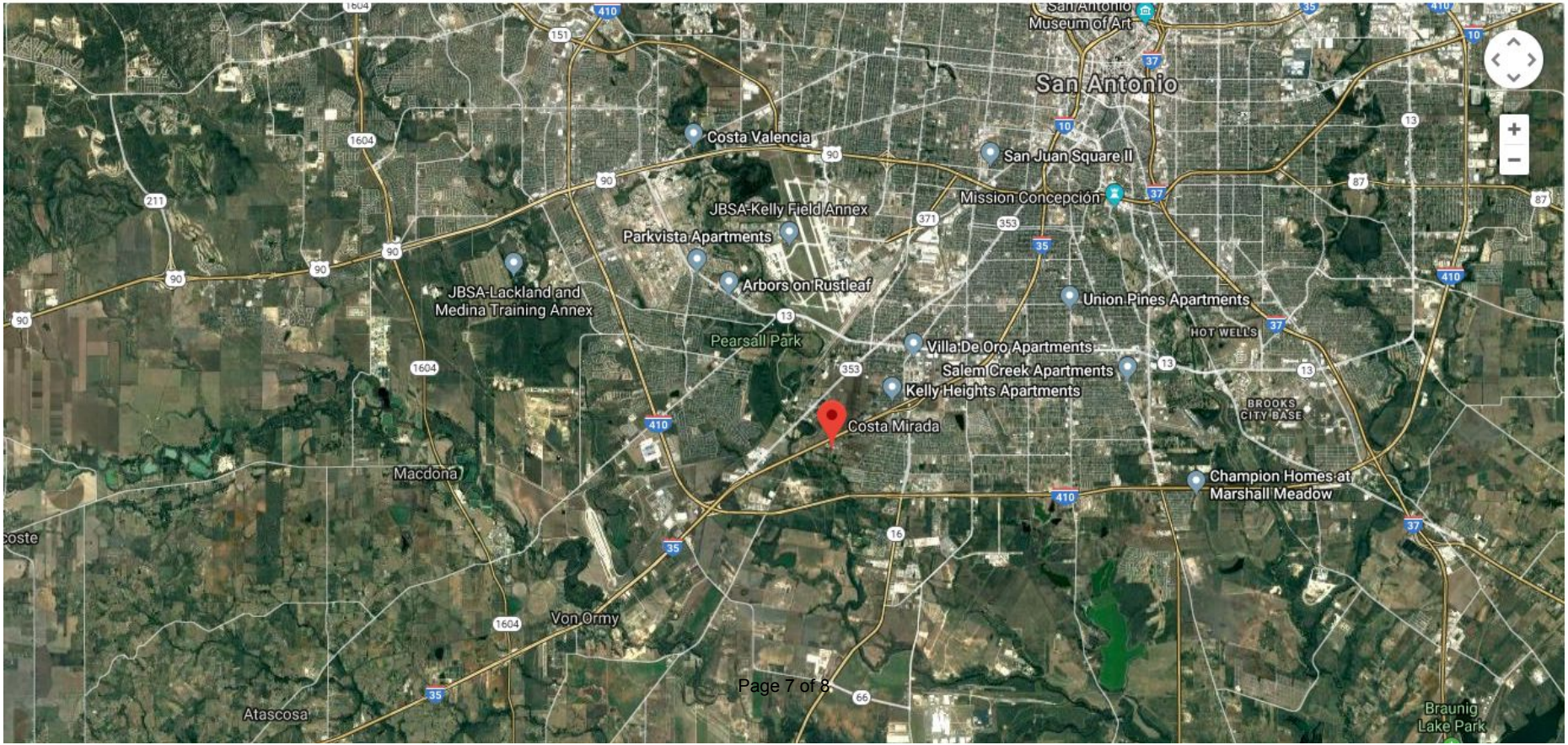
Passed and approved the 1st day of November 2018.

_____
Morris A. Stribling, DPM
Chair, Board of Directors

Attested and approved as to form:

_____
David Nisivoccia
Secretary/Treasurer

MAP - 9323 SOMERSET ROAD



MAP - 9323 SOMERSET ROAD