



# SAHA REGULAR BOARD MEETING

## FEB. 6, 2020




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**BOARD OF COMMISSIONERS**

Jessica Weaver Vice Chair	Charles Clack Commissioner	Dr. Ana "Cha" Guzmán Commissioner	Jo-Anne Kaplan Commissioner	Olga Kauffman Commissioner	Sofia A. Lopez Commissioner	Ruth Rodriguez Commissioner
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**PRESIDENT & CEO**

David Nisivoccia

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## SAN ANTONIO HOUSING AUTHORITY

### \*REGULAR BOARD MEETING

**818 S. Flores St., San Antonio, TX 78204**

**1:00 p.m., Thursday, February 6, 2020**

**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.
2. Pledge of Allegiance/Moment of Silence

**PUBLIC COMMENT**

3. Public Comment - Citizens are provided three minutes each to speak to any agenda items.

**MINUTES**

4. Minutes
  - Approval of the December 5, 2019, Regular Board Meeting minutes
  - Approval of the January 23, 2020, Special Board Meeting minutes (Finance Committee)
  - Approval of the January 23, 2020, Special Board Meeting minutes (Finance Committee)
  - Approval of the January 23, 2020, Special Board Meeting minutes (Operations and Choice Neighborhood Committee)

**COMMITTEE MEETING UPDATE**

5. Update and discussion regarding the January 23, 2020, Finance Committee Meeting (Jo-Anne Kaplan, Chair, Finance Committee)
6. Update and discussion regarding the January 23, 2020, Operations and Choice Neighborhood Committee Meeting (Jessica Weaver, Vice Chair, Board of Commissioners)

**BOARD ELECTIONS**

7. Election of Officers for the Board of Commissioners

**CONSENT ITEMS**

8. Consideration and approval regarding Resolution 6001, accepting the Independent Auditor's Report for the year ending June 30, 2019 (Ed Hinojosa, Chief Financial Officer; Diana Kollodziej Fiedler, Director of Finance and Accounting)

9. Consideration and approval regarding Resolution 6002, certifying that the San Antonio Housing Authority's Investment Policy and Investment strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (e) of the Texas Public Funds Investment Act (Ed Hinojosa, Chief Financial Officer; Diana Kollodziej Fiedler, Director of Finance and Accounting)
10. Consideration and approval regarding Resolution 6010, authorizing the use of cooperative purchasing program contracts, where the San Antonio Housing Authority (SAHA) is a participating member, and/or General Services Administration (GSA) Federal Supply Schedules are available for the acquisition of computer hardware, software, and related services by SAHA and its Affiliated Entities; for a period of one year with the option to renew up to four additional one-year terms (Steven Morando, Director of Procurement and General Services; Jo Ana Alvarado, Director of Innovative Technology)
11. Consideration and approval regarding Resolution 6011, authorizing the approval and ratification of an emergency procurement and award of a contract for the exterior wall assembly structural and waterproofing repairs at Pecan Hill Apartments to Alpha Building Corporation (WBE), through the Local Government Purchasing Cooperative (Texas BuyBoard), for an amount not to exceed \$90,509.00 (Steven Morando, Director of Procurement and General Services; Kristi Baird, Director of Beacon Communities)
12. Consideration and approval regarding Resolution 6000, authorizing the award of a contract for pre-construction and general contracting services for SAHA EPC II to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$7,000,000.00; for a period of one year (Ed Hinojosa, Chief Financial Officer; Thomas Roth, Director of Asset Management; Steven Morando, Director of Procurement and General Services)
13. Consideration and approval regarding Resolution 6003, approving change in schedule of fees and late fees for the San Antonio Housing Authority Public Housing program (Brandee Perez, Director of Federal Housing Programs)
14. Consideration and approval regarding Resolution 6004, authorizing Salado Cliffs Ltd., as developer of Salado Cliffs transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Salado Cliffs; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
15. Consideration and approval regarding Resolution 6005, authorizing Cinnamon Creek Lofts Ltd., as developer of Cinnamon Creek Lofts transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Cinnamon Creek Lofts; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
16. Consideration and approval regarding Resolution 6006, authorizing Ramsey Road Residences Ltd., as developer of Ramsey Road Residences transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Ramsey Road Residences; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the

project and other matters in connection herewith (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

17. Consideration and approval regarding Resolution 6007, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Fiesta Trails; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
18. Consideration and approval regarding Resolution 6008, authorizing the Snowden Apartments transaction, including: (i) authorizing execution of a Contract for Ground Lease (Contract) between San Antonio Housing Facility Corporation (Facility Corporation) as Tenant and San Antonio Housing Finance Corporation (Finance Corporation) as Landlord, covering land owned by Finance Corporation at 7223 Snowden Road, San Antonio, Texas (Project Site), and all other documentation necessary to ground lease the Project Site to the Facility Corporation for the purpose of applying to the Texas Department of Housing and Community Affairs (TDHCA) for 9% housing tax credits to provide financing for the Project development; (ii) authorizing the Facility Corporation to execute the Contract as the proposed Tenant and to assign the Contract from the Facility Corporation to Snowden Apartments, LP, a to-be-formed limited partnership (Partnership) which will be controlled by an affiliate of the Facility Corporation; (iii) authorizing the Housing Authority of the City of San Antonio, Texas (SAHA), and/or Facility Corporation to sponsor the submission of a tax credit application to the TDHCA for 9% housing tax credits to provide financing for the Project; (iv) authorizing the creation of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company, and the Partnership for the purpose of owning, developing, constructing and operating the Project; (v) authorizing the Facility Corporation to serve as the prime contractor for the Project; and (vi) authorizing other matters in connection therewith (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
19. Consideration and approval regarding Resolution 6009, authorizing Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for the Horizon Point Apartments proposed tax credit and tax exempt bond financing project (Timothy E. Alcott, Real Estate and Legal Services Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

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

20. Update and discussion regarding the Procurement Activity Report (Steven Morando, Director of Procurement and General Services)
21. President's Report
  - Dale Watson Concert
  - SAHA Celebrates the MLK, Jr., Legacy
  - SAHA Launches Revamped Website
  - SAHA Launches #WeAreSAHA Social Media Campaign
  - SAHA Resident Town Hall Meetings
  - Spurs and Elf Louise at Lincoln Apartments
  - HUD Awards SAHA \$106,000.00 to Assist Homeless Veterans
  - SAHA Christmas Toy Drive
  - District 4 Food Distribution



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

23. \*Closed Session:

**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).

- Discussion regarding Chief Operating Officer and Director of Community Development Initiatives positions
- Consultation with attorney regarding the Nan McKay Report

**Consultation with Attorney**

Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (1)(B)(settlement offer).

- Litigation Update - Cause Nos. 2018CI23025 and 2018CI23028, O'Conner Road LP, SP II LP, and Refugio LP vs. Wentwood Capital Advisors, LP
- Consultation with attorney regarding Committee structures

24. Adjournment

\*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted.

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

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

**MINUTES  
SAN ANTONIO HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
REGULAR BOARD MEETING  
December 5, 2019**

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

**COMMISSIONERS PRESENT:**

Jessica Weaver, Vice Chair  
Charles Clack, Commissioner  
Dr. Ana “Cha” Guzman, Commissioner  
Jo-Ann Kaplan, Commissioner  
Olga Kauffman, Commissioner  
Sofia Lopez, Commissioner  
Ruth Rodriguez, Commissioner

**COMMISSIONERS ABSENT:**

None.

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

**TRANSLATOR:** BCC Communications

**STAFF:**

David Nisivoccia, President and CEO  
Ed Hinojosa, Chief Financial Officer  
Muriel Rhoder, Chief Administrative Officer  
Timothy E. Alcott, Real Estate and Legal Services  
Officer  
Jo Ana Alvarado, Director of Innovative  
Technology  
Kristi Baird, Director of Beacon Communities  
Diana Kollodziej Fiedler, Director of Finance and  
Accounting  
Domingo Ibarra, Director of Security  
Aiyana Longoria, Director of Internal Audit

Hector Martinez, Director of Construction Services and  
Sustainability  
Richard Milk, Director of Policy and Planning  
Steven Morando, Director of Procurement and  
General Services  
Brandee Perez, Director of Federal Housing Programs  
Michael Reyes, Director of Communications and Public  
Affairs  
Lorraine Robles, Director of Development Services and  
Neighborhood Revitalization  
Janie Rodriguez, Director of Human Resources  
Thomas Roth, Director of Asset Management

**Item 1: Meeting called to order**

Commissioner Clack called the meeting to order at 1:12 p.m.

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

Recitation of pledge and moment of silence

**PUBLIC COMMENT**

**Item 3: Public Comment** - Citizens are provided three minutes each to speak to any agenda items. There were no citizens who spoke to the agenda.

**PRESENTATION - Note: the presentation took place prior to the start of the meeting at 1:10 p.m.**

**Item 4:** Installation of the new San Antonio Housing Authority Commissioners, Dr. Ana “Cha” Guzman, Olga Kauffman and Ruth Rodriguez was presented by the City of San Antonio Clerk’s office.

**MINUTES****Item 5: Minutes**

- Approval of the November 7, 2019, Regular Board Meeting minutes

**Motion:** Commissioner Kaplan moved to approve the November 7, 2019, Meeting minutes. Commissioner Lopez seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair			X	
Charles Clack, Commissioner	X			
Dr. Ana “Cha” Guzman, Commissioner				X
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner				X
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

**COMMITTEE MEETING UPDATES****Item 6: Update and discussion regarding the November 21, 2019, Finance Committee Meeting**

Finance Committee Chair Jo-Anne Kaplan provided a brief summary of the November 21, 2019 Finance Committee Meeting.

**Presentation - Independent Auditors Report**

The Governance Letter and status of the FY2019 Audit was presented by Mr. Santos Fraga and Mr. Kane Wells of RSM US LLP and by Mr. Bob Williams, CPA.

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

Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting, reported and provided the financial highlights of the San Antonio Housing Authority for the Fiscal Year ended June 30, 2019. The results of operations for the FY ended June 30, 2019, reflect a Surplus Before Non-Cash Items of \$23.4 million, which was \$10.5 million above budgeted projections.

Total Operating Revenue was approximately \$16.0 million above budget, due primarily to favorable variances of \$8.5 million in Grants revenue and \$7.1 million in Section 8 Housing Assistance Payment (HAP) Revenue. Ms. Fiedler further reported that the Total Operating Expenses ended the FY \$6.6 million above budget, due primarily to unfavorable variances of \$5.6 million in Ordinary Maintenance and Operations and \$5.8 million in Section 8 HAP Expense. The Comparative Balance Sheet reflects an overall increase in Total Net Position of \$10.9 million from June 30, 2018, to June 30, 2019. Total Assets increased \$13.6 million, or 3.84%, due primarily to increases of \$10.9 million in Current Assets and \$1.9 million in Other Non-Current Assets.

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

**Consideration and appropriate action regarding Resolution 5986, adopting the San Antonio Housing Authority Internal Audit Plan for Fiscal Year 2019-2020** was presented by Ed Hinojosa, Chief Financial Officer; Diana Kollodziej, Director of Finance and Accounting

#### CONSENT ITEM

**Item 7: Consideration and approval regarding Resolution 5986, adopting the San Antonio Housing Authority Internal Audit Plan for Fiscal Year 2019-2020 and update and discussion regarding Internal Audit Department Activities**

Resolution 5986 was originally scheduled as a Consent item; however, Commissioner Sofia Lopez requested additional information regarding the Internal Audit process. Department Director, Ms. Aiyana Longoria was able to answer all questions regarding the FY2019-2020 Audit Plan. The Commissioners then voted on Resolution 5986.

**Motion:** Commissioner Kaplan moved to approve the Resolution 5986. Commissioner Lopez seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana “Cha” Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner		X		

#### INDIVIDUAL ITEMS FOR CONSIDERATION

Due to the common nature of Items #8, 9 and 16, these items were moved and presented after item #7. As the time was 2:05 p.m., Commissioner Weaver moved to item #9 and then to item #20 and reconvened with item #8 at 2:15 p.m.

**Item 8: Consideration and approval regarding Resolution 5978, authorizing the President and CEO to amend and revise resident paid utility allowances in accordance with HUD regulations to update, as well as, capture utility cost savings generated from energy and water conservation measures installed through SAHA’s Energy Performance Contract Phase II, as outlined in the Resident Paid Utility Allowance Revisions**

Mr. Ed Hinojosa, Chief Financial Officer, reported that SAHA elected to undertake a Phase II HUD approved Energy Performance Contract (EPC) program, where energy and water conservation measures are financed through future energy and water cost savings. To capture the achieved utility savings, where residents pay their own utility bills, HUD requires public housing authorities to revise resident paid utility allowances to reflect the new utility consumption levels, as a result of utility savings generated from energy and water conservation measures. In addition, SAHA will update other public housing authority utility allowances to adjust for changing utility prices. This resolution will modify the resident paid utility allowances in accordance with Attachment A – Resident Paid Utility Allowance Revisions. SAHA remains committed to being a sustainable agency, and actively elected to pursue a self-managed EPC Phase II, where energy and water conservation measures are financed with future utility cost reductions. SAHA, in accordance with

HUD and EPC guidelines, will revise resident paid utility allowances to reflect the new utility rates and consumption levels within dwelling units, as a result of the energy and water conservation measures installed through EPC Phase II.

The Commissioners are requesting progress reports and a timeline of the project.

**Motion:** Commissioner Kaplan moved to approve the Resolution 5978. Commissioner Lopez seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana “Cha” Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

**Item 9:** **Consideration and approval regarding Resolution 5979, authorizing the President and CEO to negotiate and enter into an equipment Lease/Purchase Agreement with respect to financing of SAHA’s EPC Phase II Energy Performance Contract and execution and delivery of an equipment lease/purchase agreement with respect to the acquisition, financing (or refinancing) and leasing of certain equipment for the public benefit within the terms provided herein; authorizing the execution and delivery of documents required in connection therewith; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution**

Mr. Hinojosa introduced Mr. Chris Jedd with the Denver Housing Authority, where he reported that SAHA elected to undertake a Phase II HUD approved Energy Performance Contract (EPC) program, where energy and water conservation measures are financed through future energy and water cost savings. This resolution is to request approval for SAHA to enter into a lease/purchase agreement with Banc of America Public Capital Corp to finance SAHA’s EPC Phase II. This resolution will authorize SAHA to finance additional energy and water conservation measures and propel sustainability goals. The financial impact to this resolution is debt financing not to exceed \$12 million associated with refinancing SAHA’s EPC Phase I and financing SAHA’s EPC Phase II. The details of the agreement are as follows: amount is not to exceed \$12 million; the term is not to exceed 17 years – the remaining approximate term on EPC II; Interest Rate: Fixed 2.65% rate lock until April 1, 2020 – rate may change after rate lock; and debt service will be paid through annual operating subsidy from HUD through their EPC Program.

**Motion:** Commissioner Lopez moved to approve the Resolution 5979. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana “Cha” Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			



Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Due to the time, Vice Chair Weaver moved to Item 20 after voting on Resolution 5979. Citizens to be Heard.

**Item 20: Citizens to be Heard**

There were two Citizens to be Heard. The meeting was then reconvened back to Item 8.

**Item 10: Consideration and approval regarding Resolution 5981, authorizing the award of a contract for submeter repair and upgrade for Legacy at Crown Meadows to Guardian Water & Power for an amount not to exceed \$142,700.00**

Ms. Kristi Baird, Director of Beacon Communities, reported that Legacy at Crown Meadows, a community within the Beacon Communities portfolio, is located on the Northwest side of town near Ingram Mall. This community is comprised of 69 one-bedroom, 99 two-bedroom, and 24 three-bedroom units located within a gated community. SAHA requires the services of a contractor to repair several line breaks and submeters (equipment to measure and bill each unit's water usage) that are currently not functioning. The repairs and upgrades will allow this community to move away from Beacon's property management allocating water usage to the residents and allow the residents to establish water services directly with the provider, San Antonio Water System.

Mr. Steven Morando, Director of Procurement and General Services, also reported that one bid was received in response to this solicitation: Guardian Water & Power, Inc. On October 27, 2019, SAHA requested a Best and Final Offer from Guardian Water & Power, Inc. Based on the above, SAHA is recommending a contract award to Guardian Water & Power. Their bid was responsive and responsible and their price has been deemed fair and reasonable. The current award recommendation for the submeter repairs and upgrades at Legacy at Crown Meadows is not expected to exceed an amount of \$142,700.00, to include a base bid amount of \$129,727.00 and a 10% contingency in the amount of \$12,973.00 that will only be used, if necessary. This project will be funded by operating funds and/or available reserves.

**Motion:** Commissioner Clack moved to approve the Resolution 5981. Commissioner Dr. Guzman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana "Cha" Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

**Item 11: Consideration and approval regarding Resolution 5983, authorizing the award of a contract for Churchill Estates and Encanta Villa Apartments exterior improvements and new HVAC and**

**water heaters to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$3,045,098.00**

Ms. Baird reported that the Churchill Estates Townhome Apartments is a market rent community built in 1984, and was purchased by SAHA in 1993. The community is located in north central San Antonio in City Council District 9 (John Courage) and consists of ten residential townhome style buildings. There are forty two-bedroom townhome apartments with private backyards. The Encanta Villa Apartments is a market rent community located in the El Dorado/El Sendero Subdivision in northeast San Antonio, City Council District 10 (Clayton H. Perry). The community consists of fourteen two-story Spanish style stucco buildings with clay tile roofs and a one-story office building. The first phase of the community was completed in 1986, and the second phase was constructed in 1996. Each phase consists of seven buildings comprised of twenty-eight two-bedroom, two bath apartments, with a total of fourteen buildings and fifty-six apartments.

In an effort to preserve the physical asset/market value and provide capital improvements to the communities, SAHA seeks to enter into an agreement with a qualified General Contractor to provide physical improvements, including: replacement of building siding, roofing removal and replacement with new standing seam metal roofs, repainting all community buildings, paving and asphalt repairs, installation of new hot water heaters, HVAC systems, kitchen appliances, dumpster enclosures, energy efficient exterior lighting and window solar screens, as needed, based on each individual community's capital needs.

Mr. Morando also reported that a total of six bids were received in response to this solicitation and SAHA is recommending contract award to Geofill Material Technologies, LLC. They are the lowest priced responsive and responsible bidder. The current award recommendation for the exterior improvements, new heating, ventilation, and air conditioning (HVAC) systems and water heaters at Churchill Estates and Encanta Villa Apartments is not expected to exceed an amount of \$3,045,098.00, to include a base bid of \$2,647,911.00 plus a 15% contingency of \$397,187.00 that will only be used, as necessary. This project will be funded using loan proceeds and available reserves.

**Motion:** Commissioner Kaplan moved to approve the Resolution 5983. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana "Cha" Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

**Item 12:** Consideration and approval regarding Resolution 5975, authorizing an award of a contract for roof replacement and exterior facade structural repairs and waterproofing improvements at Parkview Apartments to Sanders Roofing & Exteriors, LLC (WBE) a National Cooperative Contractor through Weatherproofing Technologies, Inc., awarded vendor of the Cooperative Purchasing Network (TCPN), for an amount not to exceed \$1,729,238.00

Mr. Hector Martinez, Director of Construction Services and Sustainability, reported that Parkview is a fifteen story high-rise, Senior/Disabled community within SAHA's Public Housing portfolio. The building was constructed in 1971, and is located across from San Pedro Park, near downtown San Antonio. The community is comprised of 96 studio units, 52 one-bedroom units, 4 two-bedroom units, and 1 three-bedroom unit. SAHA requires the services of a qualified general contractor to provide comprehensive roof replacement and exterior facade structural repairs and waterproofing improvements at this community.

Mr. Morando further reported that HUD encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The cooperatives award contracts based on a competitive bid or proposal process; therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies. SAHA requested quotes for the Parkview roof replacement and exterior facade structural repairs and waterproofing improvements project from two co-operative contractors. SAHA is recommending contract award to Sanders Roofing & Exteriors, LLC, through Weatherproofing Technologies, Inc., a wholly owned subsidiary of Tremco through TCPN. They provided the lowest cost of the three responses received by Weatherproofing Technologies. SAHA, as a cooperative member, may utilize any State of Texas contract, including those awarded by the TCPN. The current award recommendation for roof replacement and exterior facade structural repairs and waterproofing improvements at Parkview Apartments is not expected to exceed an amount of \$1,729,238.00, to include a base bid in the amount of \$1,572,034.00 plus a 10% contingency in the amount of \$157,204.00 that will only be used, if necessary. This project will be funded through the Capital Fund Program grant.

**Motion:** Commissioner Clack moved to approve the Resolution 5975. Commissioner Dr. Guzman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana "Cha" Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

**Item 13: Consideration and approval regarding Resolution 5982, authorizing the award of a contract for elevator maintenance and repair services to Schindler Elevator Corporation for an amount not to exceed \$700,000.00 for year one, \$420,000.00 for year two, \$260,000.00 for year three, \$260,000.00 for year four, and \$275,000.00 for year five; for a period of one year with the option to renew up to four additional one-year terms**

Mr. Martinez reported that SAHA has both Hydraulic elevators, which are powered by a hydraulic oil, piston and cylinder system, and Traction elevators, which are pulled by rolling steel ropes over a deeply grooved pulley. The Agency requires the services of a vendor to provide scheduled preventive maintenance, routine and emergency repair services, modernization replacement, five year load testing for traction elevators, and mechanics to be present at all

annual quality elevator inspections (performed by another vendor) as required by the Texas Department of Licensing and Regulations (TDLR) for all passenger and freight elevators located at various properties within Public Housing and Beacon Communities portfolios, as well as, SAHA's Central Office. Mr. Morando also reported that A total of four proposals were received in response to this solicitation and SAHA is recommending contract award to Schindler Elevator Corporation. They are the highest rated lowest priced responsive and responsible proposer. The current award recommendation for preventative elevator maintenance, routine and emergency repair services, modernization replacement, five year load testing for traction elevators, and annual elevator inspection services SAHA wide, is not expected to exceed an amount of \$700,000.00 for year one, \$420,000.00 for year two, \$260,000.00 for year three, \$260,000.00 for year four, and \$275,000.00 for year five. The cost for these services will be funded through operating budgets, available reserves and Capital Fund Program.

**Motion:** Commissioner Dr. Guzman moved to approve the Resolution 5982. Commissioner Lopez seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana "Cha" Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

**Item 14: Consideration and approval regarding Resolution 5985, authorizing the award of a Job Order Contracting (RSMMeans) contract for the remodel of vacant units for ConnectHome Computer Lab and Supportive Offices at Lincoln Heights Courts through the Local Government Purchasing Cooperative (Texas Buyboard) to Alpha Building Corporation (WBE) for an amount not to exceed \$539,817.00**

Brandee Perez, Director of Federal Housing Programs, reported that in July 2015, a ConnectHome pilot program was launched with communities, the private sector, and the federal government that seeks to accelerate the adoption and utilization of broadband technology by children and families living in assisted housing. San Antonio was named as one of twenty-eight pilot communities that will help reach over 275,000 low-income households and nearly 200,000 children with the support needed to access the internet at home. SAHA requires the services of a contractor to convert four vacant units at Lincoln Heights Courts, a family development that was built in 1940, and is located on the west side of San Antonio into a ConnectHome Technology Training Center. The Center will consist of four offices and a computer lab. The offices will be utilized by staff to meet with residents in order to better support them in their educational and career goals, and provide an opportunity for partner organizations to host meetings and provide other community services. The computer lab will be utilized year round to conduct digital literacy and related computer training for children, youth, adults and seniors.

Mr. Morando further reported that on April 4, 2019 (Item 12), SAHA received Board approval to award a contract for remodel of vacant units for ConnectHome Computer Lab and Offices at Lincoln Heights Courts that was executed on April 24, 2019. At the preconstruction meeting, the contractor discovered there was an error and omission in their submitted bid. SAHA terminated

this contract on August 8, 2019. On August 23, 2019 SAHA issued Invitation For Bids #1908-910-65-4952 for remodel of vacant units for ConnectHome Computer Lab and Supportive Services Offices that closed on September 10, 2019. Three bids were received in response to this solicitation. The low bidder withdrew due to a bid error; the second low bidder did not include a bid bond; and the final bid significantly exceeded our estimated construction cost for this project. This solicitation was closed without award. SAHA then utilized the Local Government Purchasing Cooperative (Texas Buyboard) issued a Notice of Proposal Invitation No. 581-19 for Job Order Contracting (RSMMeans) that closed on August 16, 2018. On April 1, 2019, Alpha Building Corporation was awarded a contract #581-19 for this service that was effective April 1, 2019, through March 31, 2021; with three possible one-year renewals. The remodel of vacant units for ConnectHome Computer Lab and Supportive Services Offices is not expected to exceed an amount of \$539,817.00, to include a base bid of \$469,406.00 plus a 15% contingency of \$70,411.00 that will only be used, as necessary. This project will be funded with Capital Fund Program grant funds and other available reserves.

**Motion:** Commissioner Lopez moved to approve the Resolution 5985. Commissioner Dr. Guzman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner			X	
Dr. Ana "Cha" Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

**Item 15: Consideration and approval regarding Resolution 5984, authorizing the award of contracts for mowing and grounds maintenance services for various properties to A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business), B&T Dependable Services (AABE, DBE, ESBE, MBE, SBE, Section 3 business), Olympia Landscape Development, Inc. (HABE), and R&C Landscape (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$1,000,000.00; for a period of one year with the option to renew up to four additional one-year terms**

Ms. Perez reported that SAHA requires the services of vendors to provide routine scheduled mowing service and as needed grounds maintenance services to SAHA's Central Office, development properties, public housing properties, scattered sites, and vacant lots that are owned and managed by SAHA and its Affiliated Entities.

Mr. Morando also reported that SAHA received Board approval on November 6, 2014, to award contracts for this service. Over the years, various circumstances have resulted in the need for SAHA to rebid properties included in this award with sequential Board approvals received on May 7, 2015, and December 6, 2018. The Board approved terms for these contracts will begin expiring in December 2019, with the last date of expiration on May 18, 2020. SAHA obtained pricing for all properties included in the three prior awards. This approval will allow SAHA to engage a pool of vendors primarily to include the first and second low bidders to provide this service and we will transition properties to the pool as the contracts expire without having to rebid for this service. Property assignments under this award will be made administratively by



leadership in Property Management. SAHA is recommending contract award to A&S Landscaping, B&T Dependable Services, Olympia Landscape Development, Inc. and R&C Landscape, LLC. They are primarily the first and second lowest priced responsive and responsible bidders and were in compliance with the bidding requirements for this solicitation. The current award recommendation for mowing and grounds maintenance services for properties owned and managed by SAHA and its affiliated entities is not expected to exceed an annual cumulative amount of \$1,000,000.00 and will be funded by operating funds and/or operating reserves.

**Motion:** Commissioner Kaplan moved to approve the Resolution 5984. Commissioner Dr. Guzman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner			X	
Dr. Ana “Cha” Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

**Item 16: Consideration and approval regarding Resolution 5980, authorizing the waiver of any surcharges for excess consumption of Public Housing Authority utilities to residents of Highview, Park Square, Pin Oak II, and Kenwood North Apartments**

Ms. Perez reported that the U.S. Department of Housing and Urban Development (HUD) does not permit SAHA to use operating funds to pay the additional electrical expenses that Air Conditioning (A/C) units consume at master-metered properties and requires SAHA to establish surcharges for use of the A/C units. SAHA is requesting a waiver of any surcharges for excess consumption for residents of Highview, Park Square, Pin Oak II, and Kenwood North. Per the Code of Federal Regulations (CFR) 24 CFR §965.505(e), “for systems that offer residents the option to choose air conditioning, but cannot be check-metered, residents are to be surcharged in accordance with §965.506.” Furthermore, 24 CFR §965.506(b) states that “for dwelling units served by Public Housing Authority (PHA) furnished utilities where checkmeters have not been installed, the PHA shall establish schedules of surcharges indicating additional dollar amounts residents will be required to pay by reason of estimated utility consumption attributable to resident-owned major appliances or to optional functions of PHA-furnished equipment.” As a result, SAHA is prohibited from including the additional electrical expense of the A/C unit in the utility allowance.

As Pin Oak II and Kenwood North are a part of SAHA’s Energy Performance Contract (EPC) Phase II, SAHA is requesting a waiver of any resident surcharges of excess consumption for these residents. This resolution would allow SAHA to apply historical utility costs in establishing the baseline utility cost and as a result, capture utility savings. Additionally, though Highview and Park Square are not included in SAHA’s EPC Phase II, SAHA is also seeking a waiver for these units, as SAHA is concerned about the health and safety of the elderly and disabled population housed in these properties.

**Motion:** Commissioner Lopez moved to approve the Resolution 5980. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner			X	
Dr. Ana “Cha” Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

**Item 17: Update and discussion regarding the Federal Housing Programs Quarterly Report**

Ms. Brandee Perez, Director of Federal Housing Programs, reported that San Antonio Housing Authority’s (SAHA’s) Federal Housing Programs (FHP) Department measures various performance measures of its two programs, the Housing Choice Voucher (HCV) Program and the Public Housing (PH) Program. The FHP Quarterly Report for the July 2019 to September 2019 quarter, was provided in the FHP Quarterly Booklet, which consisted of the following data: demographics, waitlist totals, termination totals, voucher utilization rates, Public Housing occupancy rates and Small Area Fair Market Rents (SAFMR) data to show geographic distribution of clients across Tier 1 (low opportunity area), Tier 2 (high opportunity area), and the Exception Overlay (areas located in Tier 1, which have undergone neighborhood revitalization).

**Item 18: Update and discussion regarding the Procurement Activity Report**

Mr. Morando, Director of Procurement and General Services, reported that through the calendar quarter ending September 30, 2019, the San Antonio Housing Authority’s Procurement Department issued 31 formal and 26 informal solicitations, receiving a total of 284 responses. This resulted in an average of 4.42 responses per formal solicitation and 5.65 responses per informal solicitations, for an overall average response rate of 4.98 per solicitation. New contracts awarded through the second quarter were \$12,698,079.00; and contract renewals in the amount of \$16,300,509.00, to include \$8,950,000.00 in blanket awards, which resulted in a grand total awarded of \$28,998,588.00. Of this total, \$7,444,148.00 or 25.7 percent, was awarded to Small, Women-Owned and Minority Business Enterprises (SWMBE), and \$2,108,570.00 or 7.27 percent, was awarded to Section 3 business concerns. Mr. Morando also provided the current solicitations, closed/pending solicitations, solicitations in development as well as all of the blanket awarded contracts for SAHA.

**Item 19: President’s Report**

- Golden Gala and Senior Expo
  - East Meadows Single-Family Homes Ribbon Cutting
  - SAHA Honors Veterans
  - BSAG Awards SAHA the Small Affordable Single-Family Home Builder of the Year
  - IT Director Presents SMARTI at Mozilla Festival in London
  - SAHA’s Holiday Closures
  - List of 2020 Board and Committee Meetings
- (The Commissioners have requested a comprehensive calendar for 2020)

**Item 21: \*Closed Session:  
Consultation with Attorney**

Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (2).

- Consultation with attorney regarding Board Elections

Vice Chair Weaver recessed for Closed Session at 4:59 p.m.

**Item 22: Adjournment**

The Board did not return from Closed Session and did not vote on the item discussed.

**ATTEST:**

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**Jessica Weaver**  
**Vice Chair, Board of Commissioners**

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**Date**

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

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**Date**

**MINUTES  
SAN ANTONIO HOUSING AUTHORITY  
FINANCE COMMITTEE MEETING OR  
SPECIAL BOARD MEETING  
January 23, 2020**

**SCHEDULED: 10:30 a.m. at 818 S. Flores St., San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Jo-Ann Kaplan, Committee Chair  
Charles Clack, Commissioner  
Olga Kauffman, Commissioner  
Sofa A. Lopez, Commissioner

**COMMISSIONERS ABSENT:**

Jessica Weaver, Vice Chair  
Ruth Rodriguez, Commissioner  
Dr. Ana "Cha" Guzman, Commissioner

**COUNSEL:** None.

**STAFF:**

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

Brandee Perez, Director of Federal Housing  
Programs  
Steve Morando, Director of Procurement and General  
Services

**Item 1: Meeting called to order**

Committee Chair Jo-Anne Kaplan called the meeting to order at 10:35 a.m.

**PUBLIC COMMENT**

**Item 2: Public Comment -**

There were no citizens who spoke to the agenda.

**INDIVIDUAL ITEM FOR CONSIDERATION**

**Item 3: Update and discussion regarding the results of the procurement process for the financial and compliance audit services for the Housing Authority of the City of San Antonio**

Staff discussed the procurement process for the financial and compliance audit services. A total of eight proposals were received in response to this solicitation. All proposals were evaluated on the following criteria: experience and capacity of consultant, quality and methodology, disclosures/financial capability, fees, and strength of the consultant's Section 3 and SWMBE Utilization Plans. Presentations were conducted on January 8 and 9, 2020, for the two highest rated proposers. The Finance Committee will bring forth a recommendation to the full Board at an upcoming Board meeting.

**Item 4: Adjournment**

With no objections, Committee Chair Kaplan adjourned the meeting at 11:11 a.m.

**ATTEST:**

\_\_\_\_\_  
**Jo-Anne Kaplan**  
**Finance Committee Chair**

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

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

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



**MINUTES  
SAN ANTONIO HOUSING AUTHORITY  
FINANCE COMMITTEE MEETING OR  
SPECIAL BOARD MEETING  
January 23, 2020**

**SCHEDULED: 12:30 p.m. at 818 S. Flores St., San Antonio, TX, 78204**

**COMMISSIONERS PRESENT:**

Jo-Ann Kaplan, Committee Chair  
Jessica Weaver, Vice Chair  
Charles Clack, Commissioner  
Dr. Ana “Cha” Guzman, Commissioner  
Olga Kauffman, Commissioner  
Sofia Lopez, Commissioner

**COMMISSIONERS ABSENT:**

Ruth Rodriguez, Commissioner

**COUNSEL:** Doug Poneck, 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  
Kristi Baird, Director of Beacon Communities  
Diana Kollodziej Fiedler, Director of Finance  
and Accounting  
Aiyana Longoria, Director of Internal Audit  
Richard Milk, Director of Policy and Planning

Steven Morando, Director of Procurement and  
General Services  
Brandee Perez, Director of Federal Housing  
Programs  
Michael Reyes, Director of Communications and  
Public Affairs  
Lorraine Robles, Director of Development Services and  
Neighborhood Revitalization  
Thomas Roth, Director of Asset Management  
Janie Rodriguez, Director of Human  
Resources

**Item 1: Meeting called to order**

Committee Chair Jo-Anne Kaplan called the meeting to order at 12:33 p.m.

**Item 2: Public Comment**

There were no citizens who spoke to the agenda.

