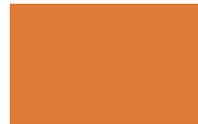




SAHA | SAN ANTONIO
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SAHA REGULAR BOARD MEETING DEC. 3, 2020



BOARD OF COMMISSIONERS

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

 David Nisivoccia

SAN ANTONIO HOUSING AUTHORITY
***REGULAR BOARD MEETING**
TELECONFERENCE

Call In Phone Number: (346) 248-7799
Meeting ID: 89745200921# Passcode: 486908#
1:00 p.m., Thursday, December 3, 2020

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

MEETING CALLED TO ORDER

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

PUBLIC COMMENT

2. Public Comment - Citizens are provided up to three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should access Phone Number: **(346) 248-7799** and enter Meeting ID: **89745200921#** and Passcode: **486908#**, prior to 1:00 p.m.

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

3. **Citizens to be Heard at approximately 1:00 p.m.** (may be heard after this time) Citizens wishing to speak on issues not related to items posted on the agenda should access Phone Number: **(346) 248-7799** and enter Meeting ID: **89745200921#** and Passcode: **486908#**, prior to 1:00 p.m. Citizens will be given up to three minutes to speak. Each citizen will be permitted to speak only once at any regular Board Meeting. A Spanish/English translator will be available to citizens needing translation.

Now is the time for Citizens to be Heard. The Board asks the public to address concerns related to SAHA matters and policy and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to SAHA staff for more prompt resolution.

MINUTES

4. Minutes
 - Approval of the November 5, 2020 Regular Board Meeting Minutes
 - Approval of the November 19, 2020 Operations and Choice Neighborhood Committee Meeting Minutes

- Approval of the November 19, 2020 Finance Committee Meeting Minutes
- Approval of the November 19, 2020 Real Estate Development Committee Meeting Minutes

PRESENTATION

5. CDI Update

CONSENT ITEMS

6. Consideration and approval regarding Resolution 6088, authorizing the revised utility allowance schedule for tenant-furnished utilities and other services for the Housing Choice Voucher Program, to be effective as of December 31, 2020, for any new admissions and reexaminations (Zachariah Woodard, Interim Director of Federal Housing Programs)
7. Consideration and approval regarding Resolution 6093, authorizing the award of contracts for electrical maintenance and repair services agency wide to Central Electric Ent. & Co (HABE, MBE, SBE) and Voltron, Inc. (HABE) for an annual cumulative amount not to exceed \$500,000.00; for a period of one year with the option to renew up to four additional one year terms (Zachariah Woodard, Interim Director of Federal Housing Programs; Steven Morando, Director of Procurement and General Services; Kristi Baird, Director of Beacon Communities)
8. Consideration and approval regarding Resolution 6094, authorizing the award of a contract for Sunshine Plaza Exterior Rehabilitation and HVAC Improvements to Geofill Material Technologies dba Geofill Construction (SBE, Section 3 Business) for an amount not to exceed \$2,612,731.46 (Hector Martinez, Director of Construction Services and Sustainability; Steven Morando, Director of Procurement and General Services)
9. Consideration and approval regarding Resolution 6091, authorizing the modification and extension of a revolving line of credit in the original face amount of \$3,000,000.00 from Frost Bank to the San Antonio Housing Facility Corporation and authorizing the execution and delivery of all required documents, certificates, and agreements (Ed Hinojosa, Chief Financial Officer; Diana Kollodziej Fiedler, Director of Finance and Accounting)
10. Consideration and approval regarding Resolutions 6078 and 20RSPFC-10-22, approving the refinance of the existing mortgage debt on Refugio Place Apartments using the FHA 223(f) program; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Thomas Roth, Director of Asset Management)
11. Consideration and approval regarding Resolutions 6079 and 20DEV-10-22, approving the refinance of the existing mortgage debt on Legacy at Science Park Apartments using the FHA 223(f) program; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Thomas Roth, Director of Asset Management)
12. Consideration and approval regarding Resolutions 6080 and 20DEV-10-23, approving the refinance of the existing mortgage debt on Legacy at O'Connor Road Apartments using the FHA 223(f) program; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Thomas Roth, Director of Asset Management)
13. Consideration and approval regarding Resolution 6090 and 20FAC-11-20, San Antonio Housing Authority authorizes its affiliated entity, the San Antonio Housing Facility Corporation (SAHFC) to authorize the Potranco transaction, including the execution of all documentation necessary to carry out the transaction; authorizing the acquisition of the real property, the development and construction of the apartments and the ground lease of such real property to the public-private partnership entity;

and authorizing the membership interest in SAHFC Potranco LP, LLC and authorizing the financing for such transaction; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

INDIVIDUAL ITEMS FOR CONSIDERATION

14. Public hearing and approval regarding Resolution 6092, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Series 2020A-1, Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Series 2020A-2, Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Taxable Series 2020B-1, and Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Taxable Series 2020B-2 (collectively, the “Bonds”); (ii) the Las Varas Public Facility Corporation to approve Resolution 20LVPFC-12-03 authorizing the bonds; (iii) the San Antonio Housing Facility Corporation to approve Resolution 20FAC-12-03 authorizing its participation in the Horizon Pointe Apartments; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

15. Consideration and approval regarding Resolution 6031, adopting the Affordable Housing Preservation and Expansion Policy to guide the selective redevelopment, acquisition and new development activities of the San Antonio Housing Authority (Timothy E. Alcott, Chief Legal and Real Estate Officer)

DISCUSSION ITEMS

16. Update and discussion regarding the Demolition/Disposition process
 - a. Application Process/Update
 - b. Building - Site Design Process/Update
 - c. Resident Process/Update

17. Update and discussion regarding the Procurement Department and related activities (Steven Morando, Director of Procurement and General Services)

18. Discussion regarding resident concerns

19. President’s Report
 - CDI Toy Drive
 - SAHA’s Holiday Closure
 - Alazan Apache Courts Christmas Party
 - Holiday Gift Card Distribution
 - 100 Labor Ground Breaking
 - List of 2021 Board and Committee Meetings

20. *Closed Session:

Real Estate/Consultation with Attorney

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

- Consultation with attorney regarding the financing of affordable housing project

Personnel/Consultation with Attorney

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Consultation with attorney regarding Mary Yearwood vs. San Antonio Housing Authority
- Consultation with attorney regarding President and CEO transition process

21. 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.

MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING - TELECONFERENCE
Call In Phone Number: (346) 248-7799
Meeting ID: 93839434337# Passcode: 654170#
1:00 p.m., Thursday, November 5, 2020

SCHEDULED: 1:00 p.m. - Teleconference

COMMISSIONERS PRESENT:

Dr. Ana “Cha” Guzman, Chair
Jessica Weaver, Vice Chair
Charles Clack, Commissioner
Jo-Ann Kaplan, Commissioner
Olga Kauffman, Commissioner
Ignacio Perez, 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
Brandee Perez, Chief Operating Officer
Timothy E. Alcott, Chief Legal and Real Estate 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
Michael Reyes, Director of Communications and Public Affairs
Lorraine Robles, Director of Development Services and Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Tom Roth, Director of Asset Management
Joel Tabar, Director of Community Development Initiatives
Zachariah Woodard, Interim Director of Federal Housing Programs

Item 1: Meeting called to order

Dr. Guzman, Board Chair, called the meeting to order at 1:08 p.m.

PUBLIC COMMENT

Item 2: Public Comment - Citizens are provided 90 seconds each to speak to any agenda items. There were 11 citizens who signed up to speak to the agenda, but did not speak. There were 49 citizens who spoke during the meeting.

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

Item 3: Citizens to be Heard - Citizens wishing to speak on issues not related to items posted on the agenda were given 90 seconds to speak. There was 1 citizen who signed up to speak, but did not speak. There were 2 citizens who spoke during the meeting.

Now is the time for Citizens to be Heard. The Board asks the public to address concerns related to SAHA matters and policy and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to SAHA staff for more prompt resolution.

The Board agreed to take item 12 into consideration out of regular agenda order.

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 12: Consideration and approval regarding Resolution 6089, authorizing the submission of a disposition and demolition application to HUD for the site known as Alazan Courts (AMPTX006000001); the transfer or sale and long-term lease of such property and its improvements; and the execution of documents necessary to consummate such actions; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer, Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Chair Guzman requested the following:

- report of all dates of previous community meetings regarding Alazan
- inclusion of the number of individuals referenced on graphs in addition to percentages
- list of all developments opening near Alazan and their breakdown of available affordable housing units
- monthly report on the Alazan Courts project to be provided at each Regular Board Meeting.

Commissioner Kaplan recommended providing location tours to residents to view their relocation housing options.

Motion: The President and CEO offered a friendly amendment to request the Resolution indicate “with the express consent of the Board of the actual application“ to replace “the transfer or sale and long-term lease of such property and its improvements; and the execution of documents necessary to consummate such actions; and other matters in connection therewith”.

Commissioner Kaplan moved to approve Resolution 6089 with the friendly amendment. Commissioner Clack seconded the motion. Approved.

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

Olga Kauffman, Commissioner		X		
Ignacio Perez, Commissioner	X			
Ruth Rodriguez, Commissioner		X		

MINUTES

Item 4: Minutes

- Approval of the October 08, 2020, Regular Board Meeting Minutes
- Approval of the October 22, 2020, Operations and Choice Neighborhood Committee Meeting Minutes
- Approval of the October 22, 2020, Real Estate Development Committee Meeting Minutes

Motion: Commissioner Clack moved to approve the Meeting minutes. Commissioner Perez seconded the motion. Approved.

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

PRESENTATION

Item 5: CDI Update

The Board deferred review of the CDI update until the December 3, 2020, Regular Board Meeting.

CONSENT ITEMS

Item 6: Consideration and approval regarding Resolution 6085, authorizing the award of contracts for tax credit consulting services to BETCO Consulting, LLC (HUB) and East 43rd Street, LLC dba Structure Development (HUB) for an annual cumulative amount not to exceed \$300,000.00; for a period of one year with the option to renew up to four additional one-year terms (Lorraine Robles, Director of Development Services and Neighborhood Revitalization; Steven Morando, Director of Procurement and General Services)
Consent

The President and CEO offered a friendly amendment to request the Resolution indicate “authorizing the award of a contract for tax credit consulting services to BETCO Consulting, LLC (HUB)” and removing “East 43rd Street, LLC dba Structure Development (HUB)”.

Item 7: Consideration and approval regarding Resolution 6086, authorizing the award of contracts for HVAC air duct cleaning services agency wide to Gillit’s Duct Cleaning, LLC (SBE, WBE) for an annual cumulative amount not to exceed \$262,000.00; and dryer and kitchen vent cleaning

services agency wide to Triple R Air Conditioning, LLC (ESBE, HABE, MBE, SBE, Section 3 Business) for an annual cumulative amount not to exceed \$80,500.00; both for a period of one year with the option to renew up to four additional one-year terms (Zachariah Woodard, Interim Director of Federal Housing Programs; Steven Morando, Director of Procurement and General Services)

Consent

Item 8: Consideration and approval regarding Resolutions 6081, 20SP-10-22, and 20FAC-10-23, approving San Antonio Housing Facility Corporation as the conduit issuer of tax exempt debt on behalf of Sunshine Plaza Apartments, Incorporated’s Promissory Note to Frost Bank to finance the improvements to the Sunshine Plaza Apartments; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Thomas Roth, Director of Asset Management)

Consent

Item 9: Consideration and approval regarding Resolutions 6082, 20LVFPC-10-22, and 20FAC-10-22, inducing the Artisan at Springview Apartments transaction, including the execution of all documentation necessary to obtain the financing for such transaction; and authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low income housing tax credits; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer, Lorraine Robles, Director of Development Services and Neighborhood Revitalization, and William Walter, Coats Rose)

Consent

Item 10: Consideration and approval regarding Resolutions 6083 and 20FIN-10-22, authorizing the San Antonio Housing Finance Corporation to defease the bonds it issued to finance the Artisan on the Bluffs Apartments project in connection with the refinancing of the project (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Consent

Item 11: Consideration and approval regarding Resolution 6084, authorizing the adoption of the three step Board of Commissioner approval process for tax credit and bond developments whereby SAHA or its affiliates is a partner in the transaction (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Consent

Motion: Vice Chair Weaver moved to approve Items #6-11 with the friendly amendment. Commissioner Clack seconded the motion. Approved.

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

INDIVIDUAL ITEMS FOR DISCUSSION

DISCUSSION ITEMS

Item 13: Discussion regarding Resident Concerns

The Board did not discuss any resident concerns.

Item 14: President’s Report

- SAHA 2025 Resident Working Groups
- 100th Birthday Celebration
- Workforce Job Training
- Health Profession Training
- Victoria Commons Update
- Book Donation

Item 15: Report out on investigation regarding Commissioner’s alleged conduct

David Nisivoccia, President and CEO, introduced Gayla Corley, Attorney to provide the report.

Corley reported the findings of the investigation regarding Commissioner Clack’s alleged conduct. The results were inconclusive and the investigation was unable to substantiate the claims.

Motion: Commissioner Perez moved to close the matter regarding Commissioner’s alleged conduct. Vice Chair Weaver seconded the motion. Approved.

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

Dr. Guzman, Board Chair, then recessed the meeting for the San Antonio Housing Facility Corporation, Las Varas Public Facility Corporation, San Antonio Housing Finance Committee, and Sunshine Plaza Apartments, Inc. meetings at 5:21 p.m.

The Board of Commissioners returned from recess and the meeting resumed at 5:27 p.m.

Dr. Guzman, Board Chair, then recessed the meeting for a Closed Session at 5:27 p.m.

Item 17: *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).

- Consultation with attorney regarding President and CEO transition process

Item 18: Adjournment

With no objections, Dr. Guzman, Board Chair, adjourned the meeting at 6:00 p.m.

ATTEST:

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

Date

David Nisivoccia
President and CEO

Date

MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE OR SPECIAL BOARD MEETING
TELECONFERENCE
Call In Phone Number: (346) 248-7799
Zoom Meeting ID: 93839434337# Passcode: 654170#
November 19, 2020

SCHEDULED: 12:30 p.m. - Teleconference

COMMISSIONERS PRESENT:

Dr. Ana “Cha” Guzman, Chair
Jessica Weaver, Vice Chair
Jo-Ann Kaplan, Commissioner
Olga Kauffman, Commissioner
Ignacio Perez, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

Charles Clack, Commissioner

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
Brandee Perez, Chief Operating Officer
Timothy E. Alcott, Chief Legal and Real Estate 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
Michael Reyes, Director of Communications and Public Affairs
Lorraine Robles, Director of Development Services and Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Tom Roth, Director of Asset Management
Joel Tabar, Director of Community Development Initiatives
Zachariah Woodard, Interim Director of Federal Housing Programs

Item 1: Meeting called to order

Vice Chair Weaver called the meeting to order at 12:35 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.

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 3: Consideration and appropriate action regarding Resolution 6093, authorizing the award of contracts for electrical maintenance and repair services agency wide to Central Electric Ent. & Co (HABE, MBE, SBE) and Voltron, Inc. (HABE) for an annual cumulative amount not to exceed \$500,000.00; for a period of one year with the option to renew up to four additional one year terms (Zachariah Woodard, Interim Director of Federal Housing Programs; Steven Morando, Director of Procurement and General Services; Kristi Baird, Director of Beacon Communities)

Mr. Zachariah Woodard, Interim Director of Federal Housing Programs, briefly described Resolution 6093 and introduced Mr. Stephen Morando, Director of Procurement and General Services.

Mr. Morando indicated on August 25, 2020, SAHA issued a Request For Proposals #2007-910-82-5051 for Electrical Maintenance and Repair Services Agency Wide that closed on September 21, 2020. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase, and directly solicited to 159 vendors. A total of five proposals were received in response to this solicitation: Bell Electric, LLC (HABE), Central Electric Ent. & Co (HABE, MBE, SBE), LED Electric of San Antonio, LLC (HABE, MBE, SBE), PDI Service Group, LLC (DBE, ESBE, HABE, MBE, SBE, WBE), and Voltron, Inc. (HABE). All proposals were evaluated on the following criteria: experience, capacity, supply network, price, and strength of the Section 3 and SWMBE Plans. Additionally, Best and Final Offers were requested from the four highest rated proposers. Based on the above, we are recommending contract awards to Central Electric Ent. & Co. and Voltron, Inc. They are the two highest rated responsive and responsible proposers.

Motion: Commissioner Kaplan moved to approve Resolution 6093. Commissioner Guzman seconded the motion. Approved.

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

Item 4: Consideration and appropriate action regarding Resolution 6094, authorizing the award of a contract for Sunshine Plaza Exterior Rehabilitation and HVAC Improvements to Geofill Material Technologies dba Geofill Construction (SBE, Section 3 Business) for an amount not to exceed \$2,612,731.46 (Hector Martinez, Director of Construction Services and Sustainability; Steven Morando, Director of Procurement and General Services)

Mr. Hector Martinez, Director of Construction Services and Sustainability, explained that Sunshine Plaza Apartments, constructed in 1978, is located in Northwest San Antonio, City Council District 7. This gated community is for elderly residents 62 years of age and older and consists of nine buildings, seven of which have 100 dwelling units to include 80 one bedroom and 20 studio apartments, an administrative building, and a maintenance shop.

SAHA requires the services of a qualified general contractor to provide exterior rehabilitation and HVAC improvements at the Sunshine Plaza Apartments. The scope of work for this project will

include replacement of the existing window A/C units and wall gas heaters with an energy efficient split system to provide heat and A/C to each unit; installation of energy efficient vinyl windows and metal exterior doors; repair and repaint of exterior stucco and siding; repair and paint of metal railings throughout; upgrade elevator mechanicals, controls, and cabs; and repair/replace damaged sidewalks and concrete in parking lots. This project is expected to be completed in 270 days.

Mr. Morando stated that on September 1, 2020, SAHA issued a Request For Proposals #2008-909-62-5057 for Sunshine Plaza Exterior Rehabilitation and HVAC Improvements that closed on October 5, 2020. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase, and directly solicited to 176 contractors. A total of four proposals were received in response to this solicitation: All Pro General Construction (DBE, ESBE, HABE, MBE, SBE, Section 3 Business), Geofill Material Technologies dba Geofill Construction (SBE, Section 3 Business), Stoddard Construction Management, Inc. (SBE), and Structural Concrete Systems (WBE). All proposals were evaluated on the following criteria: experience in affordable, mixed-income, and multi-story construction, rehabilitation, and site improvements; project management; capacity/financial viability; construction plan; strength of the contractor’s SWMBE Utilization Plan; and price proposal. Based on the above, we are recommending a contract award to Geofill Material Technologies dba Geofill Construction. They are the highest rated and lowest priced proposer.

Motion: Commissioner Kaplan moved to approve Resolution 6094. Commissioner Guzman seconded the motion. Approved.

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

Item 5: Consideration and appropriate action regarding Resolution 6088, authorizing the revised utility allowance schedule for tenant-furnished utilities and other services for the Housing Choice Voucher Program, to be effective as of December 31, 2020, for any new admissions and reexaminations (Zachariah Woodard, Interim Director of Federal Housing Programs)

Mr. Woodard indicated that the San Antonio Housing Authority (SAHA) is required to conduct an annual assessment of the utility allowance (UA) schedule for the Housing Choice Voucher (HCV) Program tenant-furnished (i.e., tenant-paid) utilities and other services in an effort to determine if there have been any utility rate increases of 10% or more. Those services/allowances include, but are not limited to, the following: electric, gas, water, sewer, and trash. Cable and telephone services are not part of the utility allowance schedule. Other considerations such as tenant-or-landlord-provided appliances and type of heating and cooling systems in a particular unit are also included in this schedule.

SAHA has implemented flat utility allowances, which are based on bedroom size only and eliminate fluctuation based on type of utilities being provided. However, for HCV participants who qualify for hardship and participants of special programs, the standard (non-flat) utility allowance

schedule still applies.

The proposed non-flat utility allowance schedule was prepared by the Nelrod Company for electric, gas, water, sewer, and trash for each unit type and bedroom size. The values provided were developed using engineering methodologies set forth by the HUD Utility Allowance Guidebook along with other currently accepted engineering design and consumption standards for runtimes, equipment sizing, and specific climate zones. The utility rates that were used are based on current utility schedules provided by CPS Energy and San Antonio Water System (SAWS). The proposed flat utility allowance schedule was based on the comparison of average changes between the 2017 Nelrod Utility Allowance Report and the 2020 Nelrod Utility Allowance Report.

For the Flat Utility Allowance Schedule, the changes result in an increase ranging from \$1 to \$8 for each bedroom size.

For the Non-Flat Utility Allowance Schedule, a comparison of the current and proposed utility allowance show the following changes:

- For high-rise/apartment unit types, overall increases for natural gas, electric, bottle gas/propane, air conditioning, and sewer across the range of bedroom sizes; trash collection services remained the same.
- For other housing unit types (i.e., townhome, duplex, row house), overall decreases for natural gas and bottle gas/propane across the range of bedroom sizes. While there were increases for electric, air conditioning, and sewer; trash collection services remained the same.

Table 1. 2020 SAHA Flat Utility Allowance (UA) Schedule Comparison

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Proposed 2020 Flat UA Schedule	\$77	\$97	\$129	\$184	\$218	\$283	\$296
2017 Flat UA Schedule	\$76	\$95	\$125	\$176	\$216	\$280	\$293

Table 2. 2020 SAHA Non-Flat Utility Allowance (UA) Schedule Comparison

High-Rise / Apartment			Other - Single Family, Row House, Townhouse, Duplex	
	Proposed Maximum Utility Allowance	Current Maximum Utility Allowance	Proposed Maximum Utility Allowance	Current Maximum Utility Allowance
0 BR	\$172	\$176	\$182	\$212
1 BR	\$182	\$188	\$197	\$230
2 BR	\$222	\$225	\$245	\$273
3 BR	\$264	\$269	\$295	\$323
4 BR	\$306	\$303	\$347	\$365

5 BR	\$349	\$340	\$397	\$411
6 BR	\$376	\$359	\$429	\$436

Staff requests approval for the revised utility allowance schedule for HCV tenant-furnished utilities and other services, to be effective December 31, 2020, for new admissions and reexaminations.