**Item 3: Minutes**

- Approval of the November 21, 2019, Finance Committee Meeting minutes

**Motion:** Commissioner Clack moved to approve the November 21, 2019, Finance Committee Meeting minutes. Vice Chair Weaver, seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jo-Anne Kaplan, Committee Chair	X			
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana “Cha” Guzman, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner				X

## OPERATIONS

### Item 4: Consideration and appropriate action regarding Resolution 6001, accepting the Independent Auditor’s Report for the year ending June 30, 2019

Mr. Ed Hinojosa, Chief Financial Officer, introduced the team from RSM US LLP, who presented the audit results for the year ended June 30, 2019. In planning the audit, RSM US LLP met with staff to coordinate audit engagement details, establish auditor and client responsibilities, and determine any significant changes in SAHA’s structure and personnel, as well as, determine any new companies and new agreements that may impact the audit approach. RSM US LLP also verified any new accounting or audit requirements published by the U.S. Department of Housing and Urban Development, the Government Accounting Standards Board, or the American Institute of Certified Public Accountants, which would affect the audits.

RSM US LLP reports include:

- Financial Audit Results Opinion – Unmodified (clean audit)
- Compliance Audit Results Opinion – Unmodified (clean audit)
- Report on Conduct of Audit and Management Letter Comments

RSM US LLP will also issue audit reports, as required by HUD or other contractual agreements, for the following component units, all of which contained unmodified (clean audit) opinions:

- San Antonio Housing Facility Corporation
- Sendero I Public Facility Corporation
- Springhill/Courtland Heights Public Facility Corporation
- Woodhill Public Facility Corporation
- Converse Ranch, LLC

**Motion:** Dr. Guzman, Commissioner, moved to approve Resolution 6001. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jo-Anne Kaplan, Committee Chair	X			
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana “Cha” Guzman, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			

**Item 5: Consideration and appropriate action regarding Resolution 6002, certifying that the San Antonio Housing Authority's Investment Policy and Investment strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (e) of the Texas Public Funds Investment Act**

Mr. Hinojosa and Diana Kollodziej Fiedler, Director of Finance and Accounting, reported that Section 2256.005 (e) of the Texas Public Funds Investment Act requires that the governing body of each covered entity review its Investment Policy and Investment Strategies not less than annually and adopt a written instrument by rule, order, ordinance, or resolution stating such. The Investment Policy denotes the allowed investment activities, which must conform to all federal, state, and local statutes governing the investment of public and non-public funds. The policy contains relevant information to guide responsible personnel regarding authorized investment activities. It was reported that there are no proposed changes to the Investment Policy at this time.

**Motion:** Dr. Guzman, Commissioner, moved to approve Resolution 6002. Vice Chair Weaver seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jo-Anne Kaplan, Committee Chair	X			
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana "Cha" Guzman, Commissioner	X			
Olga Kauffman, Commissioner			X	
Sofia A. Lopez, Commissioner	X			

**Item 6: Update and discussion regarding the Quarterly Financial Report for the San Antonio Housing Authority**

Ms. Fiedler reported the Quarterly Financial Report for the San Antonio Housing Authority for the three months ended September 30, 2019. The results of operations for the three months ended September 30, 2019, reflect a Surplus Before Non-Cash Items of \$6.5 million, which was \$4.0 million above budgeted projections. Total Operating Revenue was approximately \$2.8 million above budget, due to a favorable variance of \$3.1 million in Grants revenue, which resulted primarily from the timing of Choice grant expenditures. Additionally, there was a favorable variance of \$564,000.00 in Public Housing operating subsidy, due to actual proration of 97.6% compared to budgeted proration of 89.5%.

The total Operating Expenses ended the period \$1.4 million below budget, due primarily to favorable variances of \$1.0 million in Salaries and Benefits and \$1.0 million in Other Expenses, partially offset by an unfavorable variance of \$873,000.00 in Ordinary Maintenance and Operations. The Comparative Balance Sheet reflects an overall increase in Total Net Position of \$19.6 million from September 30, 2018, to September 30, 2019. Total Assets increased by \$20.3 million, due to the addition of \$13.0 million in Current Assets, \$2.1 million in Fixed Assets, and \$5.2 million in Other Non-Current Assets.

Ms. Fiedler also reported the FY 2020 Appropriations Act includes \$21.5 billion for HAP renewals, which is \$1.189 billion more than the FY 2019 enacted budget. At this time, it is estimated that this

represents 99.2% proration for voucher renewals, though this may change, as additional information becomes available. Public Housing operating funds have been decreased by \$104.0 million and capital funds have been increased by \$94.0 million in comparison to FY 2019.

Ms. Fiedler and Mr. Hinojosa were also able to answer various questions concerning the financial report. To address some of the concerns regarding investments and staff vacancies, Vice Chair Weaver requested that staff schedule another Asset Management Retreat and to include five priorities for the year.

**Item 7: Update and discussion regarding Internal Audit Activities**

Ms. Aiyana Longoria, Director of Internal Audit, reported that Internal Audit provides independent and objective assurance, auditing, and consulting services to add value, improve internal controls, and strengthen the Agency's operations. The function helps the Housing Authority accomplish its objectives by using a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes. Ms. Longoria also reported that in addition to its oversight activities, internal audit serves as a resource for identifying opportunities for best practices and efficiencies. Ms. Longoria also provided the following required communication: Internal Audit Department Update, Internal Audit Plan Status - FY 2019-2020 Quarter 2 and Summary and Status of Management Corrective Action Plans (related to Internal Audit reporting). Staff answered various questions regarding the presentation and the Status of Management Corrective Action Plans.

After Ms. Longoria's presentation, Vice Chair Weaver advised SAHA staff that they must focus on Community Development Initiatives (CDI) Department issues and ensure there is no conflict of interest, since Ms. Longoria is currently serving as the interim CDI Director.

**Item 8: Update and discussion regarding TDHCA Income Averaging**

Mr. Timothy E. Alcott, Legal Services Officer, and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, reported that in 2018, the Consolidated Appropriations Act made a few changes to the Low Income Tax Credit Program (LIHTC). The act modified the income test whereby residents in 4% tax credit developments must be 60% Average Median Income (AMI) to an option that allows owners of 4% developments to average the income of tenants. Specifically, under the income averaging option, the income test is satisfied if at least 40% of the units are occupied by tenants with an average income of no greater than 60% of AMI, and no individual tenant has an income exceeding 80% of AMI. Thus, for example, renting to someone with an income equal to 80% of AMI would also require renting to someone with an income no greater than 40% of AMI; therefore, the tenants would have an average income equal to 60% of AMI. SAHA has prioritized providing housing for individuals that are less than 30% AMI. Therefore, SAHA developments that have 4% tax credits will have 10% of the units at 30% AMI. The developer will then income average the property so the income average will be no greater than 60% AMI.

Mr. James P. Plummer, partner for Bracewell, was on hand to answer specific questions regarding tax credits and affordable housing development projects.

After the completion of discussion for Item 9, Committee Chair Kaplan, recessed the Finance Committee Meeting for the Operations and Choice Neighborhood Committee meeting at 2:19 p.m. The meeting was reconvened at 3:37 p.m. and then recessed at 3:37 p.m. for Closed Session.

**Item 9: Closed Session:  
Consultation with Attorney**

Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (2).

- Consultation with attorney regarding Development Cash Flows, Deal Terms and Financing Tools for Mixed Finance Developments

No action was taken during the Closed Session discussions. The meeting was reconvened at 4:42 p.m.

**Item 10: Adjournment**

With no objections, Committee Chair Kaplan adjourned the meeting at 4:43 p.m.

**ATTEST:**

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**Jo-Anne Kaplan**  
**Finance Committee Chair**

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**Date**

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

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**Date**



**MINUTES**  
**SAN ANTONIO HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS**  
**OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE OR**  
**SPECIAL BOARD MEETING**  
**January 23, 2020**

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

**COMMISSIONERS PRESENT:**

Jessica Weaver, Vice Chair  
Charles Clack, Commissioner  
Dr. Ana “Cha” Guzman, Commissioner  
Jo-Ann Kaplan, Commissioner  
Olga Kauffman, Commissioner  
Sofia Lopez, Commissioner

**COMMISSIONERS ABSENT:**

Ruth Rodriguez, Commissioner

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

**TRANSLATOR:** N/A

**STAFF:**

David Nisivoccia, President and CEO  
Ed Hinojosa, Chief Financial Officer  
Muriel Rhoder, Chief Administrative Officer  
Timothy E. Alcott, Real Estate and Legal Services  
Officer  
Jo Ana Alvarado, Director of Innovative  
Technology  
Kristi Baird, Director of Beacon Communities  
Diana Kollodziej Fiedler, Director of Finance and  
Accounting  
Aiyana Longoria, Director of Internal Audit

Richard Milk, Director of Policy and Planning  
Steven Morando, Director of Procurement and  
General Services  
Brandee Perez, Director of Federal Housing Programs  
Michael Reyes, Director of Communications and Public  
Affairs  
Lorraine Robles, Director of Development Services and  
Neighborhood Revitalization  
Janie Rodriguez, Director of Human Resources  
Thomas Roth, Director of Asset Management

**Item 1: Meeting called to order**

Vice Chair Jessica Weaver called the meeting to order at 2:33 p.m.

**PUBLIC COMMENT**

**Item 2: Public Comment** - Citizens are provided three minutes each to speak to any agenda items. There were no citizens who spoke to the agenda.

**OPERATIONS**

**Item 3: Consideration and appropriate action regarding Resolution 6010, authorizing the use of cooperative purchasing program contracts, where the San Antonio Housing Authority (SAHA)**

**is a participating member, and/or General Services Administration (GSA) Federal Supply Schedules are available for the acquisition of computer hardware, software, and related services by SAHA and its Affiliated Entities; for a period of one year with the option to renew up to four additional one-year terms**

Mr. Steven Morando, Director of Procurement and General Services, and Ms. Jo Ana Alvarado, Director of Innovative Technology, reported that the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The cooperatives award contracts based on a competitive bid or proposal process; therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies. SAHA and its Affiliated Entities are requesting purchasing authority for computer hardware, software and related services needed for its operations that are approved and budgeted for replacement and others, as needed. The computers will be purchased on an as-needed basis through contracts offered by various Cooperative Purchasing Programs, of which SAHA is a participating member. The various contracts include most of the computer related items and services that may be required by SAHA and its Affiliated Entities. This will ensure that the agency continues to get the best pricing under these contracts. The details of all computers purchased will be reported to the Board of Commissioners on a quarterly basis. The funding source for the computer purchases will be through the approved operating budgets and/or available reserves.

**Motion:** Commissioner Kaplan moved to approve Resolution 6010. Commissioner Lopez seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana "Cha" Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			

**Item 4: Consideration and appropriate action regarding Resolution 6011, authorizing the approval and ratification of an emergency procurement and award of a contract for the exterior wall assembly structural and waterproofing repairs at Pecan Hill Apartments to Alpha Building Corporation (WBE), through the Local Government Purchasing Cooperative (Texas BuyBoard), for an amount not to exceed \$90,509.00**

Mr. Morando reported that Board approval is required to approve and ratify the award of an emergency procurement and contract to Alpha Building Corporation through the Local Government Purchasing Cooperative (Texas BuyBoard). This item is being brought to the Board of Commissioners in accordance with SAHA's Procurement Policy, as the cost of the required repairs exceeded \$50,000.00. This Procurement was exempt from the competitive bidding process as outlined in the State of Texas Local Government Code, Section 252.022 (1) a procurement made because of a public calamity that requires the immediate appropriation of money to relieve the necessity of the municipality's residents or to preserve the property of the municipality; (2) a procurement necessary to preserve or protect the public health or safety of the municipality's residents; and (3) a procurement necessary because of unforeseen damage to public machinery, equipment, or other property. The cost for the emergency repairs was \$90,509.00, to include the initial proposed cost of \$81,759.00, plus \$8,750.00 for unforeseen

rotten/damaged wood that was discovered around the window area on all three floors requiring replacement of the stucco and weatherproofing of the windows. The cost for these services will be funded through the operating budget and available reserves.

Ms. Kristi Baird, Director of Beacon Communities, reported that Pecan Hill Apartments, located on the outskirts of Alamo Heights was built in 1979, and is a three story development comprised of 100 units to include 18 Efficiencies, 78 one-bedroom, and 4 two- bedroom apartments. SAHA required the services of a contractor to perform emergency repairs at this development. The stucco panels on the exterior walls were observed to be in a state of significant disrepair, and needed to be replaced, due to the risk of falling off the exterior building. The interior beams showed signs of significant rot and buckling and also risked collapse; thereby, causing extensive damage to the building. The existing condition of the structure was deemed a life safety concern; therefore, SAHA engaged a contractor to repair the studs and beams, while applying temporary shoring inside for support. Once the structure was stabilized, framing was replaced as-needed, including the exterior plywood sheathing and a vapor barrier.

**Motion:** Commissioner Lopez moved to approve Resolution 6011. Commissioner Clack seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana "Cha" Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			

**Item 5: Consideration and appropriate action regarding Resolution 6000, authorizing the award of a contract for pre-construction and general contracting services for SAHA EPC II to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$7,000,000.00; for a period of one year**

Mr. Ed Hinojosa, Chief Financial Officer, and Mr. Thomas Roth, Director of Asset Management, reported that SAHA received Board approval on March 5, 2015 (Resolution 5466), and September 10, 2015 (Resolution 5498), to award contracts for Pre-Construction and Construction Manager Services for a self-managed Energy Performance Contract (EPC I). The building types included were two high rises and three large row home type project developments (Alazan, Lincoln, Cassiano, Villa Tranchese and Fair Avenue).

SAHA remains committed to being a sustainable agency and has elected to undertake a second phase of a HUD approved Energy Performance Contract (EPC II) where energy and water conservation measures are installed and financed with future utility cost reductions. SAHA has completed the initial design phase of EPC II and is moving toward HUD approval and the financing stage. Mr. Chris Jedd of the Denver Housing Authority explained to the Commissioners that the next step in the EPC process is to engage a general contractor for both the pre-construction and general contracting services. This Resolution is to secure such services. The contractor will be installing a combination of various capital improvements, as well as, energy and water conservation measures across 34 public housing properties, including high efficient lighting, high efficient plumbing fixtures, solar panels, roofs, windows, HVAC plant upgrades, and bathroom exhaust fans. The project will include 34 public housing developments

(various building types) equating to 2,324 dwelling units. The approximate time for completion of this project is one year.

Mr. Roth further reported that the current award recommendation for pre-construction and general contracting services for SAHA's EPC II is not expected to exceed an amount of \$7,000,000.00, to include a base bid in the amount of \$6,618,247.75, and a contingency in the amount of \$381,752.25 that will only be used, if necessary. This project will be funded through an equipment lease/purchase agreement between SAHA and Banc of America Public Capital Corp. as presented to and approved by SAHA's Board of Commissioners on December 5, 2019, through Resolution 5979.

**Motion:** Commissioner Clack moved to approve Resolution 6000. Commissioner Lopez seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana "Cha" Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			

**Item 6: Consideration and appropriate action regarding Resolution 6003, approving change in schedule of fees and late fees for the San Antonio Housing Authority Public Housing program**

Ms. Brandee Perez, Director of Federal Housing Programs, reported that the request is to change the schedule of late rent fees, late rent fee amounts and other fees on March 1, 2020, to align more appropriately with SAHA's goal of helping Public Housing residents achieve economic stability. With these changes, fewer monthly late rent charges will be issued to Public Housing residents and the total amounts charged will decrease. In addition to changes in late fees are additional proposed changes to pet deposit and maintenance fees. Pending approval of these changes, all current residents will receive a notice detailing more information about these Lease changes, including the exact amount of the late fee that would apply to the resident's household after March 1, 2020.

Ms. Perez then provided the details of the proposed changes and the affected section in the Public Housing Lease:

**Lease Terms and Conditions (Part II of Lease)**

**Late Fees:** This change lowers initial late rent fees from \$30.00 to ten percent of the family's monthly tenant rent, in an amount not to exceed \$30.00. This change also eliminates the second late fee (\$20.00) charged after the fifteenth day of the month, so late rent fees may only be charged once per month.

**Pet Ownership Policy (Lease Attachment B)**

**Unauthorized Pet Fees:** Currently, no cap is in place for the number of days the unauthorized pet fee may be charged. This change caps the total amount of unauthorized pet fees that can be charged (at \$10.00 per day) to \$200.00 total, which may then be applied to the \$200.00 pet deposit, upon the pet's registration and approval by SAHA.

**Standard Maintenance Charges (Lease Attachment C)**

Various: Schedule updated to reflect changes to late fees and pet fees, as well as, capping several types of fees to a maximum of \$50.00 per month. Previously, no such cap existed for unauthorized parking, pet waste removal or trash pick-up fees.

Vice Chair Weaver also requested a timeline of the next steps before implementation of the change of fees to residents.

**Motion:** Commissioner Lopez moved to approve Resolution 6003. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana “Cha” Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			

Vice Chair Weaver, recessed for the San Antonio Housing Authority Finance Committee Meeting at 3:36 p.m. and reconvened the Operations and Choice Committee/Special Board meeting at 4:43 p.m.

**Item 7: Consideration and appropriate action regarding Resolution 6004, authorizing Salado Cliffs Ltd., as developer of Salado Cliffs transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Salado Cliffs; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith**

Resolution 6004, corresponds with San Antonio Housing Facility Resolution 20FAC-02-06. Mr. Timothy E. Alcott, Real Estate and Legal Services Officer and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, reported that Salado Cliffs will be an approximately 85-unit housing development located at 3330 Nacogdoches, San Antonio, Texas. The development will be for 55+ year old Seniors and will consist of 85 tax credit units—10% of units will be reserved for those at 30 percent of the area median income and below, 40% of units reserved for those making 50 percent of area median income and below, and 50% of units reserved for those making 60 percent of area median income and below. The new development will provide a mix of one- and two-bedroom units with appropriate design considerations and amenities. Salado Cliffs Ltd., a subsidiary of NRP Lonestar Development LLC will partner with the San Antonio Housing Authority, which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation’s ad valorem tax exemption, as well as its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. NRP Lonestar Development LLC will provide ongoing guarantees and long term property management. The final deal terms will be presented to the Board of Commissioners once negotiated. Mr. Jason Arechiga of NRP was also present to answer questions regarding the proposed project.

**Motion:** Commissioner Kaplan moved to approve Resolution 6004. Commissioner Kauffman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana “Cha” Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			

**Item 8:** **Consideration and appropriate action regarding Resolution 6005, authorizing Cinnamon Creek Lofts Ltd., as developer of Cinnamon Creek Lofts transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Cinnamon Creek Lofts; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith**

Resolution 6005, corresponds with San Antonio Housing Facility Resolution 20FAC-02-07. Mr. Alcott and Ms. Robles reported that Cinnamon Creek Lofts will be an approximately 85-unit housing development located at 8830 Cinnamon Creek Drive, San Antonio, Texas. The development will be targeted specifically for working families and will consist of 85 tax credit units—10% of units will be reserved for those at 30 percent of the area median income and below, 40% of units reserved for those making 50 percent of area median income and below, and 50% of units reserved for those making 60 percent of area median income and below. The new development will provide a mix of one-, two- and three-bedroom units with appropriate design considerations and amenities. Cinnamon Creek Lofts Ltd., a subsidiary of NRP Lonestar Development LLC, will partner with the San Antonio Housing Authority, which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation’s ad valorem tax exemption, as well as its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. NRP Lonestar Development LLC will provide ongoing guarantees and long term property management. The final deal terms will be presented to the Board of Commissioners once negotiated.

**Motion:** Commissioner Clack moved to approve Resolution 6005. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana “Cha” Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			

**Item 9: Consideration and appropriate action regarding Resolution 6006, authorizing Ramsey Road Residences Ltd., as developer of Ramsey Road Residences transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Ramsey Road Residences; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith**

Resolution 6006, corresponds with San Antonio Housing Facility Resolution 20FAC-02-08. Mr. Alcott reported that Ramsey Road Residences will be an approximately 85-unit housing development located at 610 E. Ramsey Road, San Antonio, Texas. The development will be targeted specifically for working families and will consist of 85 tax credit units—10% of units will be reserved for those at 30 percent of the area median income and below, 40% of units reserved for those making 50 percent of area median income and below, and 50% of units reserved for those making 60 percent of area median income and below. The new development will provide a mix of one-, two- and three-bedroom units with appropriate design considerations and amenities. Ramsey Road Residences will represent the very best housing in terms of quality and sustainability in the marketplace today. Ramsey Road Residences Ltd., a subsidiary of NRP Lonestar Development LLC will partner with the San Antonio Housing Authority, which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation's ad valorem tax exemption, as well as its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. NRP Lonestar Development LLC will provide ongoing guarantees and long term property management. The final deal terms will be presented to the Board of Commissioners once negotiated.

Commissioner Lopez voiced her concern regarding the proximity to the highway for a family dwelling. The developers will be taking Commissioner Lopez's concerns into consideration during the planning process, to ensure children are kept safe for this project.

**Motion:** Commissioner Clack moved to approve Resolution 6006. Commissioner Kauffman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana "Cha" Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			

**Item 10: Consideration and appropriate action regarding Resolution 6007, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Fiesta Trails; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith**

Resolution 6007, corresponds with San Antonio Housing Facility Resolution 20FAC-02-09. Mr. Alcott reported that Fiesta Trails will be an approximately 85-unit housing development located at 12485 W. Interstate 10, San Antonio, Texas. The development will be targeted specifically for

working families and will consist of 85 tax credit units—10% of units will be reserved for those at 30 percent of the area median income and below, 40% of units reserved for those making 50 percent of area median income and below, and 50% of units reserved for those making 60 percent of area median income and below. The new development will provide a mix of one-, two- and three-bedroom units with appropriate design considerations and amenities. Fiesta Trails Ltd., a subsidiary of NRP Lonestar Development LLC, will partner with the San Antonio Housing Authority, which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation's ad valorem tax exemption, as well as its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. NRP Lonestar Development LLC will provide ongoing guarantees and long term property management. The final deal terms will be presented to the Board of Commissioners once negotiated.

Commissioner Lopez voiced her concern again regarding the proximity to the highway for a family dwelling. The developers will be taking Commissioner Lopez's concerns into consideration during the planning process, to ensure children are kept safe for this project.

**Motion:** Commissioner Clack moved to approve Resolution 6007. Commissioner Kauffman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana "Cha" Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			

**Item 11:** Consideration and appropriate action regarding Resolution 6008, authorizing the Snowden Apartments transaction, including: (i) authorizing execution of a Contract for Ground Lease (Contract) between San Antonio Housing Facility Corporation (Facility Corporation) as Tenant and San Antonio Housing Finance Corporation (Finance Corporation) as Landlord, covering land owned by Finance Corporation at 7223 Snowden Road, San Antonio, Texas (Project Site), and all other documentation necessary to ground lease the Project Site to the Facility Corporation for the purpose of applying to the Texas Department of Housing and Community Affairs (TDHCA) for 9% housing tax credits to provide financing for the Project development; (ii) authorizing the Facility Corporation to execute the Contract as the proposed Tenant and to assign the Contract from the Facility Corporation to Snowden Apartments, LP, a to-be-formed limited partnership (Partnership) which will be controlled by an affiliate of the Facility Corporation; (iii) authorizing the Housing Authority of the City of San Antonio, Texas (SAHA), and/or Facility Corporation to sponsor the submission of a tax credit application to the TDHCA for 9% housing tax credits to provide financing for the Project; (iv) authorizing the creation of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company, and the Partnership for the purpose of owning, developing, constructing and operating the Project; (v) authorizing the Facility Corporation to serve as the prime contractor for the Project; and (vi) authorizing other matters in connection therewith

Resolution 6008, corresponds with San Antonio Housing Facility Resolution 20FAC-02-10 and to San Antonio Housing Finance Corporation Resolution 20FIN-02-06. Ms. Robles reported that Snowden Apartments, LP is planned as an approximately 185-unit new construction apartment



complex for families, proposed on an approximately 6.97 acres vacant tract of land located at 7223 Snowden Road, San Antonio, Bexar County, Texas. The new development will provide a mix of one-, two- and three-bedroom units with appropriate design considerations and amenities and is anticipated to be 100% affordable at 60% area median income or less. The Facility Corporation initially plans to self-develop the apartment complex, although a private developer might be considered in the future to provide guarantees and long-term management capability. The Project will receive the benefit of the Finance Corporation's ad valorem tax exemption, as well as a sales tax exemption arising out of the Facility Corporation serving as the prime contractor. The Finance Corporation or its assignee will receive a purchase option and a right of first refusal from the Partnership. The agency will benefit by adding units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. The final deal terms will be presented to the Board of Commissioners once negotiated.

**Motion:** Commissioner Clack moved to approve Resolution 6008. Commissioner Kaplan seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana "Cha" Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			

**Item 12: Consideration and appropriate action regarding Resolution 6009, authorizing Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for the Horizon Point Apartments proposed tax credit and tax exempt bond financing project**

Resolution 6009, corresponds with San Antonio Housing Facility Resolution 20FAC-02-11 and to Las Varas Public Facility Corporation Resolution 20LVPFC-02-06. Mr. Alcott reported that SAHA is seeking authority to file applications relating to our proposed 2020 4% tax credit project for Horizon Point Apartments. 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. SAHA will be applying for volume cap, which will not be awarded until the middle of the year, if any volume cap is available. Volume cap available to local agencies is awarded on a first come, first served basis according to when the application is submitted. Therefore, SAHA would need to submit applications as soon as possible. SAHA must also apply for tax credits to the Texas Department of Housing and Community Development. Accordingly, staff is requesting that the Board authorize these actions so that SAHA staff can begin the process, but SAHA is ***not asking to specifically approve or be bound to this project. These are non-binding Resolutions.*** This will enable us to move forward, make applications for volume cap and tax credits, begin to coordinate the financing and negotiate the specific terms of the deal, which we will be brought back for Board approval at a later time. The Horizon Point project that we intend to seek volume cap for is named Horizon Point Apartments, an approximately 330-unit multifamily project located near Woodlake Parkway and I-10, requesting \$35,000,000.00 of volume cap. This project will be new construction and will target families averaging 60% of the area median income (AMI), with 10% of the units at 30% AMI. In this transaction, Las Varas Public Facility Corporation will be the proposed issuer of the bonds. The San Antonio Housing Facility Corporation will own the land and create a single member limited

liability company to serve as the general partner of the tax credit partnership, which will own the project.

Commissioner Lopez voiced her concern again regarding the proximity to the highway for a family dwelling. The developers will be taking Commissioner Lopez's concerns into consideration during the planning process, to ensure children are kept safe for this project.

**Motion:** Commissioner Kaplan moved to approve Resolution 6009. Commissioner Kauffman seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Jessica Weaver, Vice Chair	X			
Charles Clack, Commissioner	X			
Dr. Ana "Cha" Guzman, Commissioner	X			
Jo-Anne Kaplan, Commissioner	X			
Olga Kauffman, Commissioner	X			
Sofia A. Lopez, Commissioner	X			

## CHOICE NEIGHBORHOOD

**Item 13: Update and discussion regarding Wheatley Choice Neighborhood activities relating to People, Housing and Neighborhood**

Due to time constraints, the Wheatley Choice Neighborhood report was not presented and will be scheduled to be heard during the February 20, 2020, Operations and Choice Neighborhood Committee Meeting.

## INDIVIDUAL ITEMS FOR CONSIDERATION

**Item 14: Update and discussion of Federal Housing Programs End of Year Report**

Due to time constraints, the Federal Housing Programs report was not presented and will be scheduled to be heard during the February 20, 2020, Operations and Choice Neighborhood Committee Meeting.

**Item 15: Update and discussion regarding Strategic Plan**

Mr. Richard Milk, Director of Policy and Planning reported to the Board a detailed presentation regarding the Strategic Planning Process for SAHA. Mr. Milk's report included the Theory of Change SAHA has adopted as a strategic plan, the five year outcomes and survey results. The presentation also included information regarding the 2020-2025 New Plan and the update process for 2020.

**Item 16: Adjournment**

There being no further business to conduct, Vice Chair Weaver adjourned the meeting at 5:52 p.m.

**ATTEST:**

\_\_\_\_\_  
**Jessica Weaver**  
**Vice Chair, Board of Commissioners**

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

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

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



**To:** Board of Commissioners

**Date:** February 6, 2020

**From:** Jo-Anne Kaplan, Committee Chair, Finance Committee

**Subject:** Update and discussion regarding the January 23, 2020, Finance Committee Meeting

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A Finance Committee meeting was held on Thursday, January 23, 2020, at the SAHA Central Office. Attendees included Committee Chair Jo-Anne Kaplan, Vice Chair Jessica Weaver, Commissioner Charles Clack, Commissioner Dr. Ana “Cha” Guzman, Commissioner Olga Kauffman, Commissioner Sofia Lopez, President and CEO David Nisivoccia and SAHA staff. The following items were discussed:

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

**Consideration and appropriate action regarding Resolution 6001, accepting the Independent Auditor’s Report for the year ending June 30, 2019,** was presented by Mr. Ed Hinojosa, Chief Financial Officer and Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting

**Consideration and appropriate action regarding Resolution 6002, certifying that the San Antonio Housing Authority’s Investment Policy and Investment strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (e) of the Texas Public Funds Investment Act** was presented by Mr. Ed Hinojosa, Chief Financial Officer and Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting

**Update and discussion regarding the Quarterly Financial Report for the San Antonio Housing Authority**  
Ms. Fiedler reported that the results of operations for the three months ended September 30, 2019, reflect a Surplus Before Non-Cash Items of \$6.5 million, which was \$4.0 million above budgeted projections. Total Operating Revenue was approximately \$2.8 million above budget, due to a favorable variance of \$3.1 million in Grants revenue.

The total Operating Expenses ended the period \$1.4 million below budget, due primarily to favorable variances of \$1.0 million in Salaries and Benefits and \$1.0 million in Other Expenses, partially offset by an unfavorable variance of \$873,000.00 in Ordinary Maintenance and Operations. The Comparative Balance Sheet reflects an overall increase in Total Net Position of \$19.6 million from September 30, 2018, to September 30, 2019. Total Assets increased by \$20.3 million, due to the addition of \$13.0 million in Current Assets, \$2.1 million in Fixed Assets, and \$5.2 million in Other Non-Current Assets.

Public Housing operating funds have been decreased by \$104.0 million and capital funds have been increased by \$94.0 million in comparison to FY 2019.

**Update and discussion regarding Internal Audit Activities**

Ms. Aiyana Longoria, Director of Internal Audit, reported that Internal Audit provides independent and objective assurance, auditing, and consulting services to add value, improve internal controls, and strengthen the Agency’s operations. The function helps the Housing Authority accomplish its objectives by



using a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes. Ms. Longoria also provided the following required communication: Internal Audit Department Update, Internal Audit Plan Status - FY 2019-2020 Quarter 2 and Summary and Status of Management Corrective Action Plans (related to Internal Audit reporting).

**Update and discussion regarding TDHCA Income Averaging**

Mr. Timothy E. Alcott, Real Estate and Legal Services Officer, and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, provided information regarding the TDHCA Income Averaging and reported that in 2018, the Consolidated Appropriations Act made a few changes to the Low Income Housing Tax Credit (LIHTC) Program. The act modified the income test whereby residents in 4% tax credit developments must be 60% Average Median Income (AMI) to an option that allows owners of 4% developments to average the income of tenants. SAHA has prioritized providing housing for individuals that are less than 30% AMI. Therefore, SAHA developments that have 4% tax credits will have 10% of the units at 30% AMI. The developer will then income average the property so the income average will be no greater than 60% AMI.



**To:** Board of Commissioners

**Date:** February 6, 2020

**From:** Vice Chair Jessica Weaver, San Antonio Housing Authority Board of Commissioners

**Subject:** Update and discussion regarding the January 23, 2020, Operations and Choice Neighborhood Committee Meeting

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An Operations and Choice Neighborhood Committee meeting was held on Thursday, January 23, 2020, at the SAHA Central Office. Attendees included Vice Chair Jessica Weaver, Commissioner Charles Clack, Commissioner Dr. Ana “Cha” Guzman, Commissioner Jo-Anne Kaplan, Commissioner Olga Kauffman, Commissioner Sofia Lopez, President and CEO David Nisivoccia and SAHA staff. The following items were discussed:

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

**Consideration and appropriate action regarding Resolution 6010, authorizing the use of cooperative purchasing program contracts, where the San Antonio Housing Authority (SAHA) is a participating member, and/or General Services Administration (GSA) Federal Supply Schedules are available for the acquisition of computer hardware, software, and related services by SAHA and its Affiliated Entities; for a period of one year with the option to renew up to four additional one-year terms** was presented by Mr. Steven Morando, Director of Procurement and General Services, and Ms. Jo Ana Alvarado, Director of Innovative Technology

**Consideration and appropriate action regarding Resolution 6011, authorizing the approval and ratification of an emergency procurement and award of a contract for the exterior wall assembly structural and waterproofing repairs at Pecan Hill Apartments to Alpha Building Corporation (WBE), through the Local Government Purchasing Cooperative (Texas BuyBoard), for an amount not to exceed \$90,509.00** was presented by Steven Morando, Director of Procurement and General Services and Ms. Kristie Baird, Director of Beacon Communities

**Consideration and appropriate action regarding Resolution 6000, authorizing the award of a contract for pre-construction and general contracting services for SAHA EPC II to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$7,000,000.00; for a period of one year** was presented by Mr. Ed Hinojosa, Chief Financial Officer; Mr. Thomas Roth, Director of Asset Management; and Mr. Steven Morando, Director of Procurement and General Services

**Consideration and appropriate action regarding Resolution 6003, approving change in schedule of fees and late fees for the San Antonio Housing Authority Public Housing program** was presented by Ms. Brandee Perez, Director of Federal Housing Programs



**Consideration and appropriate action regarding Resolution 6004, authorizing Salado Cliffs Ltd., as developer of Salado Cliffs transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Salado Cliffs; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith** was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization

**Consideration and appropriate action regarding Resolution 6005, authorizing Cinnamon Creek Lofts Ltd., as developer of Cinnamon Creek Lofts transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Cinnamon Creek Lofts; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith** was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization

**Consideration and appropriate action regarding Resolution 6006, authorizing Ramsey Road Residences Ltd., as developer of Ramsey Road Residences transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Ramsey Road Residences; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith** was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization

**Consideration and appropriate action regarding Resolution 6007, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Fiesta Trails; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith** was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization

**Consideration and appropriate action regarding Resolution 6008, authorizing the Snowden Apartments transaction, including: (i) authorizing execution of a Contract for Ground Lease (Contract) between San Antonio Housing Facility Corporation (Facility**



Corporation) as Tenant and San Antonio Housing Finance Corporation (Finance Corporation) as Landlord, covering land owned by Finance Corporation at 7223 Snowden Road, San Antonio, Texas (Project Site), and all other documentation necessary to ground lease the Project Site to the Facility Corporation for the purpose of applying to the Texas Department of Housing and Community Affairs (TDHCA) for 9% housing tax credits to provide financing for the Project development; (ii) authorizing the Facility Corporation to execute the Contract as the proposed Tenant and to assign the Contract from the Facility Corporation to Snowden Apartments, LP, a to-be-formed limited partnership (Partnership) which will be controlled by an affiliate of the Facility Corporation; (iii) authorizing the Housing Authority of the City of San Antonio, Texas (SAHA), and/or Facility Corporation to sponsor the submission of a tax credit application to the TDHCA for 9% housing tax credits to provide financing for the Project; (iv) authorizing the creation of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company, and the Partnership for the purpose of owning, developing, constructing and operating the Project; (v) authorizing the Facility Corporation to serve as the prime contractor for the Project; and (vi) authorizing other matters in connection therewith was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization

Consideration and appropriate action regarding Resolution 6009, authorizing Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for the Horizon Point Apartments proposed tax credit and tax exempt bond financing project was presented by Mr. Timothy E. Alcott, Real Estate and Legal Services Officer and Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization

## **INDIVIDUAL ITEM FOR CONSIDERATION**

### **Update and discussion regarding the Strategic Plan**

Mr. Richard Milk, Director of Policy and Planning reported to the Board a detailed presentation regarding the Strategic Planning Process for SAHA. Mr. Milk's report included the Theory of Change SAHA has adopted as a strategic plan, the five year outcomes and survey results. The presentation also included information regarding the 2020-2025 New Plan and the update process for 2020.