Motion: Commissioner Kaplan moved to approve Resolution 6088. Commissioner Kauffman seconded the motion. Approved.

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

The Board agreed to take item 9 into consideration out of regular agenda order.

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 9: Update and discussion regarding changes in policies and procedures related to the Real Estate Assessment Center (REAC) (Brandee Perez, Chief Operating Officer)

Ms. Brandee Perez, Chief Operating Officer, reported to the Board a detailed presentation regarding SAHA's continued monitoring of updates in policies and procedures related to the Real Estate Assessment Center (REAC). Ms. Perez's report included information defining the Public Housing Assessment System (PHAS) and inspection scoring model, previous REAC Scores, HUD's new REAC protocols, and SAHA's REAC planning.

Item 6: Discussion regarding SAHA recruitment and staffing update (Janie Rodriguez, Director of Human Resources)

The Board deferred item 6 until the January 21, 2021, Operations and Choice Neighborhood Committee Meeting.

Item 7: Update and discussion regarding the Security Staffing and Contract Update (Brandee Perez, Chief Operating Officer)

The Board deferred item 7 until the January 21, 2021, Operations and Choice Neighborhood Committee Meeting.

Item 8: Update and discussion regarding the FY2020 Moving To Work (MTW) Report (Richard Milk, Director of Policy and Planning)

The Board deferred item 8 until the January 21, 2021, Operations and Choice Neighborhood Committee Meeting.

Item 10: Update and discussion regarding the Procurement Department and related activities (Steven Morando, Director of Procurement and General Services)

The Board deferred item 10 until the December 3, 2020, Regular Board Meeting.

Item 11: Discussion regarding resident concerns

The Board did not discuss any resident concerns.

REPORTS PROVIDED TO THE BOARD

- Procurement Activity Report
- Quarterly Demographic Procurement Report
- Federal Housing Programs (FHP) Quarterly Report
- Public Housing Capital Projects Quarterly Report

The Board discussed the Federal Housing Programs (FHP) Update Quarterly Report as it relates to public housing rent payments and rent payment status. SAHA staff provide a brief overview of the strategies used to assist residents with their rent payment status.

Item 12: Adjournment

With no objections, Commissioner Weaver, Vice Chair, adjourned the meeting at 1:56 p.m.

ATTEST:

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

Date

David Nisivoccia
President and CEO

Date

MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
FINANCE COMMITTEE OR SPECIAL BOARD MEETING
Call In Phone Number: (346) 248-7799
Zoom Meeting ID: 93839434337# Passcode: 654170#
November 19, 2020

SCHEDULED: 1:30 p.m. - Teleconference

COMMISSIONERS PRESENT:

Dr. Ana "Cha" Guzman, Chair
Jessica Weaver, Vice Chair
Jo-Ann Kaplan, Commissioner
Olga Kauffman, Commissioner
Ignacio Perez, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

Charles Clack, Commissioner

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
Brandee Perez, Chief Operating Officer
Timothy E. Alcott, Chief Legal and Real Estate 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
Michael Reyes, Director of Communications and Public Affairs
Lorraine Robles, Director of Development Services and Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Tom Roth, Director of Asset Management
Joel Tabar, Director of Community Development Initiatives
Zachariah Woodard, Interim Director of Federal Housing Programs

Item 1: Meeting called to order

Commissioner Kaplan, called the meeting to order at 1:57 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.

INDIVIDUAL ITEMS FOR DISCUSSION

Item 3: Consideration and appropriate action regarding Resolution 6091, authorizing the modification and extension of a revolving line of credit in the original face amount of \$3,000,000.00 from Frost Bank to the San Antonio Housing Facility Corporation and authorizing the execution

and delivery of all required documents, certificates, and agreements (Ed Hinojosa, Chief Financial Officer; Diana Kollodziej Fiedler, Director of Finance and Accounting)

Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting, explained that the term of the loan is for three (3) years collateralized by the Deed of Trust on land and improvements at 818 South Flores St., San Antonio Texas, 78204. Examples of activities the line of credit may be used for include providing funding for the development of future affordable housing projects and providing short-term funding for renovations and/or improvements at our Affordable Housing communities, as well as at our Central Office building.

Chair Guzman requested information regarding the categories to which SAHA’s reserve funds are allocated.

Motion: Commissioner Kaplan moved to approve Resolutions 6091. Commissioner Kauffman seconded the motion. Approved.

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

REPORTS PROVIDED TO THE BOARD

- Quarterly Financial report
- Quarterly Internal Audit Update

Item 4: Adjournment

Motion: Commissioner Kauffman moved to adjourn the Finance Committee Meeting. Commissioner Perez seconded the motion.

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

With no objections, Commissioner Kaplan adjourned the meeting at 2:06 p.m.

ATTEST:

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

Date

David Nisivoccia
President and CEO

Date

MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REAL ESTATE DEVELOPMENT COMMITTEE OR SPECIAL BOARD MEETING
Call In Phone Number: (346) 248-7799
Zoom Meeting ID: 93839434337# Passcode: 654170#
November 19, 2020

SCHEDULED: 2:00 p.m. - Teleconference

COMMISSIONERS PRESENT:

Dr. Ana “Cha” Guzman, Chair
Jessica Weaver, Vice Chair
Jo-Ann Kaplan, Commissioner
Olga Kauffman, Commissioner
Ignacio Perez, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

Charles Clack, Commissioner

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
Brandee Perez, Chief Operating Officer
Timothy E. Alcott, Chief Legal and Real Estate 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
Michael Reyes, Director of Communications and Public Affairs
Lorraine Robles, Director of Development Services and Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Tom Roth, Director of Asset Management
Joel Tabar, Director of Community Development Initiatives
Zachariah Woodard, Interim Director of Federal Housing Programs

Item 1: Meeting called to order

Vice Chair Jessica Weaver, called the meeting to order at 2:07 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.

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 3: Consideration and appropriate action regarding Resolution 6090, San Antonio Housing Authority authorizes its affiliated entity, the San Antonio Housing Facility Corporation (SAHFC) to authorize the Potranco transaction, including the execution of all documentation necessary to carry out the transaction; authorizing the acquisition of the real property, the development and construction of the apartments and the ground lease of such real property to the public-private partnership entity; and authorizing the membership interest in SAHFC Potranco LP, LLC and authorizing the financing for such transaction; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Mr. Timothy E. Alcott, Chief Legal and Real Estate Officer, indicated the Lynd Company (Lynd), in conjunction with Santikos' affiliated entity Santikos Enterprises LLC, have proposed a public-private partnership with the San Antonio Housing Authority's affiliated entity, SAHFC, to construct the Potranco Development (Potranco). Lynd is both a real estate developer and property management company. Over the last ten years, Lynd has acquired, divested, managed, developed, underwritten, or brokered directly or indirectly over \$1.5 billion in residential properties. Over the last seven years, Lynd has developed approximately \$500M in new developments in San Antonio, Chicago, Denver, Miami, and Austin.

The Potranco is a proposed 360-unit Class A multifamily rental housing development to be constructed off of Potranco Road and 1604. Total development costs for the Project are estimated to be \$50,681,729.00 and it will be composed of one-, two- and three-bedrooms units ranging in size from 533 square feet to 1,345 square feet. The Project will feature amenities similar to other Class A multifamily developments in the market, including a clubhouse, pool, and fitness center. Lynd, or an affiliate thereof, will (i) be the developer for the Project, (ii) will provide all financing and financial guarantees for the Project, and (iii) will market, lease, and manage the Project. Neither the SAHA, nor the SAHFC, will have any financial obligations with respect to the Project, except to obtain the property tax exemption.

The SAHFC will own the project and the purchase of the land will be funded by an upfront lease payment from the partnership. As the project is constructed by the Potranco partnership, it will become the property of the SAHFC. The SAHFC will, simultaneously with the closing of its acquisition of the real estate, enter into a 75-year lease to Potranco Apartments LP that is jointly owned by a Lynd affiliate. The SAHFC will have a 25% interest in the cash flow received by the project after the payment of preferred returns and debt service. At the end of the 75-year lease, the Project, including all the improvements located on the land, will revert back to the SAHFC, which will own 100% of the Project at that point.

By the SAHFC owning the Project in fee simple, the Project will be eligible to receive a 100% exemption from the payment of ad valorem taxes so long as at least 50% of the total units (130 units) are restricted for rental by residents earning less than 80% of area median income (AMI). Ten percent of the units in the Project will be restricted for residents earning less than 60% of AMI and their rents will be restricted to TDHCA rents adjusted for unit size.

The Project will be constructed pursuant to a construction contract from Potranco Apartments LP to SAHFC and a sub-general contract to Lynd. This enables the Project to obtain a sales tax exemption on the materials purchased for the Project.

SAHFC will also enter into a development agreement addressing the construction and operation of the Project.

Chair Guzman requested information regarding the total allocation of units to each division of AMI from 0-60%.

Vice Chair Weaver requested a schedule of potential income and how it correlates to funding SAHA’s mission oriented projects.

Commissioner Kaplan requested an annual or semi-annual accounting in the Development Committee regarding the funds in this account and their allocation to mission oriented projects.

Motion: The President and CEO offered a friendly amendment to request the Resolution to indicate “The net profits generated from this transaction up to the first sale of the Potranco transaction will be used for the development of units and supportive services for individuals at the existing Alazan development who earn 30% and below the area median income.”

Commissioner Kaplan moved to approve Resolutions 6090 with the friendly amendment. Commissioner Guzman seconded the motion. Approved.

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

Item 4: Consideration and appropriate action regarding Resolutions 6078 and 20RSPFC-10-22, approving the refinance of the existing mortgage debt on Refugio Place Apartments using the FHA 223(f) program; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Thomas Roth, Director of Asset Management)

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

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

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

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

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

Motion: Chair Guzman moved to approve Resolutions 6078 and 20RSPFC-10-22. Commissioner Kaplan seconded the motion. Approved.

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

Item 5: Consideration and appropriate action regarding Resolutions 6079 and 20DEV-10-22, approving the refinance of the existing mortgage debt on Legacy at Science Park Apartments using the FHA 223(f) program; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Thomas Roth, Director of Asset Management)

Mr. Roth indicated that SP II Limited Partnership (the "Partnership"), a Texas limited partnership, was formed in October 2001 to acquire, construct, develop, and operate a 120-unit apartment project known as Science Park Seniors (the "Project") in San Antonio, Texas. The Project is rented to low-income tenants and is operated in a manner necessary to qualify for federal low-income housing tax credits, as provided for in Section 42 of the Internal Revenue Code.

The property is subject to a Land Use Restriction Agreement (LURA), which requires that the existing affordability restrictions remain in place until 2043.

The property is a senior property for occupants 55 years of age or older and contains 110 one-bedroom units, and 10 two-bedroom units. The affordability restrictions are summarized below:

Market rate units	29
50% AMI units	30
60% AMI units	<u>61</u>
Total	120

The property, which was built in 2003 at a cost of \$7,453,000.00, will continue to provide affordable housing for seniors in San Antonio.

Motion: Commissioner Kaplan moved to approve Resolutions 6079 and 20DEV-10-22. Commissioner Kauffman seconded the motion. Approved.

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

Ignacio Perez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 6: Consideration and appropriate action regarding Resolutions 6080 and 20DEV-10-23, approving the refinance of the existing mortgage debt on Legacy at O'Connor Road Apartments using the FHA 223(f) program; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Thomas Roth, Director of Asset Management)

Mr. Roth indicated that O'Connor Road Limited Partnership (the "Partnership"), a Texas limited partnership, was formed in October 2001 to acquire, construct, develop, and operate a 150-unit apartment project known as O'Connor Road Senior Apartments (the "Project") in San Antonio, Texas. The Project is rented to low-income tenants and is operated in a manner necessary to qualify for federal low-income housing tax credits, as provided for in Section 42 of the Internal Revenue Code.

The property is subject to a Land Use Restriction Agreement (LURA), which requires that the existing affordability restrictions remain in place until 2043.

The property is a senior property for occupants 55 years of age or older and contains 140 one-bedroom units, and 10 two-bedroom units. The affordability restrictions are summarized below:

Market rate units	37
50% AMI units	38
60% AMI units	<u>75</u>
Total	150

The property, which was built in 2003 at a cost of \$9,189,000.00, will continue to provide affordable housing for seniors in San Antonio.

Motion: Chair Guzman moved to approve Resolutions 6080 and 20DEV10-23. Commissioner Kaplan seconded the motion. Approved.

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

Vice Chair Weaver requested a regular report regarding items 4-6 of the savings accrued from these transactions and how they are being utilized.

Item 7: Review and/or finalize Real Estate Development Policy (Timothy E. Alcott, Chief Legal and Real Estate Officer and Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Vice Chair Weaver requested a report of policy supportive actions wherein a resolution meets the criteria set forth in the policy.

Chair Guzman requested the following language in Section III. Project Principles from *Housing Development and Redevelopment* be moved to *Revenue from Development Activities*:

“SAHA recognizes that affordable housing below 50% AMI is financially difficult to develop. To be able to construct and maintain units for those in the most need, SAHA may strategically develop higher income housing to generate revenue.”

and amending, adding language that discusses the affordability we are trying to serve.

Motion: Commissioner Kaplan moved to approve the Real Estate Development Policy with amended language. Chair Guzman seconded the motion. Approved.

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

INDIVIDUAL ITEMS FOR DISCUSSION

Item 8: Update and discussion on VIA Transit Oriented Development (T.O.D.) (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Mr. Alcott reported that Via Metropolitan Transit (VIA) approached SAHA regarding a Notice of Funding Availability (NOFA) from the Federal Transit Administration (FTA) for a Pilot Program for Transit-Oriented Development (TOD) Planning. The TOD Pilot Program is intended to fund comprehensive planning that supports economic development, ridership, multimodal connectivity and accessibility, increased ridership, and mixed-use development near transit stations. The grant awards will range from \$250,000.00 to \$2,000,000.00.

VIA chose the east/west Advanced Rapid Transit Corridor from downtown to east 410 along Houston Street for the pilot program. Because the FTA’s NOFA considered mixed-use development was a part of the scoring for the recipients of the grant, VIA requested that SAHA provide a letter of support. If the grant is received, SAHA will work with VIA to determine how we could increase ridership for our residents on the Advanced Rapid Transit Corridor.

If VIA is awarded the grant, VIA will work with SAHA and our mixed-use developments so that our residents will have greater access to cost effective transportation. SAHA has several properties that are in the development pipeline near the proposed Advanced Rapid Transit Corridor, such as Artisan at Springview and Copernicus. SAHA also has WC White Apartments, Sun Park, East Meadows I and II, and Wheatley Park Senior Living in the area.

Item 9: Update and discussion regarding the Demolition/Disposition process
a. Application Process/Update

- b. Building - Site Design Process/Update**
- c. Resident Process/Update**

The Board deferred item 9 until the December 3, 2020, Regular Board Meeting.

Item 10: Discuss the proposed calendar for 2021

The Board did not discuss the proposed calendar for 2021.

RESOURCES PROVIDED TO THE BOARD

- Schedule of Units Under Development
- Real Estate Development Policy (most updated version)
- CoSA Housing Affordability Criteria

Item 11: Adjournment

With no objections, Commissioner Weaver adjourned the meeting at 3:24 p.m.

ATTEST:

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

Date

David Nisivoccia
President and CEO

Date



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

CDI UPDATE

December 3, 2020

SAN ANTONIO HOUSING AUTHORITY MISSION

Provide quality affordable housing that is well integrated into the fabric of neighborhoods and serves as a foundation to improve lives and advance resident independence

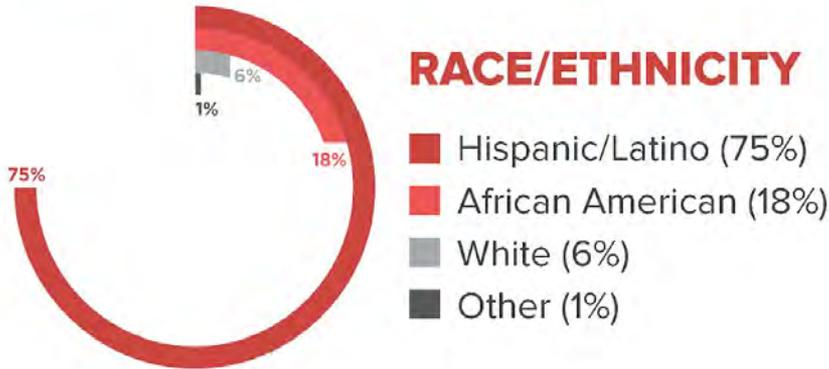
WHO WE SERVE

57,000

individuals housed

27,000

children (48%)



97%

are very low-income
(50% of area median income and below)

8%

of San Antonio rental market

THE NEED IN SA



25%

of San Antonio renters spend more than half of their income on housing

42,853

Households on the public housing and housing choice voucher waitlist

FINANCIAL BARRIERS

\$9,899

Median Income
(\$50,980 San Antonio; \$72,000 SA-NB Metro)

52%

on a fixed income

53%

are elderly and/or disabled

32%

are earning wages

\$234

average household rent

MEDIAN TENURE



- Older householder
- Householder with disability
- Work-able householder

RESIDENT EMPOWERMENT

6



1,649

served through veteran and homeless programs with supportive services

1,703

receiving Community Development Initiatives services

COMMUNITY DEVELOPMENT INITIATIVES

DEPARTMENT OBJECTIVE

7

SAN ANTONIO HOUSING AUTHORITY

VISION

- Create dynamic communities where **people thrive**

MISSION

- The San Antonio Housing Authority provides quality affordable housing that is well integrated into the fabric of neighborhoods and serves as a foundation to **improve lives** and **advance resident independence**.

STRATEGIC GOALS

- Empower and equip families to improve their quality of life and achieve economic stability
- Develop a local and national reputation for being an effective leader, partner and advocate for affordable housing and its residents

COMMUNITY DEVELOPMENT INITIATIVES

ASSESSMENT | SWOT ANALYSIS

8

STRENGTHS

Mission

Comparative advantage

- 18,647 Housed Households
- 46,977 Housed Individuals

Motivated staff

Existing partnerships

Positive media coverage

WEAKNESSES

Diverse organizational structure

- Oversight
- Effectiveness
- Compliance

Funding restrictions

Financial viability

Data integrity and reporting

OPPORTUNITIES

Better leverage SAHA's value

Improve case management

Report outcomes and social impact

Expand reach in community

Improve agency reputation / influence

Attract funding to better suit our aims

Interdepartmental collaboration

THREATS

COVID-19 impact

- Economic and health impact to residents
- Presence with residents
- Existing fundraising efforts

Confidence in SAHA as a funding recipient

Funding cutbacks

COMMUNITY DEVELOPMENT INITIATIVES

SERVICE COORDINATION



Employment Services



Child Care



Educational Programs



Financial Education



Health Services



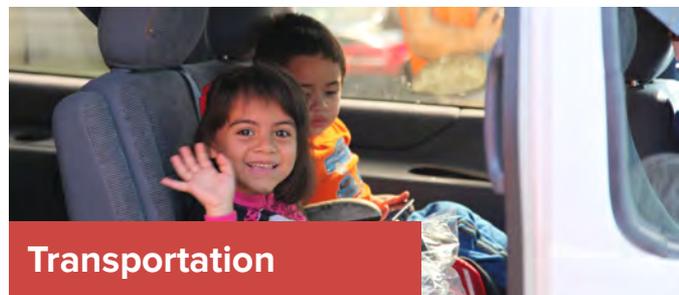
Vocational Training



Internships



Counseling



Transportation

COMMUNITY DEVELOPMENT INITIATIVES

HUD MULTIFAMILY SERVICE COORDINATION

10

Service Coordinators ARE	Service Coordinators ARE NOT
Resources on available community-based services	Direct service providers
Facilitators of wellness and other educational programs	Recreation or activity directors
Motivators who empower residents to be independent	Duplicators of existing community services
Champions who encourage residents to live a healthy lifestyle	Distributors of medical aids, medications, or medical advice
Advisors who can assist residents	Handlers of residents' funds
Referral agents who connect residents to service providers	Property managers or leasing agents
Community partners to assist residents with accessing community-based services	Organizers or leaders of resident councils

COMMUNITY DEVELOPMENT INITIATIVES

RESIDENT SELF-SUFFICIENCY GOALS

ECONOMIC SELF-SUFFICIENCY

Residents have access to the services to build the sustainable skills necessary to gain and maintain employment paying a “living wage”

- Youth, education, training, employment, transportation, and any other related services

HOUSING SELF-SUFFICIENCY

Residents have access to the services necessary to live independently and age in place

- Health, wellness, food, water, clothing, and any other related services



COMMUNITY DEVELOPMENT INITIATIVES

CASE MANAGEMENT SERVICES

**PROACTIVE
ENGAGEMENT
AND OUTREACH**

**INTAKE AND
ENROLLMENT**

**RESIDENT NEEDS
ASSESSMENT**

**MONITORING
PROGRESS**

**SERVICE
COORDINATION**

GOAL SETTING

PROGRAM EXITS

- Supportive service referrals
- Providing information
- Educational events

COMMUNITY DEVELOPMENT INITIATIVES

RESIDENT SERVICES PROGRAMS

FSS

Family Self-Sufficiency (FSS) Program

17 HUD funded case manager positions

Available to Public Housing and HCV families

Financial incentive for enrollment with five-year participation contract

EDS

Elderly and Disabled Service (EDS) Coordinator Program

8 HUD funded case manager positions

Available at 32 Elderly and Disabled Public Housing properties

ROSS

Resident Opportunity and Self-Sufficiency (ROSS) Grant Program

3 HUD funded case manager positions

Available at 17 Public Housing family properties

TCSS

Tax Credit Supportive Service (TCSS) Contracts

3 owner-funded case manager positions

Available at 9 tax credit partner properties

COMMUNITY DEVELOPMENT INITIATIVES

SUPPLEMENTAL PROGRAMS

HEALTH PROFESSIONS OPPORTUNITY GRANT (HPOG)