**SAN ANTONIO HOUSING AUTHORITY****February 6, 2020****BOARD OF COMMISSIONERS****RESOLUTION 6001, ACCEPTING THE INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDING JUNE 30, 2019**

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

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**Ed Hinojosa**  
**Chief Financial Officer**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6001, accepting the Independent Auditor's Report for the year ending June 30, 2019.

**FINANCIAL IMPACT:**

None.

**SUMMARY:**

The audit for the Housing Authority of the City of San Antonio and its component units for the year ended June 30, 2019, has been completed. In planning the audit, RSM US LLP met with staff to coordinate audit engagement details, establish auditor and client responsibilities, and determine any significant changes in SAHA's structure and personnel, as well as, determine any new companies and new agreements that may impact the audit approach. RSM US LLP also verified any new accounting or audit requirements published by the U.S. Department of Housing and Urban Development, the Government Accounting Standards Board, or the American Institute of Certified Public Accountants, which would affect the audits.

RSM US LLP reports include:

- Financial Audit Results Opinion – Unmodified (clean audit)
- Compliance Audit Results Opinion – Unmodified (clean audit)
- Report on Conduct of Audit and Management Letter Comments

RSM US LLP performed the following tasks during interim fieldwork:

- Tested certain internal controls for the following significant SAHA transaction cycles: cash receipts, procurement, disbursements and payroll
- Reviewed reports prepared by the Internal Audit Department to identify and assess any accounting issues
- Tested major federal financial assistance program(s) for compliance with federal requirements
- Reviewed organizational structure and selected a sample of employees who were interviewed about risks to SAHA including fraud

RSM US LLP performed the following year-end tasks:

- Conducted and evaluated preliminary analytical reviews to determine the nature and extent of procedures to be performed
- Established the audit approach, including preparation of a tailored audit work program
- Computed audit materiality to obtain reasonable assurance of detecting misstatements that could be material to the financial statements taken as a whole

**SAN ANTONIO HOUSING AUTHORITY**

**February 6, 2020**

- Reviewed and mailed SAHA-prepared confirmations to customers, creditors, legal counsel and banks
- Performed substantive procedures for the various financial statement account balances as of year-end, as deemed necessary in the following areas: cash, investments, notes receivable, grant and rent revenue, capital assets, payroll and related liabilities, escrow accounts and long-term debt
- Reviewed the SAHA-prepared financial statements and utilized a disclosure checklist to ensure all significant disclosures are made
- Finalized analytical review procedures to assess the conclusions reached and evaluate the overall financial statement presentation
- Followed up on prior year comments and recommendations included in the Report on Conduct of Audit
- Prepared the Report on Conduct of Audit for the current year

RSM US LLP will also issue audit reports, as required by HUD or other contractual agreements, for the following component units, all of which contained unmodified (clean audit) opinions:

- San Antonio Housing Facility Corporation
- Sendero I Public Facility Corporation
- Springhill/Courtland Heights Public Facility Corporation
- Woodhill Public Facility Corporation
- Converse Ranch, LLC

**STRATEGIC GOAL:**

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

**ATTACHMENT:**

Resolution 6001

## **CERTIFICATE FOR RESOLUTION 6001**

The undersigned officer of the Housing Authority of the City of San Antonio, Texas, a Texas housing authority created pursuant to the laws of the State of Texas (SAHA), hereby certifies as follows:

1. In accordance with Chapter 551, Texas Government Code, as amended (Open Meetings Act), and the bylaws of SAHA, the Board of Commissioners of SAHA (Board) held a meeting on February 6, 2020 (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 6001, ACCEPTING THE INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDING JUNE 30, 2019.**

(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 SAHA.

SIGNED February 6, 2020.



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David Nisivoccia  
President and CEO

**San Antonio Housing Authority  
Resolution 6001**

**RESOLUTION 6001, ACCEPTING THE INDEPENDENT AUDITOR'S REPORT FOR THE YEAR  
ENDING JUNE 30, 2019**

**WHEREAS**, the agency planning requirements of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the U.S. Department of Housing and Urban Development's (HUD) February 18, 1999, Interim Rule contains implementing instructions for agency planning requirements; and

**WHEREAS**, the Office of Management and Budget under 2 Code of Federal Regulations (CFR) Part 200, Subpart F and the HUD regulations require that all Public Housing Authorities conduct a financial and compliance audit and submit it to the HUD local field office annually; and

**WHEREAS**, SAHA has contracted with independent auditors that have conducted a financial and compliance audit of SAHA and its related entities and have presented said report to the SAHA Board of Commissioners on February 6, 2020; and

**WHEREAS**, the Independent Auditor's Report indicates an unmodified (clean audit) opinion on the Financial Audit Results; and

**WHEREAS**, staff requests that the Board of Commissioners review and accept the annual Independent Auditor's Report for the year ending June 30, 2019.

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

Approves Resolution 6001, accepting the Independent Auditor's Report for the year ending June 30, 2019.

**Passed and approved the 6th day of February 2020.**

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**Jessica Weaver**  
**Vice Chair, Board of Commissioners**

**Attested and approved as to form:**

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


**SAN ANTONIO HOUSING AUTHORITY**

**February 6, 2020**

**BOARD OF COMMISSIONERS**

**RESOLUTION 6002, CERTIFYING THAT THE SAN ANTONIO HOUSING AUTHORITY'S INVESTMENT POLICY AND INVESTMENT STRATEGIES HAVE BEEN REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 2256.005 (e) OF THE TEXAS PUBLIC FUNDS INVESTMENT ACT**

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

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**Ed Hinojosa**  
**Chief Financial Officer**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6002, certifying that the San Antonio Housing Authority's Investment Policy and Investment strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (e) of the Texas Public Funds Investment Act.

**PURPOSE:**

The purpose of the review is to ensure SAHA remains in compliance with requirements set forth in Section 2256.005 (e) of the Texas Public Funds Investment Act (PFIA).

**FINANCIAL IMPACT:**

None.

**SUMMARY:**

Section 2256.005 (e) of the Texas Public Funds Investment Act requires that the governing body of each covered entity review its Investment Policy and Investment Strategies not less than annually and adopt a written instrument by rule, order, ordinance, or resolution stating such.

The Investment Policy denotes the allowed investment activities, which must conform to all federal, state, and local statutes governing the investment of public and non-public funds. The policy contains relevant information to guide responsible personnel regarding authorized investment activities.

There are no proposed changes to the Investment Policy at this time.

**ATTACHMENTS:**

Resolution 6002  
2020 Investment Policy

## CERTIFICATE FOR RESOLUTION 6002

The undersigned officer of the Housing Authority of the City of San Antonio, Texas, a Texas housing authority created pursuant to the laws of the State of Texas (SAHA), hereby certifies as follows:

1. In accordance with Chapter 551, Texas Government Code, as amended (Open Meetings Act), and the bylaws of SAHA, the Board of Commissioners of SAHA (Board) held a meeting on February 6, 2020, (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 6002, CERTIFYING THAT THE SAN ANTONIO HOUSING AUTHORITY'S INVESTMENT POLICY AND INVESTMENT STRATEGIES HAVE BEEN REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 2256.005 (e) OF THE TEXAS PUBLIC FUNDS INVESTMENT ACT.**

(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 SAHA.

SIGNED February 6, 2020.



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David Nisivoccia  
President and CEO

**San Antonio Housing Authority  
Resolution 6002**

**RESOLUTION 6002, CERTIFYING THAT THE SAN ANTONIO HOUSING AUTHORITY'S INVESTMENT POLICY AND INVESTMENT STRATEGIES HAVE BEEN REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 2256.005 (e) OF THE TEXAS PUBLIC FUNDS INVESTMENT ACT.**

**WHEREAS**, the State of Texas has passed legislation requiring written Investment Policies for all public agencies; and

**WHEREAS**, the State requires the governing body of an investing entity review its Investment Policy and Investment Strategies not less than annually and adopt a resolution stating such; and

**WHEREAS**, staff of the Authority has previously prepared the Investment Policy to meet the requirements of the State of Texas Law; and

**WHEREAS**, there are no proposed changes to this policy at this time.

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

Approves Resolution 6002, certifying that the San Antonio Housing Authority's Investment Policy and Investment strategies have been reviewed in accordance with the requirements set forth in section 2256.005 (e) of the Texas Public Funds Investment Act.

**Passed and approved the 6th day of February 2020.**

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**Jessica Weaver**  
**Vice Chair, Board of Commissioners**

**Attested and approved as to form:**

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

## **INVESTMENT POLICY**

### **February 6, 2020**

#### **1.0 POLICY:**

It is the policy of the Housing Authority of the City of San Antonio, Texas to invest all funds in a manner that will provide the highest investment return with the maximum security while assuring sufficient liquidity to meet the daily cash flow demands of the Housing Authority. Investment activities must conform to all federal, state and local statutes governing the investment of public and non-public funds.

#### **2.0 SCOPE:**

This investment policy applies to all financial assets of the Housing Authority and related entities. These funds are accounted for in the Housing Authority Annual Audit Reports and include:

- 2.1 Operating Funds and Reserves for Public Housing, Section 8, and all programs
- 2.2 Development Reserves, Bond Proceeds, and Escrow Accounts
- 2.3 Any newly acquired or special funds
- 2.4 Non-Profit and Partnership Funds

#### **3.0 OBJECTIVE:**

As required by the Act, the investment of funds shall be governed by the following investment objectives, in order of preference:

- 3.1 Preservation and safety of principal: Investment decisions of the Authority shall be undertaken in a manner that seeks to ensure the preservation and safety of capital in the overall portfolio. To obtain this goal, adequate diversification is required to assure that potential losses on individual investments do not exceed the income generated from the remainder of the portfolio. There shall be a requirement for settlement of all transactions, except investment pool funds and mutual funds, on a delivery versus payment basis.
- 3.2 Liquidity: The investment portfolio will remain sufficiently liquid to enable the Authority to meet all operating requirements that might be reasonably anticipated. Investment in securities with an active secondary market are preferred investments.



- 3.3 Yield and Return on Investment: The San Antonio Housing Authority investment portfolio shall be designed with the objective of attaining a rate of return throughout budgetary and economic cycles, commensurate with the Authority's investment risk constraints and cash flow characteristics of the portfolio.
- 3.4 Legal Limitations: Direct specific investment parameters for the investment of public funds in Texas are found in the Public Funds Investment Act, Chapter 2256, Texas Government Code and the U. S. Department of Housing and Urban Development Public and Indian Housing Notice 95-27 issued May 11, 1995.
- 3.5 Administrative Cost: In choosing an investment, the San Antonio Housing Authority shall consider the administrative work involved, particularly with regards to investments of short duration.

#### 4.0 PRUDENCE:

The standard of prudence to be used in the investment function shall be the "prudent person" standard and shall be applied in the context of managing the overall portfolio. Prudence shall be measured by considering the investment of all funds or funds under the entity's control over which the officer had responsibility rather than a consideration as to the prudence of a single investment.

This standard states: "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the expected income to be derived." The investment officer and those delegated with investment authority under this policy, when acting in accordance with the written procedures and this policy in accord with the Prudent Person Rule, shall be relieved of personal responsibility and liability in the management of the portfolio, provided that deviations from expectations for a specific security's credit risk or market price change or portfolio shifts are reported in a timely manner and that appropriate action is taken to control adverse market effects.

#### 5.0 DELEGATION OF AUTHORITY:

The Board of Commissioners of the Housing Authority of the City of San Antonio retains the ultimate responsibility as fiduciaries over the assets of the organization. The Board hereby delegates to the CEO and the CEO's designated staff the day-to-day responsibility of managing the Housing Authority's investment activities. The CEO will report the investment activities to the Board of Commissioners on at least a quarterly basis as required by the Public Funds Investment Act.

The CEO, with assistance from the CEO's designated staff, will establish the system of procedures and controls to regulate the investment activities. No officer or designee may engage in an investment transaction except as provided under the terms of this policy and

the procedures established and approved by the President and CEO. The CEO designates the Chief Financial Officer as responsible for considering the quality and capability of staff, investment advisors, and consultants involved in investment management and procedures. The Chief Financial Officer will also oversee all investment activities and assure that appropriate internal controls are in place and being followed.

The CEO also designates the Director of Finance and Accounting as the Investment Officer of the Housing Authority to be responsible for the day to day operating decisions related to investment decisions and activities. In addition, the Investment Officer shall be responsible for all transactions undertaken and together with the Chief Financial Officer, shall establish a system of procedures and controls to regulate the activities of subordinate officials and staff. The CEO, Chief Financial Officer and Director of Finance and Accounting shall be authorized to make investment decisions and place investment orders. All participants in the investment process shall act responsibly as custodians of the public trust.

#### 6.0 ETHICS AND CONFLICTS OF INTEREST:

Officers, employees, board members, and investment officials involved in the investment process shall refrain from personal business activity that could conflict, or could reasonably be perceived as a conflict, with the proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Officers, employees, board members, and investment officials shall disclose to the President and CEO, in writing, any material financial interests in financial institutions that conduct business with this Authority. Officers, employees, board members, and investment officials shall further disclose any large personal financial investment positions that could be related to the investment activities of the Housing Authority, particularly with regard to the time of purchases and sale of investments. All Federal, State of Texas, and Housing Authority Ethics Policies shall be strictly followed.

#### 7.0 AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS:

The Investment Officer shall maintain a list of all financial institutions authorized to provide investment services for the Housing Authority.

7.1 All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the Investment Officer with annual financial statements and certification in writing that the financial institution or the broker/dealer has read and will follow all Federal and State of Texas laws and regulations regarding investments made by the San Antonio Housing Authority.

7.2 An annual review of the financial statements will be completed by the Investment Officer.

- 7.3 A current audited financial statement is required to be on file for each financial institution and broker/dealer with which the Housing Authority transacts business.
- 7.4 The board or designated investment committee of the San Antonio Housing Authority shall, at least annually, review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the San Antonio Housing Authority.

#### 8.0 AUTHORIZED AND SUITABLE INVESTMENTS:

- 8.1 HUD Funds: The San Antonio Housing Authority is required to invest HUD sourced funds in investments approved by the U.S. Department of Housing and Urban Development. These investments must be fully collateralized. ATTACHMENT A is applicable to HUD funds and contains a listing and description of approved investments.
- 8.2 Non-HUD Funds: Funds in excess of HUD funds, unrestricted funds, reserves, partnership funds, bond proceeds, foundation funds, and other funds are not subject to ATTACHMENT A; however, these funds shall be invested in accordance with the Public Funds Investment Act.

#### 9.0 COLLATERALIZATION:

Full collateralization is required for all Housing Authority investments. In order to protect the Housing Authority assets collateralization of one-hundred percent (100%) is required at all times. All collateral shall conform to those investment instruments listed in ATTACHMENT A of the Public Funds Investment Act.

Collateral will always be held by an independent third party with whom the financial institution or broker/dealer has a current custodial agreement. A clearly marked evidence of ownership or safekeeping receipt must be available to the Housing Authority.

Collateral substitution may be allowed when the substituted collateral is on the approved list of investments listed in ATTACHMENT A or the Public Funds Investment Act.

#### 10.0 DIVERSIFICATION:

The San Antonio Housing Authority will diversify its investments by security type and institution. With the exception of U.S. Treasury securities and authorized investment pools, no more than 50% of the San Antonio Housing Authority total investment portfolio will be invested in a single security type or in securities issued by a single financial institution or broker/dealer.

#### 11.0 MAXIMUM MATURITIES:

11.1 Operating Funds: To the extent possible the San Antonio Housing Authority will attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the Authority will not directly invest in securities maturing more than three years (3) from the date of purchase. This maximum maturity policy applies to all operating funds.

11.2 Non-operating or excess funds: Funds in excess of operating needs, unrestricted funds, foundation funds, bond proceeds, reserves, escrow funds, and other funds not required for operations may be held in securities without regard to the three year (3) limitation referenced in Section 11.1. The Investment Officer shall assure that sufficient liquidity exists at all times to meeting operating commitments.

## 12.0 INTERNAL CONTROL:

The Investment Officer shall establish an annual process of independent review as part of the annual audit. This review will provide internal control by assuring compliance with policies and procedures.

## 13.0 PERFORMANCE STANDARDS AND REPORTING:

As required by Section 2256 of the Public Funds Act, at least quarterly, the Investment Officer or designee will prepare an investment report for the Housing Authority Board of Commissioners. The report shall contain the name of the financial institution or broker/dealer holding the investment, the investment position, the cost of the investment, the fair market value, the purchase date, maturity date, and any interest accrued. Investment performance will be measured by standards set by the U.S. Department of Housing and Urban Development.

## 14.0 INVESTMENT POLICY ADOPTION:

The San Antonio Housing Authority investment policy shall be adopted by resolution of the Board of Commissioners. The policy shall be reviewed on a periodic basis and revised by the Investment Officer as necessary. It is the intent of the Housing Authority that if any changes of federal or State of Texas laws affect this policy, the new law or change becomes effective as stated and this policy is automatically conformed to existing law.

## 15.0 EXEMPTION:

Any investment currently held that does not meet the guidelines of this policy shall be exempted from the requirements contained herein. At maturity or liquidation, such funds shall be reinvested only as provided by this policy.

## **ATTACHMENT A**

### **INVESTMENT INSTRUMENTS APPROVED BY HUD**

1. DIRECT OBLIGATION OF THE FEDERAL GOVERNMENT BACKED BY THE FULL FAITH AND CREDIT OF THE UNITED STATES
  - a. U.S. Treasury Bills
  - b. U. S. Treasury Notes and Bonds
    - (1) U.S. Treasury Notes
    - (2) U.S. Treasury Bonds
2. OBLIGATIONS OF FEDERAL GOVERNMENT AGENCIES
  - a. Federal Financing Bank (FFB)
  - b. Government National Mortgage Association (GNMA). Mortgage-Backed Securities (GNMA I and GNMA II)
  - c. GNMA Participation Certifies
  - d. Maritime Administration Merchant Marine Bonds, Notes, and Obligations
  - e. Small Business Administration (SBA). Small Business Investment Corporation (SBIC) Debentures
  - f. Tennessee Valley Authority (TVA) Power Bonds and Notes

3. SECURITIES OF GOVERNMENT-SPONSORED AGENCIES

- a. Farm Credit Consolidated System-Wide Discount Notes
- b. Federal Farm Credit Banks Consolidated System-Wide Bonds
- c. Federal Home Loan Banks Consolidated Obligations

These securities are the secured joint and several obligations of the Federal Home Loan Banks comprised of:

- (1) Bonds
  - (2) Notes
  - (3) Discount Notes
- d. FHLMC Mortgage Participation Certificates (PC) (Guaranteed)
  - e. FHLMC Collateralized Mortgage Obligations (CMOs)
  - f. Federal National Mortgage Association (FNMA) Debentures
  - g. FNMA Notes
  - h. FNMA Short-Term Discount Notes
  - i. FNMA Capital Debentures
  - j. Student Loan Marketing Associations (SLMA) Obligations

SLMA issues obligations comprises of guaranteed student loans as follows:

- (1) Floating Rate and Master Notes

(2) The Series E and F Floating Rate Notes

(3) Zero Coupon Notes

4. DEMAND AND SAVINGS DEPOSITS

5. MONEY-MARKET DEPOSIT ACCOUNT

6. MUNICIPAL DEPOSITORY FUND

7. SUPER NOW ACCOUNTS

8. CERTIFICATES OF DEPOSIT

- a. Certificates of Deposit are permitted at depository institutions that are insured by an agency of the Federal Government. Caution must be exercised for certificates exceeding the \$250,000 insurance limit or when the term is longer than 30-90 days. The new FDIC limit of \$250,000 is in effect through December 2013. Although the certificates' rate of return may be attractive for larger amounts and longer terms, U. S. treasury Securities offer superior safety and liquidity for the same amounts and terms. Certificates shall be in the HA's name. In addition a General Depository Agreement must be executed by each financial institution that issues a Certificate of Deposit.
- b. Certificate amounts above \$250,000 are permitted provided that the excess is 100 percent collateralized by clearly identified (not pooled) U.S. Government securities. Possession of the collateral securities and a continuous perfected security interest may be the only sure protection against loss in case of bank failure.
- c. Brokered deposits should be avoided because it is impossible to get \$100,000 federal insurance on a number of deposits placed by brokers.

9. REPURCHASE AGREEMENTS

Repurchase (repos) agreements for a term not to exceed 30 days may be entered into with Federally insured depository institution to purchase and sale of securities identified under subparagraphs b, c and d. A repurchase agreement is an agreement negotiated with a bank

usually for a short period (1 to 7 days) where in securities approved for investment are purchased from that bank at a stated price with the bank agreeing to repurchase them on a specified date for a specified amount. The minimum may vary, although it is usually \$100,000. There are three main types: (1) fixed term, where both parties are bound to the negotiated time period; (2) demand, where the agreement stays in effect until terminated by either party, and; (3) day-to-day, where daily renewal is by mutual consent and 24-hour notice is required for termination. The HA should review existing and future repos for compliance with the following certifications. Prior approval by HUD is not necessary, however, the repos seller depository or its agency must provide a written certification to HUD, Assistant Secretary for Public and Indian Housing (Office of Finance and Budget), the Area Office, and to the HA.

- a. that the depository's repo program complies with applicable Federal and State statutes and regulations and that the program does not involve sales or loans of Federal securities by securities dealer that are not regulated or that report to the Federal Reserve Board;
- b. that the depository owns the underlying Federal securities (approved for repurchase under HUD guidelines) when the repo interest is sold and that the value of the securities is equal to or greater than the amount the HA pays for the repo;
- c. that the HA has possession of the securities (or the HA will take possession of the securities on behalf of the HA) as a bailee (evidenced by a safe keeping receipt and a written bailment for hire contract), from the time the repo interest is sold to the HA and will be (or is expected to be) maintained for the full term of the repo;
- d. that the repo agreement and any related documents identify specific Federal securities related to the specific repo purchased by the HA;
- e. that the repo interest does not represent any interest in a pool or fund of Federal securities for which registration under the Investment Company Act of 1940 may be required;
- f. that the HA will have a continuous perfected security interest in the underlying Federal securities under State or Federal law for the full term of the repo (disclosing the method by which perfection has or will be accomplished, i.e., by possession, filing, registration of book-entry securities) and/or Federal preemption of State law by Federal regulation;
- g. that the depository or a reporting dealer selling the repo has not received any adverse financial report from a credit reporting agency, State or Federal regulatory agency; and



- h. that the depository will not substitute other securities as collateral, except to increase the value of the repo security to match the repo's purchase price.

10. SWEEP ACCOUNTS

11. SEPARATE TRADING OF REGISTERED INTEREST AND PRINCIPAL OF SECURITIES (STRIPS)

12. MUTUAL FUNDS

A Mutual Fund (Fund) is an investment company that makes investments on behalf of individuals and institutions. The Fund pools the money of the investors and buys various securities that are consistent with the Fund's objective.


- a. Mutual Fund Criteria: The Fund shall be organized as a no-load, open-end, diversified management company and its shares shall be registered under the Securities Act of 1933. The Fund shall be under the control of the Securities Exchange Act of 1934, Investment Adviser Act of 1940 and the Investment Company Act of 1940. The investment objective of the Fund shall be to obtain as much income as possible consistent with the preservation, conservation and stability of capital. The mutual fund objective cannot be changed without the prior approval of fund shareholders.
- b. The securities purchased by the Fund shall be on the HUD-approved list of investment securities. The fund will not engage in options or financial futures. The HA shall limit the amount of funds invested in the Fund to no more than 20 percent of the HA's available investment funds. The Fund shall disclose clearly the basis of earnings and how they are distributed. The HA shall obtain a statement of potential default and risk. The HA's invested funds shall be accessible to the HA daily. It shall be demonstrated that any limitations on withdrawals will not impair the HA's day-to-day cash management needs.
- c. The management fee shall be fixed at a reasonable amount. The Fund shall disclose the relationships of the investment advisor, manager, trustee, custodian and transfer agent. The Fund shall clearly state all services (such as wire transfers and check writing privileges) and charges.
- d. Investment in the Fund shall be authorized by a Board Resolution. A certified copy of the resolution shall accompany the initial application for the Fund.


13. EFFECT OF LOSS OF REQUIRED RATING

An investment that requires a minimum rating under this section does not qualify as an authorized investment during the period the investment does not have the minimum rating. Management has the authority to waive the minimum portfolio credit quality if the quality decline is due to a downgrade or default of U.S. Government securities. The San Antonio Housing Authority shall take all prudent measures that are consistent with its investment policy to liquidate an investment that does not have the minimum rating.

**SAN ANTONIO HOUSING AUTHORITY****February 6, 2020****BOARD OF COMMISSIONERS**

**RESOLUTION 6010, AUTHORIZING THE USE OF COOPERATIVE PURCHASING PROGRAM CONTRACTS, WHERE THE SAN ANTONIO HOUSING AUTHORITY (SAHA) IS A PARTICIPATING MEMBER, AND/OR GENERAL SERVICES ADMINISTRATION (GSA) FEDERAL SUPPLY SCHEDULES ARE AVAILABLE FOR THE ACQUISITION OF COMPUTER HARDWARE, SOFTWARE, AND RELATED SERVICES BY SAHA AND ITS AFFILIATED ENTITIES; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

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

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

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**Jo Ana Alvarado**  
**Director of Innovative**  
**Technology**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6010, authorizing the use of cooperative purchasing program contracts, where the San Antonio Housing Authority (SAHA) is a participating member, and/or General Services Administration (GSA) Federal Supply Schedules are available for the acquisition of computer hardware, software, and related services by SAHA and its Affiliated Entities; for a period of one year with the option to renew up to four additional one-year terms.

**FINANCIAL IMPACT:**

Approval is requested to allow SAHA and its Affiliated Entities to purchase computer hardware, software and related services on an as needed basis, throughout the year utilizing various cooperative purchasing program contracts and General Services Administration (GSA) Federal Supply Schedules. The details of all computers purchased will be reported to the Board of Commissioners on a quarterly basis. The funding source for the computer purchases will be through the approved operating budgets and/or available reserves.

**SUMMARY:**

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. The cooperatives award contracts based on a competitive bid or proposal process; therefore, SAHA is not required to issue its own competitive solicitation in cases where the use of available contracts are appropriate and in accordance with SAHA procurement policies.

SAHA and its Affiliated Entities are requesting purchasing authority for computer hardware, software and related services needed for its operations that are approved and budgeted for replacement and others, as needed. The computers will be purchased on an as-needed basis through contracts offered by various Cooperative Purchasing Programs, of which SAHA is a participating member. Currently, SAHA is a member of the following cooperative purchasing programs: the State of Texas Cooperative Purchasing Program (which includes contracts awarded by the Department of Information Resources, known as DIR), the Purchasing

**SAN ANTONIO HOUSING AUTHORITY****February 6, 2020**

Cooperative Network (TCPN), US Communities (an Omnia Partner) Houston-Galveston Area Council of Governments (H-GAC) and the Local Government Purchasing Cooperative (Texas Buyboard). Additionally, Section 211 of the E-Government Act of 2002, authorizes the General Services Administration (GSA) to allow state and local governments to use Federal Supply Schedules to acquire automated data processing equipment (including firmware), software, supplies, support equipment, and services. GSA has opened Federal Supply Schedule 70, Information Technology (IT), and Consolidated Schedule contracts containing IT Special Item Numbers (SINs), for use by state and local governments to include Housing Authorities.

By virtue of its membership in cooperative purchasing programs, SAHA may utilize any contract that has been awarded by these organizations. In all cases, the cooperative contracts utilized by SAHA will meet the State of Texas and HUD competitive bid and solicitation processes.

This request will provide SAHA with more flexibility to select computer hardware, software, and related services available under the cooperative Agreements and Federal Supply Schedules from several alternate sources. SAHA will also avoid problems associated with a cooperative purchasing program contract expiring and SAHA requiring computer hardware, software or related services prior to a new contract being awarded. Generally, there will be at least one of our coops or GSA Schedules that have a contract in effect at any point in time. This provides an opportunity for SAHA to obtain computer hardware, software or related services that have been approved and budgeted in a timely manner, as necessary, to meet its operational needs and to keep abreast with the latest technology and security upgrades.

The various contracts include most of the computer related items and services that may be required by SAHA and its Affiliated Entities. This will ensure that the agency continues to get the best pricing under these contracts.

**STRATEGIC GOAL:**

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

**ATTACHMENT:**

Resolution 6010

**San Antonio Housing Authority  
Resolution 6010**

**RESOLUTION 6010, AUTHORIZING THE USE OF COOPERATIVE PURCHASING PROGRAM CONTRACTS, WHERE THE SAN ANTONIO HOUSING AUTHORITY (SAHA) IS A PARTICIPATING MEMBER, AND/OR GENERAL SERVICES ADMINISTRATION (GSA) FEDERAL SUPPLY SCHEDULES ARE AVAILABLE FOR THE ACQUISITION OF COMPUTER HARDWARE, SOFTWARE, AND RELATED SERVICES BY SAHA AND ITS AFFILIATED ENTITIES; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, the U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

**WHEREAS**, SAHA and its Affiliated Entities seek purchasing authority for computer hardware, software, and related services that are needed for its operations. The purchases will be made on an as-needed basis through contracts offered by the various Cooperative Purchasing Programs, of which SAHA is a participating member and/or General Services Administration (GSA) Federal Supply Schedules; and

**WHEREAS**, in all cases, the contracts utilized by SAHA will meet the State of Texas and HUD competitive bid and solicitation processes; and

**WHEREAS**, the details of all computer hardware, software, and related services will be reported to the Board of Commissioners on a quarterly basis. The funding source for these purchases will be through the approved operating budgets and/or available reserves; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

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

- 1) Approves Resolution 6010, authorizing the use of cooperative purchasing program contracts, where the San Antonio Housing Authority (SAHA) is a participating member, and/or General Services Administration (GSA) Federal Supply Schedules are available for the acquisition of computer hardware, software, and related services by SAHA and its Affiliated Entities; 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 this contract.

**Passed and approved the 6th day of February 2020.**

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**Jessica Weaver**  
**Vice Chair, Board of Commissioners**

**Attested and approved as to form:**

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


## SAN ANTONIO HOUSING AUTHORITY

February 6, 2020

## BOARD OF COMMISSIONERS

**RESOLUTION 6011, AUTHORIZING THE APPROVAL AND RATIFICATION OF AN EMERGENCY PROCUREMENT AND AWARD OF A CONTRACT FOR THE EXTERIOR WALL ASSEMBLY STRUCTURAL AND WATERPROOFING REPAIRS AT PECAN HILL APARTMENTS TO ALPHA BUILDING CORPORATION (WBE) THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE (TEXAS BUYBOARD) FOR AN AMOUNT NOT TO EXCEED \$90,509.00.**

DocuSigned by:  
  
 5609927B75274DC...  
**David Nisivoccia**  
 President and CEO

DocuSigned by:  
  
 5AC93CF03F5A422...  
**Steven Morando**  
 Director of Procurement  
 and General Services

DocuSigned by:  
  
 3ABDA0373371411...  
**Kristi Baird**  
 Director of Beacon  
 Communities

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6011, authorizing the approval and ratification of an emergency procurement and award of a contract for the exterior wall assembly structural and waterproofing repairs at Pecan Hill Apartments to Alpha Building Corporation (WBE), through the Local Government Purchasing Cooperative (Texas BuyBoard), for an amount not to exceed \$90,509.00.

**FINANCIAL IMPACT:**

The cost for the emergency repairs was \$90,509.00, to include the initial proposed cost of \$81,759.00, plus \$8,750.00 for unforeseen rotten/damaged wood that was discovered around the window area on all three floors requiring replacement of the stucco and weatherproofing of the windows. The cost for these services will be funded through the operating budget and available reserves.

**SUMMARY:**

Board approval is required to approve and ratify the award of an emergency procurement and contract to Alpha Building Corporation through the Local Government Purchasing Cooperative (Texas BuyBoard). This item is being brought to the Board of Commissioners in accordance with SAHA's Procurement Policy, as the cost of the required repairs exceeded \$50,000.00.

Pecan Hill Apartments, located on the outskirts of Alamo Heights was built in 1979, and is a three story development comprised of 100 units to include 18 Efficiencies, 78 one-bedroom, and 4 two-bedroom apartments.

SAHA required the services of a contractor to perform emergency repairs at this Development. The stucco panels on the exterior walls were observed to be in a state of significant disrepair, and needed to be replaced, due to the risk of falling off the exterior building. The interior beams showed signs of significant rot and buckling and also risked collapse; thereby, causing extensive damage to the building. The existing condition of the structure was deemed a life safety concern; therefore, SAHA engaged a contractor to repair the studs and beams, while applying temporary shoring inside for support. Once the structure was stabilized, framing was replaced as-needed, including the exterior plywood sheathing and a vapor barrier. This project was overseen by

**SAN ANTONIO HOUSING AUTHORITY**

**February 6, 2020**

Property Management for Beacon Communities; however, prior to proceeding with the required repairs, the Director of Construction Services spoke with the contractor reviewing the proposed scope in detail.

This Procurement was exempt from the competitive bidding process as outlined in the State of Texas Local Government Code, Section 252.022 (1) a procurement made because of a public calamity that requires the immediate appropriation of money to relieve the necessity of the municipality's residents or to preserve the property of the municipality; (2) a procurement necessary to preserve or protect the public health or safety of the municipality's residents; and (3) a procurement necessary because of unforeseen damage to public machinery, equipment, or other property.