- Provides tuition-free training to residents for select health occupation courses or programs at Alamo Colleges

CONNECTHOMESA

- Provides digital literacy classes and devices to connect residents



COMMUNITY DEVELOPMENT INITIATIVES

NON-PROFIT ORGANIZATION

15

EDUCATION INVESTMENT FOUNDATION

- 501(c)(3) with goal of providing services to SAHA residents
- Rebranded from SAHA Foundation, Inc., to Education Investment Foundation, Inc., (EIF) in 2007
- Underutilized source of income for resident services
- Opportunities to increase fundraising and financial performance
- Collaborating with Public Affairs and Policy and Planning on rebranding and revisiting bylaws



COMMUNITY DEVELOPMENT INITIATIVES

MOVING FORWARD

RECENT CHANGES

- 1 Withdrew from EIF-United Way agreements
- 2 Required all case management staff to attend self-sufficiency service coordination training and certification
- 3 Applying for FY20 HUD Jobs Plus grant for Lincoln Heights
- 4 Restructured department to include management and service coordination support staff

COMMUNITY DEVELOPMENT INITIATIVES

MOVING FORWARD

ONGOING CHANGES

Redirect resources to build core competency of seeking, developing and maintaining partnerships with existing service providers

- Utilize HUD-required FSS Program Coordinating Committee to advise and connect SAHA with community resources

SAHA

- Assess resident needs and identifies appropriate service providers
- Advertises services to residents
- Provides access and meeting spaces
- Formally reports collaborative impact

SERVICE PROVIDER

- Conducts outreach to SAHA residents
- Provides services to residents
- Reports outputs and resident outcomes to SAHA

COMMUNITY DEVELOPMENT INITIATIVES

MOVING FORWARD

18

ONGOING CHANGES

Narrow scope of operations to specialize in service coordination as SAHA's core competency

- Focus on improving frontline case management structure through training and development of policies, procedures, and delivery design
- Build a support team focused on data analysis and partnership development
- Seek funding for expanding frontline and strategic service coordination
- Pursue opportunities for volunteers to conduct needs assessments and/or additional service coordination (e.g., university internships and service learning, AmeriCorps, or external volunteer program)
- Provide limited direct services (i.e., ConnectHomeSA, HPOG and HUD Jobs Plus)

COMMUNITY DEVELOPMENT INITIATIVES

MOVING FORWARD

FUTURE CHANGES

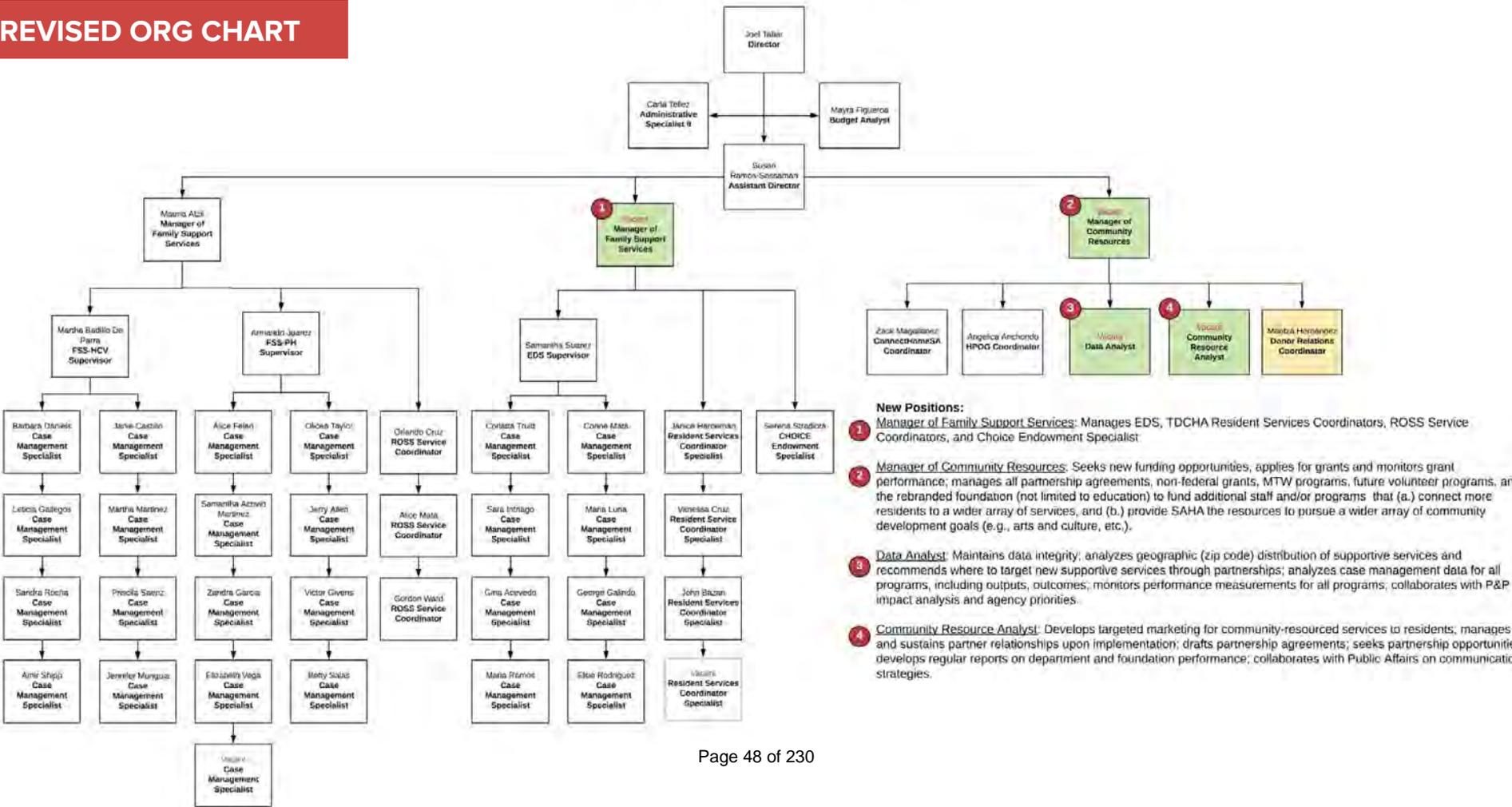
Strategically and aggressively pursue funding opportunities better tailored to SAHA's needs

- Be strategic about grant applications that can best serve our families and that can provide additional staffing resources to achieve

Rebrand nonprofit to serve a wider array of SAHA's needs and employ new strategies for soliciting donations

- Identify and pursue new donors
- Redevelop fundraising model
- Formally report and publish performance and outcomes
- Thank and celebrate donors

REVISED ORG CHART



New Positions:

- 1 **Manager of Family Support Services:** Manages EDS, TDCHA Resident Services Coordinators, ROSS Service Coordinators, and Choice Endowment Specialist
- 2 **Manager of Community Resources:** Seeks new funding opportunities, applies for grants and monitors grant performance; manages all partnership agreements, non-federal grants, MTW programs, future volunteer programs, and the rebranded foundation (not limited to education) to fund additional staff and/or programs that (a.) connect more residents to a wider array of services, and (b.) provide SAHA the resources to pursue a wider array of community development goals (e.g., arts and culture, etc.).
- 3 **Data Analyst:** Maintains data integrity; analyzes geographic (zip code) distribution of supportive services and recommends where to target new supportive services through partnerships; analyzes case management data for all programs, including outputs, outcomes; monitors performance measurements for all programs; collaborates with P&P on impact analysis and agency priorities.
- 4 **Community Resource Analyst:** Develops targeted marketing for community-resourced services to residents; manages and sustains partner relationships upon implementation; drafts partnership agreements; seeks partnership opportunities; develops regular reports on department and foundation performance; collaborates with Public Affairs on communication strategies.

QUESTIONS?

SAN ANTONIO HOUSING AUTHORITY

December 3, 2020

BOARD OF COMMISSIONERS**RESOLUTION 6088, AUTHORIZING THE REVISED UTILITY ALLOWANCE SCHEDULE FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES FOR THE HOUSING CHOICE VOUCHER PROGRAM, TO BE EFFECTIVE AS OF DECEMBER 31, 2020, FOR ANY NEW ADMISSIONS AND REEXAMINATIONS**

DocuSigned by:

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David Nisivoccia
 President and CEO

DocuSigned by:

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Zachariah Woodard
 Interim Director of Federal Housing
 Programs

REQUESTED ACTION:

Consideration and approval regarding Resolution 6088, authorizing the revised utility allowance schedule for tenant-furnished utilities and other services for the Housing Choice Voucher Program, to be effective as of December 31, 2020, for any new admissions and reexaminations.

FINANCIAL IMPACT:

Flat UA Schedule: Staff projects a financial impact to monthly Housing Assistance Payments (HAP) of approximately 0.6% (\$47,884) for the HCV Program using a Flat UA Schedule.

Non-Flat UA Schedule: Staff projects an average increase to monthly HAP of approximately 2% (\$261.00) for the Moderate Rehabilitation (Mod-Rehab) Program using the Non-Flat UA Schedule. The Non-Flat UA is applied to Mod-Rehab Program only, which currently holds 219 clients.

SUMMARY:

The San Antonio Housing Authority (SAHA) is required to conduct an annual assessment of the utility allowance (UA) schedule for the Housing Choice Voucher (HCV) Program tenant-furnished (i.e., tenant-paid) utilities and other services in an effort to determine if there have been any utility rate increases of 10% or more. Those services/allowances include, but are not limited to, the following: electric, gas, water, sewer, and trash. Cable and telephone services are not part of the utility allowance schedule. Other considerations such as tenant-or-landlord-provided appliances and type of heating and cooling systems in a particular unit are also included in this schedule.

SAHA has implemented flat utility allowances, which are based on bedroom size only and eliminate fluctuation based on type of utilities being provided. However, for HCV participants who qualify for hardship and participants of special programs, the standard (non-flat) utility allowance schedule still applies.

The proposed non-flat utility allowance schedule was prepared by the Nelrod Company for electric, gas, water, sewer, and trash for each unit type and bedroom size. The values provided were developed using engineering methodologies set forth by the HUD Utility Allowance Guidebook along with other currently accepted engineering design and consumption standards for runtimes, equipment sizing, and specific climate zones. The utility rates that were used are based on current utility schedules provided by CPS Energy and San Antonio Water System (SAWS). The proposed flat utility allowance schedule was based on the comparison of average

SAN ANTONIO HOUSING AUTHORITY**December 3, 2020**

changes between the 2017 Nelrod Utility Allowance Report and the 2020 Nelrod Utility Allowance Report.

For the Flat Utility Allowance Schedule, the changes result in an increase ranging from \$1 to \$8 for each bedroom size.

For the Non-Flat Utility Allowance Schedule, a comparison of the current and proposed utility allowance show the following changes:

- For high-rise/apartment unit types, overall increases for natural gas, electric, bottle gas/propane, air conditioning, and sewer across the range of bedroom sizes; trash collection services remained the same.
- For other housing unit types (i.e., townhome, duplex, row house), overall decreases for natural gas and bottle gas/propane across the range of bedroom sizes. While there were increases for electric, air conditioning, and sewer; trash collection services remained the same.

Table 1. 2020 SAHA Flat Utility Allowance (UA) Schedule Comparison

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Proposed 2020 Flat UA Schedule	\$77	\$97	\$129	\$184	\$218	\$283	\$296
2017 Flat UA Schedule	\$76	\$95	\$125	\$176	\$216	\$280	\$293

Table 2. 2020 SAHA Non-Flat Utility Allowance (UA) Schedule Comparison

High-Rise / Apartment			Other - Single Family, Row House, Townhouse, Duplex	
	Proposed Maximum Utility Allowance	Current Maximum Utility Allowance	Proposed Maximum Utility Allowance	Current Maximum Utility Allowance
0 BR	\$172	\$176	\$182	\$212
1 BR	\$182	\$188	\$197	\$230
2 BR	\$222	\$225	\$245	\$273
3 BR	\$264	\$269	\$295	\$323
4 BR	\$306	\$303	\$347	\$365
5 BR	\$349	\$340	\$397	\$411
6 BR	\$376	\$359	\$429	\$436

SAN ANTONIO HOUSING AUTHORITY

December 3, 2020

Staff request approval for the revised utility allowance schedule for HCV tenant-furnished utilities and other services, to be effective December 31, 2020, for new admissions and reexaminations.

STRATEGIC GOAL: Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 6088

2020 Flat Utility Allowance Schedule

2020 Non-Flat Utility Allowance Schedule

**San Antonio Housing Authority
Resolution 6088**

RESOLUTION 6088, AUTHORIZING THE REVISED UTILITY ALLOWANCE SCHEDULE FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES FOR THE HOUSING CHOICE VOUCHER PROGRAM, TO BE EFFECTIVE AS OF DECEMBER 31, 2020, FOR ANY NEW ADMISSIONS AND REEXAMINATIONS

WHEREAS, the San Antonio Housing Authority (SAHA) is required to conduct an annual assessment of the utility allowance schedule for the Housing Choice Voucher (HCV) Program tenant-furnished (i.e., tenant-paid) utilities and other services in an effort to determine if there have been any utility rate increases of 10% or more; and

WHEREAS, changes to the flat utility allowance schedule resulted in an increase ranging from \$1 to \$8 for each bedroom size; and

WHEREAS, the review on apartments concluded overall increases for natural gas, electric, bottle gas/propane, air conditioning, and sewer across the range of bedroom sizes; trash collection services remained the same; and

WHEREAS, the review on other housing types (i.e., townhome, duplex, row house) concluded overall decreases for natural gas and bottle gas/propane across the range of bedroom sizes, while increases for electric, air conditioning, and sewer; trash collection services remained the same; and

WHEREAS, SAHA staff requests authorization to establish the increase in the Flat Utility Allowance Schedule used by the HCV Program and changes in the Non-Flat Utility Allowance Schedule used by Special Programs, to be effective December 31, 2020, for new admissions and reexaminations.

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

Resolution 6088, authorizing the revised utility allowance schedules for tenant-furnished utilities and other services for the Housing Choice Voucher Program, to be effective as of December 31, 2020, for any new admissions and reexaminations.

Passed and approved the 3rd day of December 2020.

Attested and approved as to form:

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

David Nisivoccia
President and CEO

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S Department of Housing and**Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type				Date (mm/dd/yyyy)		
San Antonio Housing Authority - HCV		ALL UNIT TYPES				5/1/2020		
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Flat Utility Allowance		\$77	\$97	\$129	\$184	\$218	\$283	\$296

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: **San Antonio Housing Authority, TX** Unit Type: **High-Rise/Apartment**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
	Monthly Dollar Allowances						

Heating

a. Natural Gas	\$5.00	\$6.00	\$6.00	\$7.00	\$8.00	\$8.00	\$9.00
b. Bottle Gas/Propane	\$22.00	\$25.00	\$27.00	\$31.00	\$34.00	\$36.00	\$38.00
c. Electric	\$7.00	\$9.00	\$11.00	\$12.00	\$14.00	\$16.00	\$17.00
d. Electric Heat Pump	\$6.00	\$7.00	\$9.00	\$10.00	\$11.00	\$12.00	\$13.00
e. Oil							

Cooking

a. Natural Gas	\$1.00	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00	\$4.00
b. Bottle Gas/Propane	\$5.00	\$5.00	\$9.00	\$13.00	\$16.00	\$18.00	\$20.00
c. Electric	\$4.00	\$5.00	\$7.00	\$9.00	\$12.00	\$14.00	\$15.00

Other Electric & Cooling

Other Electric (Lights & Appliances)	\$16.00	\$19.00	\$26.00	\$34.00	\$41.00	\$48.00	\$52.00
Air Conditioning	\$13.00	\$15.00	\$22.00	\$28.00	\$33.00	\$40.00	\$43.00

Water Heating

a. Natural Gas	\$3.00	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$9.00
b. Bottle Gas/Propane	\$13.00	\$14.00	\$20.00	\$25.00	\$31.00	\$38.00	\$41.00
c. Electric	\$10.00	\$11.00	\$14.00	\$17.00	\$21.00	\$24.00	\$26.00
d. Oil							

Water, Sewer, Trash Collection

Water	\$23.00	\$23.00	\$30.00	\$39.00	\$50.00	\$61.00	\$69.00
Sewer	\$26.00	\$27.00	\$34.00	\$40.00	\$47.00	\$54.00	\$59.00
Trash Collection	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00

Tenant-supplied Appliances

Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00

Other--specify: Monthly Charges

Electric Charge \$8.75	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
Natural Gas Charge \$9.55	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00

Actual Family Allowances

To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service	per month cost	
	Name of Family	Heating	\$
Cooking		\$	
Other Electric		\$	
Air Conditioning		\$	
Water Heating		\$	
Address of Unit		Water	\$
		Sewer	\$
		Trash Collection	\$
		Range / Microwave	\$
		Refrigerator	\$
Number of Bedrooms	Other	\$	
	Total	\$	



Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and

Urban Development

Office of Public and Indian Housing

OMB Approval

No. 25577-0169

exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: **San Antonio Housing Authority, TX** Unit Type: **Row House/Townhouse/Semi-Detached/Duplex**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Monthly Dollar Allowances							

Heating

a. Natural Gas	\$6.00	\$7.00	\$8.00	\$9.00	\$9.00	\$10.00	\$11.00
b. Bottle Gas/Propane	\$27.00	\$31.00	\$36.00	\$38.00	\$40.00	\$43.00	\$47.00
c. Electric	\$12.00	\$14.00	\$16.00	\$18.00	\$20.00	\$21.00	\$23.00
d. Electric Heat Pump	\$8.00	\$9.00	\$11.00	\$12.00	\$13.00	\$15.00	\$16.00
e. Oil							

Cooking

a. Natural Gas	\$1.00	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00	\$4.00
b. Bottle Gas/Propane	\$5.00	\$5.00	\$9.00	\$13.00	\$16.00	\$18.00	\$20.00
c. Electric	\$4.00	\$5.00	\$7.00	\$9.00	\$12.00	\$14.00	\$15.00

Other Electric & Cooling

Other Electric (Lights & Appliances)	\$20.00	\$24.00	\$33.00	\$43.00	\$52.00	\$61.00	\$66.00
Air Conditioning	\$13.00	\$15.00	\$26.00	\$37.00	\$48.00	\$59.00	\$64.00

Water Heating

a. Natural Gas	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$11.00	\$12.00
b. Bottle Gas/Propane	\$14.00	\$18.00	\$23.00	\$31.00	\$40.00	\$47.00	\$50.00
c. Electric	\$12.00	\$14.00	\$18.00	\$22.00	\$26.00	\$30.00	\$32.00
d. Oil							

Water, Sewer, Trash Collection

Water	\$23.00	\$23.00	\$30.00	\$39.00	\$50.00	\$61.00	\$69.00
Sewer	\$26.00	\$27.00	\$34.00	\$40.00	\$47.00	\$54.00	\$59.00
Trash Collection	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00

Tenant-supplied Appliances

Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00

Other--specify: Monthly Charges

Electric Charge \$8.75	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
Natural Gas Charge \$9.55	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00

Actual Family Allowances

To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service	per month cost
Name of Family	Heating	\$
	Cooking	\$
Address of Unit	Other Electric	\$
	Air Conditioning	\$
	Water Heating	\$
	Water	\$
Number of Bedrooms	Sewer	\$
	Trash Collection	\$
	Range / Microwave	\$
	Refrigerator	\$
	Other	\$
	Other	\$
	Total	\$



Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and

Urban Development

Office of Public and Indian Housing

OMB Approval

No. 25577-0169

exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: **San Antonio Housing Authority, TX** Unit Type: **Detached House/Mobile Home**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
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Monthly Dollar Allowances

Heating

a. Natural Gas	\$7.00	\$9.00	\$9.00	\$10.00	\$11.00	\$12.00	\$13.00
b. Bottle Gas/Propane	\$31.00	\$38.00	\$41.00	\$43.00	\$47.00	\$50.00	\$56.00
c. Electric	\$14.00	\$17.00	\$19.00	\$21.00	\$23.00	\$25.00	\$27.00
d. Electric Heat Pump	\$9.00	\$11.00	\$13.00	\$14.00	\$16.00	\$17.00	\$19.00
e. Oil							

Cooking

a. Natural Gas	\$1.00	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00	\$4.00
b. Bottle Gas/Propane	\$5.00	\$5.00	\$9.00	\$13.00	\$16.00	\$18.00	\$20.00
c. Electric	\$4.00	\$5.00	\$7.00	\$9.00	\$12.00	\$14.00	\$15.00

Other Electric & Cooling

Other Electric (Lights & Appliances)	\$24.00	\$28.00	\$39.00	\$49.00	\$60.00	\$72.00	\$78.00
Air Conditioning	\$10.00	\$12.00	\$27.00	\$42.00	\$57.00	\$74.00	\$81.00

Water Heating

a. Natural Gas	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$11.00	\$12.00
b. Bottle Gas/Propane	\$14.00	\$18.00	\$23.00	\$31.00	\$40.00	\$47.00	\$50.00
c. Electric	\$12.00	\$14.00	\$18.00	\$22.00	\$26.00	\$30.00	\$32.00
d. Oil							

Water, Sewer, Trash Collection

Water	\$23.00	\$23.00	\$30.00	\$39.00	\$50.00	\$61.00	\$69.00
Sewer	\$26.00	\$27.00	\$34.00	\$40.00	\$47.00	\$54.00	\$59.00
Trash Collection	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00

Tenant-supplied Appliances

Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00

Other--specify: Monthly Charges

Electric Charge \$8.75	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
Natural Gas Charge \$9.55	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00

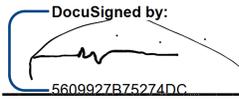
Actual Family Allowances

To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service	per month cost
Name of Family	Heating	\$
	Cooking	\$
Address of Unit	Other Electric	\$
	Air Conditioning	\$
	Water Heating	\$
	Water	\$
Number of Bedrooms	Sewer	\$
	Trash Collection	\$
	Range / Microwave	\$
	Refrigerator	\$
	Other	\$
	Other	\$
	Total	\$



BOARD OF COMMISSIONERS

RESOLUTION 6093, AUTHORIZING THE AWARD OF CONTRACTS FOR ELECTRICAL MAINTENANCE AND REPAIR SERVICES AGENCY WIDE TO CENTRAL ELECTRIC ENT. & CO (HABE, MBE, SBE) AND VOLTRON, INC. (HABE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$500,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

DocuSigned by:

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David Nisivoccia
President and CEO

DocuSigned by:

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Steven Morando
Director of Procurement
and General Services

DocuSigned by:

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Zachariah Woodard
Interim Director of
Federal Housing Programs

REQUESTED ACTION:

Consideration and approval regarding Resolution 6093, authorizing the award of contracts for electrical maintenance and repair services agency wide to Central Electric Ent. & Co (HABE, MBE, SBE) and Voltron, Inc. (HABE) for an annual cumulative amount not to exceed \$500,000.00; for a period of one year with the option to renew up to four additional one year terms.