**STRATEGIC GOAL**

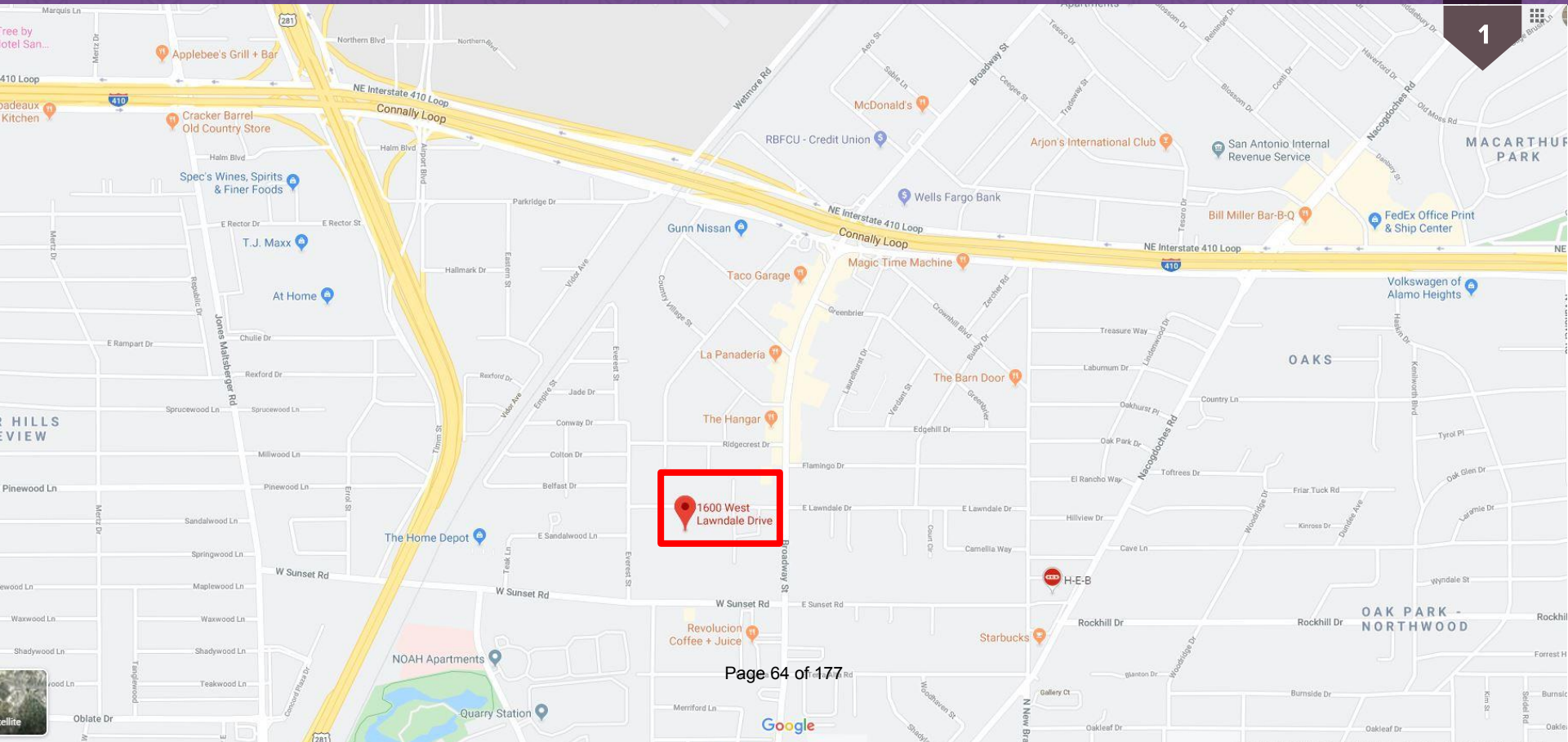
Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

Resolution 6011

Pictures

# PECAN HILL APARTMENTS MAP





# PECAN HILL APARTMENTS MAP





# PECAN HILL APARTMENTS

3





# PECAN HILL APARTMENT REPAIRS

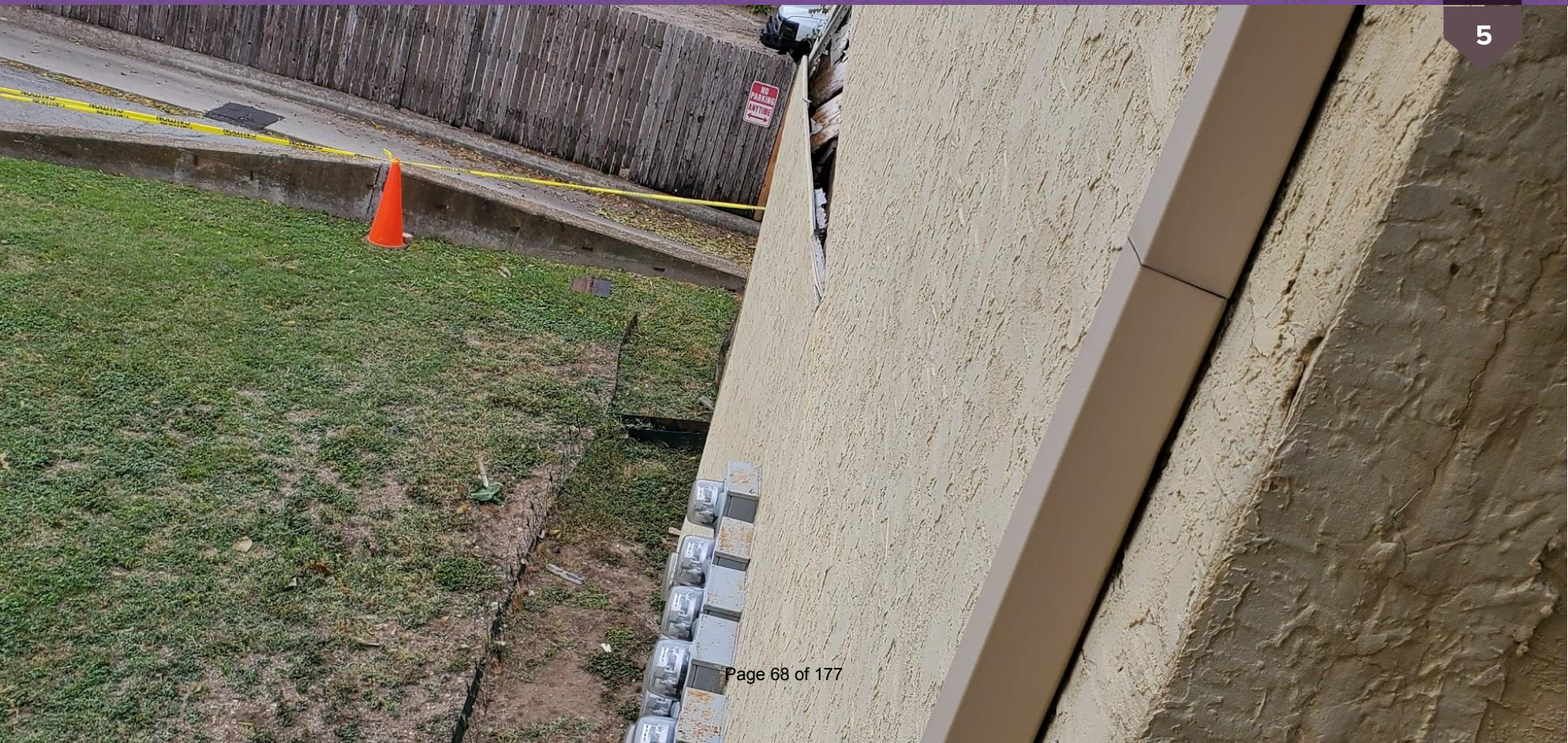
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# PECAN HILL APARTMENT REPAIRS

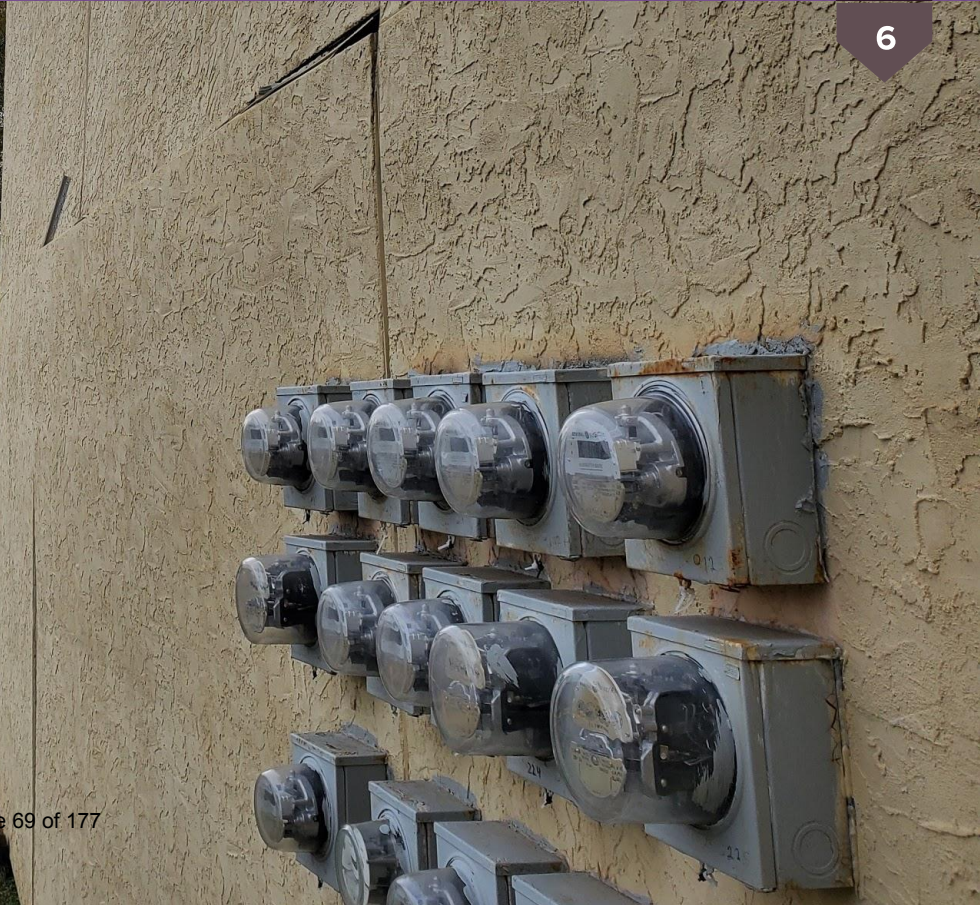
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# PECAN HILL APARTMENT REPAIRS

6





# PECAN HILL APARTMENT REPAIRS

7



**San Antonio Housing Authority  
Resolution 6011**

**RESOLUTION 6011, AUTHORIZING THE APPROVAL AND RATIFICATION OF AN EMERGENCY PROCUREMENT AND AWARD OF A CONTRACT FOR THE EXTERIOR WALL ASSEMBLY STRUCTURAL AND WATERPROOFING REPAIRS AT PECAN HILL APARTMENTS TO ALPHA BUILDING CORPORATION (WBE) THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE (TEXAS BUYBOARD) FOR AN AMOUNT NOT TO EXCEED \$90,509.00**

**WHEREAS**, Board approval is required to approve and ratify the award of an emergency procurement and contract to Alpha Building Corporation through the Local Government Purchasing Cooperative (Texas BuyBoard); and

**WHEREAS**, SAHA required the services of a contractor to perform emergency repairs at Pecan Hill Apartments. The stucco panels on the exterior walls were observed to be in a state of significant disrepair and needed to be replaced, due to the risk of falling off the exterior building. The interior beams showed signs of significant rot and buckling and also risked collapse; thereby, causing extensive damage to the building. The existing condition of the structure was deemed a life safety concern; and

**WHEREAS**, this Procurement was exempt from the competitive bidding process as outlined in the State of Texas Local Government Code, Section 252.022 (1) a procurement made because of a public calamity that requires the immediate appropriation of money to relieve the necessity of the municipality's residents or to preserve the property of the municipality; (2) a procurement necessary to preserve or protect the public health or safety of the municipality's residents; and (3) a procurement necessary because of unforeseen damage to public machinery, equipment, or other property; and

**WHEREAS**, the cost for the emergency repairs was \$90,509.00, to include the initial proposed cost of \$81,759.00, plus \$8,750.00 for unforeseen rotten/damaged wood that was discovered around the window area on all three floors requiring replacement of the stucco and weatherproofing of the windows. The cost for these services will be funded through the operating budget and available reserves; and

**WHEREAS**, staff requests the Board of Commissioners approve and ratify the emergency procurement and award of contract.

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

- 1) Approves Resolution 6011, authorizing the approval and ratification of an emergency procurement and award of a contract for the exterior wall assembly structural and waterproofing repairs at Pecan Hill Apartments to Alpha Building Corporation (WBE), through the Local Government Purchasing Cooperative (Texas BuyBoard), for an amount not to exceed \$90,509.00.
- 2) Ratifies the emergency procurement and award of contract.

**Passed and approved the 6th day of February 2020.**

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**Jessica Weaver**  
**Vice Chair, Board of Commissioners**

**Attested and approved as to form:**

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





**SAN ANTONIO HOUSING AUTHORITY****February 6, 2020****BOARD OF COMMISSIONERS**

**RESOLUTION 6000, AUTHORIZING THE AWARD OF A CONTRACT FOR PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES FOR SAHA EPC II TO GEOFILL MATERIAL TECHNOLOGIES, LLC (SBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$7,000,000.00; FOR A PERIOD OF ONE YEAR**

DocuSigned by:  
  
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**David Nisiovocia**  
**President and CEO**

DocuSigned by:  
  
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**Ed Hinojosa**  
**Chief Financial Officer**

DocuSigned by:  
  
 0083B46EEA8B44D...  
**Thomas Roth**  
**Director of Asset Management**

DocuSigned by:  
  
 5AC93CF03F5A422...  
**Steven Morando**  
**Director of Procurement and General Services**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6000, authorizing the award of a contract for pre-construction and general contracting services for SAHA EPC II to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$7,000,000.00; for a period of one year.

**FINANCIAL IMPACT:**

The current award recommendation for pre-construction and general contracting services for SAHA's EPC II is not expected to exceed an amount of \$7,000,000.00, to include a base bid in the amount of \$6,618,247.75, and a contingency in the amount of \$381,752.25 that will only be used, if necessary. This project will be funded through an equipment lease/purchase agreement between SAHA and Banc of America Public Capital Corp. as presented to and approved by SAHA's Board of Commissioners on December 5, 2019, through Resolution 5979.

**SUMMARY:**

SAHA received Board approval on March 5, 2015 (Resolution 5466), and September 10, 2015 (Resolution 5498), to award contracts for Pre-Construction and Construction Manager Services for a self-managed Energy Performance Contract (EPC I). The building types included were two high rises and three large row home type project developments (Alazan, Lincoln, Cassiano, Villa Tranchese and Fair Avenue).

SAHA remains committed to being a sustainable agency and has elected to undertake a second phase of a HUD approved Energy Performance Contract (EPC II) where energy and water conservation measures are installed and financed with future utility cost reductions. SAHA has completed the initial design phase of EPC II and is moving toward HUD approval and the financing stage. The next step in the EPC process is to engage a general contractor for both the pre-construction and general contracting services. This Resolution is to secure such services. The contractor will be installing a combination of various capital improvements, as well as, energy and water conservation measures across the 34 public housing properties including high efficient lighting, high efficient plumbing fixtures, solar panels, roofs, windows, HVAC plant upgrades, and bathroom exhaust fans. The project will include 34 public housing developments (various building

**SAN ANTONIO HOUSING AUTHORITY****February 6, 2020**

types) equating to 2,324 dwelling units. The approximate time for completion of this project is one year.

On August 26, 2019, SAHA issued a Request For Proposals (RFP) #1908-912-21-4950 for Pre-Construction and General Contracting Services for SAHA EPC II that closed on October 11, 2019. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase and direct solicited to 254 vendors. A total of six proposals were received in response to this solicitation: Geofill Material Technologies, LLC (SBE, Section 3 Business), Gibraltar Construction Co., Inc., JMI Contractors, LLC, Stoddard Construction Management (SBE), Tejas Premier Building Contractor, Inc. (DBE, HABE, MBE, SBE, WBE), and The Efficiency Network. All proposals were evaluated on the following criteria: experience, capacity, approach and methodology, price/fee, and strength of the Contractor's Section 3 and SWMBE Utilization Plans. Presentations were conducted on November 5, 2019, for the three highest rated proposers. Best and Final Offers were also requested and were due to Procurement on November 20, 2019. Based on the above, we are recommending contract award to Geofill Material Technologies, they are the highest rated and lowest priced responsive and responsible proposer.

Geofill Material Technologies, LLC was founded in 2003, and is located in Schertz, Texas. This contractor has been certified as an SBE by the South Central Texas Regional Certification Agency and a Section 3 Business by SAHA. They specialize in commercial and residential services that include construction management services, new construction, rehab and renovations, large and catastrophic loss, roofing, life and safety repairs, interior rehab and finish out, painting and flooring, in house heating and cooling repairs and replacement, energy audits and weatherization, and are a certified installer for the Weatherization Assistance Program. Geofill Material Technologies has received prior awards from SAHA for: Churchill Estates and Encanta Villa Apartments Exterior improvements and New HVAC and Water Heaters; Cassiano burn units rehabilitation; Prefabricated Metal Building for Garcia Street Urban Farm, Matt Garcia structural repairs; unit make ready for public housing; 10145 Galesburg reconstruction; H.B. Gonzalez structural and foundation repairs; and Castle Point burned units rehabilitation. They have worked with Housing Authorities to include Floresville Housing Authority and Schertz Housing Authority. Their Texas clients include City of Aransas Pass, UT Austin Marine Science Institute, Venterra Properties, Starr Properties, and Salt Lake Baptist Church. Their Section 3 Good Faith effort plan includes sponsoring one to two individuals with continuing education courses at Northside Independent School District.

**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 ensure the vendor submits the Contractor's Section 3 Compliance report on a monthly basis, monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan, provide annual contract performance evaluation survey to end users, and assist departments in the contract renewal or new solicitation process.

**STRATEGIC GOAL**

Preserve and improve existing affordable housing resources and opportunities.

**ATTACHMENTS:**

Resolution 6000

**SAN ANTONIO HOUSING AUTHORITY**

**February 6, 2020**

Scoring Matrix  
Advertisement List

**San Antonio Housing Authority  
Resolution 6000**

**RESOLUTION 6000, AUTHORIZING THE AWARD OF A CONTRACT FOR PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES FOR SAHA EPC II TO GEOFILL MATERIAL TECHNOLOGIES, LLC (SBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$7,000,000.00; FOR A PERIOD OF ONE YEAR**

**WHEREAS**, on August 26, 2019, SAHA issued a Request For Proposals #1908-912-21-4950 for Pre-Construction and General Contracting Services for SAHA EPC II that closed on October 11, 2019; and

**WHEREAS**, a total of six proposals were received in response to the RFP with presentations conducted for the three highest rated proposers; and

**WHEREAS**, Geofill Material Technologies, LLC (SBE, Section 3 Business) is being recommended for contract award. They are the lowest priced and highest rated responsive and responsible contractor; and

**WHEREAS**, the current award recommendation for pre-construction and general contracting services for SAHA's EPC II is not expected to exceed an amount of \$7,000,000.00, to include a base bid in the amount of \$6,618,247.75, and a contingency in the amount of \$381,752.25 that will only be used, if necessary. This project will be funded through an equipment lease/purchase agreement between SAHA and Banc of America Public Capital Corp. as presented to and approved by SAHA's Board of Commissioners on December 5, 2019, through Resolution 5979; and

**WHEREAS**, staff requests the Board of Commissioners authorize the President and CEO, or designee, to execute all documents associated with this contract.

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

- 1) Approves Resolution 6000, authorizing the award of a contract for pre-construction and general contracting services for SAHA EPC II to Geofill Material Technologies, LLC (SBE, Section 3 Business) for an amount not to exceed \$7,000,000.00; for a period of one year.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

**Passed and approved the 6th day of February 2020.**

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**Jessica Weaver**  
**Vice Chair, Board of Commissioners**

**Attested and approved as to form:**

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

PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II							
Scoring Matrix							
1908-912-21-4950							
Criterion Description	Max Points	Geofill Material Technologies	The Efficiency Network	Gibraltar Construction Company, Inc.	Tejas Premier Building Contractor, Inc.	Stoddard Construction Management	JMI Contractors
<u>Experience:</u>	Weight 1-5 25%						
Rater 1		5.00	5.00	4.00	5.00	4.00	2.00
Rater 2		4.00	5.00	4.00	4.00	4.00	3.00
Rater 3		5.00	5.00	4.00	4.00	4.00	3.00
Total Score		14.00	15.00	12.00	13.00	12.00	8.00
Average Score		4.67	5.00	4.00	4.33	4.00	2.67
Weighted Score		1.17	1.25	1.00	1.08	1.00	0.67
<u>Capacity:</u>	1-5 20%						
Rater 1		3.00	5.00	5.00	5.00	5.00	2.00
Rater 2		3.00	4.50	4.50	4.50	4.50	2.50
Rater 3		4.00	4.00	5.00	4.00	4.00	2.00
Total Score		10.00	13.50	14.50	13.50	13.50	6.50
Average Score		3.33	4.50	4.83	4.50	4.50	2.17
Weighted Score		0.87	0.90	0.97	0.90	0.90	0.43
<u>Approach and Methodology:</u>	1-5 20%						
Rater 1		5.00	4.00	3.00	2.00	2.00	3.00
Rater 2		5.00	4.00	3.00	2.50	2.50	3.00
Rater 3		5.00	4.00	3.00	2.00	2.00	3.00
Total Score		15.00	12.00	9.00	6.50	6.50	9.00
Average Score		5.00	4.00	3.00	2.17	2.17	3.00
Weighted Score		1.00	0.80	0.60	0.43	0.43	0.60
<u>Price proposal:</u>	1-5 25%						
Rater 1		5.00	2.88	4.07	3.08	2.91	2.63
Rater 2		1.25	0.72	1.02	0.77	0.73	0.66
Total Score							
Weighted Score							
<u>Strength of the Section 3 plans:</u>	1-5 5%						
Rater 1		3.00	4.00	3.00	3.00	4.00	0.00
Rater 2		3.00	4.00	3.00	3.00	4.50	0.00
Rater 3		4.00	4.00	4.00	3.00	4.00	0.00
Total Score		10.00	12.00	10.00	9.00	12.50	0.00
Average Score		3.33	4.00	3.33	3.00	4.17	0.00
Weighted Score		0.17	0.20	0.17	0.15	0.21	0.00
<u>Strength of the S/WIMBE plans:</u>	1-5 5%						
Rater 1		4.00	4.00	3.00	2.00	2.00	0.00
Rater 2		4.00	4.00	2.00	2.00	2.00	0.00
Rater 3		5.00	3.00	3.00	3.00	1.00	0.00
Total Score		13.00	11.00	8.00	7.00	5.00	0.00
Average Score		4.33	3.67	2.67	2.33	1.67	0.00
Weighted Score		0.22	0.18	0.13	0.12	0.08	0.00
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points #							
Category 1: As detailed in Attachment D	5 (25)						
Category II: As detailed in Attachment D	4 (20)						
Category III: As detailed in Attachment D	3 (15)						
Category IV: As detailed in Attachment D	2 (10)	0.10					
Total Weighted Score		4.57	4.05	3.88	3.45	3.35	2.36

**Scoring Matrix Interviews/BAFO**  
**PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II**  
**1908-912-21-4950**

Criterion Description	Max Points Weight	Geofill Material Technologies	Gibraltar Construction Company, Inc	The Efficiency Network
<b>Experience:</b>	1-5 25%			
<u>Rater 1</u>		5.00	4.00	5.00
<u>Rater 2</u>		4.00	4.00	5.00
<u>Rater 3</u>		5.00	4.00	5.00
<u>Total Score</u>		14.00	12.00	15.00
<u>Average Score</u>		4.67	4.00	5.00
<u>Weighted Score</u>		1.17	1.00	1.25
<b>Capacity:</b>	1-5 20%			
<u>Rater 1</u>		5.00	5.00	5.00
<u>Rater 2</u>		4.00	4.50	4.50
<u>Rater 3</u>		5.00	5.00	5.00
<u>Total Score</u>		14.00	14.50	14.50
<u>Average Score</u>		4.67	4.83	4.83
<u>Weighted Score</u>		0.93	0.97	0.97
<b>Approach and Methodology:</b>	1-5 20%			
<u>Rater 1</u>		4.50	4.00	4.00
<u>Rater 2</u>		4.50	3.00	5.00
<u>Rater 3</u>		5.00	4.00	4.75
<u>Total Score</u>		14.00	11.00	13.75
<u>Average Score</u>		4.67	3.67	4.58
<u>Weighted Score</u>		0.93	0.73	0.92
<b>Price proposal:</b>	1-5 25%			
<u>Total Score</u>		5.00	4.58	4.48
<u>Weighted Score</u>		1.25	1.15	1.12
<b>Strength of the Section 3 plans:</b>	1-5 5%			
<u>Rater 1</u>		3.00	3.00	4.00
<u>Rater 2</u>		3.00	3.00	4.00
<u>Rater 3</u>		4.00	4.00	4.00
<u>Total Score</u>		10.00	10.00	12.00
<u>Average Score</u>		3.33	3.33	4.00
<u>Weighted Score</u>		0.17	0.17	0.20
<b>Strength of the S/W/MBE plans:</b>	1-5 5%			
<u>Rater 1</u>		4.00	3.00	4.00
<u>Rater 2</u>		4.00	2.00	4.00
<u>Rater 3</u>		5.00	3.00	3.00
<u>Total Score</u>		13.00	8.00	11.00
<u>Average Score</u>		4.33	2.67	3.67
<u>Weighted Score</u>		0.22	0.13	0.18
<b>Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#</b>				
Category 1: 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)	0.10		
<b>Tota Weighted Score</b>		4.77	4.15	4.64

**Advertisement List**  
**Solicitation # 1908-912-21-4950**  
**PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II**

Associations /Vendors	Contact Name	Email	Notes
<b>Associations Revised as of 2/7/2019</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	
Chinese Chamber of Commerce	Jing Hao	jing.hao@gsaccc.org	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	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	R Vasquez	rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National Alliance of Craftsmen Association	Victor Landa	arvelasquez01@yahoo.com	
National Association of Women in Construction (NAWIC)	Sandee Morgan	nawicerin@gmail.com nawicsatx@gmail.com	
NAWBO San Antonio	Madeline Slay	Madeline@masarchitecture.com	
Plumbing Heating Cooling Contractors Association	Heidi Timble	Heidi@phcc-sanantonio.org	
Professional Engineers in Private Practice	Diane Hoskins	bexarpepp@sbcglobal.net	

**Advertisement List****Solicitation # 1908-912-21-4950****PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II**

Associations /Vendors	Contact Name	Email	Notes
Real Estate Council of San Antonio	Martha Mangum	martham@recsanantonio.com	
SAABE	Melodie	mg.assoc.mgmt@gmail.com	
San Antonio Board of Realtors	Suzanne	Suzanne@sabor.com	
SA Chapter of the Associated General Contractors	Dana Marsh	sanantonioagc@gmail.com	
San Antonio Hispanic Chamber of Commerce	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 carol@smsdc.org gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	Over limit
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>PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II</b>			
All Pro General Construction	Raul Scott	rs@apgc.biz	
Alpha Building Corporation	Shawn Babb	sbabb@alphabuilding.com	
Construmment Group Inc	Eloina Guerrero	constrummentinc@gmail.com	
Copeland Contracting Co.	Elsa Brown	ebrown@copeland-inc.com	
Hsc Electric Company, Inc.	Henry Gonzalez	hsc_electric@yahoo.com	



## Advertisement List

Solicitation # 1908-912-21-4950

## PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II

Associations /Vendors	Contact Name	Email	Notes
J. L. Bass Enterprise, Llc	Jeff Bass	jlbass47@jlbassconstruction.com	
Kegley, Inc.	ANITA M KEGLEY	anitakegley44@gmail.com	
MLP Ventures Inc.	Liborio Perez	mlp@att.net	
Tejas Premier Building Cntrctr	Andrew Wallace	andrew@tejaspremierbc.com	
Abeco Contracting	A. Juarez Jessica Garza	cathy@abecoContracting.com jessica@abecocontracting.com	
All Pro General Const.	Raul Scott	rs@allprogenconst.com	
Allbrite Constructors of TX	Patrick Yates	jan@allbriteconstruction.com	
Ariva Contracting	Adan Silva	adan@arivacontracting.com	
Confidence Construction	Renee Harris	rharrisc21@yahoo.com	
Hill Bros. Construction	Kara Hill	kara@hillbrosconstruction.com	
Jarvis Moore	Jarvis Moore	jarvisdsd@gmail.com	
JGG Construction	Joseph Gonzales	Integrated02@aol.com	
Josiah Construction	Ricardo Guajardo	lgjosiahconstruction@gmail.com	
Mcfarland & Mcfarland	James McFarland	mcfarland9598@gmail.com	
Man-Tra Solutions, LLC	Mike Aleman	maleman@clnup.com	
Ohaver Contracting	Donald Ohaver	dawnv@ohavercontractors.com	rejected
Queen Bee Construction	Sharon O'Neal	queenbeeconst@yahoo.com	
Cleanology Service	Mike	Mike@cleanologyservices.com	
Geofill Material Technologies	Jan Puente	jpunte.geofill@outlook.com	
	Mariano Garcia	marianogarcia1211@gmail.com	
RML Contracting	Mariano Garcia II	m.garcia@rmlcontractingllc.com	
	Andy Servantes	andy@guidoco.com	
Guido Construction	Maryanne Guido	maguido@guidobros.com	
Limitless Construction Svcs	Erica Ponce	Eponce.pcs@gmail.com	
Commercor	R. Broniszewski	commercorconstruction@gmail.com,	
Vela Construction	Joe Vela	Joe.Vela@velagroupinc.com	
Robinson Gen Contracting	Yvette	krobinson@robinsongc.com	
Frost & keeling	John Anness	jcanness@frostandkeeling.com	
Marc 3	Chester Rackley	chester@marc3llc.com	
M & M Weatherization	Nicole Ansualda	nansualda@mmwtx.com	
Total Lender Service	James Pujols	Jpujols55@yahoo.com	
	Bryan Roller	broller@bmsmanagement.com	
Blackmon Mooring SA	Tiffany Montano	tmontano@bmsmanagement.com	
Turn Around	Selwyn Witer	selselkk@gmail.com	
Marc General Construction	Cindy Weed	cweed@marcgc2015.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
PTI Remodeling, LLC	Thomas Hamilton	thomashamilton75@yahoo.com	

**Advertisement List****Solicitation # 1908-912-21-4950****PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II**

Associations /Vendors	Contact Name	Email	Notes
RG Williams Const & RmdIng	Robert G. Williams	rgw_77446@yahoo.com	
R.K. Bass Electric, Inc.	Andy Bass	cheryl@basselectric.com	
RPR Construction Company,	Patricia Pinkerton	ppinkerton@rprconstruction.com	
Seraphia's Lotts	S. A. Sampson-Lott	atita@sbcglobal.net	
JMI Contractors	Grant Jacobs Logan Sean Scott	grant@jmicontractors.com logan@jmi-contractors.com, sean@jmicontractors.com	
SpawGlass	Justin Calvin Jason Hennesey	justin.calvin@spawglass.com Jason.Hennesey@spawglass.com	
H. Karp Co.	Harry Karp	hkarpjr@yahoo.com	
Joeris Construction		acardwell@joeris.com	
Calidad LLC	Charles	cschuchardt.calidadllc@gmail.com	
Coltcam Construction	Amelie Tinajero	amelietinajero@yahoo.com	
Burgess Construction Cnslts	Lane Shelton	lshelton@burgess-inc.com	
Rogers-Obrien Construction	John Archer Anthony Oleary	jarcher@r-o.com aoleary@r-o.com	
Whiting-Turner	Tyler Quinn	Tyler.Quinn@whiting-turner.com	
Stoddard Const	Linda Nemec Keith Stoddard	LN@stoddardcmi.com ks@stoddardcmi.com	
J Carrizal Gen Const	Grace Pina	gpina@jcgcnconst.com	
REC Industries	Randy Hunter	randyhunter@recind.com	
Woolsey Construction	Elijah	eli@woolseyconstruction.com	
Straight Line Mgmnt	Sherrika Arch Jeanetta Tinsley Ernesto	straightlinem@straightlinem.com jeanetta@straightlinem.com ernesto@straightlinem.com	Rejected Rejected
Woolsey Design Build	Glenn Roblin	glenn@woolseyconstruction.com	
Davila Construction	Vinnie Gonzales Abel Perez	vinnie@davilaconstruction.com abel@davilaconstruction.com	
Gibraltar Construction	Matt Mitchell	Matt@gibconst.com	
R.E.C. Industries	Warren Williams	warren@recind.com	
Summit Building and Design	Cecilia Ramos David Acevedo	cecilia.ramos@summitbuildinganddesi gn.com David.acevedo@summitbuildingandde sign.com	
Al Garza Construction Inc	Al Garza	gr9151@att.net	
Alcatex Inc	Allison B Griffis	allisonb@alcatexdesign.com	
Alpha Building Corporation	Shawn Babb	sbabb@alphabuilding.com	
Alpine Engineering & Cnstrctn	Mike Hayes	alpine@alpinecompany.us	
Americana Builders	Katia Sandoval	Americanabuilders@yahoo.com	
Arkitektura Devolpment Inc.	Gerard P Contreras	condg1@yahoo.com	
Associated Contractors Inc.	Charlie Bishop	charlie.bishop@assoccontractors.com	
B&O Construction	Paul Farnum	paul@bnoconstruction.com	
B.I.T Construction Services Inc	Britanie L. Olvera	britanie@bitservicesinc.com	
Basecom Inc	Oscar Oaxaca	ooaxaca@basecominc.com	
Belfor USA Group, Inc.	Tammy Kleine	tammy.kleine@us.belfor.com	

**Advertisement List****Solicitation # 1908-912-21-4950****PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II**

Associations /Vendors	Contact Name	Email	Notes
Bocci Engineering, Llc	Lami,Lianne	lianne.lami@bocciengineering.com	
Braun & Butler Construction	Christy Willcourt	cwillcourt@braun-butler.com	
Breck General Contracting	Reese Bruechner	reese@breckgc.com	
Brown-Mckee, Inc.	Michael P. Oles	mikepoles@brownmckee.com	
Byrdson Services, Llc	Jim Griffin	jgriffin@byrdsonservices.com	
Caststone Solutions Company	Patrick Delgado	caststone_solutions@yahoo.com	
Cdmtek	Chris Mansour	chris@cdmtek.com	
Ceda-Tex Svcs Inc	Fred Odanga	contact@cedatex.com	
Cesar Suarez Construction Llc	Cesar Suarez	cesarsuarezconstructionllc@gmail.com	
Charles N. White Constn Co	Dominic Padilla	dominicp@whiteconst.com	
Clark's Roofing & Constructn	Clark Kunkel	latmclark@msn.com	
CMV Consulting Services	Veronica Oliver	veronica@cmvservicestx.com	
Cobos Design & Construction,	Calixto Cobos	cobosdc2cal@yahoo.com	
Colebrack Enterprises, Inc	Robert Bracken Jr	rob.bracken@colebrack.net	
Commercial Interiors	Robert Ahmuty	ra@ci-gc.com	
Concord Commercial Svcs.	Alan Greenwood	agreenwood@ccsinctx.com	
Construmet Group Inc	Eloina Guerrero	construmetinc@gmail.com	
Copeland Contracting Co	Elsa Brown	ebrown@copeland-inc.com	
Creed Construction Inc.	Chester Reed	chester@creedci.com	
Cubit Contracting, Llc	Waymon Armstrong	waymon@cubitcontracting.com	
Donald Hubert Construction	Donald Hubert	dhubertco@sbcglobal.net	
Double T Construction Inc.	Richard Smith	doubletsales3@hotmail.com	
Dragon Construction, Llc	Damon Howard	dhoward@dragon-llc.com	
Elicerio Construction	Fernando Elicerio	felicario@hotmail.com	
ERC Environmental & Const	Shelly	shoran@erc-tx.com	
Falkenberg Construction Co.,	Tony Gomez	pag@falkenbergconstruction.com	
General Contractor Services,	Teltschick, Pamela	genconser@aol.com	
Gg's Construction, Llc	Rolando Osorio	rolandooggs@gmail.com	
Golden Builders Group, Llc	Carla F. Ysuhaylas	info@goldenbuildersgroup.com	
Grande Valley Builders, Inc.	Manuel Perez	mpgvb@aol.com	
Grayhorse Construction, Inc.	Lily Mackey	lily@Grayhorse-Construction.com	
HGR General Contractors, L.P.	Randy D Reynolds	info@hgrgc.com	
Hynes Services, Inc.	Michael W. Hynes	HynesServicesInc@aol.com	
Icon Diversified, Llc	Julie Ingram	julie.ingram@icondiversified.com	
Intercon Environmental, Inc.	Karen Andrews	karen@intercon-environmental.com	
Jacody Construction, Lp	Forrest Couch	forrest.couch@jacodyconstruction.com	
JAJ Property Services Llc	Summer Jordan	summer.jordan@jajpropertyservices.com	
James W. Turner Const	James W. Turner	info@jwtc.net	
Jaxon Construction	Daniel McKibben	Houston@JaxonConstruction.com	
John & Denise Williams Const	Denise Williams	denisewilliams3545@sbcglobal.net	
JRI Enterprise Llc	Denise Anderson	jrjenterprisellc@yahoo.com	
JSR, Inc.	Bobby D. Greaves	bobby@jsrincorporated.com	
K. Tillman Construction Llc	Yakira Braden	yakira@ktillmanconstruction.com	

**Advertisement List****Solicitation # 1908-912-21-4950****PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II**

Associations /Vendors	Contact Name	Email	Notes
KBL Restoration, LLC	Amy M Barnes	amy@kblrestoration.com	
Kenebrew Construction	William Kenebrew	wkandcompany@gmail.com	
Lamar Contractors	Steve Louque	s.louque@lamarcontractors.com	
Landry General Enterprises,	James Landry	lgebusiness@yahoo.com	
Largin Construction Services,	Jerry Jo Largin	jerryjo@larginconstruction.com	
Lyness Construction	Ryan Lyness	ryan.lyness@lynessconstruction.com	
Mart, Inc.	Vernon Proctor	mart@martgc.com	
	Shelly Orr	shelly.orr@martgc.com	
Maryen Services, L.L.C.	Jme Martinez	jmemartinez@maryenservices.com	
Mavich, LLC	Faith Gordon	SALES@MAVICH.COM	
Mckenzie Jackson Construct	Cori Fields	cori@mckenziejackson.net	
Meteor Education, LLC.	Lanie Hart	bids@meteorededucation.com	
Mexzim Corporation	Ebbah Tokwe	ebbah@mexzim.com	
Mikocorp, LLC	Matthew Lindsey	matt@mikocorp.com	
Mitch Cohn Contractor	Joan Belmont	mitchcohncontractor@gmail.com	
Parallax Builders, Inc.	Mike Demko	mdemko@parallaxbuilders.com	
Piatra Inc.	Mirela Glass	info@piatrainc.com	
Post Oak Construction, LLC	Christopher Esparza	esparza716@gmail.com	
Primero Industrial Services,	James Narvaez	jnarvaez@primeroindustrialservices.com	
Pro Finish Plus, LLC	Ralph Mondy	ProFinishPlus@gmail.com	
QA Construction Services, Inc.	Lily Gutierrez	lily@qacsi.com	
R G Renovations & Constr	Rodolfo G. Gonzalez	mrfixlaredo@gmail.com	
Right Choice Development LLC	Danielle Wright	danielle@rightchoicedev.com	
RPR Construction Company,	Patricia A Pinkerton	ppinkerton@rprconstruction.com	
Sawyers Construction, Inc.	Randy Sawyers	randy@sawyersinc.com	
Setex Construction Corp.	Nathan Rivres	setex@setexconstruction.com	
Simwick Contractors LLC	Sheri Arnold	sheri@simwickgc.com	
Sisk-Robb Inc	James Sisk	JSisk@Sisk-Robb.com	
Solis Constructors, Inc.	J Edward Lowenberg	estimating@solisconstructors.com	
Steen Construction Co., Ltd.	Susan Steen	steenltd@sbcglobal.net	
Structural Concrete Systems,	Michele Dibassie	info@scs.net	
Tates Contracting, LLC	Johnny Tate	cheriseperson@gmail.com	
TDIndustries Inc	Dennis Lilley	dennis.lilley@tdindustries.com	
	Dillon Varner	Dillon.Varner@tdindustries.com	
The Sandoval Group, LLC	Steven Sandoval	TSGConstruction.TX@gmail.com	
The Trevino Group, Inc.	Matt Baker	mbaker@trevinogroup.com	
Tommy Klein Construction,	Tommy Klein	tklein@tkleinconst.com	
TP&R Construction, L.L.C.	Nephtali Lucero	felicia@tpr-construction.com	
Trini Construction Builder LLC	Reginald Worlds	info@triniconstructionbuilder.com	
Trinity Asset Builders, LLC	Rachelle Delouis	trinityassetbuilders@gmail.com	
VAS Contracting, LLC	Victor Sepeda	vascontracting@yahoo.com	
VBX Services	Carlito Vicencio	cvicencio@vbxservices.com	
Veteran Remodeling, Inc.	Eric Taylor	eric.taylor@veteranremodeling.com	
Walling Construction Co	Daniel Walling	daniel@wallingconstruction.com	
White Construction Company	Glinn H. White, Jr.	glinn@whiteconstructioncompany.com	

## Advertisement List

Solicitation # 1908-912-21-4950

## PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II

Associations /Vendors	Contact Name	Email	Notes
Woodrose Company, Inc.	Frances Loyd	franloyd@woodrosecompany.com	
FA Nunnelly	Blaine	blaine@fanunnelly.com	
Cadence McShane Const	Web site	skasturi@cadencemcshane.com	
L. C. Mosel Co.	Jose Ceballos	jose@lcmosel.com	
South TX Contracting, LLC	Shelly Stansbury	shelly@southtxc.com	
Bougambilias Const	Mike Cisneros	bugconst@gmail.com	
Link Construction	Lee Robinson	lrobinson@linksconstruction.biz	
Pro Masters Remodeling	Francisco Ruiz	frui@pmrtx.com	
JNational	Tatiana Ruiz Sheila Hoefer	TRuiz@jnational.com SHoefer@jnational.com	
Hytek General Contracting	Kelsey Kerins	kkerins@hytekgc.com	
Carielo Facility Service	Rudy Carielo	rudycarielo@yahoo.com	
L.D. Tebben	Jack Bradley Larry Tebben	bradsterj62@hotmail.com larrytebben@ldtebben.com	
<b>NIGP 912-21 from CMBL</b>			
3 C Electric, Llc	Wacey Hoyle	hoyle3celectric@yahoo.com	
3 P Fire & Safety	Chasity Padron	chas@3pfiresafety.com	
360 Premier Construction Llc	NELSON SNAVELY	360premierconstruction@gmail.com	
360TXC Llc	Tony Lester	estimator@360txc.com	
5 Gen Construction Services,	Marie Park	5genconstructionservices@gmail.com	
ACG Contractors Llc	Victor Alvarez	bids@acggc.com	
ACL Facility Solutions, Llc	Cesar Vidaurri	cj@aclfacilityservice.com	
Acumen Enterprises, Inc.	Wayne Boyter	wayne@acumen-enterprises.com	
Air Stream General Const	Alissa Flores	aflores@air-streamservices.com	
AJ Commercial Services, Inc.	Rafalita Avalos	ravalos@ajcommserv.com	
Alamo Xtreme Ac & Heating	Jose Martinez Jr.	alamoxtreme@gmail.com	
Alcatex Inc	Allison Boen Griffis	allisonb@alcatexdesign.com	
Allied Electric Services, Inc.	Paige Paul	paige@allielelectric.us	
Allstar Services Group, Llc	James Stone	jstone@allstarservicesgroupllc.com	
American Hvac, Inc	Sherri Morris	sherri@americanserv.com	
American Specialty Llc	David Rodriguez	amerspecialty@outlook.com	
Ant Design Build, Llc	KAL FIZER	kal@antdesignbuild.com	
Archer Western Construction,	Don E. Marshall	demarshall@walshgroup.com	
Arevalos Trade Company	William Aleman	bill.aleman@atcdesignbuild.com	
Associated Construction Ptnr	Jillian R. Simpson	jill@acpartners.org	
B & Ms Construction, Inc.	Ben Hernandez	bhernandez@bmsconstruction.net	
Basecom Inc	OSCAR OAXACA	ooaxaca@basecominc.com	
BLCCS, Llc	Shannon Novak	shannon@blc2s.com	
Bocci Engineering, Llc	Lami, Lianne	lianne.lami@bocciengineering.com	
Brenda Torgan, Inc.	Donna Harness	dharness@houstonnorth.com	
C1s Group, Inc.	Chad Holt	chad.holt@c1sinc.com	
Cdmtek	Chris Mansour	chris@cdmtek.com	
Cesar Suarez Construction Llc	Cesar Suarez	cesarsuarezconstructionllc@gmail.com	
Climatec Llc	Greg Lockhart	GLockhart@Climatec.com	
Coaction Mission Critical Svcs		info@coactionmcs.com	

**Advertisement List****Solicitation # 1908-912-21-4950****PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II**

Associations /Vendors	Contact Name	Email	Notes
Comfort-Air Engineering, Inc.	Thomas Freund	Tom@comfort-air.com	rejected
Creed Construction Inc.	Chester Reed	chester@creedci.com	
E3 Entegral Solutions, Inc.	KLIP WEAVER	kweaver@e3es.com	
Edwards Energy Envirntal	Sandra Edwards	sandrafedwards@gmail.com	
Elevan Llc	Scott Gray	Scott.gray@elevatesystems.com	
Energy Logix Of Texas Llc	Brandon Clark	brandon.clark@energylogixtx.com	
Engineered Environments Pllc	Tracey Jumper	traceyjumper@gmail.com	
Environmental Lighting Svc	Nick May	nick.may@elslight.com	
ERC Envrnmntl & Const Svc	Shelly	shoran@erc-tx.com	
Frost & Keeling Assoc., Inc.	Tesha R Blevins	trblevins@frostandkeeling.com	
Gadberry Construction Co	Dustin Gadberry	dustin@gccorp.net	
Geraci Consulting, Llc.	Michael Geraci	mgeraci@geraciconsulting.com	
Gibb Construction Inc	Scott Gibb	Sales@gibbremodeling.com	
Grande Valley Builders, Inc.	manuel perez	mpgvb@aol.com	
Grayhorse Construction, Inc.	Lily Mackey	lily@Grayhorse-Construction.com	
Hgr General Contractors, L.P.	Randy D Reynolds	info@hgrgc.com	
Honeywell	Josh Streeter	josh.streeter@honeywell.com	
Integriward, Llc	Diana Davis	ddavis@integriward.com	
J.Carrizal General Const	Julian Carrizal	jcarrizal@jcgcnconst.com	
J.R.O. Electrical Services	Joe Orcasitas	orcasitas_j@yahoo.com	
Jaxon Construction	Daniel McKibben	Houston@JaxonConstruction.com	
JCP Quality Maintenance Llc	Christopher Cortez	jcpquality1@gmail.com	
JM Engineering, Llc	Melissa Weinberger	melissa@jm-engineer.com	
Kiva, Inc.	Gary Griffin	gary.griffin@kivainc.com	
Leal Construction	Jesse Espinoza	jesse@lealconstruction.net	
M & M Weatherization Co	Donald M. Rattan	mac@mmwtx.com	
M Corp Contracting Llc	Roman Rangel	rrangel@mcortpx.com	
M2 Federal Inc.	Mike Scheiern	Mike.Scheiern@m2federal.com	
M3m Enterprises, Llc	Van Whiteside	van@m3mco.com	
Marseal Group, Llc	Jacob Fuller	jfuller@marsealgroup.com	
Mechanical Technical Services	Candice Abila	candice.abila@csusa.us	
Mikocorp, Llc	Matthew Lindsey	matt@mikocorp.com	
Native Energy & Technology,	John Morris	jmorris@native-energy.com	
Northstar Elite Const & Con.,	Ryan Penlerick	ryanp@nstarcon.com	
Onsite Contracting, Llc	Rudy Rendon Jr	lois@onsite-contracting.com	
Path Construction Company	Richard Krause	GerardK@Pathcc.com	
Persons Service Company, Llc	Paul Stevens	pstevens@personsservices.com	
Pride General Contractors Llc	Ramon T. Salgado	info@pridegc.com	
Quality Fast Service, Inc.	Homero Saldivar	qfs@qfselectricinc.com	
Rincon Air & Heat Company	Joseph Rincon, III	j.rincon@rinconair.com	
Rio USA	Doug Creighton	dcreighton@rioua-eptx.com	
RPI Electrical Solutions Llc	Rick Perez	rick@rpielectric.com	
SKE Construction Llc	Shelly Eberhart	shelly@ske1.net	
Solis Constructors Inc	J Edward Lowenberg	estimating@solisconstructors.com	
Spaw Glass Contractors, Inc.	Stephanie Dixon	stephanie.dixon@spawglass.com	

## Advertisement List

**Solicitation # 1908-912-21-4950**

## PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICES for SAHA EPC II


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**SAN ANTONIO HOUSING AUTHORITY**

February 6, 2020

**BOARD OF COMMISSIONERS****RESOLUTION 6003, APPROVING CHANGE IN SCHEDULE OF FEES AND LATE FEES FOR THE SAN ANTONIO HOUSING AUTHORITY PUBLIC HOUSING PROGRAM**

DocuSigned by:  
  
 5609927B75274DC...  
**David Nisivoccia**  
 President and CEO

DocuSigned by:  
  
 B60757B8288642A...  
**Brandee Perez**  
 Director of Federal Housing Programs

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6003, approving change in schedule of fees and late fees for the San Antonio Housing Authority Public Housing program.

**FINANCIAL IMPACT:**

There is no estimated financial impact.

**SUMMARY:**

The purpose of this request is to change the schedule of late rent fees, late rent fee amounts and other fees on March 1, 2020, to align more appropriately with SAHA's goal of helping Public Housing residents achieve economic stability.

The San Antonio Housing Authority (SAHA) is proposing to revise the schedule of late fees and late fee amounts for the Public Housing program. With these changes, fewer monthly late rent charges will be issued to Public Housing residents and the total amounts charged will decrease.

In addition to changes in late fees, additional proposed changes to pet deposit and maintenance fees are outlined below.

Pending approval of these changes, all current residents will receive a notice detailing more information about these Lease changes, including the exact amount of the late fee that would apply to the resident's household after March 1, 2020.

The following provides detail of the proposed changes and the affected section in the Public Housing Lease:

**Lease Terms and Conditions (Part II of Lease)**

**Late Fees:** This change lowers initial late rent fees from \$30.00 to ten percent of the family's monthly tenant rent, in an amount not to exceed \$30.00. This change also eliminates the second late fee (\$20.00) charged after the fifteenth day of the month, so late rent fees may only be charged once per month.

**Pet Ownership Policy (Lease Attachment B)**

**Unauthorized Pet Fees:** Currently, no cap is in place for the number of days the unauthorized pet fee may be charged. This change caps the total amount of unauthorized pet fees that can be charged (at \$10.00 per day) to \$200.00 total, which may then be applied to the \$200.00 pet deposit, upon the pet's registration and approval by SAHA.



**SAN ANTONIO HOUSING AUTHORITY**

**February 6, 2020**

**Standard Maintenance Charges (Lease Attachment C)**

Various: Schedule updated to reflect changes to late fees and pet fees, as well as capping several types of fees to a maximum of \$50.00 per month. Previously, no such cap existed for unauthorized parking, pet waste removal or trash pick-up fees.

**STRATEGIC GOAL:**

Empower and equip families to improve their quality of life and achieve economic stability.

**ATTACHMENT:**

Resolution 6003

**San Antonio Housing Authority  
Resolution 6003**

**RESOLUTION 6003, APPROVING CHANGE IN SCHEDULE OF FEES AND LATE FEES FOR THE  
SAN ANTONIO HOUSING AUTHORITY PUBLIC HOUSING PROGRAM**

**WHEREAS**, the San Antonio Housing Authority (SAHA) is proposing to revise the schedule of fees and late fee amounts for the Public Housing program; and

**WHEREAS**, fewer monthly late rent charges will be issued to Public Housing residents and the total amounts charged will decrease; and

**WHEREAS**, all current residents will receive a notice detailing more information about these Lease changes, including the exact amount of the late fee that would apply to the resident's household after March 1, 2020.

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

- 1) Approves Resolution 6003, approving change in schedule of fees and late fees for the San Antonio Housing Authority Public Housing program.
- 2) Authorizes the President and CEO to execute all necessary documents and extensions.

**Passed and approved the 6th day of February 2020.**

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**Jessica Weaver**  
**Vice Chair, Board of Commissioners**

**Attested and approved as to form:**

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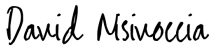
**David Nisivoccia**  
**President and CEO**

**SAN ANTONIO HOUSING AUTHORITY**

February 6, 2020

**BOARD OF COMMISSIONERS**

**RESOLUTION 6004, AUTHORIZING SALADO CLIFFS LTD., AS DEVELOPER OF SALADO CLIFFS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR SALADO CLIFFS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH**

DocuSigned by:  
  
 5609927B75274DC...  
**David Nisiovocchia**  
**President and CEO**

DocuSigned by:  
  
 B75AC7309C8B466...  
**Timothy E. Alcott**  
**Real Estate and Legal Services Officer**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6004, authorizing Salado Cliffs Ltd., as developer of Salado Cliffs transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Salado Cliffs; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

**FINANCIAL IMPACT:**

The final deal terms will be presented to the Board of Commissioners once negotiated.

**SUMMARY:**

NRP Lonestar Development LLC, a San Antonio-based and nationally recognized “Top 50 Builder,” specializes in the development, construction and management of high quality multi-family and senior residential properties.

Salado Cliffs will be an approximately 85-unit housing development located at 3330 Nacogdoches, San Antonio, Texas. The development will be for 55+ year old Seniors and will consist of 85 tax credit units—10% of units will be reserved for those at 30 percent of the area median income and below, 40% of units reserved for those making 50 percent of area median income and below, and 50% of units reserved for those making 60 percent of area median income and below. The new development will provide a mix of one-, and two-bedroom units with appropriate design considerations and amenities. Salado Cliffs will represent the very best housing in terms of quality and sustainability in the marketplace today.

Salado Cliffs Ltd., a subsidiary of NRP Lonestar Development LLC will partner with the San Antonio Housing Authority, which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation’s ad valorem tax exemption, as well as its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling

**SAN ANTONIO HOUSING AUTHORITY**

**February 6, 2020**

the agency to serve more residents and further its mission. NRP Lonestar Development LLC will provide ongoing guarantees and long term property management.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 6004

Resolution 20FAC-02-06

Map and Photo of Site Location

**San Antonio Housing Authority  
Resolution 6004**

**RESOLUTION 6004, AUTHORIZING SALADO CLIFFS LTD., AS DEVELOPER OF SALADO CLIFFS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR SALADO CLIFFS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH**

**WHEREAS**, Salado Cliffs Ltd., has proposed a development for affordable, multifamily rental housing at 3330 Nacogdoches Road in the City of San Antonio; and

**WHEREAS**, at the request of Salado Cliffs Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

**WHEREAS**, Salado Cliffs Ltd. and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Salado Cliffs; and

**WHEREAS**, the Board of Commissioners has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

**WHEREAS**, this Board of Commissioners has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Salado Cliffs located at 3330 Nacogdoches Road in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 6004, authorizing Salado Cliffs Ltd., as developer of Salado Cliffs transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Salado Cliffs; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.
- 3) Authorizes the following officers, or any one of them acting alone without the joinder of

any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of the San Antonio Housing Authority and/or San Antonio Housing Facility Corporation.

<u>Name</u>	<u>Title</u>
David Nisivoccia	President/CEO
Timothy E. Alcott	Real Estate and Legal Services Officer
Muriel Rhoder	Chief Administrative Officer
Ed Hinojosa	Chief Financial Officer
Jessica Weaver	Vice Chair
Charles Clack	Commissioner
Jo-Anne Kaplan	Commissioner
Sofia A. Lopez	Commissioner
Ana "Cha" Guzman	Commissioner
Olga Kauffman	Commissioner
Ruth Rodriguez	Commissioner

**Passed and approved the 6th day of February 2020.**

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**Jessica Weaver**  
**Vice Chair, Board of Commissioners**

**Attested and approved as to form:**

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

**San Antonio Housing Facility Corporation  
Resolution 20FAC-02-06**

**RESOLUTION 20FAC-02-06, AUTHORIZING SALADO CLIFFS LTD., AS DEVELOPER OF SALADO CLIFFS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR SALADO CLIFFS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH**

**WHEREAS**, Salado Cliffs Ltd., has proposed a development for affordable, multifamily rental housing at 3330 Nacogdoches Road in the City of San Antonio; and

**WHEREAS**, at the request of Salado Cliffs Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

**WHEREAS**, Salado Cliffs Ltd. and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Salado Cliffs; and

**WHEREAS**, the Board of Directors has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

**WHEREAS**, this Board of Directors has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Salado Cliffs located at 3330 Nacogdoches Road in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 20FAC-02-06, authorizing Salado Cliffs Ltd., as developer of Salado Cliffs transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Salado Cliffs; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

- 3) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of the San Antonio Housing Authority and/or San Antonio Housing Facility Corporation.

<u>Name</u>	<u>Title</u>
David Nisivoccia	Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Ed Hinojosa	Assistant Secretary/Treasurer
Jessica Weaver	Vice Chair
Charles Clack	Director
Jo-Anne Kaplan	Director
Sofia A. Lopez	Director
Ana "Cha" Guzman	Director
Olga Kauffman	Director
Ruth Rodriguez	Director

**Passed and approved the 6th day of February 2020.**

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**Jessica Weaver**  
**Vice Chair, Board of Directors**

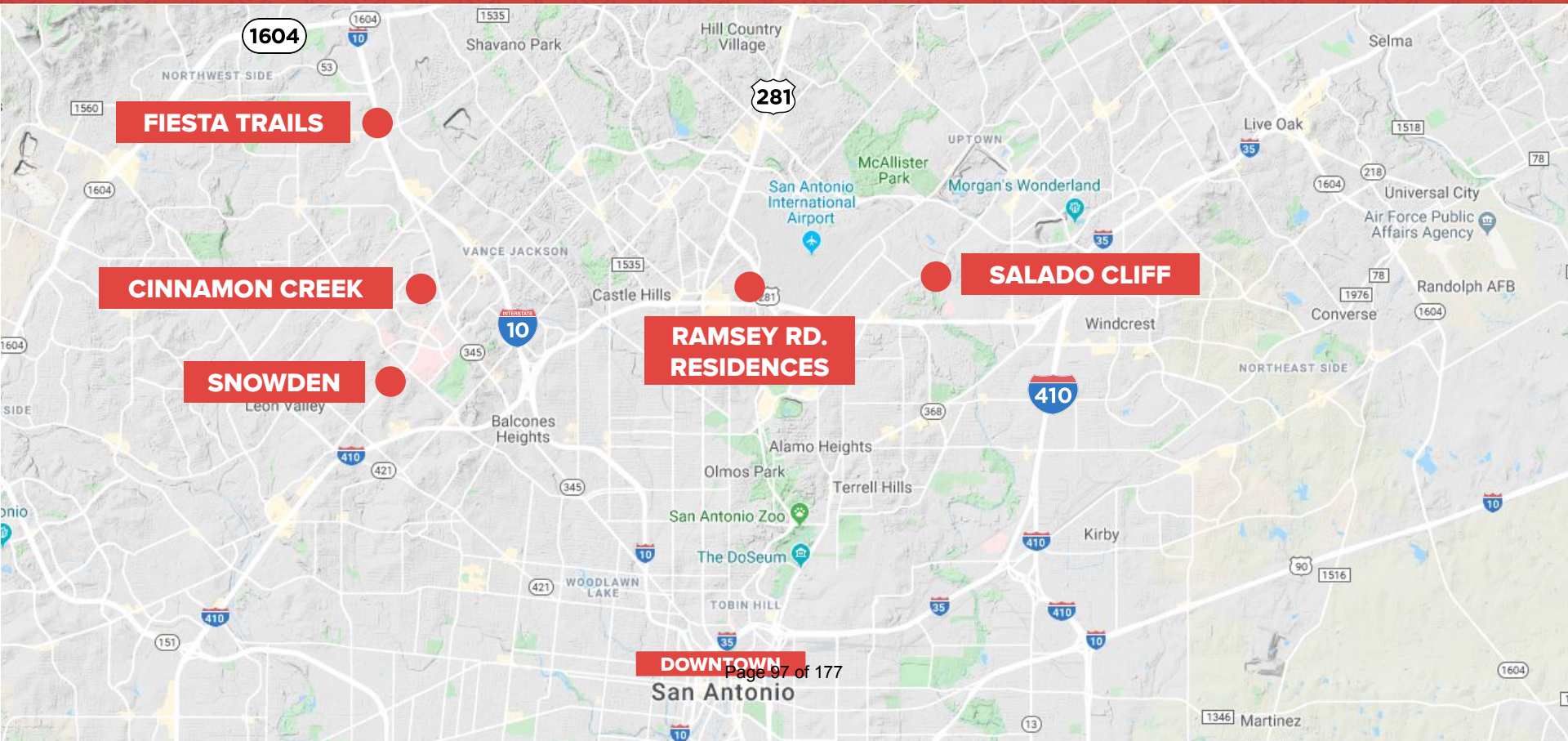
**Attested and approved as to form:**

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**David Nisivoccia**  
**Secretary/Treasurer**



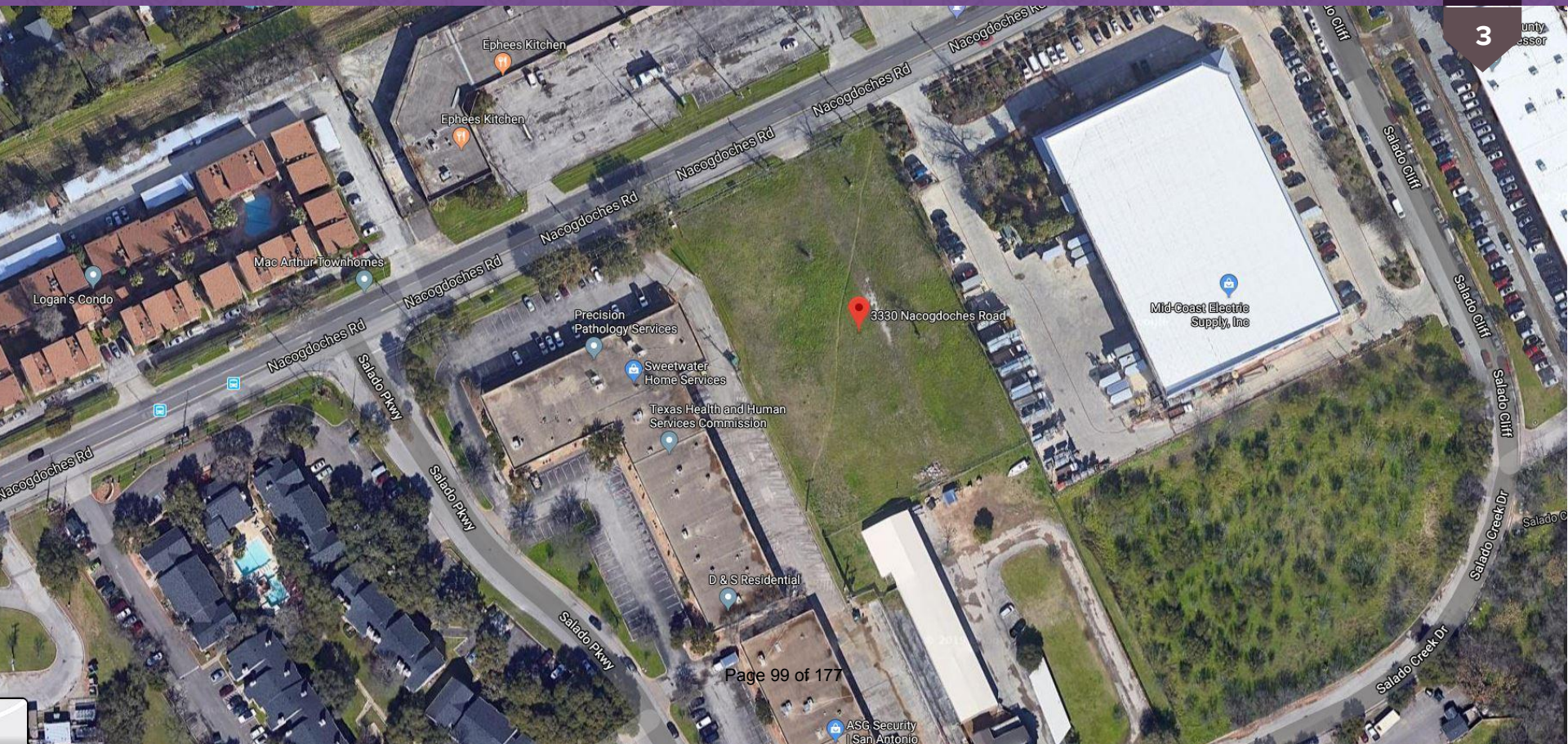
# 9% TAX CREDIT DEALS







# SALADO CLIFFS SITE





# SALADO CLIFFS SITE

4



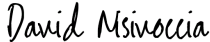
**SAN ANTONIO HOUSING AUTHORITY**

February 6, 2020

**BOARD OF COMMISSIONERS**

**RESOLUTION 6005, AUTHORIZING CINNAMON CREEK LOFTS LTD., AS DEVELOPER OF CINNAMON CREEK LOFTS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR CINNAMON CREEK LOFTS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH**

DocuSigned by:



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**David Nisivoccia**  
President and CEO

DocuSigned by:



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**Timothy E. Alcott**  
Real Estate and Legal Services Officer

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6005, authorizing Cinnamon Creek Lofts Ltd., as developer of Cinnamon Creek Lofts transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Cinnamon Creek Lofts; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

**FINANCIAL IMPACT:**

The final deal terms will be presented to the Board of Commissioners once negotiated.

**SUMMARY:**

NRP Lonestar Development LLC, a San Antonio-based and nationally recognized "Top 50 Builder," specializes in the development, construction and management of high quality multi-family and senior residential properties.

Cinnamon Creek Lofts will be an approximately 85-unit housing development located at 8830 Cinnamon Creek Drive, San Antonio, Texas. The development will be targeted specifically for working families and will consist of 85 tax credit units—10% of units will be reserved for those at 30 percent of the area median income and below, 40% of units reserved for those making 50 percent of area median income and below, and 50% of units reserved for those making 60 percent of area median income and below. The new development will provide a mix of one-, two- and three-bedroom units with appropriate design considerations and amenities. Cinnamon Creek Lofts will represent the very best housing in terms of quality and sustainability in the marketplace today.

Cinnamon Creek Lofts Ltd., a subsidiary of NRP Lonestar Development LLC, will partner with the San Antonio Housing Authority, which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation's ad valorem tax exemption, as well as its

**SAN ANTONIO HOUSING AUTHORITY**

**February 6, 2020**

sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. NRP Lonestar Development LLC will provide ongoing guarantees and long term property management.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 6005

Resolution 20FAC-02-07

Map and Photo of Site Location

**San Antonio Housing Authority  
Resolution 6005**

**RESOLUTION 6005, AUTHORIZING CINNAMON CREEK LOFTS LTD., AS DEVELOPER OF CINNAMON CREEK LOFTS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR CINNAMON CREEK LOFTS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH**

**WHEREAS**, Cinnamon Creek Lofts Ltd., has proposed a development for affordable, multifamily rental housing at 8830 Cinnamon Creek Drive in the City of San Antonio; and

**WHEREAS**, at the request of Cinnamon Creek Lofts Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

**WHEREAS**, Cinnamon Creek Lofts Ltd. and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Cinnamon Creek Lofts; and

**WHEREAS**, the Board of Commissioners has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

**WHEREAS**, this Board of Commissioners has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Cinnamon Creek Lofts located at 8830 Cinnamon Creek Drive in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 6005, authorizing Cinnamon Creek Lofts Ltd., as developer of Cinnamon Creek Lofts transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Cinnamon Creek Lofts; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.
- 3) Authorizes the following officers, or any one of them acting alone without the joinder of

any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of the San Antonio Housing Authority and/or San Antonio Housing Facility Corporation.

<u>Name</u>	<u>Title</u>
David Nisivoccia	President/CEO
Timothy E. Alcott	Real Estate and Legal Services Officer
Muriel Rhoder	Chief Administrative Officer
Ed Hinojosa	Chief Financial Officer
Jessica Weaver	Vice Chair
Charles Clack	Commissioner
Jo-Anne Kaplan	Commissioner
Sofia A. Lopez	Commissioner
Ana "Cha" Guzman	Commissioner
Olga Kauffman	Commissioner
Ruth Rodriguez	Commissioner

**Passed and approved the 6th day of February 2020.**

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**Jessica Weaver**  
**Vice Chair, Board of Commissioners**

**Attested and approved as to form:**

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



**San Antonio Housing Facility Corporation  
Resolution 20FAC-02-07**

**RESOLUTION 20FAC-02-07, AUTHORIZING CINNAMON CREEK LOFTS LTD., AS DEVELOPER OF CINNAMON CREEK LOFTS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR CINNAMON CREEK LOFTS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH**

**WHEREAS**, Cinnamon Creek Lofts Ltd., has proposed a development for affordable, multifamily rental housing at 8830 Cinnamon Creek Drive in the City of San Antonio; and

**WHEREAS**, at the request of Cinnamon Creek Lofts Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

**WHEREAS**, Cinnamon Creek Lofts Ltd. and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Cinnamon Creek Lofts; and

**WHEREAS**, the Board of Directors has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

**WHEREAS**, this Board of Directors has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Cinnamon Creek Lofts located at 8830 Cinnamon Creek Drive in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 20FAC-02-07, authorizing Cinnamon Creek Lofts Ltd., as developer of Cinnamon Creek Lofts transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Cinnamon Creek Lofts; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

- 3) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of the San Antonio Housing Authority and/or San Antonio Housing Facility Corporation.