FINANCIAL IMPACT:

The current award recommendation for electrical maintenance and repair services is not expected to exceed an annual cumulative amount of \$500,000.00; and will be funded by the properties operating budgets or available reserves.

SUMMARY:

On August 25, 2020, SAHA issued a Request For Proposals #2007-910-82-5051 for Electrical Maintenance and Repair Services Agency Wide that closed on September 21, 2020. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase, and directly solicited to 159 vendors. A total of five proposals were received in response to this solicitation: Bell Electric, LLC (HABE), Central Electric Ent. & Co (HABE, MBE, SBE), LED Electric of San Antonio, LLC (HABE, MBE, SBE), PDI Service Group, LLC (DBE, ESBE, HABE, MBE, SBE, WBE), and Voltron, Inc. (HABE). All proposals were evaluated on the following criteria: experience, capacity, supply network, price, and strength of the Section 3 and SWMBE Plans. Additionally, Best and Final Offers were requested from the four highest rated proposers. Based on the above, we are recommending contract awards to Central Electric Ent. & Co. and Voltron, Inc. They are the two highest rated responsive and responsible proposers.

COMPANY PROFILES:

Central Electric Ent & Co. was established in 1975 and is headquartered in San Antonio, Texas. This contractor has been certified as a HABE, MBE, SBE by the South Central Texas Regional Certification agency. Central Electric specializes in complex commercial and industrial projects with extensive experience in federal design build and private negotiated work. They provide electrical services to include engineering, thermographic scans, power analysis, preventative maintenance, emergency action plans, energy savings, green initiatives, LED lighting retrofit, life safety improvements, elevator improvements, and Real Estate Assessment Center (REAC)

SAN ANTONIO HOUSING AUTHORITY**December 3, 2020**

inspection assistance. Their staff is composed of master electricians, licensed journeymen, and a licensed engineer. They also have staff certified for aerial lift operator, trenching and excavation, and bucket truck operator. Central Electric has a 24-hour service department and fully stocked service vehicles to execute an array of electrical projects. Their client list includes the City of San Antonio, Housing Authority of Bexar County, San Antonio Food Bank, San Antonio Water Systems, North East Side Independent School District, North Side Independent School District, South West Independent School District, University of Texas San Antonio, St. Mary's University, Alamo Community Colleges District, Costco Warehouse, Direct Supply, Powerhouse, and Monterrey Iron Recycling.

Voltron, Inc. was established in 2014 and is headquartered in San Antonio, Texas. This contractor self-certifies as a H.A.B.E. Voltron provides services to include electrical panel repair, GFI outlets, ground up wiring, service calls, meterloop upgrades, installation of residential smart switches and devices, and fire alarm system maintenance. Their client list includes Amazon Pro Home Services, Home Depot Service Pros, Fazzone Construction, RA Builders, and multiple property management companies.

CONTRACTORS PERFORMANCE:

Central Electric Ent. & Co. has been under contract with SAHA since 2010 to provide electrical maintenance and repair services and has performed satisfactorily under all awarded projects. Voltron, Inc. has received no prior rewards from SAHA.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Zachariah Woodard, Interim Director of Federal Housing Programs, 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 6093
Scoring Matrix
BAFO Scoring Matrix
Advertisement List

**San Antonio Housing Authority
Resolution 6093**

RESOLUTION 6093, AUTHORIZING THE AWARD OF CONTRACTS FOR ELECTRICAL MAINTENANCE AND REPAIR SERVICES AGENCY WIDE TO CENTRAL ELECTRIC ENT. & CO (HABE, MBE, SBE) AND VOLTRON, INC. (HABE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$500,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

WHEREAS, on August 25, 2020, SAHA issued a Request For Proposals #2007-910-82-5051 for Electrical Maintenance and Repair Services Agency Wide that closed on September 21, 2020; and

WHEREAS, five proposals were received in response to the RFP; and

WHEREAS, SAHA staff is recommending contract awards to Central Electric Ent. & Co. and Voltron, Inc. These contractors are the two highest-rated qualified respondents; and

WHEREAS, the current award recommendation for electrical maintenance and repair services is not expected to exceed an annual cumulative amount of \$500,000.00; and will be funded by the properties operating budgets or available reserves; and

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

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

- 1) Approves Resolution 6093, authorizing the award of contracts for electrical maintenance and repair services agency wide to Central Electric Ent. & Co (HABE, MBE, SBE) and Voltron, Inc. (HABE) for an annual cumulative amount not to exceed \$500,000.00; for a period of one year with the option to renew up to four additional one year terms.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved on the 3rd day of December 2020.

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

Attested and approved as to form:

**David Nisivoccia
President and CEO**

**Scoring Matrix
Electrical Maintenance and Repair Services Agency Wide
2007-910-82-5051**

Criterion Description	Max Points Weight	Central Electric Ent. & Co.	Voltron, Inc.	PDI Service Group, LLC	LED Electric of San Antonio, LLC.	Bell Electric, LLC.
Experience:	1-5 25%					
Rater 1		4.00	3.00	3.00	3.00	2.00
Rater 2		4.00	4.00	4.00	4.00	2.00
Rater 3		3.00	3.00	3.00	4.00	2.00
Total Score		11.00	10.00	10.00	11.00	6.00
Average Score		3.67	3.33	3.33	3.67	2.00
Weighted Score		0.92	0.83	0.83	0.92	0.50
Capacity:	1-5 20%					
Rater 1		4.00	3.00	3.00	3.00	2.00
Rater 2		4.00	3.00	3.00	3.00	2.00
Rater 3		4.00	3.00	3.00	3.00	2.00
Total Score		12.00	9.00	9.00	9.00	6.00
Average Score		4.00	3.00	3.00	3.00	2.00
Weighted Score		0.80	0.60	0.60	0.60	0.40
Supply Network:	1-5 15%					
Rater 1		4.00	3.00	2.00	3.00	3.00
Rater 2		5.00	3.00	2.00	4.00	2.00
Rater 3		4.00	3.00	2.00	3.00	2.00
Total Score		13.00	9.00	6.00	10.00	7.00
Average Score		4.33	3.00	2.00	3.33	2.33
Weighted Score		0.65	0.45	0.30	0.50	0.35
Price proposal:	1-5 30%					
Total Score		2.83	5.00	1.99	1.89	2.67
Weighted Score		0.85	1.50	0.60	0.57	0.80
Strength of the Section 3 plans:	1-5 5%					
Rater 1		4.00	3.00	3.00	0.00	1.00
Rater 2		5.00	4.00	3.00	0.00	0.00
Rater 3		4.00	3.00	3.00	0.00	1.00
Total Score		13.00	10.00	9.00	0.00	2.00
Average Score		4.33	3.33	3.00	0.00	0.67
Weighted Score		0.22	0.17	0.15	0.00	0.03
Strength of the S/W/MBE plans:	1-5 5%					
Rater 1		4.00	1.00	3.00	0.00	0.00
Rater 2		4.00	1.00	3.00	0.00	0.00
Rater 3		4.00	1.00	1.00	0.00	0.00
Total Score		12.00	3.00	7.00	0.00	0.00
Average Score		4.00	1.00	2.33	0.00	0.00
Weighted Score		0.20	0.05	0.12	0.00	0.00
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#						
Category I: As detailed in Attachment D	5 (.25)					
Category II: As detailed in Attachment D	4 (.2)					
Category III: As detailed in Attachment D	3 (.15)					
Category IV: As detailed in Attachment D	2 (.1)					
Total Weighted Score		3.63	3.60	2.60	2.58	2.08

Rater 1 Roy Menchaca
Rater 2 Gabe Paul Gonzales
Rater 3 Keith Winslett

BAFO Scoring Matrix
Electrical Maintenance and Repair Services Agency Wide
2007-910-82-5051

Criterion Description	Max Points Weight	Central Electric Ent. & Co.	Voltron, Inc.	PDI Service Group, LLC	LED Electric of San Antonio, LLC.
Experience:	1-5 25%				
Rater 1		4.00	3.00	3.00	3.00
Rater 2		4.00	4.00	4.00	4.00
Rater 3		3.00	3.00	3.00	4.00
Total Score		11.00	10.00	10.00	11.00
Average Score		3.67	3.33	3.33	3.67
Weighted Score		0.92	0.83	0.83	0.92
Capacity:	1-5 20%				
Rater 1		4.00	3.00	3.00	3.00
Rater 2		4.00	3.00	3.00	3.00
Rater 3		4.00	3.00	3.00	3.00
Total Score		12.00	9.00	9.00	9.00
Average Score		4.00	3.00	3.00	3.00
Weighted Score		0.80	0.60	0.60	0.60
Supply Network:	1-5 15%				
Rater 1		4.00	3.00	2.00	3.00
Rater 2		5.00	3.00	2.00	4.00
Rater 3		4.00	3.00	2.00	3.00
Total Score		13.00	9.00	6.00	10.00
Average Score		4.33	3.00	2.00	3.33
Weighted Score		0.65	0.45	0.30	0.50
Price proposal:	1-5 30%				
Total Score		2.80	5.00	2.10	1.87
Weighted Score		0.84	1.50	0.63	0.56
Strength of the Section 3 plans:	1-5 5%				
Rater 1		4.00	3.00	3.00	0.00
Rater 2		5.00	4.00	3.00	0.00
Rater 3		4.00	3.00	3.00	0.00
Total Score		13.00	10.00	9.00	0.00
Average Score		4.33	3.33	3.00	0.00
Weighted Score		0.22	0.17	0.15	0.00
Strength of the S/W/MBE plans:	1-5 5%				
Rater 1		4.00	1.00	3.00	0.00
Rater 2		4.00	1.00	3.00	0.00
Rater 3		4.00	1.00	1.00	0.00
Total Score		12.00	3.00	7.00	0.00
Average Score		4.00	1.00	2.33	0.00
Weighted Score		0.20	0.05	0.12	0.00
Section 3 Preference: A firm may qualify for Section 3 status for up to an additional 5 points.#					
Category I: As detailed in Attachment D	5 (.25)				
Category II: As detailed in Attachment D	4 (.2)				
Category III: As detailed in Attachment D	3 (.15)				
Category IV: As detailed in Attachment D	2 (.1)				
Tota Weighted Score		3.62	3.60	2.63	2.58

Rater 1 Roy Menchaca
Rater 2 Gabe Paul Gonzales
Rater 3 Keith Winslett

Note: Departments recommend awarding to 2 vendors

Advertisement List
Solicitation # 2007-910-82-5051
Electrical Maintenance and Repair Services Agency Wide

Associations /Vendors	Contact Name	Email	Notes
<i>Associations Revised as of 2/7/2019</i>			
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	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National 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	

Advertisement List
Solicitation # 2007-910-82-5051
Electrical Maintenance and Repair Services Agency Wide

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

Advertisement List
Solicitation # 2007-910-82-5051
Electrical Maintenance and Repair Services Agency Wide

Tejas Premier		julissa@tejaspremierbc.com andrew@tejaspremierbc.com	
Amer Electric		amer.electric@yahoo.com	
J.R.O. ELECTRICAL SERVICES L.L.C.		orcasitas_j@yahoo.com	
QUALITY INNOVATIONS, INC.		Michele@Qi2LLC.com	
8A ELECTRIC, INC.		hilda@8aelectric.com	
ALL PRO GENERAL CONSTRUCTION, INC.		raul@apgc.pro	
FIVE STAR TECH LTD. CO.		kgreiner@fivestartechltd.com	
GEHRMANN MARTINEZ, LLC		info@edstx.com	
HJD CAPITAL ELECTRIC, INC.		mseigler@hjdcapital.com	
HSC ELECTRIC COMPANY, INC.		hsc_electric@yahoo.com	
J'S TOTAL SERVICE, INC.		ivy@jstotalservice.com	
KEGLEY, INC.		anita.kegley44@kegley-inc.com	
VISION CONSTRUCTION COMPANY, INC.		jfennell@visionconstructionco.com	
	Direct Solicits as of 8/12/2020		
Vollmer Electric Company		mail@vollmerelectric.com	
EHH Electric Service		ehardemon@sbcglobal.net	
HSC Electric Company		hsc_electric@yahoo.com	
J. R. O. Electrical Services		orcasitas_j@yahoo.com	
Olague Electric		mvojr1@juno.com	
Harper Wood Electric		hwesa@hwe.com	
Allied Electrical Service		tom@alliedelectricoftexas.com	
DIO Electrical		santos@dioelectric.com	
Sunset Electric		mbronder.sunsetelectric-llc@gmail.com	
CRI Electric		lgarza@cri-electric.com	
Davila Electric		davilaelectric@sbcglobal.net	
Reyes Electrical Contractors		reyeselectrical@yahoo.com	
HJD Capital Electric		kpena@hjdcapital.com	
Bell Electric		Bell_electric@yahoo.com	
Robles Electric		erjrobles6@40gmail.com	
Tecom Electrical Service		info@tecomelectricalservice.com	
CRI Electric		igarza@cri-electric.ocm	
JV Electric		twheelis@jvelectric.com	
Dausin Electric Company		johnm@dausinelectric.com randyd@dausinelectric.com	
AMER ELECTRIC		amer.electric@yahoo.com	
A.R.E. SERVICES, INC		lizrymers@gmail.com	
Mister Sparky		mistersparky5597@gmail.com	
Classic Electric Repairs		classicelectric480@yahoo.com	
Brothers Electric Inc		broselecinc@att.net	

Advertisement List
Solicitation # 2007-910-82-5051
Electrical Maintenance and Repair Services Agency Wide

Davis Electric		jd@jeffdaviselectric.com	
Yuker Electric, LLC		yukerelectric@gmail.com	
All Pro Electric Service		apebossman@yahoo.com	
Voltron Electric		info@poweredbyvoltron.com	
Alamo Handyman		alamohandyman@yahoo.com	
Jeff Davis Electric		quote@jeffdaviselectric.com	
Z Electrica Inc		contact@zelectrica.com	
Pedernales Electric		openrecords@peci.com	
Classic Electric		classicelectric480@yahoo.com	
Bolt Electric		wendyboltelectric@gmail.com	
Allgood Electric Inc		troy@allgoodelectric.com	
Davila Electric		davilaelectric@sbcglobal.net	
All Star Electric		info@allstarelectric-sa.com	
All Texas Electrical		contact@alltexaselectrical.net	
LP3 Electric		leo@lp3electric.com	
Ross Electric		k@rosselectriccompany.com	
Switch Electric 24/7 Service		brandon.c.eyer1@gmail.com	
Js Electric Electrical Contractors LLC		jselectricalservs@gmail.com	
J & M Electrical Services		jgonzales265@yahoo.com	
Hill Electric		service@hill-electric.com	
Central Electric Contractors		rebecca@centralelectricsa.com	
Bell Electric		bell_electric@yahoo.com	
JV Electric, LLC		estimating@jvelectric.com	
Big State Electric Co		vincent.real@bigstateelectric.com	
Tower Electric		office@towerelectric.net	
South Texas Electrical JATC		info@sotxjatc.org	
San Antonio Lanehart Electric		lanehart@lanehart.com	
C&S Enterprise, Inc.		sales@csetx.com	
Blackbelt Electric		blackbeltco@gmail.com	
V.V. Alamo Electrical		bsnec71@icloud.com	
Doctor Electric		contact@doctorelectricsa.com	
Brooks Electric		brookselectric@outlook.com	
Power Source Electric LLC		david@powersourcetx.com	
Thorne Electric		customerservice@thorne-electric.com	
Hunter Electrical Service		info@hunterelectrical.net	
One Source Electric		onesourceelectric@sbcglobal.net	
C PERRY ELECTRICAL SERVICES		cperryelectricalservices@gmail.com	
Electrical Services, Electric Repairs, Electrical Contractor - san antonio, TX		medranop8620@gmail.com	
Electrician in San Antonio USA		portiz777@gmail.com	
Sunbelt Electric San Antonio		sunbeltelectricsatx@gmail.com	
Handyman Matters NW San Antonio & Boerne		sanantonionw.info@handymanmatters.com	

Advertisement List
Solicitation # 2007-910-82-5051
Electrical Maintenance and Repair Services Agency Wide

Bowman Electrical Services		service@bowmanelectric.com	
Hunter Electrical Service, LLC.		info@hunterelectrical.net	
P.M. Electric		p.m.electric101@gmail.com	
VA Electrical Contractors, LLC.		construction@vaelectric.net	
Mid-Coast Electric Supply, Inc.		marilyn@mcresi.com	
CHC Electric & Hvac Services		sandra@chcelectric.com	
Clear Springs Air Conditioning & Electric		clearspringsairandelectric@gmail.com	
Solarator Electric LLC.		solarator@hotmail.com	
Lowry Electrical		info@lowryelectrical.com	
Zellner Electric, LLC		info@zellnerelectric.com	
Bolt Electric		wendyboltelectric@gmail.com	
Kingdom Electric		service@kingdomelectric.net	
AG ELECTRIC, LLC		agelectric210@gmail.com	
Approved Electrical, LLC		bill@approvedelectrical.us	
Allgood Electric		troy@allgoodelectric.com	
One Star Electric Company		onestarelect@yahoo.com	
Hilltop Electric LLC		hilltopelectric222@gmail.com	
JV Electric		info@jvelectric.com	
Trinity Services & Electrical Contractors		trinity.service15@gmail.com	
My A Plus Electric SA, LLC		info@apluselectricsa.com	
Platinum Electric		info@platinumelectric.com	
Citywide Electric, LLC		imelda@citywideelectric.net	
Switch Electric		switchelectrictx@gmail.com	
Carl Electric Co, Inc.		info@carlelectric.com	
1st Choice Electric		info@1stchoiceelectrictx.com	
Texas Industrial Electric		tie@txinel.com	
James Francis Electric Inc.		darren@franciselectric.com	
Macs Electric		macelectric@ymail.com	
R&R Electric		rackley314@gmail.com	
Safe Call Electric		safecallelectric@gmail.com	
4-K Electric, LLC		eric.nance@electric4k.com	
The Electrical Team		steve@theelectricalteam.com	
NH Electric		nheinc@yahoo.com	
Afton Electric, LLC		james@aftonelectricllc.com	
Carls CDX Electric		megan@carlselectric.com	
JBL Electric		chris@jbl-electric.com	
Lone Oak Electric		loneoakservice@gmail.com	
Eldridge Electric		mhines@eldridge-electric.com	
H & S Electric		eddie@hselectric.net	
Schematic Electric		info@schematicelectricllc.com	
A&G Electrical Services Inc		adrian.agelectrical@yahoo.com	
Dietrich Electrical Services		dietrich.olguin@yahoo.com	
All Texas Electrical Contractors		contact@alltexaselectrical.net	

Advertisement List
Solicitation # 2007-910-82-5051
Electrical Maintenance and Repair Services Agency Wide

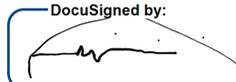
Texas Electrical Services		tex.el.svc@gmail.com	
Jireh Electric		israel@jirehelectric.com	
Hunter Electrical Service, LLC.		info@hunterelectrical.net	
Gerard Electric		kyle@gerardelectric.net	
Cappadonna Electrical Contractors		sew143@swbell.net	
BANG ELECTRIC		info@bangservices.com	
Suberg Electric		tracy@subergelectric.com	
Klecka Electric Co		klecka@kleckaelectric.com	
Bertrand Electric		claudio@bertrandelectric.com	
Solar Electric Texas		dcasher32@gmail.com	
Turney Lighting & Electric		customerservice@turneylighting.com	
National Electrical Service		nationalelectricalservice@gmail.com	
Circle Electric		rk@att.net	
Electrical Diagnostics		electricaldiagnosticsco@gmail.com	
Navarro Electric		navarroelectricinc@live.com	
Baish Electric Company, Ltd. TECL #17040		baish-service@baishelectric.com	
Travis Electric & Solar		travis-electric@sbcglobal.net	
McDavitt Electric		clayton@mcdavittelectric.com	
CRI Electric, Inc		nwagoner@cri-electric.com	
Turney Electric		customerservice@turneylighting.com	
IBEW Local #60		admin@ibewlu60.org	
LSL Electric		susiev@lslelectric.com	
Scott Electric Company		mriley@scott-electric.com	
Olague Electric		manuel@olagueelectric.com	
Anubis Power & Electric		ccrinche@yahoo.com	
Graybar		Maribel.Ruiz@graybar.com	
Trident Building Services & Technology		joseph.trident@outlook.com	
RFI Group		rachelf@signsbytomorrow.com	
Alamo Environmental		info@alamo1.com	
K-Air Corporation		office@k-aircorporation.com	
LT Electric & Signs	210559-8058		
TD Industries, Inc.		greg.gilleispie@tdindustries.com	
Morlandt Electric Company, L.C			
FNT Services, LLC dba Quality Power Distribution		fturner@qpd1.com	
Cosmo Electric		ceshelotes@yahoo.com	
LED Electric & Lighting Contractors		info@ledelectric.us.com	
Prism Electric		Lnivision@prismelectric.com	

SAN ANTONIO HOUSING AUTHORITY

December 3, 2020

BOARD OF COMMISSIONERS

RESOLUTION 6094, AUTHORIZING THE AWARD OF A CONTRACT FOR SUNSHINE PLAZA EXTERIOR REHABILITATION AND HVAC IMPROVEMENTS TO GEOFILL MATERIAL TECHNOLOGIES DBA GEOFILL CONSTRUCTION (SBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$2,612,731.46

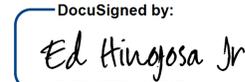
DocuSigned by:

5600027B75274DC...