<u>Name</u>	<u>Title</u>
David Nisivoccia	Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Ed Hinojosa	Assistant Secretary/Treasurer
Jessica Weaver	Vice Chair
Charles Clack	Director
Jo-Anne Kaplan	Director
Sofia A. Lopez	Director
Ana "Cha" Guzman	Director
Olga Kauffman	Director
Ruth Rodriguez	Director

**Passed and approved the 6th day of February 2020.**

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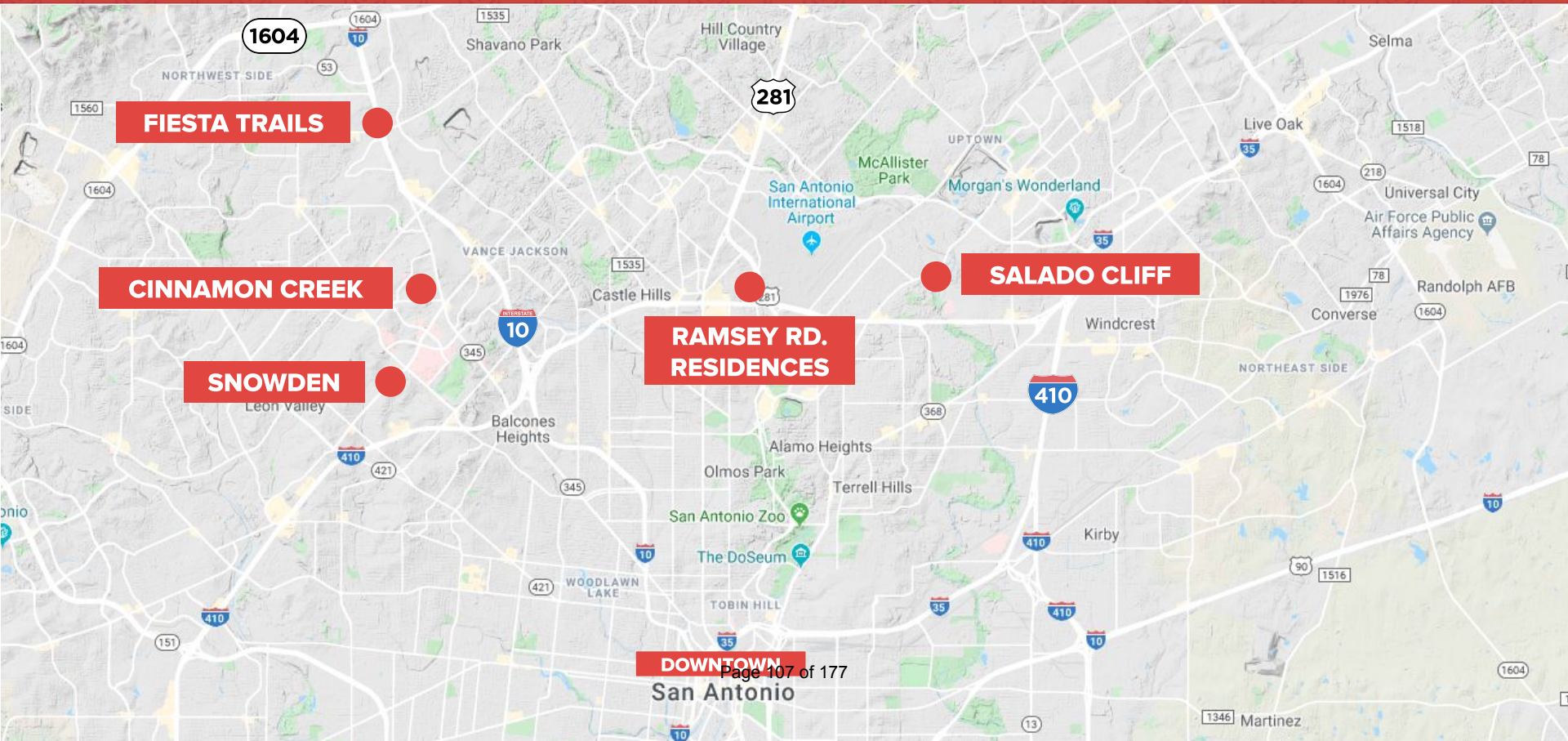
**Jessica Weaver**  
**Vice Chair, Board of Directors**

**Attested and approved as to form:**

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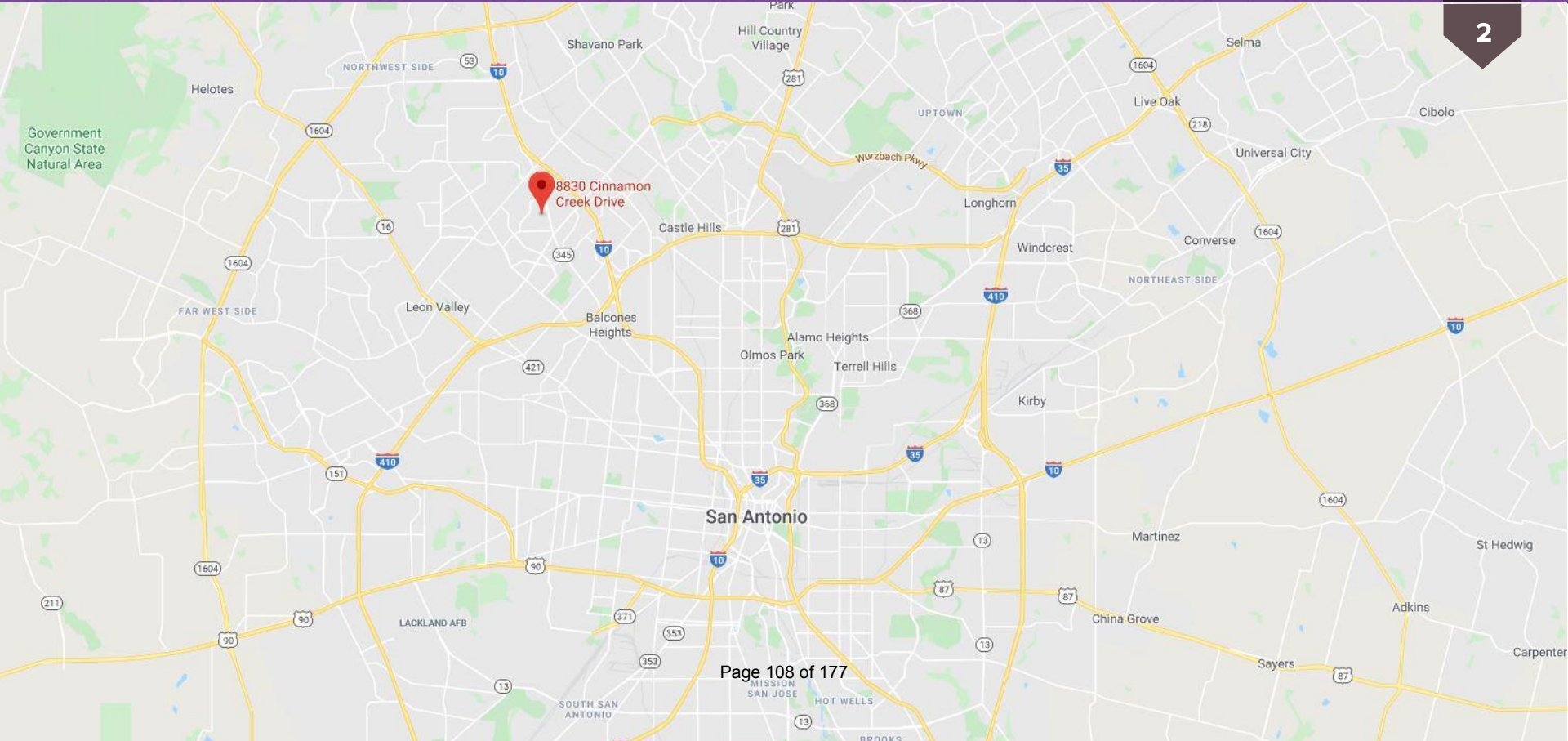
**David Nisivoccia**  
**Secretary/Treasurer**

# 9% TAX CREDIT DEALS



# CINNAMON CREEK DRIVE MAP

2





# CINNAMON CREEK DRIVE SITE



29.53°N, 98.5°W

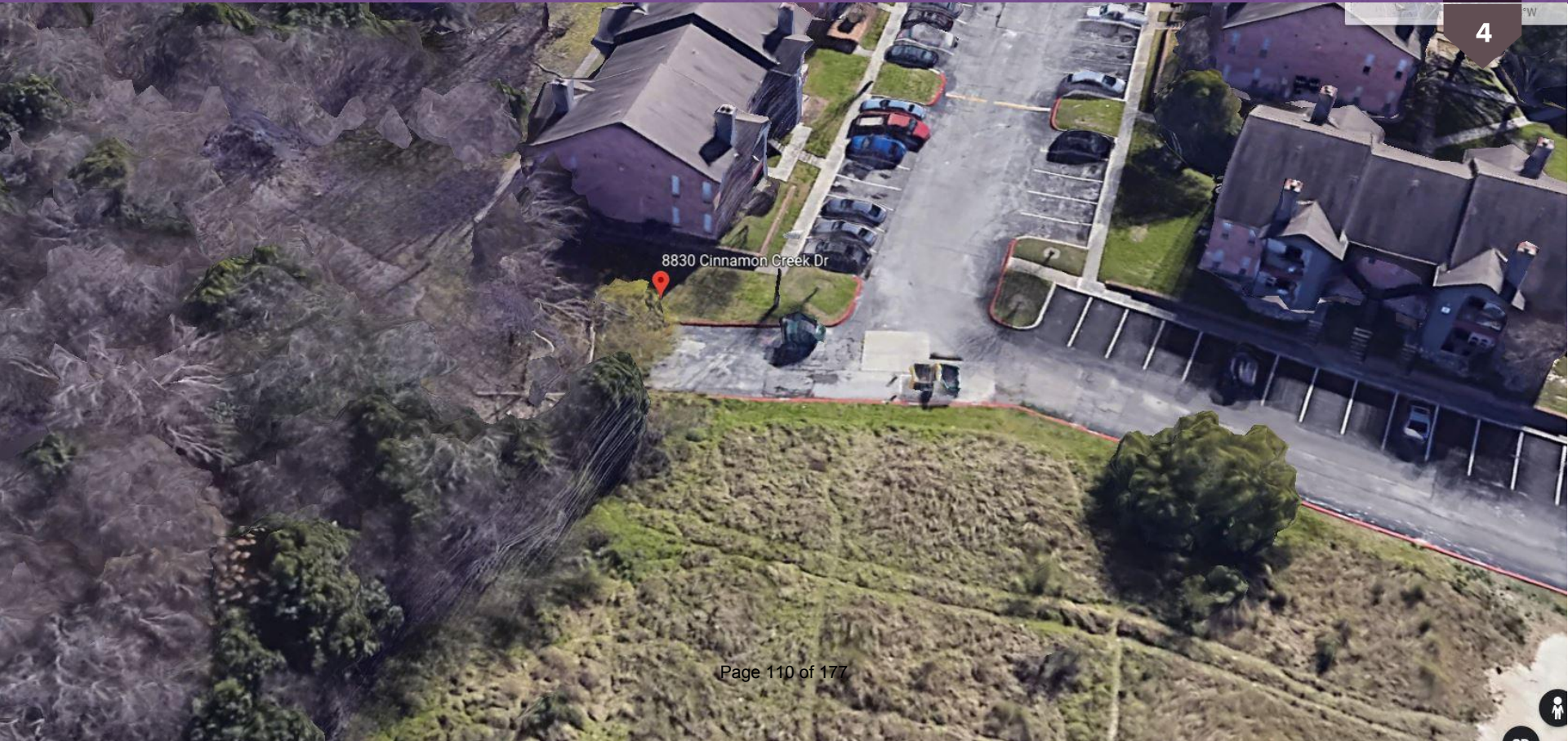
3

Bright Ideas Children's  
Enrichment Center

8830 Cinnamon Creek Dr



# CINNAMON CREEK DRIVE SITE

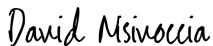


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**SAN ANTONIO HOUSING AUTHORITY****February 6, 2020****BOARD OF COMMISSIONERS**

**RESOLUTION 6006, AUTHORIZING RAMSEY ROAD RESIDENCES LTD., AS DEVELOPER OF RAMSEY ROAD RESIDENCES TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR RAMSEY ROAD RESIDENCES; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH**

DocuSigned by:



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**David Nisivoccia**  
President and CEO

DocuSigned by:



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**Timothy E. Alcott**  
Real Estate and Legal Officer

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6006, authorizing Ramsey Road Residences Ltd., as developer of Ramsey Road Residences transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Ramsey Road Residences; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

**FINANCIAL IMPACT:**

The final deal terms will be presented to the Board of Commissioners once negotiated.

**SUMMARY:**

NRP Lonestar Development LLC, a San Antonio-based and nationally recognized “Top 50 Builder,” specializes in the development, construction and management of high quality multi-family and senior residential properties.

Ramsey Road Residences will be an approximately 85-unit housing development located at 610 E. Ramsey Road, San Antonio, Texas. The development will be targeted specifically for working families and will consist of 85 tax credit units—10% of units will be reserved for those at 30 percent of the area median income and below, 40% of units reserved for those making 50 percent of area median income and below, and 50% of units reserved for those making 60 percent of area median income and below. The new development will provide a mix of one-, two- and three-bedroom units with appropriate design considerations and amenities. Ramsey Road Residences will represent the very best housing in terms of quality and sustainability in the marketplace today.

Ramsey Road Residences Ltd., a subsidiary of NRP Lonestar Development LLC will partner with the San Antonio Housing Authority, which will benefit both entities. The partnership will receive

**SAN ANTONIO HOUSING AUTHORITY**

**February 6, 2020**

the benefit of the San Antonio Housing Facility Corporation's ad valorem tax exemption, as well as its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. NRP Lonestar Development LLC will provide ongoing guarantees and long term property management.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 6006

Resolution 20FAC-02-08

Map and Photo of Site Location



**San Antonio Housing Authority  
Resolution 6006**

**RESOLUTION 6006, AUTHORIZING RAMSEY ROAD RESIDENCES LTD., AS DEVELOPER OF RAMSEY ROAD RESIDENCES TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR RAMSEY ROAD RESIDENCES; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HERewith**

**WHEREAS**, Ramsey Road Residences Ltd., has proposed a development for affordable, multifamily rental housing at 610 E. Ramsey Road in the City of San Antonio; and

**WHEREAS**, at the request of Ramsey Road Residences Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

**WHEREAS**, Ramsey Road Residences Ltd. and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Ramsey Road Residences; and

**WHEREAS**, the Board of Commissioners has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

**WHEREAS**, this Board of Commissioners has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of the San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Ramsey Road Residences located at 610 E. Ramsey Road in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 6006, authorizing Ramsey Road Residences Ltd., as developer of Ramsey Road Residences transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Ramsey Road Residences; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection

herewith.

- 3) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of the San Antonio Housing Authority and/or San Antonio Housing Facility Corporation.

<u>Name</u>	<u>Title</u>
David Nisivoccia	President/CEO
Timothy E. Alcott	Real Estate and Legal Services Officer
Muriel Rhoder	Chief Administrative Officer
Ed Hinojosa	Chief Financial Officer
Jessica Weaver	Vice Chair
Charles Clack	Commissioner
Jo-Anne Kaplan	Commissioner
Sofia A. Lopez	Commissioner
Ana "Cha" Guzman	Commissioner
Olga Kauffman	Commissioner
Ruth Rodriguez	Commissioner

**Passed and approved the 6th day of February 2020.**

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**Jessica Weaver**  
**Vice Chair, Board of Commissioners**

**Attested and approved as to form:**

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

**San Antonio Housing Authority  
Resolution 20FAC-02-08**

**RESOLUTION 20FAC-02-08, AUTHORIZING RAMSEY ROAD RESIDENCES LTD., AS DEVELOPER OF RAMSEY ROAD RESIDENCES TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR RAMSEY ROAD RESIDENCES; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HERewith**

**WHEREAS**, Ramsey Road Residences Ltd., has proposed a development for affordable, multifamily rental housing at 610 E. Ramsey Road in the City of San Antonio; and

**WHEREAS**, at the request of Ramsey Road Residences Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

**WHEREAS**, Ramsey Road Residences Ltd. and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Ramsey Road Residences; and

**WHEREAS**, the Board of Directors has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

**WHEREAS**, this Board of Directors has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of the San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Ramsey Road Residences located at 610 E. Ramsey Road in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 20FAC-02-08, authorizing Ramsey Road Residences Ltd., as developer of Ramsey Road Residences transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Ramsey Road Residences; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in

connection herewith.

- 3) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of the San Antonio Housing Authority and/or San Antonio Housing Facility Corporation.

<u>Name</u>	<u>Title</u>
David Nisivoccia	Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Ed Hinojosa	Assistant Secretary/Treasurer
Jessica Weaver	Vice Chair
Charles Clack	Director
Jo-Anne Kaplan	Director
Sofia A. Lopez	Director
Ana "Cha" Guzman	Director
Olga Kauffman	Director
Ruth Rodriguez	Director

**Passed and approved the 6th day of February 2020.**

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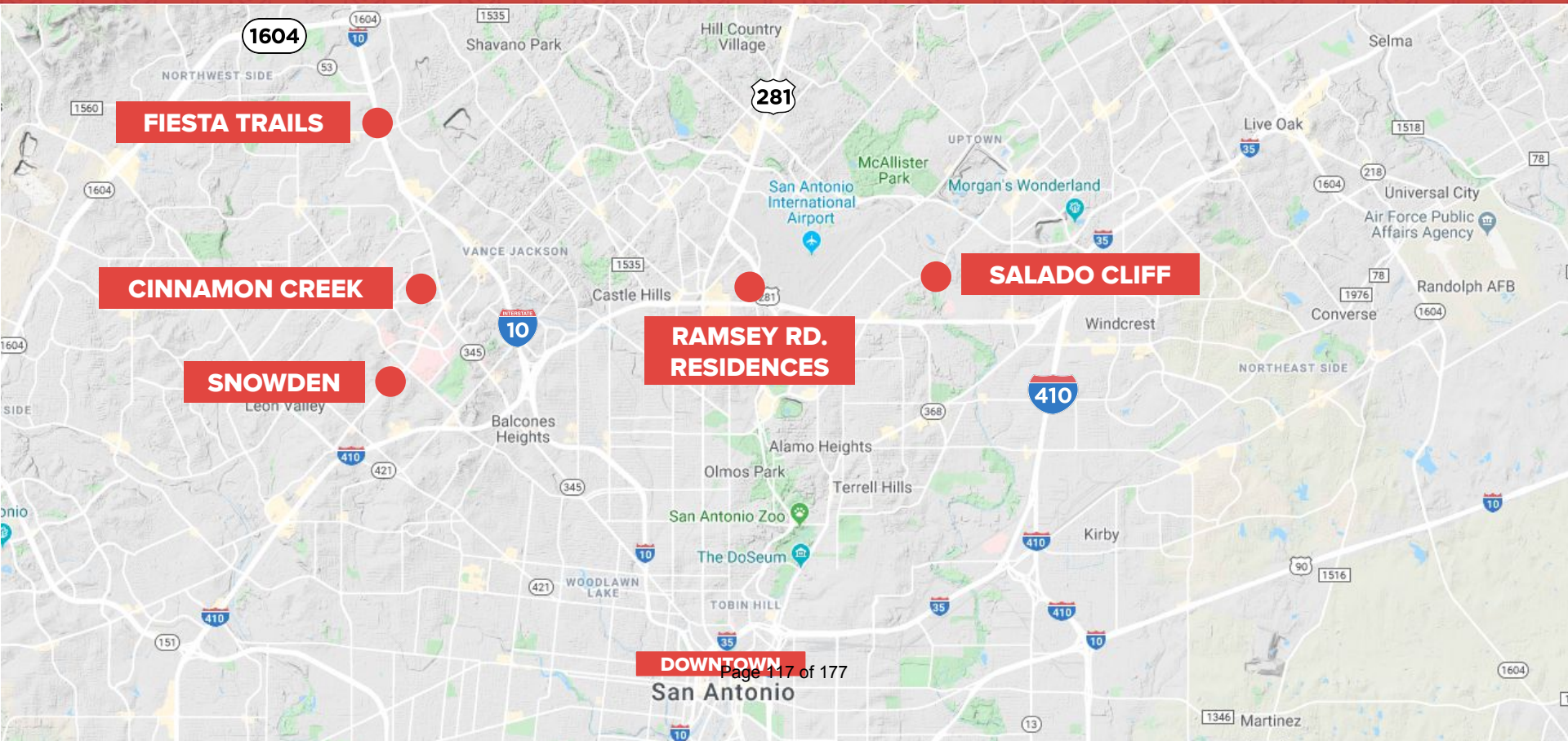
**Jessica Weaver**  
**Vice Chair, Board of Directors**

**Attested and approved as to form:**

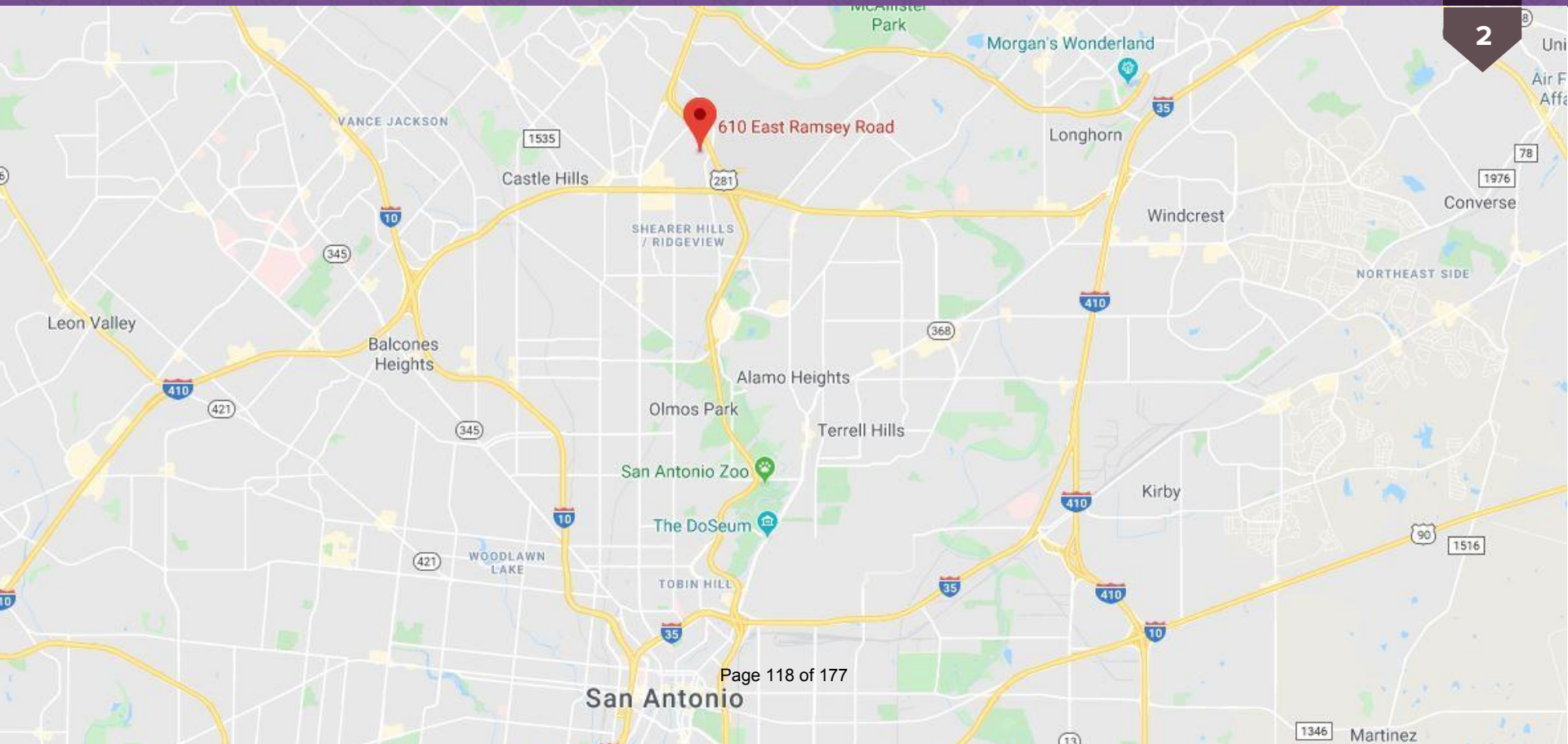
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**David Nisivoccia**  
**Secretary/Treasurer**

# 9% TAX CREDIT DEALS



# RAMSEY ROAD MAP



2



# RAMSEY ROAD SITE

3





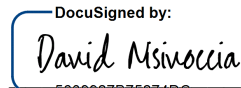
# RAMSEY ROAD SITE





**SAN ANTONIO HOUSING AUTHORITY****February 6, 2020****BOARD OF COMMISSIONERS**

**RESOLUTION 6007, AUTHORIZING FIESTA TRAILS LTD., AS DEVELOPER OF FIESTA TRAILS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR FIESTA TRAILS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HERewith**

DocuSigned by:  
  
5609927B75274DC...  
**David Nisiovocchia**  
**President and CEO**

DocuSigned by:  
  
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**Timothy E. Alcott**  
**Real Estate and Legal Services Officer**

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6007, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Fiesta Trails; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

**FINANCIAL IMPACT:**

The final deal terms will be presented to the Board of Commissioners once negotiated.

**SUMMARY:**

NRP Lonestar Development LLC, a San Antonio-based and nationally recognized “Top 50 Builder,” specializes in the development, construction and management of high quality multi-family and senior residential properties.

Fiesta Trails will be an approximately 85-unit housing development located at 12485 W. Interstate 10, San Antonio, Texas. The development will be targeted specifically for working families and will consist of 85 tax credit units—10% of units will be reserved for those at 30 percent of the area median income and below, 40% of units reserved for those making 50 percent of area median income and below, and 50% of units reserved for those making 60 percent of area median income and below. The new development will provide a mix of one-, two- and three-bedroom units with appropriate design considerations and amenities. Fiesta Trails will represent the very best housing in terms of quality and sustainability in the marketplace today.

Fiesta Trails Ltd., a subsidiary of NRP Lonestar Development LLC, will partner with the San Antonio Housing Authority, which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation’s ad valorem tax exemption, as well as its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling

**SAN ANTONIO HOUSING AUTHORITY**

**February 6, 2020**

the agency to serve more residents and further its mission. NRP Lonestar Development LLC will provide ongoing guarantees and long term property management.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 6007

Resolution 20FAC-02-09

Map and Photo of Site Location

**San Antonio Housing Authority  
Resolution 6007**

**RESOLUTION 6007, AUTHORIZING FIESTA TRAILS LTD., AS DEVELOPER OF FIESTA TRAILS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR FIESTA TRAILS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HERewith**

**WHEREAS**, Fiesta Trails Ltd., has proposed a development for affordable, multifamily rental housing at 12485 W. Interstate 10 in the City of San Antonio; and

**WHEREAS**, at the request of Fiesta Trails Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

**WHEREAS**, Fiesta Trails Ltd. and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Fiesta Trails; and

**WHEREAS**, the Board of Commissioners has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

**WHEREAS**, this Board of Commissioners has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Fiesta Trails located at 12485 W. Interstate 10 in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 6007, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Fiesta Trails; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.
- 3) Authorizes the following officers, or any one of them acting alone without the joinder of

any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of the San Antonio Housing Authority and/or San Antonio Housing Facility Corporation.

<u>Name</u>	<u>Title</u>
David Nisivoccia	President/CEO
Timothy E. Alcott	Real Estate and Legal Services Officer
Muriel Rhoder	Chief Administrative Officer
Ed Hinojosa	Chief Financial Officer
Jessica Weaver	Vice Chair
Charles Clack	Commissioner
Jo-Anne Kaplan	Commissioner
Sofia A. Lopez	Commissioner
Ana "Cha" Guzman	Commissioner
Olga Kauffman	Commissioner
Ruth Rodriguez	Commissioner

**Passed and approved the 6th day of February 2020.**

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**Jessica Weaver**  
**Vice Chair, Board of Commissioners**

**Attested and approved as to form:**

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

**San Antonio Housing Facility Corporation  
Resolution 20FAC-02-09**

**RESOLUTION 20FAC-02-09, AUTHORIZING FIESTA TRAILS LTD., AS DEVELOPER OF FIESTA TRAILS TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR FIESTA TRAILS; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH**

**WHEREAS**, Fiesta Trails Ltd., has proposed a development for affordable, multifamily rental housing at 12485 W. Interstate 10 in the City of San Antonio; and

**WHEREAS**, at the request of Fiesta Trails Ltd., the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

**WHEREAS**, Fiesta Trails Ltd. and the San Antonio Housing Authority have submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Fiesta Trails; and

**WHEREAS**, the Board of Directors has determined that it is in the public's interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transaction described above so that the partners may construct the project; and

**WHEREAS**, this Board of Directors has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of San Antonio Housing Facility Corporation.

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

- 1) Confirms that it supports the proposed Fiesta Trails located at 12485 W. Interstate 10 in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 20FAC-02-09, authorizing Fiesta Trails Ltd., as developer of Fiesta Trails transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Fiesta Trails; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

- 3) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Application and all necessary documents and extensions related thereto on behalf of the San Antonio Housing Authority and/or San Antonio Housing Facility Corporation.