David Nisivoccia
President and CEO

DocuSigned by:

5AC93CF03F5A422...

Steven Morando
Director of Procurement
and General Services

DocuSigned by:

D7D46F73643F4FA...

Kristi Baird
Director of Beacon
Communities

REQUESTED ACTION:

Consideration and approval regarding Resolution 6094, authorizing the award of a contract for Sunshine Plaza Exterior Rehabilitation and HVAC Improvements to Geofill Material Technologies dba Geofill Construction (SBE, Section 3 Business) for an amount not to exceed \$2,612,731.46.

FINANCIAL IMPACT:

The current award recommendation for the exterior rehabilitation and HVAC improvements at Sunshine Plaza Apartments is not expected to exceed an amount of \$2,612,731.46 to include a base bid of \$1,891,692.22 unit prices in the amount of \$285,584.00 and a 20% contingency of \$435,455.24 that will only be used, as necessary. This project will be funded using loan proceeds and available reserves.

SUMMARY:

Sunshine Plaza Apartments, constructed in 1978, is located in Northwest San Antonio, City Council District 7. This gated community is for elderly residents 62 years of age and older and consists of nine buildings, seven of which have 100 dwelling units to include 80 one bedroom and 20 studio apartments, an administrative building, and a maintenance shop.

SAHA requires the services of a qualified general contractor to provide exterior rehabilitation and HVAC improvements at the Sunshine Plaza Apartments. The scope of work for this project will include replacement of the existing window A/C units and wall gas heaters with an energy efficient split system to provide heat and A/C to each unit; installation of energy efficient vinyl windows and metal exterior doors; repair and repaint of exterior stucco and siding; repair and paint of metal railings throughout; upgrade elevator mechanicals, controls, and cabs; and repair/replace damaged sidewalks and concrete in parking lots. This project is expected to be completed in 270 days.

On September 1, 2020, SAHA issued a Request For Proposals #2008-909-62-5057 for Sunshine Plaza Exterior Rehabilitation and HVAC Improvements that closed on October 5, 2020. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase, and directly solicited to 176 contractors. A total of four proposals were received in response to this solicitation: All Pro General Construction (DBE, ESBE, HABE, MBE, SBE, Section 3 Business), Geofill Material Technologies dba Geofill Construction

SAN ANTONIO HOUSING AUTHORITY**December 3, 2020**

(SBE, Section 3 Business), Stoddard Construction Management, Inc. (SBE), and Structural Concrete Systems (WBE). All proposals were evaluated on the following criteria: experience in affordable, mixed-income, and multi-story construction, rehabilitation, and site improvements; project management; capacity/financial viability; construction plan; strength of the contractor's SWMBE Utilization Plan; and price proposal. Based on the above, we are recommending a contract award to Geofill Material Technologies dba Geofill Construction. They are the highest rated and lowest priced proposer.

COMPANY PROFILE:

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, rehabilitation, and renovations, large and catastrophic loss, roofing, life and safety repairs, interior and exterior restorations, hurricane repairs, painting and flooring, in house heating and cooling repairs and replacement, energy audits and weatherization, Real Estate Assessment Center (REAC) repairs, concrete spalling, draining corrections, and foundation lifts. They have worked with Housing Authorities to include: Floresville Housing Authority and Schertz Housing Authority. Their Texas clients include: City of Aransas Pass, City of Corpus Christi, City of Rockport, University of Texas at Austin, Foresight Properties, and The Lynd Company.

CONTRACTOR PERFORMANCE:

Geofill Material Technologies has received prior awards from SAHA for: La Providencia Exterior Rehabilitation and Site Improvements, Pre-Construction and General Contracting Services for SAHA EPC II, 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. Geofill has performed satisfactorily under all awards.

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 monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

Resolution 6094
Scoring Matrix
Advertisement List
Map
Pictures of the Complex

**San Antonio Housing Authority
Resolution 6094**

RESOLUTION 6094, AUTHORIZING THE AWARD OF A CONTRACT FOR SUNSHINE PLAZA EXTERIOR REHABILITATION AND HVAC IMPROVEMENTS TO GEOFILL MATERIAL TECHNOLOGIES DBA GEOFILL CONSTRUCTION (SBE, SECTION 3 BUSINESS) FOR AN AMOUNT NOT TO EXCEED \$2,612,731.46

WHEREAS, on September 1, 2020, SAHA issued a Request For Proposals #2008-909-62-5057 for Sunshine Plaza Exterior Rehabilitation and HVAC Improvements that closed on October 5, 2020; and

WHEREAS, four proposals were received in response to the RFP; and

WHEREAS, we are recommending a contract award to Geofill Material Technologies dba Geofill Construction. They are the lowest priced qualified respondent; and

WHEREAS, the current award recommendation for the exterior rehabilitation and HVAC improvements at Sunshine Plaza Apartments is not expected to exceed an amount of \$2,612,731.46, which includes a base bid of \$1,891,692.22, unit prices in the amount of \$285,584.00, and a 20% contingency of \$435,455.24 that will only be used, as necessary. This project will be funded using loan proceeds and 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 6094, authorizing the award of a contract for Sunshine Plaza Exterior Rehabilitation and HVAC Improvements to Geofill Material Technologies dba Geofill Construction (SBE, Section 3 Business) for a not-to-exceed amount of \$2,612,731.46.
- 2) Authorizes the President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved on the 3rd day of December 2020.

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

Attested and approved as to form:

**David Nisivoccia
President and CEO**

Scoring Matrix
Sunshine Plaza Exterior Rehabilitation and HVAC Upgrades
2008-909-62-5057

Criterion Description	Weight	Geofill Material Technologies	All Pro General Construction, Inc.	Structural Concrete Systems	Stoddard Construction Management, Inc.
Experience:	1-5 25%				
Rater 1		4.00	4.00	3.00	4.00
Rater 2		4.00	4.00	3.00	4.50
Rater 3		4.00	4.00	2.00	3.00
Total Score		12.00	12.00	8.00	11.50
Average Score		4.00	4.00	2.67	3.83
Weighted Score		1.00	1.00	0.67	0.96
Project Management:	1-5 20%				
Rater 1		4.00	4.00	4.00	4.00
Rater 2		4.00	3.00	3.00	4.00
Rater 3		3.00	3.00	3.00	3.00
Total Score		11.00	10.00	10.00	11.00
Average Score		3.67	3.33	3.33	3.67
Weighted Score		0.73	0.67	0.67	0.73
Capacity/Financial Viability:	1-5 10%				
Rater 1		4.00	4.00	4.00	4.00
Rater 2		4.00	4.00	4.00	4.00
Rater 3		3.00	4.00	4.00	4.00
Total Score		11.00	12.00	12.00	12.00
Average Score		3.67	4.00	4.00	4.00
Weighted Score		0.37	0.40	0.40	0.40
Construction Plan:	1-5 10%				
Rater 1		4.00	4.00	4.00	4.00
Rater 2		5.00	3.50	3.50	4.50
Rater 3		3.50	3.00	3.00	3.00
Total Score		12.50	10.50	10.50	11.50
Average Score		4.17	3.50	3.50	3.83
Weighted Score		0.42	0.35	0.35	0.38
Price proposal:	1-5 30%				
Total Score		5.00	3.36	4.30	2.35
Weighted Score		1.50	1.01	1.29	0.71
Strength of the S/W/MBE plans:	1-5 5%				
Rater 1		3.00	3.00	4.00	4.00
Rater 2		4.00	3.00	4.00	4.00
Rater 3		3.00	3.00	3.00	3.00
Total Score		10.00	9.00	11.00	11.00
Average Score		3.33	3.00	3.67	3.67
Weighted Score		0.17	0.15	0.18	0.18
Tota Weighted Score		4.18	3.57	3.56	3.36

Advertisement List
Solicitation # 2008-909-62-5057
Sunshine Plaza Renovations

Associations /Vendors	Contact Name	Email	Notes
Associations Revised as of 2/7/2019			
African American Chamber of Commerce of San Antonio	Lou Miller	blackchamber@aol.com	
Alamo Asian American Chamber of Commerce	Elva Adams	elva.adams@wellsfargo.com	
Alamo City Black Chamber Of Commerce	Bede Ramcharan	info@alamocitychamber.org	
American Council of Engineering Companies - San Antonio (ACEC-SA)	Anne Whittington	anne@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Construction Journal	Danielle Giammarino	DGiammarino@constructionjournal.com	
Goodwill Industries	Steven Hussain Angelique de Oliveira	shussain@goodwill.sa.org adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez Dave Sanchez	exdir@hcadesa.org admin@hcadesa.org dave@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	Julie Howard	jhoward@iecsanantonio.com rvasquez@iecsanantonio.com	
MCA-SMACNA		mca-smacna@mca-smacna.org	
Minority Business Council	Hector Garcia	hector@hegarciacpa.com	
National 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 # 2008-909-62-5057
Sunshine Plaza Renovations

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 gabrielle@smsdc.org	
Surety Association of South Texas, Inc.	Jim Swindle	jim@alamobonds.com	
Texas Society of Professional Engineers		jennifer@tspe.org	
TIBH Industries	Robert Olivo	robertolivo@tibh.org	
UTSA Minority Business Development Agency	Orestes Hubbard Jennifer Mort Jacqueline Jackson	orestes.hubbard@utsa.edu jennifer.mort@utsa.edu Jacqueline.Jackson@utsa.edu	
UTSA Procurement Technical Assistance Center	Terri Williams	ptac@utsa.edu	
West San Antonio Chamber of Commerce	Julie Jimenez	info@westsachamber.org julie@westsachamber.org	
Women's Business Enterprise	Avery Smith	bids@wbea-texas.org	
NAHRO	Web Site	http://nahro.economicengine.com	
Public Purchase	Web Site	www.publicpurchase.com	
Texas ESBD	Web Site	https://portal.cpa.state.tx.us/	
North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
Direct Solicits as of 08/30/2020			
	HUBS on CMBL		
Tejas Premier	Andrew Wallace	Andrew@tejaspremierbc.com	
Alpha Building Corporation	Shawn Babb Crespin Castillo	sbabb@alphabuilding.com CCastillo@alphabuilding.com	
Construment Group Inc	Eloina Guerrero	construmentinc@gmail.com	
Copeland Contracting Co.	Elsa Brown	ebrown@copeland-inc.com	
HSC Electric Company, Inc.	Henry Gonzalez	hsc_electric@yahoo.com	
J. L. Bass Enterprise, Llc	Jeff Bass	jlbass47@jlbassconstruction.com	

Advertisement List
Solicitation # 2008-909-62-5057
Sunshine Plaza Renovations

Kegley, Inc.	ANITA M KEGLEY	anitakegley44@gmail.com	
MLP Ventures Inc.	Liborio Perez	mlp@att.net	
	Section 3 Bidders		
All Pro Gen Const	Raul Scott Jorge Zapata Raul Scott Jr	rs@apgc.pro jorge@apgc.pro rauljr@apgc.pro	
Geofill Construction	Jan Puente	jpuente.geofill@outlook.com	
Jerdon Enterprise L.P.	Kathryn Tennell	kathryn@jerdonlp.com	
Commercor, LLC	Robert Broniszewski	commercorconstruction@gmail.com	
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JC's Construction & Remodeling, LLC	Basidalia Alvarez	jcsandrsatx@gmail.com	
JGG Construction	Joseph Gonzales	integrated02@aol.com	
Mcfarland & Mcfarland Construction & Remodeling	James Mcfarland	mcfarland9598@gmail.com	
Garcia Brothers Make Ready & Repairs	Jesse Garcia	GBMR.REPAIRS@YAHOO.COM	
R&J Muniz Remodeling	Rafaela Varela	munizjuan60@yahoo.com	
TME Construction, L.L.C.	Ernesto Caro	tme1construction@gmail.com	
Safe Co. Construction	Liz Janette Martinez	savecocorp@gmail.com	
Shimerda Enterprises, LLC.	Edward Shimerda	cbch@countryboycoolinc.com	
M&M Weatherization CO.	Laura Ramirez	laura@mmwtx.com	
Vela Group, LLC.	Joe Vela	joe.vela@velagroupinc.com	
4L Construction	Maria "Lisel" Aleman	liselaleman@yahoo.com	
Ram's Weatherization and Construction, LLC.	Maria De La Fuente	md.ramswx@gmail.com	
DCA Contractor, LLC.	Dora Candia	info@dcacontractor.com	
	Direct Solicits		
M&M Painting and Construct.	Steve Shealy	steve@mandmpaint.com	
J National		truiz@jnational.com	
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Guido Construction	Andy Servantes Maryanne Guido	andy@guido.com maguido@guidobros.com	
Limitless Construction Svcs	Erica Ponce	Eponce.pcs@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	Invalid Recipient
Total Lender Service	James Pujols	Jpujols55@yahoo.com	
Blackmon Mooring SA	Bryan Roller Tiffany Montano	broller@bmsmanagement.com 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	

Advertisement List
Solicitation # 2008-909-62-5057
Sunshine Plaza Renovations

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RML Contracting	Mariano Garcia	marianogarcia1211@gmail.com	
Guido Construction	Andy Servantes Maryanne Guido	andy@guido.com maguido@guidobros.com	
Limitless Construction Svcs	Erica Ponce	Eponce.pcs@gmail.com	
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PTI Remodeling, LLC	Thomas Hamilton	thomashamilton75@yahoo.com	
RG Williams Const & Rmdlng	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	
SpawGlass	Justin Calvin Jason Hennesey	justin.calvin@spawglass.com Jason.Hennesey@spawglass.com	
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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@jgenconst.com	
Woolsey Construction	Elijah	eli@woolseyconstruction.com	
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 Randy Hunter Jeff Witner	warren@recind.com randyhunter@recind.com jeffwhitner@recind.com	
Summit Building and Design	Cecilia Ramos David Acevedo	cecilia.ramos@summitbuildinganddesign.com David.acevedo@summitbuildinganddesign.com	
Al Garza Construction Inc	Al Garza	gr9151@att.net	
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	

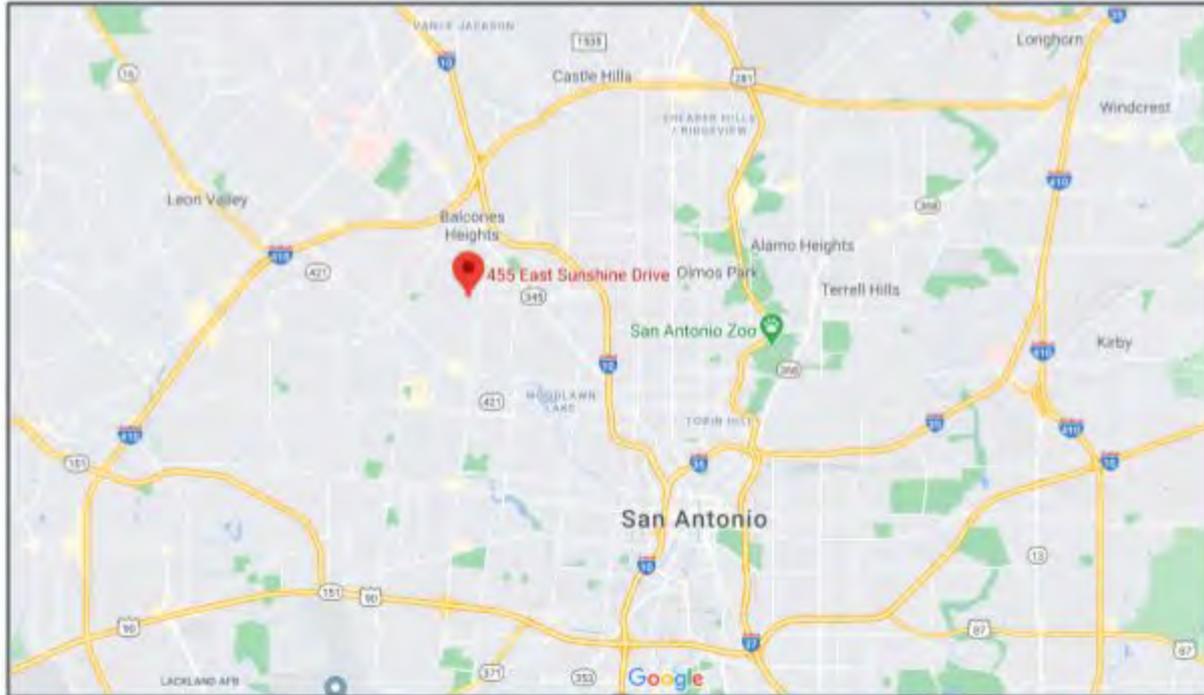
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Solicitation # 2008-909-62-5057
Sunshine Plaza Renovations

Belfor USA Group, Inc.	Tammy Kleine	tammy.kleine@us.belfor.com	
Bocci Engineering, Llc	Lami,Lianne	lianne.lami@bocciengineering.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	felicerio@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@hrgc.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	
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	

Advertisement List
Solicitation # 2008-909-62-5057
Sunshine Plaza Renovations

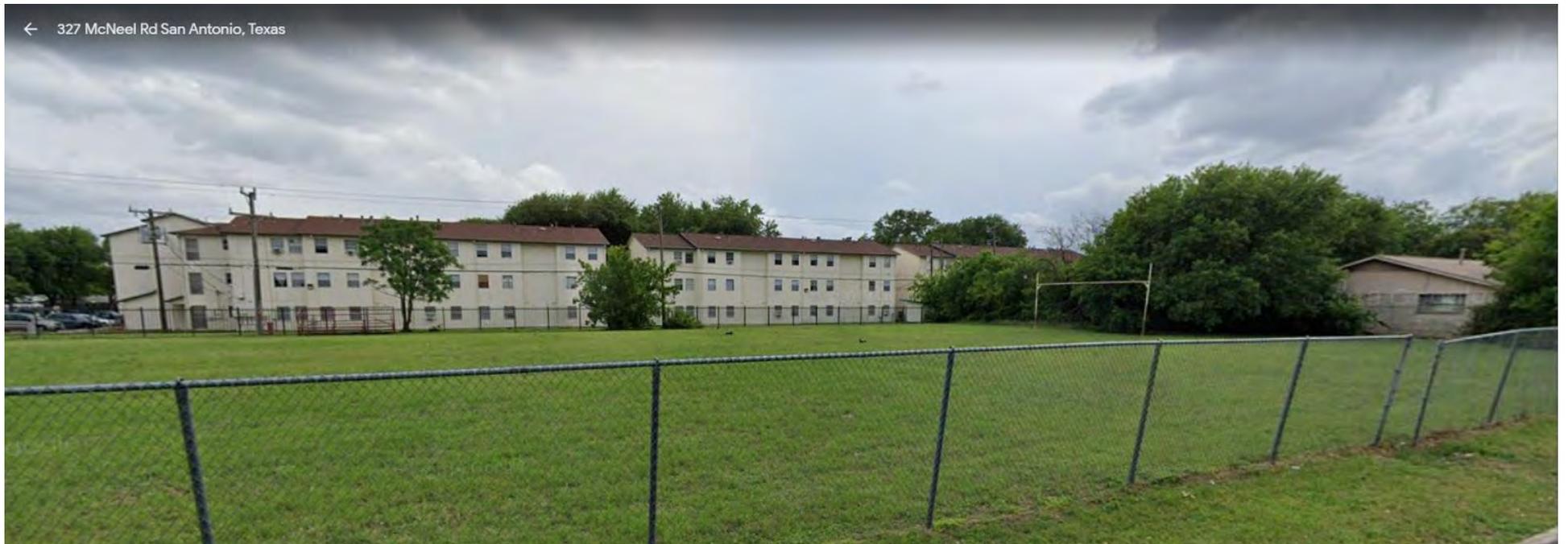
Largin Construction Services,	Jerry Jo Largin	jerryjo@larginconstruction.com	
Lyness Construction	Ryan Lyness	ryan.lyness@lynessconstruction.com	
Mart, Inc.	Vernon Proctor Shelly Orr	mart@martgc.com shelly.orr@martgc.com	
Maryen Services, L.L.C.	Jme Martinez	jmemartinez@maryenservices.com	
Mavich, Llc	Faith Gordon	SALES@MAVICH.COM	
Mckenzie Jackson Construct	Cori Fields	cori@mckenziejackson.net	
Meteor Education, Llc.	Lanie Hart	bids@meteoreducation.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	mrfxlaredo@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	
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	
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	
Woodrose Company, Inc.	Frances Loyd	franloyd@woodrosecompany.com	
FA Nunnely	Blaine	blaine@fanunnely.com	
Cadence McShane Const		skasturi@cadencemcshane.com	
L. C. Mosel Co.	Jose Ceballos	jose@lcmosel.com	
South TX Contracting, LLC	Shelly Condra Justin Martin	shelly@southtxc.com justin@southtxc.com	
Bougambilias Const	Mike Cisneros	bugconst@gmail.com	
Pro Masters Remodeling	Francisco Ruiz	fruib@pmrtx.com	
JNational	Tatiana Ruiz	TRuib@jnational.com	

Sunshine Plaza Apts. Location to Major Highways



Sunshine Plaza Apartments Map





← 502 E Sunshine Dr San Antonio, Texas

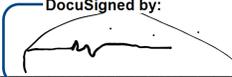


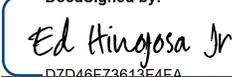
← Erskine Pl San Antonio, Texas



BOARD OF COMMISSIONERS

RESOLUTION 6091, AUTHORIZING THE MODIFICATION AND EXTENSION OF A REVOLVING LINE OF CREDIT IN THE ORIGINAL FACE AMOUNT OF \$3,000,000.00 FROM FROST BANK TO THE SAN ANTONIO HOUSING FACILITY CORPORATION AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL REQUIRED DOCUMENTS, CERTIFICATES, AND AGREEMENTS

DocuSigned by:

5609927B75274DC...
David Nisivoccia
President and CEO

DocuSigned by:

D7D46E73613E4EA...
Ed Hinojosa
Chief Financial Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6091, authorizing the modification and extension of a revolving line of credit in the original face amount of \$3,000,000.00 from Frost Bank to the San Antonio Housing Facility Corporation and authorizing the execution and delivery of all required documents, certificates, and agreements.

FINANCIAL IMPACT:

SAHA has received a Preliminary Discussion Sheet from Frost Bank to extend and modify the Facility Corporation's \$3,000,000.00 revolving line of credit. The loan term will be for a period of three (3) years at a rate equal to prime plus 0.25%. The all-in rate as of October 30, 2020, is 3.50%. A processing fee in the amount of \$3,000.00 will be payable by the Borrower in immediately available funds upon the closing of the Loan.

SUMMARY:

The term of the loan is for three (3) years collateralized by the Deed of Trust on land and improvements at 818 South Flores St., San Antonio Texas, 78204. Examples of activities the line of credit may be used for include providing funding for the development of future affordable housing projects and providing short-term funding for renovations and/or improvements at our Affordable Housing communities, as well as at our Central Office building.

STRATEGIC GOAL:

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

ATTACHMENTS:

- Resolution 6091
- Resolution 20FAC-11-19
- Term Sheet
- Modification, Renewal and Extension Agreement

CERTIFICATE FOR RESOLUTION 6091

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 (the "Open Meetings Act"), and the bylaws of SAHA, the Board of Commissioners of SAHA (the "Board") held a meeting on December 3, 2020, (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 6091, AUTHORIZING THE MODIFICATION AND EXTENSION OF A REVOLVING LINE OF CREDIT IN THE ORIGINAL FACE AMOUNT OF \$3,000,000.00 FROM FROST BANK TO THE SAN ANTONIO HOUSING FACILITY CORPORATION AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL REQUIRED DOCUMENTS, CERTIFICATES, AND AGREEMENTS

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

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

SIGNED AND SEALED this 3rd day of December 2020.



David Nisivoccia
President and CEO

**San Antonio Housing Authority
Resolution 6091**

RESOLUTION 6091, AUTHORIZING THE MODIFICATION AND EXTENSION OF A REVOLVING LINE OF CREDIT IN THE ORIGINAL FACE AMOUNT OF \$3,000,000.00 FROM FROST BANK TO THE SAN ANTONIO HOUSING FACILITY CORPORATION AND AUTHORIZING THE EXECUTION AND DELIVERY OF ALL REQUIRED DOCUMENTS, CERTIFICATES, AND AGREEMENTS

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

WHEREAS, in 2008, SAHFC entered into a revolving line of credit with Frost Bank, a Texas state bank (then known as Frost National Bank) in the original face amount of \$3,000,000.00, which line of credit has expired; and

WHEREAS, SAHFC desires to modify and extend its revolving line of credit arrangement with Frost Bank in the original face amount of \$3,000,000.00 (the “Loan”), the proceeds of which Loan may be used for the short-term borrowing needs of either SAHFC or SAHA; and

WHEREAS, the Board of Commissioners of SAHA (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio to authorize SAHFC to enter into the transaction described above so that SAHFC may modify and extend the Loan; and

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

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

Section 1. The modification and extension of the Loan by SAHFC and the contemplated actions of SAHFC regarding the transaction are hereby authorized and approved, and the President, any Vice President, the Secretary and/or Treasurer, or any of them, of SAHFC and SAHA, as appropriate, are hereby authorized to execute any and all documentation required for the modification and extension of the Loan. The President, any Vice President, the Secretary and/or Treasurer, or any of them, of SAHFC and SAHA, as appropriate, are 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, 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 2. 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 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.

Passed and approved the 3rd day of December 2020.

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

Attested and approved as to form:

David Nisivoccia
President and CEO

CERTIFICATE FOR RESOLUTION 20FAC-11-19

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

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on December 3, 2020 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 20FAC-11-19, AUTHORIZING THE MODIFICATION AND EXTENSION OF A REVOLVING LINE OF CREDIT IN THE ORIGINAL FACE AMOUNT OF \$3,000,000.00 FROM FROST BANK AND AUTHORIZING THE EXECUTION AND DELIVERY ON BEHALF OF SAHFC OF ALL REQUIRED DOCUMENTS, CERTIFICATES, AND AGREEMENTS

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

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

SIGNED AND SEALED this 3rd day of December 2020.



David Nisivoccia
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 20FAC-11-19**

RESOLUTION 20FAC-11-19, AUTHORIZING THE MODIFICATION AND EXTENSION OF A REVOLVING LINE OF CREDIT IN THE ORIGINAL FACE AMOUNT OF \$3,000,000.00 FROM FROST BANK AND AUTHORIZING THE EXECUTION AND DELIVERY ON BEHALF OF SAHFC OF ALL REQUIRED DOCUMENTS, CERTIFICATES, AND AGREEMENTS

WHEREAS, the San Antonio Housing Facility Corporation (“SAHFC”) is a Texas non profit corporation created by the Housing Authority of the City of San Antonio, Texas, (“SAHA”) pursuant to the laws of the State of Texas; and

WHEREAS, in 2008, SAHFC entered into a revolving line of credit with Frost Bank, a Texas state bank (then known as Frost National Bank) in the original face amount of \$3,000,000.00, which line of credit has expired; and

WHEREAS, SAHFC desires to modify and extend its revolving line of credit arrangement with Frost Bank (“Lender”) in the original face amount of \$3,000,000.00 (the “Loan”), the proceeds of which Loan may be used for the short-term borrowing needs of either SAHFC or SAHA; and

WHEREAS, SAHFC is the fee simple owner of certain real property and improvements located at 818 South Flores, San Antonio, Texas 78204 (the “Corporate Office”), which Corporate Office is leased to SAHA pursuant to that certain Lease Agreement dated September 1, 1995, as amended by that certain First Amendment to Lease Agreement dated as of October 14, 2008, and as it may be amended to accommodate this modification and extension of the Loan (as amended, the “Lease”); and

WHEREAS, the Loan will be secured by, among other things, (i) a deed of trust, security agreement, financing statement pledging all of SAHFC’S right, title and interest in and to the Corporate Office for the benefit of Frost Bank, and (ii) the rent payable under the Lease; and

WHEREAS, the Board of Directors of SAHFC (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; and

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

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

Section 1. The President, Vice President, Secretary/Treasurer, or any Assistant Secretary/Treasurer, or any of them, and, if required by the form of the document, the President, Vice President, Secretary/Treasurer, or any Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed to modify and extend the revolving line of credit in the amount of \$3,000,000.00 from the Lender, upon such terms and conditions as the said officer shall in his or her sole discretion deem necessary or advisable; to execute and deliver on behalf of SAHFC all new, amended or modified and extended promissory notes, deeds of trust, security

instruments, documents, certificates and agreements (collectively, the “Loan Documents”) required by Lender, including without limitation new, amended or modified and extended versions of the following loan documents:

1. Revolving Promissory Note;
2. Deed of Trust, Security Agreement – Financing Statement;
3. Assignment of Leases and Rents;
4. Borrower’s Affidavit;
5. Arbitration and Notice of Final Agreement;
6. Environmental Indemnity Agreement;
7. Financing Statement Exhibit;
8. Subordination and Attornment Agreement;
9. Second Amendment to Lease Agreement;
10. Tenant Estoppel Certificate; and
11. Certificate for Resolutions.

and to do any and all things in connection with such line of credit or any renewal, extension or rearrangement thereof that such officer deems necessary or advisable and in the best interests of SAHFC.

Section 2. The President, Vice President, Secretary/Treasurer, or any Assistant Secretary/Treasurer, or any of them, and, if required by the form of the document, the President, Vice President, Secretary/Treasurer, or any Assistant Secretary/Treasurer, 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 SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, Vice President, Secretary/Treasurer, or any Assistant Secretary/Treasurer is authorized to negotiate and approve such changes in, or additions to, the terms of 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 SAHFC, and approval of the terms of any of the documents by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. All acts of the President, any Vice President, Secretary or Treasurer of SAHFC authorized and directed herein, including the execution and delivery of the Loan Documents and all other documents referenced herein relating to the line of credit herein referenced, are reasonably expected to benefit, directly or indirectly, SAHFC.

Section 4. All actions heretofore taken by the directors or the officers of SAHFC, and all things done by their authority, in connection with the transaction described herein, be and the same are hereby ratified, approved and adopted as the acts of SAHFC.

Section 5. Said officers are authorized and empowered to perform all acts and execute and deliver all instruments, documents and agreements required by Lender to carry out the purposes of these resolutions.

Section 6. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause,

or provision shall not affect any of the remaining provisions of this Resolution.

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

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

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

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

Passed and approved the 3rd day of December 2020.

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

Attested and approved as to form:

David Nisivoccia
Secretary/Treasurer

**CONFIDENTIAL
TERM SHEET
FOR
SAN ANTONIO HOUSING FACILITY CORPORATION**

October 30, 2020

The following Term Sheet (this “Term Sheet”) is not a commitment to lend money; rather, it is intended to be a preliminary outline of possible loan terms only and does not purport to contain all of the terms, conditions, covenants, representations, warranties, and other provisions with respect to the subject credit facility, which will be contained in definitive loan documentation, if any, and which may differ from those contained herein. Other terms and provisions not contained in this Term Sheet may be considered and/or required by Lender, in its sole and absolute discretion, prior to final approval of the subject credit facility and the execution of definitive loan documentation, if any, with respect to the subject credit facility, based upon Lender’s due diligence and credit underwriting standards (as determined by Lender in its sole and absolute discretion). Further, Lender, in its sole and absolute discretion, will decide whether to approve the subject credit facility, commit to the subject credit facility, and enter into definitive loan documentation with respect to the subject credit facility. Final approval of the subject credit facility may be conditioned upon modification or adjustment of the terms contained herein. Neither Lender nor Borrower will have any liability to the other should either party elect, for any reason, (i) not to proceed forward with respect to the subject credit facility, or (ii) not to enter into definitive loan documentation with respect to the subject credit facility.

The terms and existence of this Term Sheet are confidential to Borrower and Guarantor, if any, and may not be disclosed by Borrower or Guarantor, if any, except as may be approved in writing by Lender.

This Term Sheet expires 60 days from the date hereof.



TERM SHEET

Borrower:	San Antonio Housing Facility Corporation (“ <u>Borrower</u> ”).
Lender:	Frost Bank (“ <u>Lender</u> ”).
Guarantor:	Not applicable.
Credit Facility:	\$3,000,000 revolving line of credit (the “ <u>Loan</u> ”). The Loan will be documented on Lender’s standard forms of Loan Documents (as defined below).
Availability and Purpose:	The Loan will be available on and after the Closing Date (as defined below) in multiple advances to finance the working capital needs and general corporate purposes of Borrower. The Loan may be borrowed, repaid, and re-borrowed up to but excluding the Maturity Date (as defined below).
Closing Date:	Not later than December 31, 2020 (the “ <u>Closing Date</u> ”).
Maturity:	The Loan will mature October 14, 2023 (the “ <u>Maturity Date</u> ”).
Interest Rate:	The “Latest” U.S. prime rate as quoted in <i>The Wall Street Journal (U.S. Edition)</i> , plus 0.25% per annum, with said rate to be adjusted to account for any changes in said prime rate; <i>provided, however</i> , in no event shall the resulting rate be less than 3.50%. The prime rate will be defined in the Loan Documents in accordance with Lender’s standard practices.
Swap Option:	Not applicable.
Payment Terms:	Interest only will be due and payable monthly as it accrues until the Maturity Date, when the entire amount of the Loan, principal and interest then remaining unpaid, will be then due and payable.
Loan Fees:	A processing fee in the amount of \$3,000 will be payable by Borrower in immediately available funds upon the closing of the Loan.
Voluntary Prepayments:	The Loan may be prepaid, in whole or in part, without premium or penalty.
Collateral:	<p>The Loan with Lender will be secured by a valid and perfected first priority lien (subject to liens permitted under the Loan Documents) on the following assets of Borrower whether owned on the Closing Date or thereafter acquired (collectively, the “Collateral”):</p> <ul style="list-style-type: none"> (a) Deed of Trust on the property and the underlying land acreage located at 818 S. Flores St. San Antonio TX 78204. (b) Assignment of Leases and Rents covering the Collateral. <p>All pledges, security interests, and liens covering the Collateral will be created on terms and pursuant to definitive loan documentation satisfactory to Lender in its sole and absolute discretion. The Collateral shall also secure all other indebtedness and obligations</p>

Reporting Requirements:	<p>Borrower, as applicable, will provide to Lender throughout the term of the Loan the following:</p> <ul style="list-style-type: none"> (a) <u>Annual Statements</u>. Audited financial statements of Borrower within 180 days after the end of each fiscal year. (b) <u>Interim Statements</u>. Internal financial statements of Borrower within 45 days after the end of each fiscal quarter. (c) <u>Additional Financial Information</u>. Additional financial information from time to time as may be requested by Lender. (d)
Closing Conditions:	<p>Closing of the Loan shall be conditioned upon Lender’s receipt, approval, or completion of the following items, all in form and substance satisfactory to Lender:</p> <ul style="list-style-type: none"> (a) Final credit approval; (b) Delivery of definitive, executed Loan Documents and other third party agreements (e.g., subordination agreements, assignments, etc.), as applicable; (c) Delivery of documents such as legal opinions, organizational documents, and other customary instruments for a transaction of this type; (d) Verification of all equity spent; (e) Property, liability, and other insurance in such amounts and with such coverage required by Lender; (f) Other due diligence items relating to the Collateral; and <p>Payment of all fees required to be paid to Lender and all expenses for which invoices have been presented.</p>
Loan Documentation:	<p>The Loan will be subject to the execution and delivery by Borrower, Guarantor, if any, other applicable obligors, and Lender of definitive loan documentation on Lender’s customary forms for commercial loan transactions of this type, as may be modified to reflect the terms in this Term Sheet and other agreed-upon terms, and which will include all or some of the following: loan agreement, promissory note(s), deed(s) of trust, security agreement(s), pledge agreement(s), guaranty(ies), UCC-1 financing statement(s), and other related documentation (collectively, the “<u>Loan Documents</u>”). The Loan Documents will contain representations, warranties, covenants (affirmative and negative), conditions, default provisions, and other provisions usual and customary for a transaction of this type and as agreed upon by Lender and Borrower and Guarantor, if any, or other applicable obligors.</p>
Expenses:	<p>Borrower shall pay all of the following out-of-pocket costs and expenses incurred by Lender (collectively, the “<u>Expenses</u>”): (a) expenses related to making credit and legal evaluations, evaluating collateral and the like, Lender’s ongoing due diligence investigations, travel expenses, costs of appraisers, engineers, inspectors, consultants, and attorneys, and all other expenses incurred in connection with the evaluation and origination of the Loan (regardless of whether the Loan Documents are executed and delivered and the Loan actually closes); (b) expenses related to the preparation, execution, delivery, administration, amendment, or waiver of the Loan Documents (including the reasonable fees, disbursements, and other charges of counsel to Lender and, if necessary, of one special counsel and one local counsel in any relevant jurisdiction); and (c) expenses (including the fees, disbursements</p>

	and other charges of counsel to Lender and, if necessary, of one special counsel and one local counsel in any relevant jurisdiction) in connection with the enforcement of the Loan Documents, including in connection with workouts or restructurings. If for any reason the Loan contemplated by this Term Sheet does not close, Borrower shall immediately reimburse Lender for all of the applicable Expenses incurred with respect to same.
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TRANSACTION CONTACT INFORMATION:

Questions regarding this Term Sheet may be directed to:

Manuel Long	Tel. (210) 220-5372	manuel.long@frostbank.com
Anthony White	Tel. (210) 220-6996	awhite@frostbank.com

* * * * *

When Recorded, Return To:
FROST BANK
P.O. Box 1600
San Antonio, Texas 78296
Loan Documentation Department, RB-2
Ref: 1204031-9008

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.



MODIFICATION, RENEWAL AND EXTENSION AGREEMENT

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

THIS MODIFICATION, RENEWAL AND EXTENSION AGREEMENT ("Agreement") to be effective as of October 14, 2020, ("Effective Date") is entered into by and between **FROST BANK**, a Texas state bank, formerly known as The Frost National Bank ("Lender"), and **SAN ANTONIO HOUSING FACILITY CORPORATION**, a Texas non-profit corporation ("Borrower").

RECITALS:

A. Lender is the sole owner and holder of that one certain Revolving Promissory Note (the "Note") dated October 14, 2008, executed by Borrower and payable to the order of Lender in the original principal amount of Three Million and No/100 Dollars (\$3,000,000.00).

B. The Note is secured by (i) a Deed of Trust, Security Agreement - Financing Statement executed by Borrower to Jimmy R. Locke, Trustee, dated October 14, 2008 (the "Deed of Trust"), filed for record at Volume 13741, Page 1514 of the Real Property Records of Bexar County, Texas, covering certain real property located in said county as more particularly described in Exhibit A attached hereto (the "Property"), and (ii) an Assignment of Leases and Rents covering the Property executed by Borrower, dated October 14, 2008 (the "Assignment"), filed for record at Volume 13741, Page 1501 of the Real Property Records of Bexar County, Texas. The Note, the Deed of Trust, the Assignment and such other documents, instruments and agreements evidencing, securing or pertaining to the Note and all modifications, renewals and extensions thereof are hereafter collectively referred to as the "Loan Documents."

C. The Note was modified, renewed and extended pursuant to (i) that certain Modification, Renewal and Extension Agreement executed by Borrower, dated October 14, 2011, and filed for record at Volume 15289, Page 276 of the Real Property Records of Bexar County, Texas, (ii) that certain Modification, Renewal and Extension Agreement executed by Borrower, dated October 14, 2014, and filed for record at Volume 17292, Page 909 of the Real Property Records of Bexar County, Texas, and (iii) that certain Modification, Renewal and Extension Agreement executed by Borrower, dated October 14, 2017, and filed for record at Volume 18918, Page 867 of the Real Property Records of Bexar County, Texas.

D. The Note matured in accordance with its terms on October 14, 2020, and Borrower has requested that Lender extend the maturity date of the Note.

E. Lender has agreed to such requests, subject to the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, Borrower and Lender hereby agree as follows:

1. Acknowledgment of Amount of Credit. The parties hereto acknowledge that (a) the total principal amount which Lender was originally obligated to advance to Borrower pursuant to the Note was THREE MILLION AND NO/100 DOLLARS (\$3,000,000.00); (b) as of the Effective Date hereof, (i) the outstanding current principal balance of the Note is \$47,002.50 and which has been advanced by Lender to Borrower, and (ii) there remains a balance of \$2,952,997.50 to be advanced to Borrower pursuant to and in accordance with the terms and provisions of the Note.

2. Renewal and Extension of Maturity. Based upon Borrower's payment of \$3,000.00 to Lender as an origination fee, the Note is hereby renewed and the maturity of the Note is hereby extended to October 14, 2023 (the "Revised Maturity Date").

3. Required Payments. From and after the effective date of this Agreement, principal and interest under the Note shall be due and payable as follows:

Interest only shall be due and payable monthly as it accrues on the 1st day of each and every calendar month, beginning November 1, 2020, and continuing regularly and monthly thereafter until October 14, 2023, when the entire amount hereof, principal and interest then remaining unpaid, shall be then due and payable; interest being calculated on the unpaid principal each day principal is outstanding and all payments made credited to any collection costs and late charges, to the discharge of interest accrued and to the reduction of the principal, in such order as Lender shall determine.