<u>Name</u>	<u>Title</u>
David Nisivoccia	Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Ed Hinojosa	Assistant Secretary/Treasurer
Jessica Weaver	Vice Chair
Charles Clack	Director
Jo-Anne Kaplan	Director
Sofia A. Lopez	Director
Ana "Cha" Guzman	Director
Olga Kauffman	Director
Ruth Rodriguez	Director

**Passed and approved the 6th day of February 2020.**

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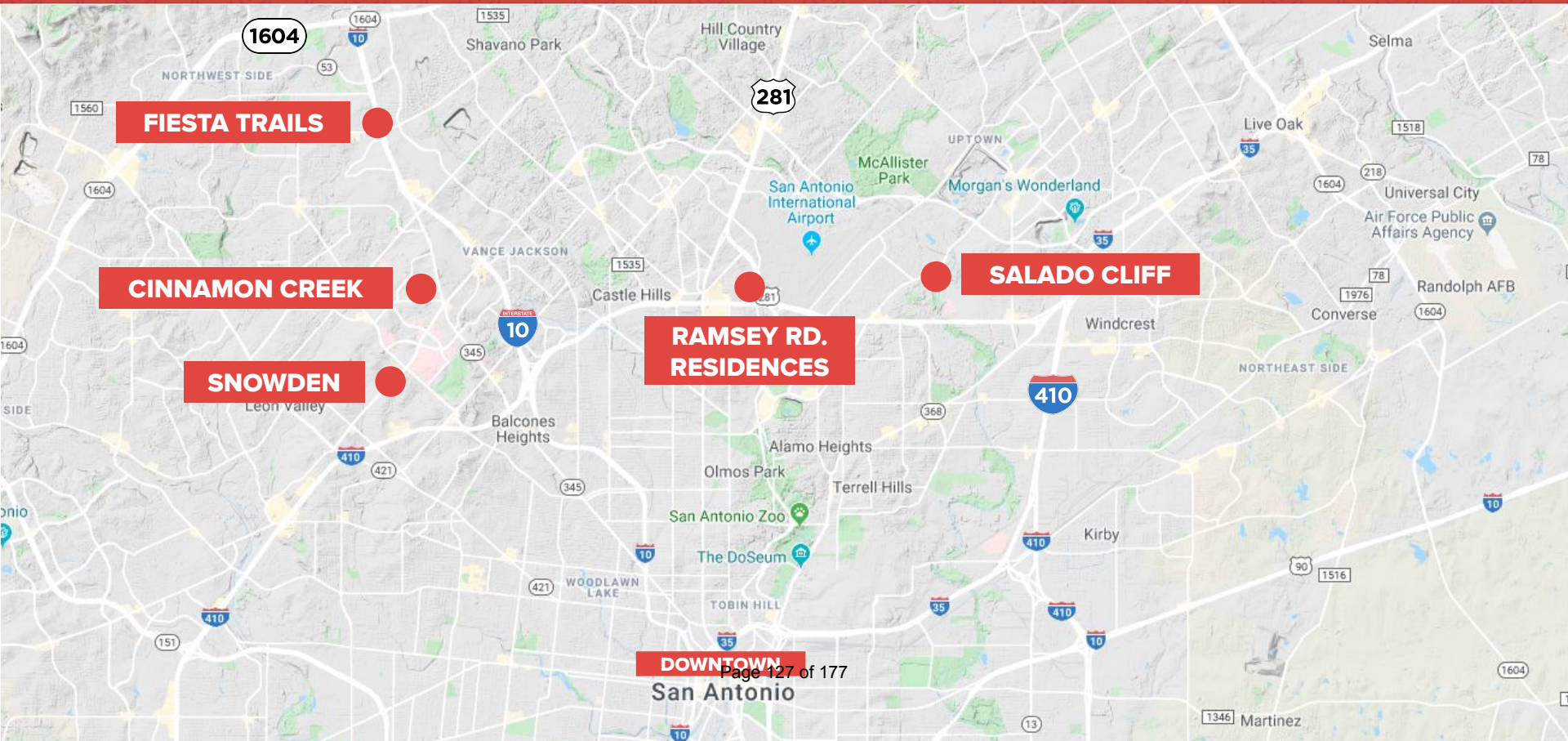
**Jessica Weaver**  
**Vice Chair, Board of Directors**

**Attested and approved as to form:**

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**David Nisivoccia**  
**Secretary/Treasurer**

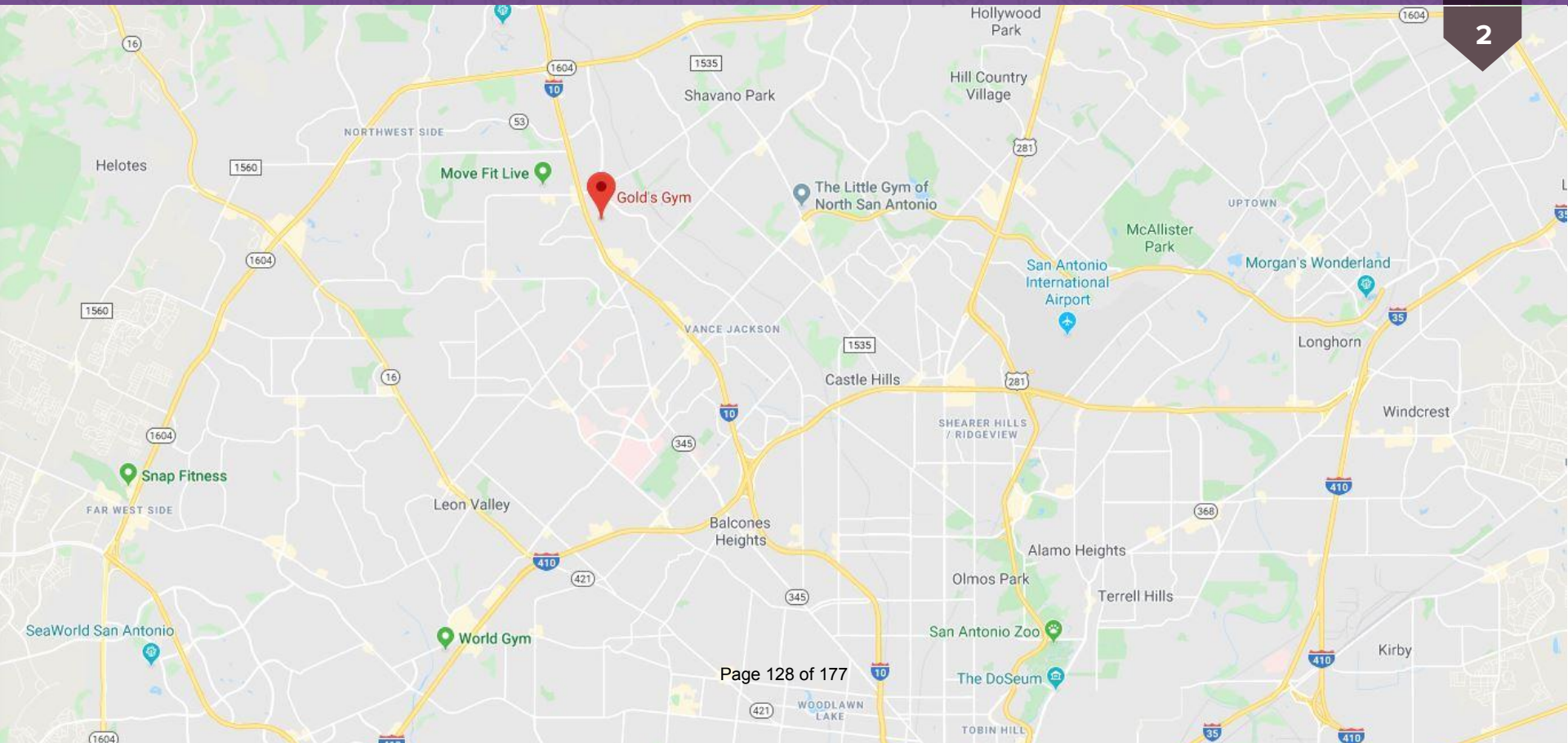
# 9% TAX CREDIT DEALS





# FIESTA TRAILS MAP

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# FIESTA TRAILS SITE

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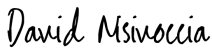
## SAN ANTONIO HOUSING AUTHORITY

February 6, 2020

## BOARD OF COMMISSIONERS

RESOLUTION 6008, AUTHORIZING THE SNOWDEN APARTMENTS TRANSACTION, INCLUDING: (I) AUTHORIZING EXECUTION OF A CONTRACT FOR GROUND LEASE (CONTRACT) BETWEEN SAN ANTONIO HOUSING FACILITY CORPORATION (FACILITY CORPORATION) AS TENANT AND SAN ANTONIO HOUSING FINANCE CORPORATION (FINANCE CORPORATION) AS LANDLORD, COVERING LAND OWNED BY FINANCE CORPORATION AT 7223 SNOWDEN ROAD, SAN ANTONIO, TEXAS (PROJECT SITE), AND ALL OTHER DOCUMENTATION NECESSARY TO GROUND LEASE THE PROJECT SITE TO FACILITY CORPORATION FOR THE PURPOSE OF APPLYING TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR 9% HOUSING TAX CREDITS TO PROVIDE FINANCING FOR THE PROJECT DEVELOPMENT; (II) AUTHORIZING FACILITY CORPORATION TO EXECUTE THE CONTRACT AS THE PROPOSED TENANT AND TO ASSIGN THE CONTRACT FROM FACILITY CORPORATION TO SNOWDEN APARTMENTS, LP, A TO-BE-FORMED LIMITED PARTNERSHIP (PARTNERSHIP) WHICH WILL BE CONTROLLED BY AN AFFILIATE OF FACILITY CORPORATION; (III) AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS (SAHA) AND/OR FACILITY CORPORATION TO SPONSOR THE SUBMISSION OF A TAX CREDIT APPLICATION TO THE TDHCA FOR 9% HOUSING TAX CREDITS TO PROVIDE FINANCING FOR THE PROJECT; (IV) AUTHORIZING THE CREATION OF SNOWDEN APARTMENTS GP, LLC, A TO-BE-FORMED TEXAS LIMITED LIABILITY COMPANY, AND THE PARTNERSHIP FOR THE PURPOSE OF OWNING, DEVELOPING, CONSTRUCTING AND OPERATING THE PROJECT; (V) AUTHORIZING THE FACILITY CORPORATION TO SERVE AS THE PRIME CONTRACTOR FOR THE PROJECT; AND (VI) AUTHORIZING OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:



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**David Nisivoccia**  
President and CEO

DocuSigned by:



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**Timothy E. Alcott**  
Real Estate and Legal Services Officer

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6008, authorizing the Snowden Apartments transaction, including: (I) authorizing execution of a Contract for Ground Lease (Contract) between San Antonio Housing Facility Corporation (Facility Corporation) as Tenant and San Antonio Housing Finance Corporation (Finance Corporation) as Landlord, covering land owned by Finance Corporation at 7223 Snowden Road, San Antonio, Texas (Project Site), and all other documentation necessary to ground lease the Project Site to the Facility Corporation for the purpose of applying to the Texas Department of Housing and Community Affairs (TDHCA) for 9% housing tax credits to provide financing for the Project development; (II) authorizing the Facility Corporation to execute the Contract as the proposed Tenant and to assign the Contract from the Facility Corporation to Snowden Apartments, LP, a to-be-formed limited partnership (Partnership) which will be controlled by an affiliate of the Facility Corporation; (III) authorizing the Housing Authority of the City of San Antonio, Texas (SAHA), and/or Facility Corporation to sponsor the submission of a tax credit application to the TDHCA for 9% housing tax credits to provide

**SAN ANTONIO HOUSING AUTHORITY****February 6, 2020**

financing for the Project; (IV) authorizing the creation of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company, and the Partnership for the purpose of owning, developing, constructing and operating the Project; (V) authorizing the Facility Corporation to serve as the prime contractor for the Project; and (VI) authorizing other matters in connection therewith.

**FINANCIAL IMPACT:**

The final deal terms will be presented to the Board of Commissioners once negotiated.

**SUMMARY:**

Snowden Apartments, LP is planned as an approximately 185-unit new construction apartment complex for families, proposed on an approximately 6.97 acres vacant tract of land located at 7223 Snowden Road, San Antonio, Bexar County, Texas. The new development will provide a mix of one-, two- and three-bedroom units with appropriate design considerations and amenities and is anticipated to be 100% affordable at 60% area median income or less.

The Facility Corporation initially plans to self-develop the apartment complex, although a private developer might be considered in the future to provide guarantees and long-term management capability. The Project will receive the benefit of the Finance Corporation's ad valorem tax exemption, as well as a sales tax exemption arising out of the Facility Corporation serving as the prime contractor. The Finance Corporation or its assignee will receive a purchase option and a right of first refusal from the Partnership. The agency will benefit by adding units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 6008

San Antonio Housing Finance Corporation Resolution 20FIN-02-06

San Antonio Housing Facility Corporation Resolution 20FAC-02-10

Map and Photo of Site Location

**San Antonio Housing Authority  
Resolution 6008**

**RESOLUTION 6008, AUTHORIZING THE SNOWDEN APARTMENTS TRANSACTION, INCLUDING: (I) AUTHORIZING EXECUTION OF A CONTRACT FOR GROUND LEASE (CONTRACT) BETWEEN SAN ANTONIO HOUSING FACILITY CORPORATION (FACILITY CORPORATION) AS TENANT AND SAN ANTONIO HOUSING FINANCE CORPORATION (FINANCE CORPORATION) AS LANDLORD, COVERING LAND OWNED BY FINANCE CORPORATION AT 7223 SNOWDEN ROAD, SAN ANTONIO, TEXAS (PROJECT SITE), AND ALL OTHER DOCUMENTATION NECESSARY TO GROUND LEASE THE PROJECT SITE TO FACILITY CORPORATION FOR THE PURPOSE OF APPLYING TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR 9% HOUSING TAX CREDITS TO PROVIDE FINANCING FOR THE PROJECT DEVELOPMENT; (II) AUTHORIZING FACILITY CORPORATION TO EXECUTE THE CONTRACT AS THE PROPOSED TENANT AND TO ASSIGN THE CONTRACT FROM FACILITY CORPORATION TO SNOWDEN APARTMENTS, LP, A TO-BE-FORMED LIMITED PARTNERSHIP (PARTNERSHIP) WHICH WILL BE CONTROLLED BY AN AFFILIATE OF FACILITY CORPORATION; (III) AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS (SAHA) AND/OR FACILITY CORPORATION TO SPONSOR THE SUBMISSION OF A 9% TAX CREDIT APPLICATION TO THE TDHCA FOR 9% HOUSING TAX CREDITS TO PROVIDE FINANCING FOR THE PROJECT; (IV) AUTHORIZING THE CREATION OF SNOWDEN APARTMENTS GP, LLC, A TO-BE-FORMED TEXAS LIMITED LIABILITY COMPANY, AND THE PARTNERSHIP FOR THE PURPOSE OF OWNING, DEVELOPING, CONSTRUCTING AND OPERATING THE PROJECT; (V) AUTHORIZING THE FACILITY CORPORATION TO SERVE AS THE PRIME CONTRACTOR FOR THE PROJECT; AND (VI) AUTHORIZING OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas, a municipal housing authority, organized under the laws of the State of Texas (Housing Authority), wishes to cause the construction of an approximately 185-unit multi-family housing apartment complex for families to be located in San Antonio, Bexar County, Texas, constructed as housing for low-income persons and known as Snowden Apartments (Project) on land described on Exhibit A and owned by the San Antonio Housing Finance Corporation, a Texas public non-profit corporation (Finance Corporation); and

**WHEREAS**, San Antonio Housing Facility Corporation, a Texas nonprofit and public facility corporation (Facility Corporation) is a sponsored affiliate of the Housing Authority, which was organized, in part, “to assist and to act as the instrumentality of the Housing Authority of the City of San Antonio, Texas ...in providing decent, safe, and sanitary housing for persons of low and moderate income...”; and

**WHEREAS**, Facility Corporation will be the sole member of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company (Company), which shall serve as the general partner of Snowden Apartments, LP, a Texas limited partnership (Partnership), that will be formed to develop, own and operate the Project; and



**WHEREAS**, for the purpose of carrying out the Project, the Housing Authority intends to cause Facility Corporation to have the Partnership acquire a leasehold estate in that certain real property located at 7223 Snowden Road in San Antonio, Texas (Land) pursuant to a seventy-five year ground lease (Ground Lease) by and between the Finance Corporation and the Partnership, so that the Project will qualify for a governmental ad valorem tax exemption through its public purpose; and

**WHEREAS**, is it desired that the Facility Corporation will execute a construction contract with the Partnership (Construction Contract) so that the Facility Corporation will serve as the general contractor for the construction of the Project; thereby, qualifying for a sales tax exemption for the construction of the Project; and

**WHEREAS**, in connection with the financing and development of the Project, various project participants (Project Participants) shall require the Housing Authority, the Finance Corporation or the Facility Corporation to execute and deliver certain documents, instruments, and agreements, including, without limitation, the Ground Lease, and one or more loan agreements, promissory notes, indentures, regulatory agreements and/or restrictive covenants affecting the Property, environmental indemnity agreements, replacement and/or other reserve agreements, subordination and/or intercreditor agreements, assignments, and any other documents evidencing or reasonably required by any of the Project participants in connection with the Ground Lease and the development of the Project (Project Documents); and

**WHEREAS**, this Board of Commissioners has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of both the Finance Corporation and the Facility Corporation.

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

- 1) Confirms that it supports the proposed Snowden Apartments to be located at 7223 Snowden Road, in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinions expressed by SAHA.
- 2) Approves Resolution 6008, authorizing the Snowden Apartments transaction, including: (I) authorizing execution of a Contract for Ground Lease (Contract) between San Antonio Housing Facility Corporation (Facility Corporation) as Tenant and San Antonio Housing Finance Corporation (Finance Corporation) as Landlord, covering land owned by Finance Corporation at 7223 Snowden Road, San Antonio, Texas (Project Site), and all other documentation necessary to ground lease the Project Site to the Facility Corporation for the purpose of applying to the Texas Department of Housing and Community Affairs (TDHCA) for 9% housing tax credits to provide financing for the Project development; (II) authorizing the Facility Corporation to execute the Contract as the proposed Tenant and to assign the Contract from the Facility Corporation to Snowden Apartments, LP, a to-be-formed limited partnership (Partnership) which will be controlled by an affiliate of the

Facility Corporation; (III) authorizing the Housing Authority of the City of San Antonio, Texas (SAHA), and/or Facility Corporation to sponsor the submission of a tax credit application to the TDHCA for 9% housing tax credits to provide financing for the Project; (IV) authorizing the creation of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company, and the Partnership for the purpose of owning, developing, constructing and operating the Project; (V) authorizing the Facility Corporation to serve as the prime contractor for the Project; and (VI) authorizing other matters in connection therewith.

- 3) Approves Finance Corporation Resolution 20FIN-02-06.
- 4) Approves Facility Corporation Resolution 20FAC-02-10.
- 5) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Contract for Ground Lease, the TDHCA Application and all necessary documents and extensions related thereto on behalf of San Antonio Housing Authority, San Antonio Housing Finance Corporation or San Antonio Housing Facility Corporation, as applicable:

<u>Name</u>	<u>Title</u>
David Nisivoccia	President/CEO
Timothy Alcott	Real Estate and Legal Services Officer
Muriel Rhoder	Chief Administrative Officer
Ed Hinojosa	Chief Financial Officer
Jessica Weaver	Vice Chair
Charles Clack	Commissioner
Jo-Anne Kaplan	Commissioner
Sofia A. Lopez	Commissioner
Ana "Cha" Guzman	Commissioner
Olga Kauffman	Commissioner
Ruth Rodriguez	Commissioner

- 6) Authorizes that any and all acts heretofore taken by an authorized officer in connection with the matters authorized by the foregoing resolutions are hereby ratified, confirmed, and approved by the Commissioners of SAHA.

**Passed and approved the 6th day of February 2020.**

\_\_\_\_\_  
**Jessica Weaver**  
**Vice Chair, Board of Commissioners**

**Attested and approved as to form:**

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



**EXHIBIT A**

**PROPERTY DESCRIPTION**

**Chapel Ridge  
San Antonio, Texas**

**Lot Thirty-Four (34), Block B, New City Block 11609, CHAPEL RIDGE SUBDIVISION, UNIT 3,  
City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9513,  
Page 15, Deed and Plat Records of Bexar County, Texas.**

**San Antonio Housing Finance Corporation  
Resolution 20FIN-02-06**

**RESOLUTION 20FIN-02-06, AUTHORIZING THE SNOWDEN APARTMENTS TRANSACTION, INCLUDING: (I) AUTHORIZING EXECUTION OF A CONTRACT FOR GROUND LEASE (CONTRACT) BETWEEN SAN ANTONIO HOUSING FACILITY CORPORATION (FACILITY CORPORATION) AS TENANT AND SAN ANTONIO HOUSING FINANCE CORPORATION (FINANCE CORPORATION) AS LANDLORD, COVERING LAND OWNED BY FINANCE CORPORATION AT 7223 SNOWDEN ROAD, SAN ANTONIO, TEXAS (PROJECT SITE), AND ALL OTHER DOCUMENTATION NECESSARY TO GROUND LEASE THE PROJECT SITE TO FACILITY CORPORATION FOR THE PURPOSE OF APPLYING TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR 9% HOUSING TAX CREDITS TO PROVIDE FINANCING FOR THE PROJECT DEVELOPMENT; (II) AUTHORIZING FACILITY CORPORATION TO EXECUTE THE CONTRACT AS THE PROPOSED TENANT AND TO ASSIGN THE CONTRACT FROM FACILITY CORPORATION TO SNOWDEN APARTMENTS, LP, A TO-BE-FORMED LIMITED PARTNERSHIP (PARTNERSHIP) WHICH WILL BE CONTROLLED BY AN AFFILIATE OF FACILITY CORPORATION; (III) AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS (SAHA) AND/OR FACILITY CORPORATION TO SPONSOR THE SUBMISSION OF A 9% TAX CREDIT APPLICATION TO THE TDHCA FOR 9% HOUSING TAX CREDITS TO PROVIDE FINANCING FOR THE PROJECT; (IV) AUTHORIZING THE CREATION OF SNOWDEN APARTMENTS GP, LLC, A TO-BE-FORMED TEXAS LIMITED LIABILITY COMPANY, AND THE PARTNERSHIP FOR THE PURPOSE OF OWNING, DEVELOPING, CONSTRUCTING AND OPERATING THE PROJECT; (V) AUTHORIZING THE FACILITY CORPORATION TO SERVE AS THE PRIME CONTRACTOR FOR THE PROJECT; AND (VI) AUTHORIZING OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the San Antonio Housing Finance Corporation (Finance Corporation) owns approximately 6.97 acres of vacant land at 7223 Snowden Road, San Antonio, Bexar County, Texas which is described on Exhibit A (Land); and

**WHEREAS**, Snowden Apartments, LP, a Texas limited partnership (Partnership), whose sole General Partner is Snowden Apartments GP, LLC (General Partner), will be formed to provide for the acquisition and construction of an approximately 185-unit multi-family housing project for families on the Land (Project); and

**WHEREAS**, the San Antonio Housing Facility Corporation (Housing Facility Corporation) will sponsor the Partnership's application for 9% Housing Tax Credits from the Texas Department of Housing and Community Affairs (TDHCA) for the purpose of financing the Project in part; and

**WHEREAS**, the Partnership will seek financing for the construction of the Project, including equity raised from the sale of tax credits to an investor limited partner, and construction loan financing from a commercial lender or other financial institution or lender; and

**WHEREAS**, the sole member of the General Partner will be the Facility Corporation; and

**WHEREAS**, the Partnership has agreed to be the Ground Lease Tenant on the Land with the Finance Corporation as the landlord; and

**WHEREAS**, the Board of Directors of the Finance Corporation has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of the Finance Corporation, the General Partner and the Partnership; and

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

Section 1. The Project, the Contract for Ground Lease, the proposed 9% Housing Tax Credit Application to the TDHCA, the formation of the General Partner and the Partnership and the Facility Corporation's service as the Prime Contractor for the Project (Approved Activities) are hereby approved, and the President, Vice President, Secretary/Treasurer of the San Antonio Housing Finance Corporation is hereby authorized to execute any and all documentation required for the Approved Activities and any and all other documentation required to be executed by the Finance Corporation in order to effect such transactions.

Section 2. The President, Vice President, Secretary/Treasurer, or any of them, and, if required by the form of the document, the Secretary/Treasurer and any Assistant Secretary/Treasurer, or any of them, of the Finance Corporation are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by the Finance Corporation and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, Vice President, Secretary/Treasurer of the Corporation is authorized to negotiate and approve such changes in, or additions to, the terms any of the documents (prior to the execution and delivery thereof), including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to the Finance Corporation and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. 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 4. 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 5. 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 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 on the date shown below.

Section 8. The officers of the San Antonio Housing Finance Corporation, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

<u>Name</u>	<u>Title</u>
David Nisivoccia	Secretary/Treasurer
Timothy Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Ed Hinojosa	Assistant Secretary/Treasurer
Jessica Weaver	Vice Chair
Charles Clack	Director
Jo-Anne Kaplan	Director
Sofia A. Lopez	Director
Ana "Cha" Guzman	Director
Olga Kauffman	Director
Ruth Rodriguez	Director

**Passed and approved the 6th day of February 2020.**

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**Jessica Weaver**  
**Vice Chair, Board of Directors**

**Attested and approved as to form:**

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**David Nisivoccia**  
**Secretary/Treasurer**

**EXHIBIT A**

**PROPERTY DESCRIPTION**

**Chapel Ridge  
San Antonio, Texas**

**Lot Thirty-Four (34), Block B, New City Block 11609, CHAPEL RIDGE SUBDIVISION, UNIT 3,  
City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9513,  
Page 15, Deed and Plat Records of Bexar County, Texas.**

**San Antonio Housing Authority  
Resolution 20FAC-02-10**

**RESOLUTION 20FAC-02-10, AUTHORIZING THE SNOWDEN APARTMENTS TRANSACTION, INCLUDING: (I) AUTHORIZING EXECUTION OF A CONTRACT FOR GROUND LEASE (CONTRACT) BETWEEN SAN ANTONIO HOUSING FACILITY CORPORATION (FACILITY CORPORATION) AS TENANT AND SAN ANTONIO HOUSING FINANCE CORPORATION (FINANCE CORPORATION) AS LANDLORD, COVERING LAND OWNED BY FINANCE CORPORATION AT 7223 SNOWDEN ROAD, SAN ANTONIO, TEXAS (PROJECT SITE), AND ALL OTHER DOCUMENTATION NECESSARY TO GROUND LEASE THE PROJECT SITE TO FACILITY CORPORATION FOR THE PURPOSE OF APPLYING TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR 9% HOUSING TAX CREDITS TO PROVIDE FINANCING FOR THE PROJECT DEVELOPMENT; (II) AUTHORIZING FACILITY CORPORATION TO EXECUTE THE CONTRACT AS THE PROPOSED TENANT AND TO ASSIGN THE CONTRACT FROM FACILITY CORPORATION TO SNOWDEN APARTMENTS, LP, A TO-BE-FORMED LIMITED PARTNERSHIP (PARTNERSHIP) WHICH WILL BE CONTROLLED BY AN AFFILIATE OF FACILITY CORPORATION; (III) AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS (SAHA) AND/OR FACILITY CORPORATION TO SPONSOR THE SUBMISSION OF A 9% TAX CREDIT APPLICATION TO THE TDHCA FOR 9% HOUSING TAX CREDITS TO PROVIDE FINANCING FOR THE PROJECT; (IV) AUTHORIZING THE CREATION OF SNOWDEN APARTMENTS GP, LLC, A TO-BE-FORMED TEXAS LIMITED LIABILITY COMPANY, AND THE PARTNERSHIP FOR THE PURPOSE OF OWNING, DEVELOPING, CONSTRUCTING AND OPERATING THE PROJECT; (V) AUTHORIZING THE FACILITY CORPORATION TO SERVE AS THE PRIME CONTRACTOR FOR THE PROJECT; AND (VI) AUTHORIZING OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas, a municipal housing authority, organized under the laws of the State of Texas (Housing Authority), wishes to cause the construction of an approximately 185-unit multi-family housing apartment complex for families to be located in San Antonio, Bexar County, Texas, constructed as housing for low-income persons and known as Snowden Apartments (Project) on land described on Exhibit A and owned by the San Antonio Housing Finance Corporation, a Texas public non-profit corporation (Finance Corporation); and

**WHEREAS**, San Antonio Housing Facility Corporation, a Texas nonprofit and public facility corporation (Facility Corporation) is a sponsored affiliate of the Housing Authority, which was organized, in part, “to assist and to act as the instrumentality of the Housing Authority of the City of San Antonio, Texas ...in providing decent, safe, and sanitary housing for persons of low and moderate income...”; and

**WHEREAS**, Facility Corporation will be the sole member of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company (Company), which shall serve as the general partner of Snowden Apartments, LP, a Texas limited partnership (Partnership), that will be formed to develop, own and operate the Project; and



**WHEREAS**, for the purpose of carrying out the Project, the Housing Authority intends to cause Facility Corporation to have the Partnership acquire a leasehold estate in that certain real property located at 7223 Snowden Road in San Antonio, Texas (Land) pursuant to a seventy-five year ground lease (Ground Lease) by and between the Finance Corporation and the Partnership, so that the Project will qualify for a governmental ad valorem tax exemption through its public purpose; and

**WHEREAS**, is it desired that the Facility Corporation will execute a construction contract with the Partnership (Construction Contract) so that the Facility Corporation will serve as the general contractor for the construction of the Project; thereby, qualifying for a sales tax exemption for the construction of the Project; and

**WHEREAS**, in connection with the financing and development of the Project, various project participants (Project Participants) shall require the Housing Authority, the Finance Corporation or the Facility Corporation to execute and deliver certain documents, instruments, and agreements, including, without limitation, the Ground Lease, and one or more loan agreements, promissory notes, indentures, regulatory agreements and/or restrictive covenants affecting the Property, environmental indemnity agreements, replacement and/or other reserve agreements, subordination and/or intercreditor agreements, assignments, and any other documents evidencing or reasonably required by any of the Project participants in connection with the Ground Lease and the development of the Project (Project Documents); and

**WHEREAS**, this Board of Directors has reviewed the foregoing and determined that the action herein is in furtherance of the public purposes of both the Finance Corporation and the Facility Corporation.

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

- 1) Confirms that it supports the proposed Snowden Apartments to be located at 7223 Snowden Road, in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinions expressed by SAHA.
- 2) Approves Resolution 20FAC-02-10, authorizing the Snowden Apartments transaction, including: (I) authorizing execution of a Contract for Ground Lease (Contract) between San Antonio Housing Facility Corporation (Facility Corporation) as Tenant and San Antonio Housing Finance Corporation (Finance Corporation) as Landlord, covering land owned by Finance Corporation at 7223 Snowden Road, San Antonio, Texas (Project Site), and all other documentation necessary to ground lease the Project Site to the Facility Corporation for the purpose of applying to the Texas Department of Housing and Community Affairs (TDHCA) for 9% housing tax credits to provide financing for the Project development; (II) authorizing the Facility Corporation to execute the Contract as the proposed Tenant and to assign the Contract from the Facility Corporation to Snowden Apartments, LP, a to-be-formed limited partnership (Partnership) which will be controlled

by an affiliate of the Facility Corporation; (III) authorizing the Housing Authority of the City of San Antonio, Texas (SAHA), and/or Facility Corporation to sponsor the submission of a tax credit application to the TDHCA for 9% housing tax credits to provide financing for the Project; (IV) authorizing the creation of Snowden Apartments GP, LLC, a to-be-formed Texas limited liability company, and the Partnership for the purpose of owning, developing, constructing and operating the Project; (V) authorizing the Facility Corporation to serve as the prime contractor for the Project; and (VI) authorizing other matters in connection therewith.

- 3) Approves Finance Corporation Resolution 20FIN-02-06.
- 4) Approves Facility Corporation Resolution 20FAC-02-10.
- 5) Authorizes the following officers, or any one of them acting alone without the joinder of any other officer, to execute the Contract for Ground Lease, the TDHCA Application and all necessary documents and extensions related thereto on behalf of San Antonio Housing Authority, San Antonio Housing Finance Corporation or San Antonio Housing Facility Corporation, as applicable:

<u>Name</u>	<u>Title</u>
David Nisivoccia	Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Ed Hinojosa	Assistant Secretary/Treasurer
Jessica Weaver	Vice Chair
Charles Clack	Director
Jo-Anne Kaplan	Director
Sofia A. Lopez	Director
Ana "Cha" Guzman	Director
Olga Kauffman	Director
Ruth Rodriguez	Director

- 6) Authorizes that any and all acts heretofore taken by an authorized officer in connection with the matters authorized by the foregoing resolutions are hereby ratified, confirmed, and approved by the Directors of the San Antonio Housing Facility Corporation.

**Passed and approved the 6th day of February 2020.**

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**Jessica Weaver**  
**Vice Chair, Board of Directors**

**Attested and approved as to form:**

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**David Nisivoccia**  
**Secretary/Treasurer**

**EXHIBIT A**

**PROPERTY DESCRIPTION**

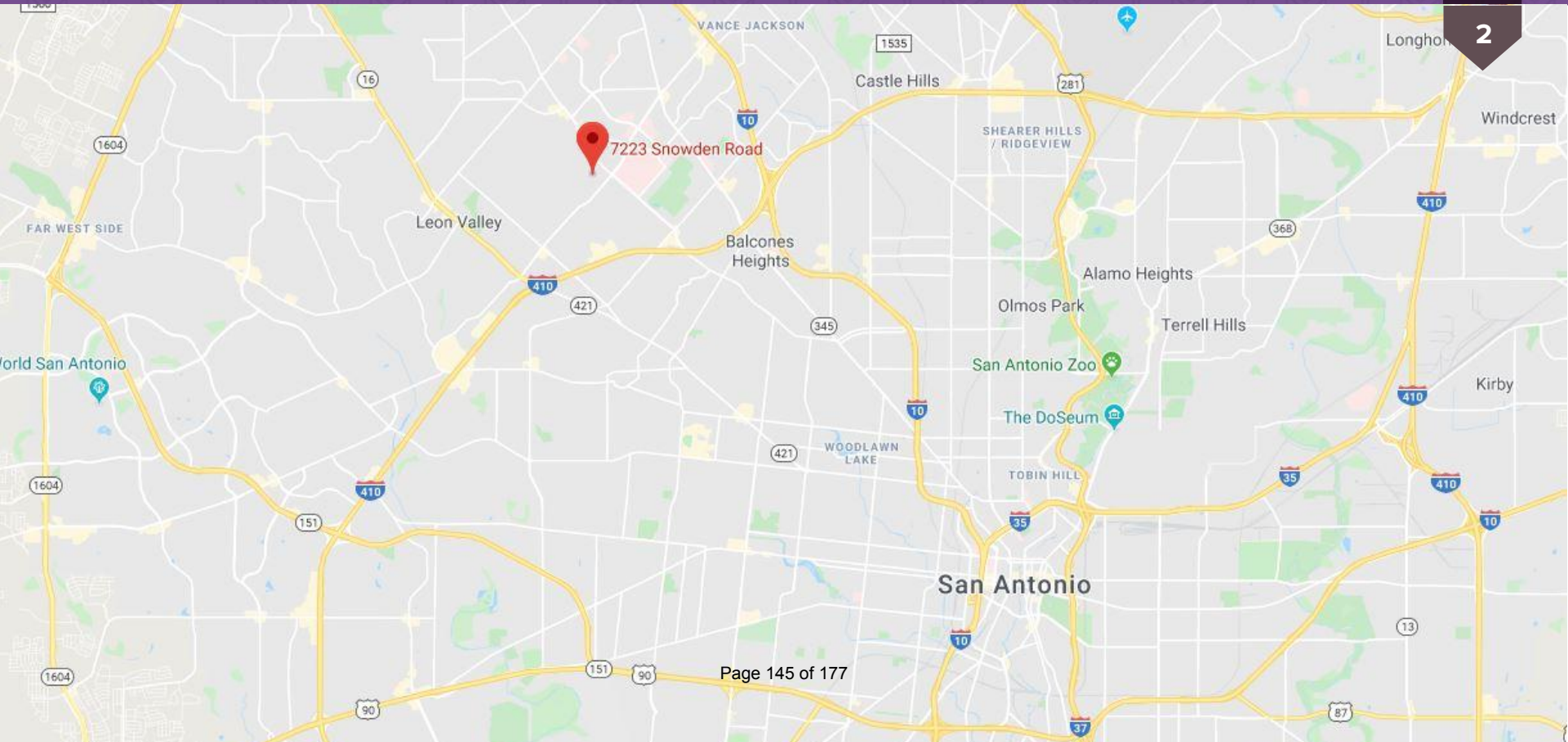
**Chapel Ridge  
San Antonio, Texas**

**Lot Thirty-Four (34), Block B, New City Block 11609, CHAPEL RIDGE SUBDIVISION, UNIT 3,  
City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9513,  
Page 15, Deed and Plat Records of Bexar County, Texas.**



# SNOWDEN APARTMENTS MAP

2





# SNOWDEN APARTMENTS SITE

3

7223 Snowden Rd



## SAN ANTONIO HOUSING AUTHORITY

February 6, 2020

## BOARD OF COMMISSIONERS

**RESOLUTION 6009, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION AND THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE INDUCEMENT RESOLUTIONS FOR THE HORIZON POINT APARTMENTS PROPOSED TAX CREDIT AND TAX EXEMPT BOND FINANCING PROJECT**

DocuSigned by:  
  
3009927B75274DC...  
**David Nisivoccia**  
 President and CEO

DocuSigned by:  
  
B73AC7309C8B466...  
**Timothy E. Alcott**  
 Real Estate and Legal Services Officer

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6009, authorizing Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for the Horizon Point Apartments proposed tax credit and tax exempt bond financing project.

**FINANCIAL IMPACT:**

None at this time. By authorizing SAHA staff to submit applications early for the aforementioned project, SAHA increases its chance to obtain the volume cap to complete the project and benefit from additional revenue.

**SUMMARY:**

SAHA is seeking authority to file applications relating to our proposed 2020 4% tax credit project for Horizon Point Apartments. 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. SAHA will be applying for volume cap, which will not be awarded until the middle of the year, if any volume cap is available. Certain state agencies have the right to use available volume cap before local agencies and last year the state agencies used most of the volume cap. Volume cap available to local agencies is awarded on a first come, first served basis according to when the application is submitted. Therefore, SAHA would need to submit applications as soon as possible. SAHA must also apply for tax credits to the Texas Department of Housing and Community Development. Accordingly, staff is requesting that the Board authorize these actions so that SAHA staff can begin the process, but SAHA is ***not asking to specifically approve or be bound to this project. These are non-binding Resolutions.*** This will enable us to move forward, make applications for volume cap and tax credits, begin to coordinate the financing and negotiate the specific terms of the deal, which we will be brought back for Board approval at a later time.

The Horizon Point project that we intend to seek volume cap for is named Horizon Point Apartments, an approximately 330-unit multifamily project located near Woodlake Parkway and I-10, requesting \$35,000,000.00 of volume cap. This project will be new construction and will target families averaging 60% of the area median income (AMI), with 10% of the units at 30% AMI. In this transaction, Las Varas Public Facility Corporation will be the proposed issuer of the bonds. The San Antonio Housing Facility Corporation will own the land and create a single member

**SAN ANTONIO HOUSING AUTHORITY**

**February 6, 2020**

limited liability company to serve as the general partner of the tax credit partnership, which will own the project.

The attached Resolutions authorizes Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement Resolutions for the above project.

**STRATEGIC GOAL:**

Strategically expand the supply of affordable housing.