4. Interest Rate. The annual interest rate provided for in the Note shall be amended such that interest shall be charged from and after the effective date of this Agreement as follows:

Interest on the outstanding and unpaid principal balance hereof shall be computed at a per annum rate equal to the lesser of (a) a rate equal to the Prime Rate, plus one-

quarter percent (0.25%) per annum, *provided, however*, in no event shall the resulting rate be less than 3.50%, or (b) the highest rate permitted by applicable law, but in no event shall interest contracted for, charged or received hereunder plus any other charges in connection herewith which constitute interest exceed the maximum interest permitted by applicable law, said rate to be effective prior to maturity (however such maturity is brought about). The term "Prime Rate," as used herein, shall mean the maximum "Latest" "U.S." prime rate of interest per annum published from time to time in the Money Rates section of The Wall Street Journal (US Edition) or in any successor publication to The Wall Street Journal. Borrower understands that the Prime Rate may not be the best, lowest, or most favored rate of Lender or The Wall Street Journal, and any representation or warranty in that regard is expressly disclaimed by Lender. Borrower acknowledges that (i) if more than one U.S. prime rate is published at any time by The Wall Street Journal, the highest of such prime rates shall constitute the Prime Rate hereunder, and (ii) if at any time The Wall Street Journal ceases to publish a U.S. prime rate, Lender shall have the right to select a substitute rate that Lender determines, in the exercise of its reasonable commercial discretion, to be comparable to such prime rate, and the substituted rate as so selected, upon the sending of written notice thereof to Borrower, shall constitute the Prime Rate hereunder. Upon each increase or decrease hereafter in the Prime Rate, the rate of interest upon the unpaid principal balance hereof shall be increased or decreased by the same amount as the increase or decrease in the Prime Rate, such increase or decrease to become effective as of the day of each such change in the Prime Rate and without notice to Borrower or any other person.

Interest shall be computed on a per annum basis of a year of 360 days and for the actual number of days elapsed, unless such calculation would result in a rate greater than the highest rate permitted by applicable law, in which case interest shall be computed on a per annum basis of a year of 365 days or 366 days in a leap year, as the case may be.

5. Controlling Agreement. No provisions of this Agreement or the Loan Documents shall require the payment or permit the collection, application or receipt of interest in excess of the maximum permitted by applicable state or federal law. If any excess of interest in such respect is herein or in any such other instrument provided for, or shall be adjudicated to be so provided for herein or in any such instrument, the provisions of this paragraph shall govern, and neither Borrower nor any endorsers of the Note nor their respective successors, assigns or personal representatives shall be obligated to pay the amount of such interest to the extent it is in excess of the amount permitted by applicable law. It is expressly stipulated and agreed to be the intent of Borrower and Lender to at all times comply with the usury and other laws relating to the Loan Documents and any subsequent revisions, repeals or judicial interpretations thereof, to the extent applicable thereto. In the event Lender or other holder of the Note ever receives, collects or applies as interest any such excess, such amount which would be excessive interest shall be applied to the reduction of the unpaid principal balance of the Note and, if upon such application the principal balance of the Note is paid in full, any remaining excess shall be forthwith paid to Borrower and the provisions of the Loan Documents shall immediately be deemed reformed and the amounts thereafter collectible thereunder reduced, without the necessity of execution of any new document, so as to comply with the then

applicable law, but so as to permit the recovery of the fullest amount otherwise called for thereunder. In determining whether or not the interest paid or payable under any specific contingency exceeds the maximum interest allowed to be charged by applicable law, Borrower and Lender or other holder hereof shall, to the maximum extent permitted under applicable law, amortize, prorate, allocate and spread the total amount of interest throughout the entire term of the Note so that the amount or rate of interest charged for any and all periods of time during the term of the Note is to the greatest extent possible less than the maximum amount or rate of interest allowed to be charged by law during the relevant period of time. Notwithstanding any of the foregoing, if at any time applicable laws shall be changed so as to permit a higher rate or amount of interest to be charged than that permitted prior to such change, then unless prohibited by law, references in the Note to "applicable law" for purposes of determining the maximum interest or rate of interest that can be charged shall be deemed to refer to such applicable law as so amended to allow the greater amount or rate of interest.

6. **Release and Waiver of Claims.** In consideration of (i) the modification of certain provisions of the Note, as herein provided, and (ii) the other benefits received by Borrower hereunder, Borrower hereby RELEASES, RELINQUISHES and forever DISCHARGES Lender, as well as its predecessors, successors, assigns, agents, officers, directors, employees and representatives, of and from any and all claims, demands, actions and causes of action of any and every kind or character, past or present, which Borrower may have against Lender and its predecessors, successors, assigns, agents, officers, directors, employees and representatives arising out of or with respect to (a) any right or power to bring any claim against Lender for usury or to pursue any cause of action against Lender based on any claim of usury, and (b) any and all transactions relating to the Loan Documents occurring prior to the date hereof, including any loss, cost or damage, of any kind or character, arising out of or in any way connected with or in any way resulting from the acts, actions or omissions of Lender, and its predecessors, successors, assigns, agents, officers, directors, employees and representatives, including any breach of fiduciary duty, breach of any duty of fair dealing, breach of confidence, breach of funding commitment, undue influence, duress, economic coercion, conflict of interest, negligence, bad faith, malpractice, intentional or negligent infliction of mental distress, tortious interference with contractual relations, tortious interference with corporate governance or prospective business advantage, breach of contract, deceptive trade practices, libel, slander or conspiracy, but in each case only to the extent permitted by applicable law.

7. **Reaffirmation of Representations, Etc.** Borrower hereby reaffirms to Lender each of the representations, warranties, covenants and agreements of Borrower set forth in the Loan Documents.

8. **Enforceable Obligations.** Borrower hereby ratifies, affirms, reaffirms, acknowledges, confirms and agrees that the Loan Documents represent valid and enforceable obligations of Borrower, and Borrower further acknowledges that there are no existing claims, defenses, personal or otherwise, or rights of setoff whatsoever with respect to the Note, and Borrower further acknowledges and represents that no event has occurred and no condition exists which would constitute a default under the Loan Documents or this Agreement, either with or without notice or lapse of time, or both.

9. No Release of Liens. This Agreement in no way acts as a release or relinquishment of the liens, security interests and rights (the "Liens") created or evidenced by the Loan Documents. The Liens are hereby ratified and confirmed by Borrower in all respects and are extended to secure (i) the indebtedness created or described in the Loan Documents, including without limitation, principal amount of the Note, (ii) all interest, charges and other sums payable with respect thereto, and (iii) the performance of all other obligations under the Loan Documents.

10. Additional Renewals and Extensions. Notwithstanding anything to the contrary contained herein or inferred hereby or in any other instrument executed by Borrower or in any other action or conduct undertaken by Borrower on or before the date hereof, the agreements, covenants and provisions contained herein shall constitute the only evidence of Lender's consent to extend the terms and provisions of the Loan Documents in the manner set forth herein. No express or implied consent to any further extensions and/or modifications involving any of the matters set forth in this Agreement or otherwise, shall be inferred or implied from Lender's execution of this Agreement. Further, Lender's execution of this Agreement shall not constitute a waiver (either express or implied) of the requirement that any further extensions and/or modifications of the Loan Documents shall require the express written approval of Lender, no such approval (either express or implied) having been given as of the date hereof.

11. Miscellaneous. Except as modified hereby, all provisions of the Loan Documents shall continue in full force and effect, and the Borrower acknowledges and reaffirms its liability to Lender thereunder. In the event of any inconsistency between this Agreement and the terms of the Loan Documents, this Agreement shall govern.

(a) Borrower hereby agrees to pay all costs and expenses incurred by Lender in connection with the execution and administration of this Agreement and the modification of the Loan Documents including, but not limited to, all appraisal costs, title insurance costs, legal fees incurred by Lender and filing fees.

(b) Any default by Borrower in the performance of its obligations herein contained shall constitute a default under the Loan Documents and shall allow Lender to exercise all of its remedies set forth in the Loan Documents.

(c) Lender does not, by its execution of this Agreement, waive any rights it may have against any person not a party to this Agreement.

(d) In case any of the provisions of this Agreement shall for any reason be held to be invalid, illegal or unenforceable, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

(e) This Agreement is executed and delivered as an incident to a lending transaction negotiated and consummated in Bexar County, Texas, and shall be governed by and construed in accordance with the laws of the State of Texas. Borrower, for itself and its successors and assigns, hereby irrevocably (a) submits to the nonexclusive jurisdiction of the state and federal courts in Texas, (b) waives, to the fullest extent permitted by law, and objection that it may now or in the

future have to the laying of venue of any litigation arising out of or in connection with any Loan Document brought in the District Court of Bexar County, Texas, or in the United States District Court for the Western District of Texas, San Antonio, Division, (c) waives any objection it may now or hereafter have as to the venue of any such action or proceeding brought in such court or that such court is an inconvenient forum, and (d) agrees that any legal proceeding against any party to any Loan Document arising out of or in connection with any of the Loan Documents may be brought in one of the foregoing courts. Borrower agrees that service of process upon it may be made by certified or registered mail, return receipt requested, at its address specified herein. Nothing herein shall affect the right of Lender to serve process in any other manner permitted by law or shall limit the right of Lender to bring any action or proceeding against Borrower or with respect to any of Borrower's property in courts in other jurisdictions. The scope of each of the foregoing waivers is intended to be all encompassing of any and all disputes that may be filed in any court and that relate to the subject matter of this transaction, including, without limitation, contract claims, tort claims, breach of duty claims, and all other common law and statutory claims. Borrower acknowledges that these waivers are a material inducement to Lender's agreement to enter into agreements and obligations evidenced by the Loan Documents, that Lender has already relied on these waivers and will continue to rely on each of these waivers in related future dealings. The waivers in this section are irrevocable, meaning that they may not be modified either orally or in writing, and these waivers apply to any future renewals, extensions, amendments, modifications, or replacements in respect of the applicable Loan Document. In connection with any litigation, this Agreement may be filed as a written consent to a trial by the court.

(f) This Agreement shall be binding upon and inure to the benefit of Lender, Borrower and their respective successors, assigns and legal representatives.

(g) Borrower hereby acknowledges and agrees that it has entered into this Agreement of its own free will and accord and in accordance with its own judgment after advice of its own legal counsel, and states that it has not been induced to enter into this Agreement by any statement, act or representation of any kind or character on the part of the parties hereto, except as expressly set forth in this Agreement.

(h) To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature and acknowledgment of, or on behalf of, each party, or that the signature and acknowledgment of all persons required to bind any party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures and acknowledgment of, or on behalf of, each of the parties hereto. Any signature and acknowledgment page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures and acknowledgments thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature and acknowledgment pages.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective the Effective Date.

BORROWER:

SAN ANTONIO HOUSING FACILITY CORPORATION, a Texas non-profit corporation

By: _____
Ed Hinojosa, Assistant Secretary/Treasurer

LENDER:

FROST BANK,
a Texas state bank

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the _____ day of _____, 2020, by Ed Hinojosa, Assistant Secretary/Treasurer of SAN ANTONIO HOUSING FACILITY CORPORATION, a Texas non-profit corporation, on behalf of said corporation.

Notary Public in and for the State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the _____ day of _____, 2020, by _____, _____ of FROST BANK, a Texas bank, on behalf of said bank.

Notary Public in and for the State of Texas

PREPARED IN THE LAW OFFICE OF:

Rosenthal Pauerstein Sandoloski Agather LLP
755 E. Mulberry Ave., Suite 200
San Antonio, Texas 78212

**EXHIBIT A
TO
MODIFICATION, RENEWAL AND EXTENSION AGREEMENT**

PROPERTY

**Metes and bounds description
(5.932 ACRE TRACT)**

A tract of land being all of Lot 15, Block 1, New City Block 2547, Flores Addition, Unit 1-C, San Antonio, Bexar County, Texas, as recorded in Volume 9532, Page. 90 of the Plat Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rebar found on the southwesterly right-of-way line of Sheridan Street (55 foot R.O.W.) at the easterly end of a 15 foot radius curve return from the southeasterly right-of-way line of South Flores Street (60 foot R.O.W.);

THENCE S 63° 22' 19" E, 571.01 feet along said southwesterly right-of-way line of Sheridan Street to a set "X" on concrete at a point of curvature at the westerly end of a 15foot radius curve return into the northwesterly right-of-way line of South Main Avenue (60 foot R.O.W.);

THENCE 23.08 feet along a curve to the right having a radius of 15.00 feet, a central angle of 88° 10' 29", and a chord bearing and distance of S 19° 17' 04" E, 20.87 feet, leaving said southwesterly right-of-way line to a set "X" on concrete at a point of tangency on the southerly end of said 15 foot radius curve return;

THENCE along said northwesterly right-of-way line of South Main Avenue, the following calls;

S 24° 48' 10" W, 71.25 feet to a found "X" on concrete at a point of curvature;

247.90 feet along a curve to the left having a radius of 823.00 feet, a central angle of 17° 15' 30" and a chord bearing and distance of S 16° 10' 26" W, 246.96 feet to a 1/2" iron rebar found at a point of reverse curvature;

82.35 feet along a curve to the right having a radius of 1297.00 feet, a central angle of 03° 38' 17" and a chord bearing and distance of S 09° 21' 49" W, 82.34 feet to a 1/2" iron rebar found at the intersection with the northeasterly line of a so called 0.8797 acre tract being the abandoned West Johnson Street, as recorded in Volume 3473, Pages 1124-1129 of the Real Property Records of Bexar County, Texas, for the easternmost southeast corner of this tract;

THENCE N 64° 41' 08" W, 319.73 feet leaving the northwesterly right-of-way line of South Main Avenue and continuing along said northeasterly line of the abandoned West Johnson Street, to a 1/2" iron rebar found at the intersection with the extension of the former centerline of the abandoned and closed Nathan Street for an interior corner of this tract;

THENCE S 24° 48' 11" W, 390.81 feet partially along said former center line to a 1/2" spindle set on the northeasterly right-of-way line of West Guenther Street (55 foot

R.O.W.), said spindle being the southernmost, southeast corner of the tract herein described;

THENCE N 65° 41' 17" W, 324.87 feet along said northeasterly right-of-way line to a 1/2" iron rebar set at a point of curvature at the easterly end of a 15 foot radius curve return into the southeasterly right-of-way line of South Flores Street;

THENCE 23.69 feet along a curve to the right having a radius of 15.00 feet, a central angle of 90° 29' 28", and a chord bearing and distance of N 20° 26' 33" W, 21.30 feet leaving said northeasterly right-of-way line to a 1/2" iron rebar set at a point of tangency at the northerly end of said 15 foot radius curve return;

THENCE N 24° 48' 11" E, 788.72 feet along the southeasterly right-of-way line of South Flores Street to a 1/2" iron rebar set at a point of curvature at the southerly end of a 15 foot radius curve return into the southwesterly right-of-way line of Sheridan Street;

THENCE 24.04 feet along a curve to the right having a radius of 15.00 feet, a central angle of 91° 49' 30" and a chord bearing and distance of N 70° 42' 56" E, 21.55 feet; returning to the POINT OF BEGINNING and containing 8.959 acres (390,265 sq. ft.) of land, more or less.

SAVE and EXCEPT 3.027 acres (131,833 sq. ft.) of land more or less, restricted for Park and Recreation use only, pursuant to the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), Section 203 (K)(2), as amended, as described in the following two (2) tracts; leaving 5.932 acres (258,432 sq. ft.) of land, more less.

TRACT I

Being that land formerly known as Lots 1 - 10; New City Block 2548, San Antonio, Bexar County, Texas, being the same land conveyed by the United States Government to the Housing Authority of the City of San Antonio as recorded in Volume 2530, Pages 805 - 812, of the Real Property Records of Bexar County, Texas, being more particularly described as follows:

BEGINNING at a Chiseled "X" set on the northwesterly right-of-way, line of South Main Avenue, at the southerly end of a 15 foot radius curve return coming from the southwesterly right-of-way line of Sheridan Street;

THENCE S 24° 48' 10" W, 71.25 feet along said northwesterly right-of-way line of South Main Avenue, to a found "X" on concrete at a point of curvature;

THENCE 155.61 feet continuing along said northwesterly right-of-way line with a curve to the left having a radius of 823.00 feet, central angle of 10° 50' 01", and a chord bearing and distance of S 19° 23' 11" W, 155.38 feet, to a 1/2" rebar set at the most southerly corner of the tract herein described;

THENCE N 63° 22' 19" W, 321.70 feet leaving said northwesterly right-of-way line to a 1/2" rebar set at the most westerly corner of the tract herein described;

THENCE N 24° 48' 11" E, 240.00 feet to a 1/2" rebar found on the southwesterly right-of-way line of Sheridan Street; said 1/2" rebar being the most northerly corner of the tract herein described;

THENCE S 63° 22' 19" E, 292.50 feet along said southwesterly right-of-way line to a chiseled "X" found at the westerly end of said 15 foot radius curve return into the northwesterly right-of-way line of South Main Avenue;

THENCE 23.08 feet along said curve to the right having a radius of 15.00 feet, a central angle of 88° 10' 29", and a chord bearing and distance of S 19° 17' 04" E, 20.87 feet, returning to the POINT OF BEGINNING of said Tract 1, captioning 1.707 acres (74,356 sq. ft.) of land, more or less.

TRACT II

Being that land formerly known as Lots 6 - 13, New City Block 2552, San Antonio, Bexar County, Texas, being the same land conveyed by the United States Government to the Housing Authority of the City of San Antonio as recorded in Volume 2530, Pages 805 - 812, of the Real Property Records of Bexar County, Texas, being more particularly described as follows:

Commencing at a Chiseled "X" set on the northwesterly right-of-way line of South Main Avenue, said point being at the southerly end of a 15 foot radius curve return coming from the southwesterly right-of-way line of Sheridan Street; thence the following calls along said northwesterly right-of-way line: S 24° 48' 10" W, 71.25 feet to set "X" on concrete found at a point of curvature; 172.87 feet along a curve to the left having a radius of 823.00, central angle of 12° 02' 05", and a chord bearing and distance of S 18° 47' 08" W, 172.55 feet to a 1/2" rebar set for the POINT OF BEGINNING;

THENCE 75.03 feet along a curve to the left having a radius of 823.00 feet, a central angle of 05° 13' 25", and a chord bearing and distance of S 10° 09' 23" W, 75.01 feet, to a 1/2" rebar found at a point of reverse curvature;

THENCE 82.35 feet along a curve to the right having a radius of 1297.00 feet, a central angle of 03° 38' 17", and a chord bearing and distance of S 09° 21' 49" W, 82.34 feet to a 1/2" iron rebar found at the intersection with the northeasterly line of a so-called 0.8797 acre tract being the abandoned West Johnson Street, as recorded in Volume 3473, Pages 1124-1129 of the Real Property Records of Bexar County, Texas; said 1/2" rebar being the easternmost southeast corner of the aforementioned Lot 15, Block 1, N.C.B. 2547, Flores Addition Unit 1-C; said 1/2" rebar also being the most southerly corner of the tract herein described;

THENCE leaving the northwesterly right-of-way line of South Main Avenue and continuing along a common line between said 0.8797 acre tract, said Lot 15, and the tract herein described, N 64° 41' 08" W, at 319.73 feet passing a 1/2" rebar set at an interior corner of said Lot 15, and continuing a total distance of 390.73 feet to a 1/2" rebar set at the most westerly corner of the tract herein described;

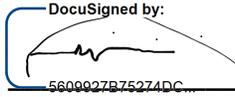
THENCE N 24° 48' 11" E, 159.60 feet leaving said common line to a 1/2" rebar set at the most northerly corner of the tract herein described;

THENCE S 63° 22' 19" E, 350.00 feet returning to the PONT OF BEGINNING, containing 1.320 acres (57,477 sq. ft.) of land, more or less.

SAN ANTONIO HOUSING AUTHORITY

December 3, 2020

BOARD OF COMMISSIONERS**RESOLUTIONS 6078 AND 20RSPFC-10-22, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON REFUGIO PLACE APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH**

DocuSigned by:

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David Nisivoccia
 President and CEO

DocuSigned by:

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Ed Hinojosa
 Chief Financial Officer

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6078 and 20RSPFC-10-22, approving the refinance of the existing mortgage debt on Refugio Place Apartments using the FHA 223(f) program; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith.

SAHA has received a letter of intent from KeyBank to provide a loan amount equal to the lesser of 80% loan to value, or a loan amount that provides a minimum debt service coverage ratio of 1.15. The actual loan amount will be determined upon completion of the underwriting and a commitment from FHA to purchase the loan. Preliminary indications are that the loan will not exceed \$13,000,000.00. The financing will be structured as a fixed rate loan with a term and amortization period of 35 years. The loan will be locked out from prepayment for a period of two years, after which the prepayment penalty declines by 1% per annum. Current indicative rates are 2.60%. SAHA staff also evaluated financing options through Freddie Mac and Frost Bank; however, the 35 year term and amortization structure yielded greater loan proceeds.

FINANCIAL IMPACT:

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

SUMMARY:

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

SAN ANTONIO HOUSING AUTHORITY

December 3, 2020

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

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

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

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

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

- Resolution 6078
- Resolution 20RSPFC-10-22
- Refugio Place Apartments Fact Sheet
- Map

CERTIFICATE FOR RESOLUTION 6078

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

1. In accordance with Chapter 551, Texas Government Code, as amended (the “Open Meetings Act”), and the bylaws of the Corporation, the Board of Commissioners of the San Antonio Housing Authority (the “Board”) held a meeting on December 3, 2020, (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 6078, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON REFUGIO PLACE APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED AND SEALED this 3rd day of December 2020.



David Nisivoccia
President and CEO

**San Antonio Housing Authority
Resolution 6078**

RESOLUTION 6078, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON REFUGIO PLACE APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

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

WHEREAS, SAHA and the Refugio Street Public Facility Corporation approved on December 3, 2020, a mortgage loan under the FHA 223(f) program to refinance the existing mortgage on a 210-unit multifamily housing facility located at 300 Labor Street, San Antonio, Texas, known as Refugio Street Apartments (the “Project”); and

WHEREAS, the loan will be made pursuant to a Loan Agreement between Refugio Street Limited Partnership and FHA, and a Promissory Note (the "Promissory Note") in the original principal amount not to exceed \$13,000,000.00, which will be secured by a Deed of Trust, Security Agreement – Financing Statement, and various closing documents, such as a Replacement Reserve and Security Agreement, (collectively, the "Loan Documents"); and

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

WHEREAS, the Board of Directors of the Issuer (the “Board”) hereby authorizes the issuance of the Promissory Note in an amount not to exceed \$13,000,000.00 for the purpose of providing funds for the Project, and paying the costs of issuing the Promissory Note, all pursuant to and in accordance with the terms and conditions provided under the Loan Documents; and

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

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

BE IT THEREFORE RESOLVED by the Board of Commissioners of the San Antonio Housing Authority, that:

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

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

Section 3. The Promissory Note in the principal amount not to exceed \$13,000,000.00 in substantially the form and substance set forth in the Loan Documents, is hereby approved, and the President, the Vice President, the Secretary/Treasurer and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Promissory Note or have their facsimile signatures placed upon it, and the signatures of such officers are hereby authorized and directed to be affixed or placed in facsimile on the Promissory Note.