**ATTACHMENTS:**

Resolution 6009

San Antonio Housing Facility Corporation Resolution 20FAC-02-11

Las Varas Public Facility Corporation Resolution 20LVPFC-02-06

Maps of Site Location

## CERTIFICATE FOR RESOLUTION

The undersigned officer of the Housing Authority of the City of San Antonio, a Texas housing authority created pursuant to the laws of the State of Texas (SAHA) hereby certifies as follows:

1. In accordance with its bylaws, the Board of Commissioners of SAHA (Board) held a meeting on February 6, 2020 (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 6009, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION AND THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE INDUCEMENT RESOLUTIONS FOR THE HORIZON POINT APARTMENTS PROPOSED TAX CREDIT AND TAX EXEMPT BOND FINANCING PROJECT**

(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 Bylaws of San Antonio Housing Authority.

SIGNED AND SEALED this 6th day of February, 2020.



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David Nisivoccia  
President and CEO

**SAN ANTONIO HOUSING AUTHORITY  
RESOLUTION 6009**

**RESOLUTION 6009, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION AND THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE INDUCEMENT RESOLUTIONS FOR HORIZON POINT APARTMENTS PROPOSED TAX CREDIT AND TAX EXEMPT BOND FINANCING PROJECT**

**WHEREAS**, one of the San Antonio Housing Authorities' 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**, staff has proposed the Horizon Point new tax credit project to be financed in 2020, an approximately 330-unit multifamily project located near Woodlake Parkway and I-10, requesting \$35,000,000 of volume cap; and

**WHEREAS**, it is necessary to obtain volume cap allocations for tax-exempt bonds and applications for tax credits for this project; and

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

**WHEREAS**, it is proposed that the San Antonio Housing Facility Corporation (SAHFC) create a limited liability company to serve as the general partner of the partnership which will own the tax credit project; and

**WHEREAS**, LVPFC and SAHFC will pass resolutions to induce this project authorizing the applications needed to finance this project and to negotiate the terms of such financing, which will be brought back to the Board for final consideration; and

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

- 1) Resolution 6009, authorizing Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement resolutions for the Horizon Point Apartments proposed tax credit and tax exempt bond financing project.
- 2) Resolution 20LVPFC-02-06, of LVPFC inducing the proposed Projects and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.
- 3) Resolution 20FAC-02-11, of SAHFC inducing the proposed Projects and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.

- 4) Authorizing the Present and CEO, or designee, to execute all necessary documents associated therewith.

**Passed and approved the 6th day of February 2020.**

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**Jessica Weaver**  
**Vice Chair, Board of Commissioners**

**Attested and approved as to form:**

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

**CERTIFICATE FOR RESOLUTION  
HORIZON POINT APARTMENTS**

The undersigned officer of the San Antonio Housing Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas (SAHFC) hereby certifies as follows:

1. In accordance with its bylaws, the Board of Directors of SAHFC (Board) held a meeting on February 6, 2020 (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 20FAC-02-11, INDUCING THE HORIZON POINT APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH**

(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 Bylaws of SAHFC.

**SIGNED AND SEALED this 6th day of February, 2020.**



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David Nisivoccia  
Secretary/Treasurer



**San Antonio Housing Facility Corporation  
Resolution 20FAC-02-11**

**RESOLUTION 20FAC-02-11, INDUCING THE HORIZON POINT APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Horizon Point Ltd., a Texas limited partnership (Partnership), and SAHA Horizon Point GP, LLC, a Texas, limited liability company and its general partner (General Partner), will be formed to acquire and construct an approximately 330-unit multifamily housing facility (Housing Facility) to be located Woodlake Parkway and I-10, San Antonio, Texas (Project); and

**WHEREAS**, at the request of the Partnership, San Antonio Housing Facility Corporation (SAHFC), a Texas non-profit public facility corporation created pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, by the Housing Authority of the City of San Antonio, Texas (Housing Authority) has agreed to (i) serve as the sole member of the General Partner of the Partnership in connection with the financing of the Project, (ii) acquire the Land and lease it to the Partnership pursuant to a Ground Lease (Ground Lease), and (iii) will serve as the general contractor for the Project (General Contractor); and

**WHEREAS**, the Partnership has requested that the Las Varas Public Facility Corporation (Issuer) issue its Multifamily Housing Revenue Bonds (Horizon Point Apartments) Series 2020 (Bonds) to finance the Project (Bond Financing); and

**WHEREAS**, the Issuer will issue the Bonds in an amount not to exceed \$35,000,000.00 and loan such proceeds to the Partnership; and

**WHEREAS**, in connection with the Bond Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including but not limited to a Loan Agreement, a Trust Indenture, a Note, a Regulatory Agreement and Declaration of Restrictive Covenants, a Leasehold Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing together with Ground Lessor Subordination and Joinder, a Servicing Agreement, and a Ground Lease (Note Documents); and

**WHEREAS**, the Partnership, will apply for low income housing tax credits (LIHTCs) from the Texas Department of Housing and Community Affairs (TDHCA); and

**WHEREAS**, in connection with the application for LIHTCs, it is anticipated that the Partnership, General Partner and/or SAHFC will be required to execute, complete and deliver various applications, agreements, documents, certificates and instruments to TDHCA (TDHCA Documents); and

**WHEREAS**, the Partnership will contribute equity to the construction of the Project, which will be contributed by a limited partner to be determined at a later date (Equity Financing); and

**WHEREAS**, in connection with the Equity Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including but not limited to an Amended and Restated Agreement of Limited Partnership, a Development Agreement, and closing certificates (Equity Documents); and

**WHEREAS**, in order to provide additional funding for the Project, the Partnership may enter into one or more subordinate loans (Subordinate Loans); and

**WHEREAS**, in connection with the Subordinate Loans, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including but not limited to loan agreements, leasehold deeds of trust, declaration of restrictive covenant of affordability or land use restriction agreements, assignments, notes, and subordination agreements (Subordinate Loan Documents); and

**WHEREAS**, the members of the Board of Directors of SAHFC (Board) and their respective offices are as follows:

<u>Name of Director/Officer</u>	<u>Position</u>
David Nisivoccia	Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary
Ed Hinojosa	Assistant Secretary
Muriel Rhoder	Assistant Secretary
Jessica Weaver	Vice Chair
Charles Clack	Director
Ana "Cha" Guzman	Director
Jo-Anne Kaplan	Director
Olga Kaufman	Director
Sofia A. Lopez	Director
Ruth Rodriguez	Director

**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 Partnership may construct the Project; and

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

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

Section 1. The Project, the various structures of financing contemplated for the Project, including but not limited to the Bond Financing, the LIHTCs, the Equity Financing and the Subordinate Loans are hereby authorized to be applied for and negotiated and the TDHCA Document.

Section 2. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are hereby authorized to execute any and all applications

and term sheets required for the financing and construction of the Project, including, but not limited to, the TDHCA Documents and all other documents relating to obtaining the Bond Financing, LIHTCs, Equity Financing, and the Subordinate Loans to which the Partnership, the General Partner, and/or SAHFC is a party.

Section 3. The President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary, or any of them, and, if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by the Partnership, General Partner, SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof, including, without limitation, the TDHCA Documents and all filings or other actions required by the TDHCA in connection with the LIHTCs. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHFC, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 4. It is understood by SAHFC and the Partnership and Developer have represented to SAHFC, that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, that the Partnership and Developer have agreed that

(a) the Partnership and Developer will (1) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC 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 courts costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, 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 SAHFC or the Housing Authority).

Section 5. This Resolution shall be deemed to constitute the acceptance of the Partnership's and Developer's proposal that it be further induced to proceed with providing the Project. **Provided that neither the Partnership nor the Developer nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event SAHFC shall not be subject to any liability or damages of any nature. Neither the Partnership nor the Developer nor anyone claiming by, through or under the Partnership or the Developer, nor any investment banking firm or potential purchaser shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.**

Section 6. 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 documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 7. The officers of this Board hereby approve the selection of Bracewell LLP as counsel to the General Partner and SAHFC for this transaction.

Section 8. 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 9. 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 10. 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 11. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 12. This Resolution shall be in force and effect from and after its passage.

**Passed and approved the 6th day of February 2020.**

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**Jessica Weaver**  
**Vice Chair, Board of Directors**

**Attested and approved as to form:**

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**David Nisivoccia**  
**Secretary/Treasurer**

**CERTIFICATE FOR RESOLUTION  
HORIZON POINT APARTMENTS**

The undersigned officer of the Las Varas Public Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas (LVPFC) hereby certifies as follows:

1. In accordance with its bylaws, the Board of Directors of LVPFC (Board) held a meeting on February 6, 2020 (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 20LVPFC-02-06, CONCERNING THE APPLICATION OF HORIZON  
POINT LTD. RELATING TO THE PROPOSED FINANCING OF UP TO  
\$35,000,000.00 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND  
EQUIPPING OF THE HORIZON POINT APARTMENTS, TO BE LOCATED AT  
WOODLAKE PARKWAY AND I-10, SAN ANTONIO, TEXAS; AND OTHER MATTERS  
IN CONNECTION THEREWITH**

(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 Bylaws of LVPFC.

**SIGNED this 6th day of February 2020.**

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David Nisivoccia  
Secretary/Treasurer

**Las Varas Public Facility Corporation  
Resolution 20LVPFC-02-06**

**RESOLUTION 20LVPFC-02-11, CONCERNING THE APPLICATION OF HORIZON POINT LTD. RELATING TO THE PROPOSED FINANCING OF UP TO \$35,000,000.00 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE HORIZON POINT APARTMENTS, TO BE LOCATED AT WOODLAKE PARKWAY AND I-10, SAN ANTONIO, TEXAS; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas (Housing Authority), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (Act), approved and created the Las Varas Public Facility Corporation, a nonstock, nonprofit public facility corporation (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**, Horizon Point Ltd., a Texas limited partnership (User), has filed an Application (Application), requesting that (i) the Issuer finance the acquisition, construction, and equipping of a proposed 330-unit multifamily housing facility to be located as shown on the attached map, San Antonio, Texas and known as the Horizon Point Apartments (Project); and (ii) the Issuer file a 2020 and/or 2021 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 (Board) of the Issuer to issue housing revenue bonds pursuant to the Act (Bonds) to finance and pay any Development Costs, as defined in the Act, for the Project; 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 \$35,000,000.00 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 (Allocation Act), and various provisions of the Internal Revenue Code of 1986, as amended (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 an "Application for Carryforward for Private Activity Bonds" (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 (Expenditures) and expects to reimburse the Expenditures with proceeds of the Bonds; and

**WHEREAS**, in order to allocate under Treasury Regulation §1.150-2 (Regulation) proceeds of the Bonds to the Expenditures, the Issuer must declare its reasonable expectation to reimburse the Expenditures; 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 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 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 \$35,000,000.00;

(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 (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 (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) or any entity approved by the Issuer, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

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 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 2020 and/or 2021 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 \$35,000,000.00. 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 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 6th day of February 2020.**

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**Jessica Weaver**  
**Vice Chair, Board of Directors**

**Attested and approved as to form:**

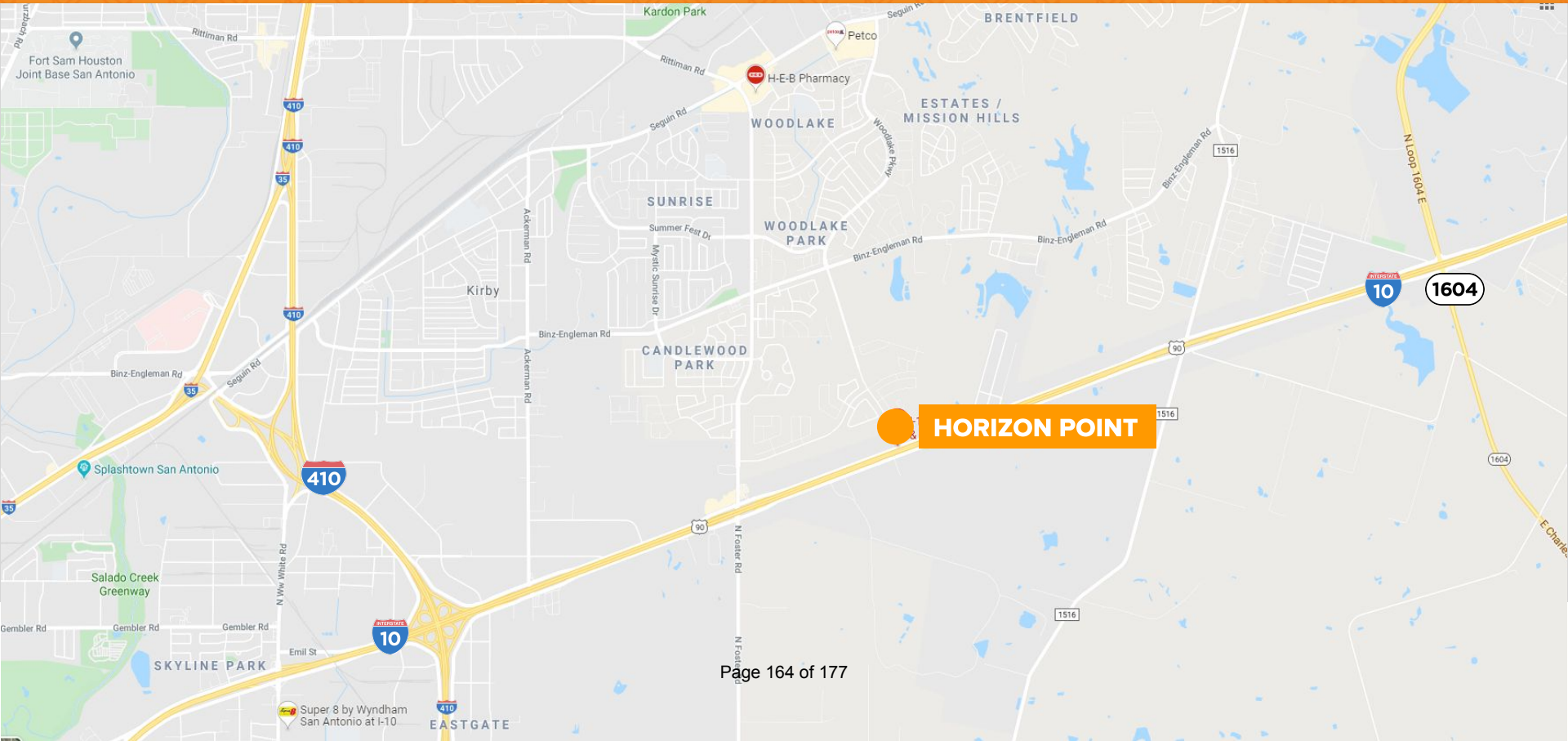
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**David Nisivoccia**  
**Secretary/Treasurer**

# HORIZON POINT MAP



# HORIZON POINT MAP






## SAN ANTONIO HOUSING AUTHORITY

February 6, 2020

## MEMORANDUM

**To:** Board of Commissioners

**From:** David Nisivoccia, President and CEO 

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

**RE:** Procurement Activity Report

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**Current Solicitations:** There is currently one Request For Proposals (RFP) and one Invitation For Bids being advertised. The Request for Proposals is for Pecan Hill Tree Removal and Sanitary Sewer Retrofit. The Invitation for Bids is for Painting Services for Beacon Communities.

**Closed/Pending Solicitations:** There are three solicitations that have closed and are currently being evaluated. The solicitations are for Apartment Marketing Services for Beacon Communities, Burning Tree Apartments Exterior Renovations and Site Improvements, and Retirement Plan Investment Advisory Services.

**Solicitations in Development:** Procurement is currently working on a number of solicitations for advertisement. These include Public Relations Consulting Services, Backflow Inspection, Maintenance and Repair, La Providencia Apartments Exterior Renovations and Site Improvements, Closed Loop Water Treatment Systems Services, Elevator Inspection Services, Sunshine Plaza Apartments Renovations, Staff Augmentation Services for Development Services, Demolition of House at 1071 Poinsettia, Consulting and Guidance on HUD and Other Affordable Housing Programs, Computer Operations Move to the Private Cloud (GSA), Financial Consulting Services (Accountant) for SAHA Employees Pension Plan, Executive Recruiter Services, Purchase and Installation of Appliances for Victoria Plaza, Purchase and Installation of Cabinets for Victoria Plaza, Work Order Request and Answering Services for Public Housing, Work Number/Equifax Verification Services, Pest Control Services for Public Housing Properties, Third Party Fleet Maintenance Services, Bulk Waste Pickup Services, Security Services for SAHA Properties, Chimney, Vent and Duct Cleaning Services, Office Supplies and Related Products and Services, Welding Services, Vending Concessions for SAHA Properties, Maintenance and Repair Services for Residential HVAC Systems, Collection Services.

## CHANGE ORDERS

Date	Contract	Contractor	Description
11/7/2019	Remodeling of SAHA's Main and Section 8 Lobbies	SpawGlass Contractor, Inc.	Increase in contract value \$23,994.85; additional framing and storefront in SAHA's Main Lobby
11/30/2019	Operational and Organizational Assessment Consulting Services	Nan McKay and Associates	Time only extension through 12/31/2019

**SAN ANTONIO HOUSING AUTHORITY****February 6, 2020**

12/31/2019	Operational and Organizational Assessment Consulting Services	Nan McKay and Associates	Time only extension through 1/31/2020
12/16/2019	Concrete and Asphalt Maintenance Repair and Replacement	San Antonio Asphalt and Maintenance dba Texas Asphalt	Increase in the annual contract value \$37,500.00 from \$150,000.00 to \$187,500.00. Total cost of Brazos cleanup and containment project \$161,860.00. Net reimbursement from buyer will be \$66,063.00, at closing.

**VEHICLE PURCHASES**

<b>Description</b>	<b>Price</b>	<b>Dealer</b>	<b>SAHA User Department</b>	<b>Cooperative</b>
2019 Dodge Ram	\$21,775.00	Moore Chrysler Dodge Jeep Ram	Beacon Communities	BuyBoard
2019 Ford F150	\$24,153.00	Silsbee Ford	Public Housing	BuyBoard
2019 Ford F150	\$22,288.00	Silsbee Ford	Public Housing	BuyBoard
2019 Ford F150	\$24,153.00	Silsbee Ford	Public Housing	BuyBoard
2019 Ford F150	\$22,688.00	Silsbee Ford	Public Housing	BuyBoard
2019 Ford F150	\$22,288.00	Silsbee Ford	Public Housing	BuyBoard
2019 Dodge Ram	\$21,680.00	Moore Chrysler Dodge Jeep Ram	Construction Services	BuyBoard
2019 Dodge Ram	\$21,680.00	Moore Chrysler Dodge Jeep Ram	Construction Services	Buyboard

**PROPOSED ACTION:**

None at this time.

**FINANCIAL IMPACT:**

**SAN ANTONIO HOUSING AUTHORITY**

**February 6, 2020**

Amounts paid according to award provisions.

**STRATEGIC OBJECTIVE:**

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

**ATTACHMENT:**

Procurement Activity Report

## Procurement Activity Report as of January 21, 2020

Solicitations Currently being Advertised				
SAHA Department	Type	Solicitation Name	Bidders Conference	Closes
Beacon Communities	RFP	Pecan Hill Tree Removal and Sanitary Sewer Retrofit	12/19/2019	1/31/2020
Beacon Communities	IFB	Painting Services for Beacon Communities	1/29/2020	2/14/2020
Solicitations Under Evaluation				
SAHA Department	Type	Solicitation Name	Date Closed	Status
Construction Services	RFP	Pre-Construction and General Contracting Services for SAHA EPC II	10/11/2019	Board Meeting February 6, 2020
Beacon Communities	Emergency	Exterior Wall Assembly Structural and Waterproofing Repairs at Pecan Hill Apartments	N/A	
Innovative Technologies	Cooperative	Acquisition of Computer Hardware, Software, and Related Services	N/A	
Beacon Communities	RFP	Apartment Marketing Services for Beacon Communities	9/30/2019	Negotiation Due Diligence Procurement Evaluation
Finance and Accounting	RFP	Financial and Compliance Audit Services	11/20/2019	
Beacon Communities	RFP	Burning Tree Apartments Exterior Renovations and Site Improvements	12/19/2019	
Human Resources	RFP	Retirement Plan Investment Advisory Services	1/10/2020	
Future Solicitations				
Communications and Public Affairs		Public Relations Consulting Services	March 2020	
Construction Services		Backflow Inspection, Maintenance and Repair	February 2020	
		La Providencia Apartments Exterior Renovations and Site Improvements	February 2020	
		Closed Loop Water Treatment Systems Services	March 2020	
		Elevator Inspection Services	March 2020	
		Sunshine Plaza Apartments Renovations	March 2020	
Development Services		Staff Augmentation Services for Development Services	February 2020	
		Demolition of House at 1071 Poinsettia	March 2020	
Finance and Accounting		Consulting and Guidance on HUD and Other Affordable Housing Programs	February 2020	
Human Resources		Financial Consulting Services (Accountant) for SAHA Employees Pension Plan	February 2020	
		Executive Recruiter Services	February 2020	
Innovative Technology		Computer Operations Move to the Private Cloud (GSA)	February 2020	
Procurement and General Services		Third Party Fleet Maintenance Services	March 2020	
Public Housing		Purchase and Installation of Appliances for Victoria Plaza	February 2020	
		Purchase and Installation of Cabinets for Victoria Plaza	February 2020	
		Work Order Request and Answering Services for Public Housing	February 2020	
		Work Number/Equifax Verification Services	February 2020	
		Pest Control Services for Public Housing Properties	February 2020	
Agency Wide		Bulk Waste Pickup Services	February 2020	
		Security Services for SAHA Properties	February 2020	
		Chimney, Vent and Duct Cleaning Services	February 2020	
		Office Supplies and Related Products and Services	February 2020	
		Welding Services	February 2020	
		Vending Concessions for SAHA Properties	March 2020	
		Maintenance and Repair Services for Residential HVAC Systems	March 2020	
		Collection Services	March 2020	

## Informal Awards Up to \$50,000.00

SAHA Department	Solicitation Name	Vendor	Amount	Date
CDI	Customized Curriculum for General Office Training	Partners In Progress	\$5,550.00	11/19/2019
DSNR	Tax Credit Consulting Services	S. Anderson Consulting	\$25,000.00	11/22/2019
Construction Services	Site Storm Water Management Training	KCI	\$3,000.00	11/26/2019
Human Resources	2020 Via Bus Passes	Via Metropolitan Transit	\$24,000.00	11/27/2019
Human Resources	Employee Gift Cards	HEB Grocery Company, LP	\$11,538.75	11/27/2019
Public Housing	Concrete and Asphalt Maintenance Repair and Replacement	San Antonio Asphalt	\$50,000.00	11/28/2019
CDI	2019 Golden Gala Transportation	Kerrville Bus Company, Inc.	\$6,300.00	12/5/2019
CDI	2019 Golden Gala Master of Ceremonies	Sonny Melendrez- Emcee	\$750.00	12/11/2019
Public Affairs	Mac book Air with Applecare service/maintenance warranty	Apple, Inc.	\$3,124.00	12/11/2019
Beacon Communities	Roof Repair at Villa de San Alfonso	R&J Muniz Remodeling	\$2,769.00	12/13/2019
Security	Service Agreement for X-Ray Scanners for SAHA's Main and Section 8 Lobbies	Rapiscan	\$9,124.00	12/13/2019
CDI	2019 Golden Gala Audio Visual	Audio Visual Services Group, Inc.	\$5,250.00	12/16/2019
CDI	2019 Golden Gala Catering	The RK Culinary Group, LLC	\$9,438.00	12/17/2019
CDI	2019 Golden Gala Event Set Up	Freeman Electrical, Inc.	\$11,606.97	12/17/2019
Innovative Technology	Jamboard	GovConnection	\$6,572.21	1/2/2020
General Services	Five year Lease for Mailroom Equipment	Pitney Bowes	\$36,349.80	1/14/2020
Construction Services	Annex D Roof Repair and Replacement	Her Construction Company	\$20,851.00	1/6/2020
Construction Services	Replace Basement Waste Piping and Repair Sanitary Sewer at Victoria Plaza Apartments	Texas Plumbing Solutions	\$50,000.00	1/21/2020

**PRESIDENT'S REPORT**  
**February 6, 2020**

**Dale Watson Concert**

The Fourth Annual Benefit Concert with honky tonk legend, Dale Watson, is scheduled for March 13, 2020. This year, Ruben V, will also take the stage performing his smooth blend of blues, Latin, soul and rock. Proceeds from the concert will benefit and support the San Antonio Education Investment Foundation. The event will kick-off at 8:00 p.m. at the Grand Promenade, located at 121 Alamo Plaza. Tickets may be purchased for \$25.00 online, by cash, and even by payroll deduction.

The poster is for a benefit concert titled "SOUNDS of SPRING". The main text is in white on an orange background. It lists the performers as Dale Watson and Ruben V. The date is March 13, and the location is the Grand Promenade at 121 Alamo Plaza. Tickets are available at saha.org/jamsession. The poster features two photographs: one of Dale Watson with tattoos and a brown vest, and another of Ruben V playing a guitar. A white outline of a guitar is also visible on the orange background.

**SOUNDS**  
*of* **SPRING**

A benefit concert for the Education Investment Foundation

PERFORMANCES BY  
**Dale Watson**  
**Ruben V.**

MARCH 13  
**Grand Promenade**  
**121 Alamo Plaza**

TICKETS  
**saha.org/jamsession**





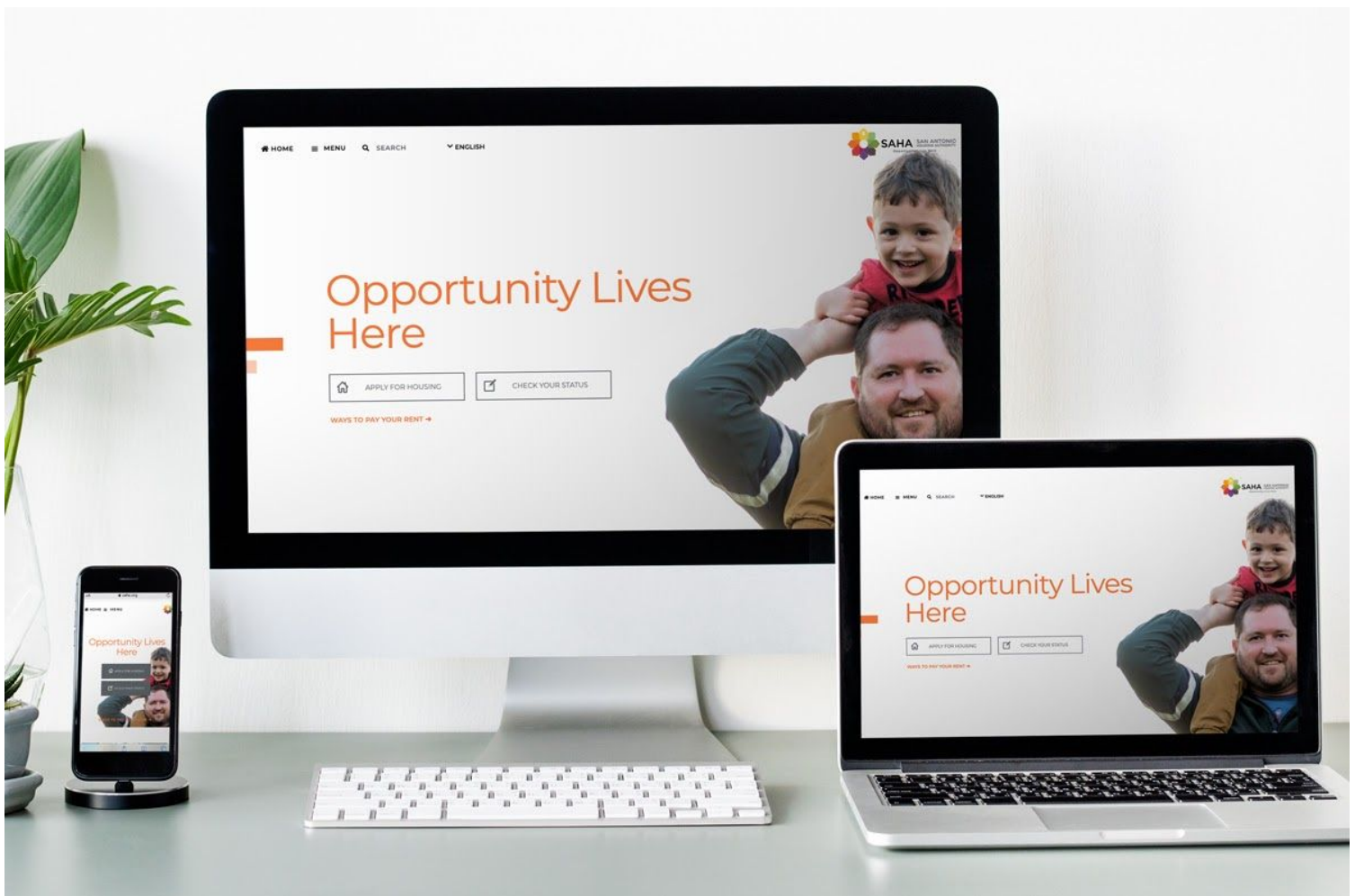
### **SAHA Celebrates the MLK, Jr., Legacy**

SAHA employees, their family and friends gathered to commemorate the life and legacy of Dr. Martin Luther King Jr., at the nation's largest march on January 20, 2020. Commissioner Jo-Anne Kaplan also joined in. Participants met at the Central Office where they received a free SAHA T-shirt, light refreshments and were transported to and from the march that began at MLK Academy and ended at Pittman-Sullivan Park.



## SAHA Launches Revamped Website

SAHA's agency website, [saha.org](http://saha.org), has been redesigned and is now live. Planning for the redesign of the agency's website and most used communication tool has been underway for the past two years. Prior to the launch, the website had not been updated since SAHA's 75th anniversary in 2012, and was vulnerable to security threats, unresponsive to mobile devices and contained outdated content. SAHA staff surveyed communities and led user testing to watch individuals navigate the website to further refine the menu and content. The launch of the new site marks a new vision and tone meant to be aspirational and inspiring. The menu has been streamlined for easier navigation and restructured for most frequent website visitors. The new site now has a search menu for quick navigation and a new events calendar to promote agency and community events with the option for a quick add to any calendar.





### **SAHA Launches #WeAreSAHA Social Media Campaign**

SAHA unveiled the #WeAreSAHA campaign today to showcase the good people who make up the SAHA family. From multi-generational, diverse individuals and families who live, work and aspire to succeed, to the dedicated staff and visionary leadership team, the 2020 campaign will highlight residents, staff, and partners who are the driving force behind the agency. Follow the #WeAreSAHA campaign on SAHA's social media channels as the agency highlights those who are working to build a better community.



### **SAHA Resident Town Hall Meetings**

In an effort to engage residents near their homes, the Coffee with the CEO is now the SAHA Resident Town Hall, which will be held monthly at various communities in the city. Twelve communities have been designated hubs for nearby properties in an effort to reach more residents at various properties.

The meeting times have been changed to the afternoon to accommodate working families and will include free pizza for residents who will have the opportunity to ask questions and raise any concerns they may be facing in their communities. See attached sheet for proposed schedule.



## SAHA RESIDENT TOWNHALL PROPOSED SCHEDULE

<b>January 28</b>	<b>OP Schnabel</b> Villa Hermosa, Marie McGuire, Guadalupe Homes
<b>February 12</b>	<b>Mission Park</b> Lewis Chatham, Riverside, Linda Lou, Midway, Fair Avenue, Lila Cockrell, Matt Garcia
<b>March 11</b>	<b>Cross Creek Apartments</b> Morris C. Beldon, L.C. Rutledge
<b>April 8</b>	<b>Mirasol Homes</b> Jewett Circle, Christ the King, Villa Veramendi, Raymundo Rangel Cassiano Homes
<b>May 13</b>	<b>Wheatley Park Senior Living</b> East Meadows I&II, Springview, Sunpark Lane, Frank Hornsby, Springview Senior
<b>June 10</b>	<b>Alazan-Apache Courts</b> Guadalupe Homes, San Juan Square, The Gardens at San Juan, Cassiano Homes, Lincoln Heights
<b>July 8</b>	<b>Escondida Apartments</b> Williamsburg, Tarry Towne, Pin Oak I & II, Madonna, Sahara Ramsey, Dr. Charles C. Andrews, Francis J. Furey
<b>August 12</b>	<b>Westway Apartments</b> H.B. Gonzalez Apartments, T.L. Shaley, Cheryl West
<b>September 9</b>	<b>Col. George Cisneros</b> South San Apartments, Raymundo Rangel
<b>October 14</b>	<b>Villa Tranchese</b> Park View, College Park, Blanco, Park Square
<b>November 11</b>	<b>W.C. White</b> Village East, Olive Park, Le Chalet, Highview, William Sinkin, Midway
<b>December 9</b>	<b>Kenwood North</b> Glen Park, Kenwood Manor, San Pedro Arms, Blanco

818 S. FLORES ST., SAN ANTONIO, TX | SAHA.ORG      @SAHAhousing  

### **Spurs and Elf Louise at Lincoln Apartments**

This past December, Santa was spotted at the Lincoln Apartments community delivering gifts to families. But this Santa wasn't the jolly St. Nick we've seen on TV, but a much taller and talented bearded man dressed in red. It was San Antonio Spurs guard Bryn Forbes, partnering with Elf Louise to deliver gifts and lots of holiday cheer to families. The Elf Louise Project distributes more than 60,000 gifts to nearly 19,000 children per year. SAHA staff was on hand to help support this special visit.



### **HUD Awards SAHA \$106,000.00 to Assist Homeless Veterans**

SAHA was awarded a \$106,000.00 HUD-Veterans Affairs Supportive Housing (HUD-VASH) Program grant by U.S. Department of Housing and Urban Development Secretary Dr. Ben Carson, who was visiting San Antonio's Eastside Education and Training Center (ETCC) on December 18, 2019.

SAHA has been a recipient of HUD-VASH Program vouchers since 2008, and provides affordable housing to homeless veterans in San Antonio through partnerships and various community organizations based on HUD's pillars of opportunity: economic empowerment, educational advancement, health and wellness, and character and leadership. SAHA administers approximately 600 VASH vouchers to ensure homeless veterans in the city have quality, affordable housing and the resources needed to thrive in their community.

ETCC is now home to the 35th designated EnVision Center Program in the country and the second Texas city to receive a center designation to assist low-income veterans and the community in



achieving self-sufficiency. Dr. Carson started the Program in June 2018 in effort to connect low-income individuals with additional support to succeed within the community.



### **SAHA Christmas Toy Drive**

The Housing Authority rang in the holidays by distributing Christmas gifts to more than 200 children on December 19, 2019. Some 85 low-income families, who did not receive gifts from Blue Santa, the Angel Tree Program, or other social services, received gifts for the Christmas season. The toys were donated by SAHA staff and partner agencies, such as KIPP San Antonio, IBC Bank, Randolph Brooks Federal Credit Union, Tri Starr and Job Corp.





#### **District 4 Food Distribution**

City Council District 4 teamed up with SAHA volunteers to assist with a food distribution at the Homestead Apartments. Volunteers, alongside Councilwoman Dr. Adriana Rocha Garcia and the District 4 staff, provided nutritious food to Public Housing residents.