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

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

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

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

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

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

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

Passed and approved the 3rd day of December 2020.

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

Attested and approved as to form:

David Nisivoccia
President and CEO

CERTIFICATE FOR RESOLUTION 20RSPFC-10-22

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

1. In accordance with Chapter 551, Texas Government Code, as amended (the "Open Meetings Act"), and the bylaws of the Corporation, the Board of Directors of the Corporation (the "Board") held a meeting on December 3, 2020, (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 20RSPFC-10-22, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON REFUGIO PLACE APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED this 3rd day of December 2020.

David Nisivoccia
Secretary/Treasurer

**Refugio Street Public Facility Corporation
Resolution 20RSPFC-10-22**

RESOLUTION 20RSPFC-10-22, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON REFUGIO PLACE APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

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

WHEREAS, SAHA and the Refugio Street Public Facility Corporation approved on December 3, 2020, a mortgage loan under the FHA 223(f) program to refinance the existing mortgage on a 210-unit multifamily housing facility located at 300 Labor Street, San Antonio, Texas, known as Refugio Street Apartments (the “Project”); and

WHEREAS, the loan will be made pursuant to a Loan Agreement between Refugio Street Limited Partnership and FHA, and a Promissory Note (the "Promissory Note") in the original principal amount not to exceed \$13,000,000.00, which will be secured by a Deed of Trust, Security Agreement – Financing Statement, and various closing documents, such as a Replacement Reserve and Security Agreement, (collectively, the "Loan Documents"); and

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

WHEREAS, the Board of Directors of the Issuer (the “Board”) hereby authorizes the issuance of the Promissory Note in an amount not to exceed \$13,000,000.00 for the purpose of providing funds for the Project, and paying the costs of issuing the Promissory Note, all pursuant to and in accordance with the terms and conditions provided under the Loan Documents; and

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

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

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

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

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

Section 3. The Promissory Note in the principal amount not to exceed \$13,000,000.00 in substantially the form and substance set forth in the Loan Documents, is hereby approved, and the President, the Vice President, the Secretary/Treasurer and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Promissory Note or have their facsimile signatures placed upon it, and the signatures of such officers are hereby authorized and directed to be affixed or placed in facsimile on the Promissory Note.

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

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

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

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

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

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

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

Passed and approved the 3rd day of December 2020.

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

Attested and approved as to form:

David Nisivoccia
Secretary/Treasurer



**Refugio Place Apartments
300 Labor Street, San Antonio, TX 78210**

City Council District 1:
Bexar County Commissioner Precinct 1:
U.S. Congressman - District 35:
Texas State Senator - District 26:
Texas State Representative - District 123:

Roberto Trevino
Sergio "Chico" Rodriguez
Lloyd Doggett
Jose Menendez
Diego Bernal

SAHA Director:
Development Partner:
Property Management:
Director of Operations & Compliance:
Property Manager:

Kristi Baird
Carleton Development
Lincoln Property Company
Roberto Barrios (Lincoln Property Company)
Angelina Defelice (Lincoln Property Company)

Property Fact Sheet:

- Built in 2004
- Partnership - Family Development
- Development Cost: \$19,270,000.00
- Development Cost per Unit: \$91,762.00

- Current Occupancy Rate is 96.67%
- Current Debt Service Coverage Ratio: 1.16

Unit Breakdown:

UNITS	1 Bdrm	2 Bdrm	3 Bdrm
210	93	86	31

Unit Make-Up:

- Market - 105
- Public Housing - 50
- Tax Credit (includes PH) - 105

Current Market Rates:

1 Bdrm	2 Bdrm	3 Bdrm
\$ 920	\$1,105 - \$1,160	\$ 1,210

The average Median Income for a family of four: \$72,000.00

2020 Area Median Income Guideline for a family of four:

- 30% - \$21,600.00
- 50% - \$36,000.00
- 60% - \$43,200.00

Number of Units Receiving Voucher Assistance: 19

2019 Net Operating Income: \$928,219.00

School District: San Antonio Independent School District

Elementary: Bonham Academy
 Middle School: Paige Middle School
 High School: Brackenridge High School

SAHA Services

Jobs-Plus Dual Gen Program

- Employment program to reduce levels of poverty, joblessness and underemployment
- Provides supportive services and resources through the help of community partners
- Literacy Services
- Job Search Assistance
- Financial Learning Initiatives

ROSS (Resident Opportunity Self-Sufficiency)

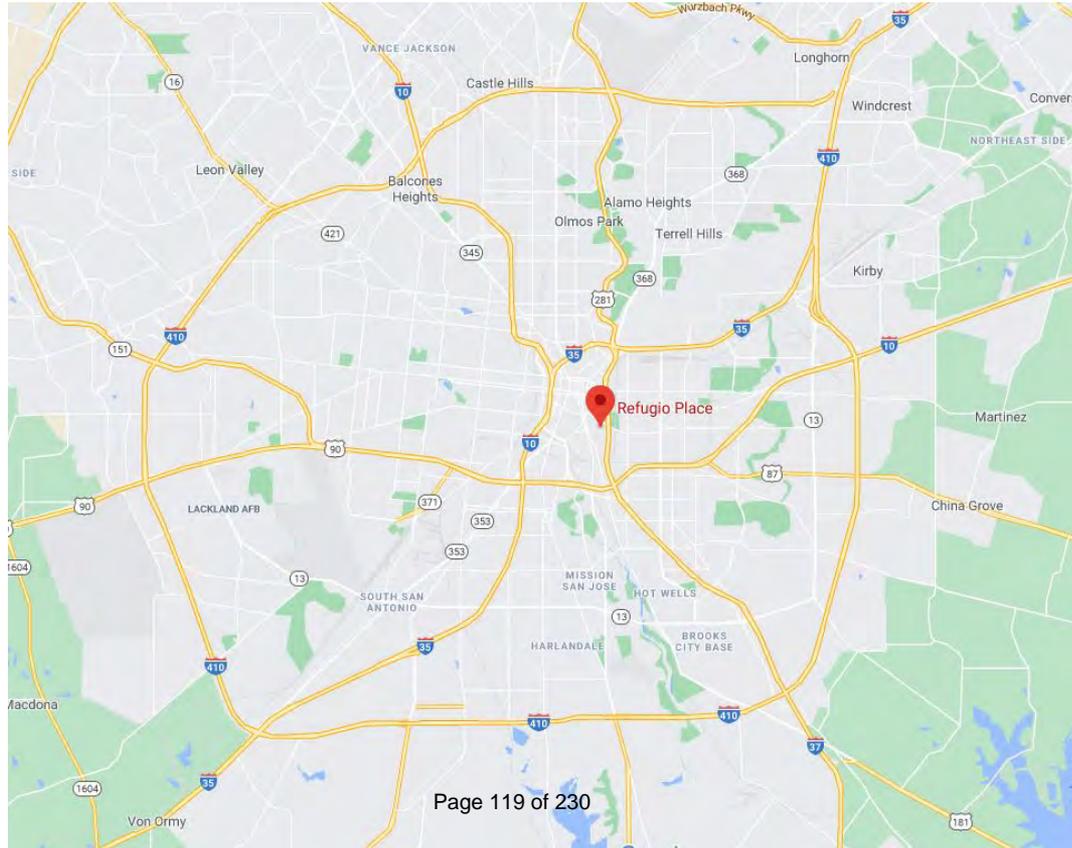
A ROSS Service Coordinator (SC) is onsite the fourth Monday of the month and by appointment, as needed. The Service Coordinator is available to complete assessments and referrals. The

ROSS SC works closely with the Jobs-Plus Community Organizer and property staff to link residents to services in the community. ROSS services include:

- Short term case management
- Linking residents to supportive services, job training, education, and employment
- Identifying goals and creating short term plans
- Facilitating individual and group financial literacy sessions
- Coordinating Life Skills Workshops, including Money Management, Credit Repair, Parenting, Personal Development
- Linking residents to quarterly food distributions held at various SAHA properties

The ROSS SC also ensures that residents are linked to SAHA services including: Summer Youth Employment Program, Mother's and Father's Day events and holiday toy drives.

Refugio Place Apartments Map



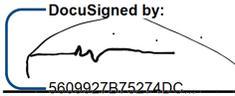
Refugio Place Apartments



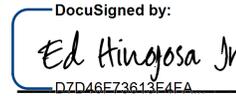
SAN ANTONIO HOUSING AUTHORITY

December 3, 2020

BOARD OF COMMISSIONERS**RESOLUTIONS 6079 AND 20DEV-10-22, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON LEGACY AT SCIENCE PARK APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH**

DocuSigned by:

 5609927B75274DC

David Nisivoccia
 President and CEO

DocuSigned by:

 D7D46E73613E4EA

Ed Hinojosa
 Chief Financial Officer

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6079 and 20DEV-10-22, approving the refinance of the existing mortgage debt on Legacy at Science Park Apartments using the FHA 223(f) program; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith.

SAHA has received a letter of intent from Red Capital (a/k/a Orix Capital) to provide a loan amount equal to the lesser of 80% loan to value, or a loan amount that provides a minimum debt service coverage ratio of 1.15. The actual loan amount will be determined upon completion of the underwriting and a commitment from FHA to purchase the loan. Preliminary indications are that the loan will not exceed \$6,000,000.00. The financing will be structured as a fixed rate loan with a term and amortization period of 35 years. The loan will be locked out from prepayment for a period of two years, after which the prepayment penalty declines by 1% per annum. Current indicative rates are 2.60%. SAHA staff also evaluated financing options through Freddie Mac and Frost Bank; however, the 35 year term and amortization structure yielded greater loan proceeds.

FINANCIAL IMPACT:

The property is currently encumbered by a mortgage with a fixed interest rate of 7.625%, and is subject to a 1% prepayment penalty. The refinance will allow for repayment of the existing mortgage, the prepayment penalty, closing costs, and related origination fees. Additionally, there should be adequate loan proceeds to fully repay the existing land loan of approximately \$1,545,000.00 (principal and interest) owed to San Antonio Housing Development Corporation (a SAHA affiliated entity). The proposed refinance will provide a low-cost, long-term financing structure to ensure the long term viability of this affordable housing asset.

SUMMARY:

SP II Limited Partnership (the "Partnership"), a Texas limited partnership, was formed in October 2001 to acquire, construct, develop, and operate a 120-unit apartment project known as Science Park Seniors (the "Project") in San Antonio, Texas. The Project is rented to low-income tenants and is operated in a manner necessary to qualify for federal low-income housing tax credits, as provided for in Section 42 of the Internal Revenue Code.

SAN ANTONIO HOUSING AUTHORITY

December 3, 2020

The property is subject to a Land Use Restriction Agreement (LURA), which requires that the existing affordability restrictions remain in place until 2043.

The property is a senior property for occupants 55 years of age or older and contains 110 one-bedroom units, and 10 two-bedroom units. The affordability restrictions are summarized below:

Market rate units	29
50% AMI units	30
60% AMI units	<u>61</u>
Total	120

The property, which was built in 2003 at a cost of \$7,453,000.00, will continue to provide affordable housing for seniors in San Antonio.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

- Resolution 6079
- Resolution 20DEV-10-22
- Science Park Apartments Fact Sheet
- Map

CERTIFICATE FOR RESOLUTION 6079

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

1. In accordance with Chapter 551, Texas Government Code, as amended (the “Open Meetings Act”), and the bylaws of the Corporation, the Board of Commissioners of the San Antonio Housing Authority (the “Board”) held a meeting on December 3, 2020, (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 6079, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON LEGACY AT SCIENCE PARK APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED AND SEALED this 3rd day of December 2020.



David Nisivoccia
President and CEO

**San Antonio Housing Authority
Resolution 6079**

RESOLUTION 6079, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON LEGACY AT SCIENCE PARK APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas (“SAHA”), has, approved and created the San Antonio Housing Development Corporation, a nonstock, nonprofit 501(30)(c) corporation; and

WHEREAS, SAHA and the San Antonio Housing Development Corporation approved on December 3, 2020, a mortgage loan under the FHA 223(f) program to refinance the existing mortgage on a 120-unit multifamily housing facility located at 5803 Ingram Road, San Antonio, Texas, known as Legacy at Science Park Apartments (the “Project”); and

WHEREAS, the loan will be made pursuant to a Loan Agreement between O’Connor Road Limited Partnership and FHA, and a Promissory Note (the "Promissory Note") in the original principal amount not to exceed \$6,000,000.00, which will be secured by a Deed of Trust, Security Agreement – Financing Statement, and various closing documents, such as a Replacement Reserve and Security Agreement, (collectively, the "Loan Documents"); and

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

WHEREAS, the Board of Directors of the Issuer (the “Board”) hereby authorizes the issuance of the Promissory Note in an amount not to exceed \$6,000,000.00 for the purpose of providing funds for the Project, and paying the costs of issuing the Promissory Note, all pursuant to and in accordance with the terms and conditions provided under the Loan Documents; and

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

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

BE IT THEREFORE RESOLVED by the Board of Commissioners of the San Antonio Housing Authority, that:

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

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

Section 3. The Promissory Note in the principal amount not to exceed \$6,000,000.00 in substantially the form and substance set forth in the Loan Documents, is hereby approved, and the President, the Vice President, the Secretary/Treasurer and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Promissory Note or have their facsimile signatures placed upon it, and the signatures of such officers are hereby authorized and directed to be affixed or placed in facsimile on the Promissory Note.

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

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

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

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

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

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

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

Passed and approved the 3rd day of December 2020.

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

Attested and approved as to form:

David Nisivoccia
President and CEO

CERTIFICATE FOR RESOLUTION 20DEV-10-22

The undersigned officer of the San Antonio Housing Development Corporation (the "Corporation"), a Texas 501(3)(c) corporation created pursuant to the laws of the State of Texas, hereby certifies as follows:

1. In accordance with Chapter 551, Texas Government Code, as amended (the "Open Meetings Act"), and the bylaws of the Corporation, the Board of Directors of the Corporation (the "Board") held a meeting on December 3, 2020, (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 20DEV-10-22, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON LEGACY AT SCIENCE PARK APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED this 3rd day of December 2020.

David Nisivoccia
Secretary/Treasurer

**San Antonio Housing Development Corporation
Resolution 20DEV-10-22**

RESOLUTION 20DEV-10-22, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON LEGACY AT SCIENCE PARK APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas (“SAHA”), has, approved and created the San Antonio Housing Development Corporation, a nonstock, nonprofit 501(30)(c) corporation; and

WHEREAS, SAHA and the San Antonio Housing Development Corporation approved on December 3, 2020, a mortgage loan under the FHA 223(f) program to refinance the existing mortgage on a 120-unit multifamily housing facility located at 5803 Ingram Road, San Antonio, Texas, known as Legacy at Science Park Apartments (the “Project”); and

WHEREAS, the loan will be made pursuant to a Loan Agreement between SP II Limited Partnership and FHA, and a Promissory Note (the "Promissory Note") in the original principal amount not to exceed \$6,000,000.00, which will be secured by a Deed of Trust, Security Agreement – Financing Statement, and various closing documents, such as a Replacement Reserve and Security Agreement, (collectively, the "Loan Documents"); and

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

WHEREAS, the Board of Directors of the Issuer (the “Board”) hereby authorizes the issuance of the Promissory Note in an amount not to exceed \$6,000,000.00 for the purpose of providing funds for the Project, and paying the costs of issuing the Promissory Note, all pursuant to and in accordance with the terms and conditions provided under the Loan Documents; and

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

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

BE IT THEREFORE RESOLVED by the Board of Directors of the San Antonio Housing Development Corporation, that:

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

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

Section 3. The Promissory Note in the principal amount not to exceed \$6,000,000.00 in substantially the form and substance set forth in the Loan Documents, is hereby approved, and the President, the Vice President, the Secretary/Treasurer and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Promissory Note or have their facsimile signatures placed upon it, and the signatures of such officers are hereby authorized and directed to be affixed or placed in facsimile on the Promissory Note.

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

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

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

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

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

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

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

Passed and approved the 3rd day of December 2020.

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

Attested and approved as to form:

David Nisivoccia
Secretary/Treasurer



**Legacy at Science Park Apartments
5803 Ingram, San Antonio, TX 78228**

City Council District 7:	Ana Sandoval
Bexar County Commissioner Precinct 2:	Justin Rodriguez
U.S. Congressman - District 20:	Joaquin Castro
Texas State Senator - District 26:	Jose Menendez
Texas State Representative - District 125:	Ray Lopez

SAHA Director:	Kristi Baird
Development Partner:	Carleton Development
Property Management:	Lincoln Property Company
Director of Operations & Compliance:	Roberto Barrios (Lincoln Property Company)
Property Manager:	Liliana Contreras (Lincoln Property Company)

- Property Fact Sheet:
- Built in 2003
 - Partnership - Senior Development
 - Development Cost: \$7,453,203.00
 - Development Cost per Unit: \$62,110.00

- Current Occupancy Rate is 98.02%
- Current Debt Service Coverage Ratio: 1.18

Unit Breakdown:

UNITS	1 Bdrm	2 Bdrm	3 Bdrm
120	110	10	

Unit Make-Up:

- Market - 30
- Tax Credit - 90

Current Market Rates:

1 Bdrm	2 Bdrm	3 Bdrm
\$ 777	\$ 847	

The average Median Income for a family of four: \$72,000.00

2020 Area Median Income Guideline for a family of four:

- 30% - \$21,600.00
- 50% - \$36,000.00
- 60% - \$43,200.00

Number of Units Receiving Voucher Assistance: 48

2019 Net Operating Income: \$ 321,420.00

School District: San Antonio Independent School District

Elementary: Gregorio Esparza Elementary School
 Middle School: Sue Ross Middle School
 High School: Oliver Wendell High School

SAHA Services

Jobs-Plus Dual Gen Program

- Employment program to reduce levels of poverty, joblessness, and underemployment
- Provides supportive services and resources through the help of community partners
- Literacy Services
- Job Search Assistance
- Financial Learning Initiatives

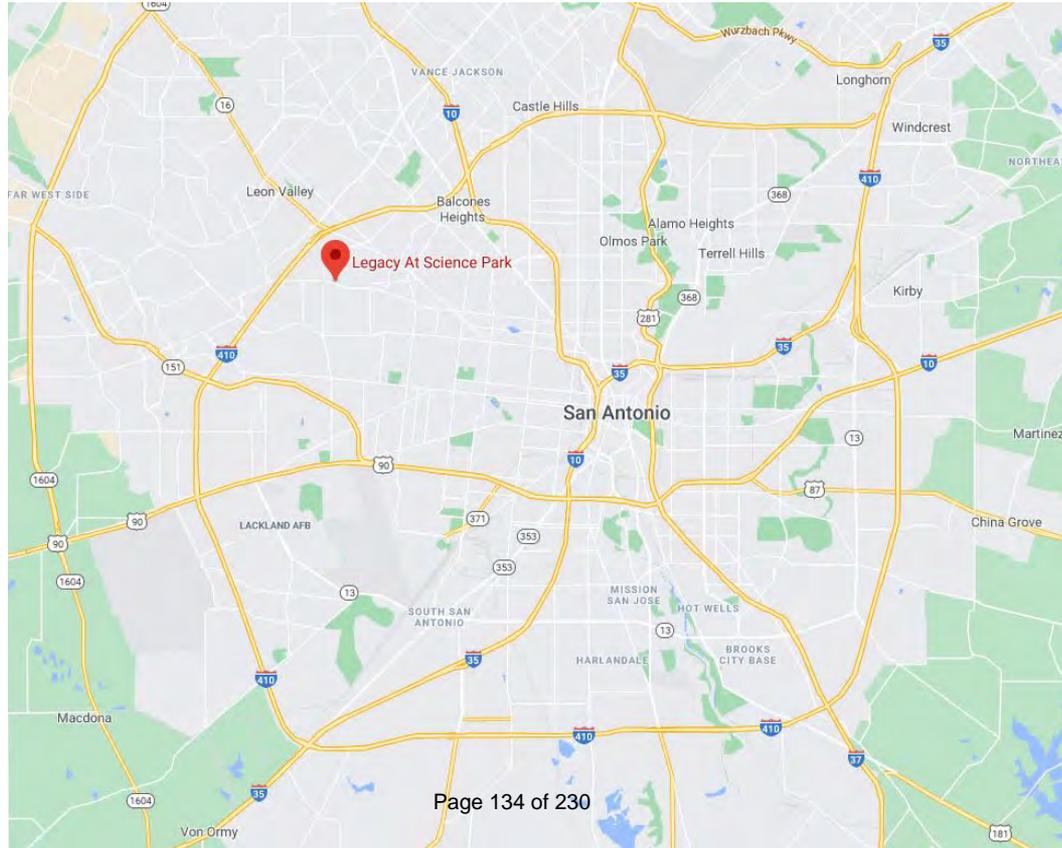
ROSS (Resident Opportunity Self-Sufficiency)

A ROSS Service Coordinator (SC) is onsite the fourth Monday of the month and by appointment, as needed. The Service Coordinator is available to complete assessments and referrals. The ROSS SC works closely with the Jobs-Plus Community Organizer and property staff to link residents to services in the community. ROSS services include:

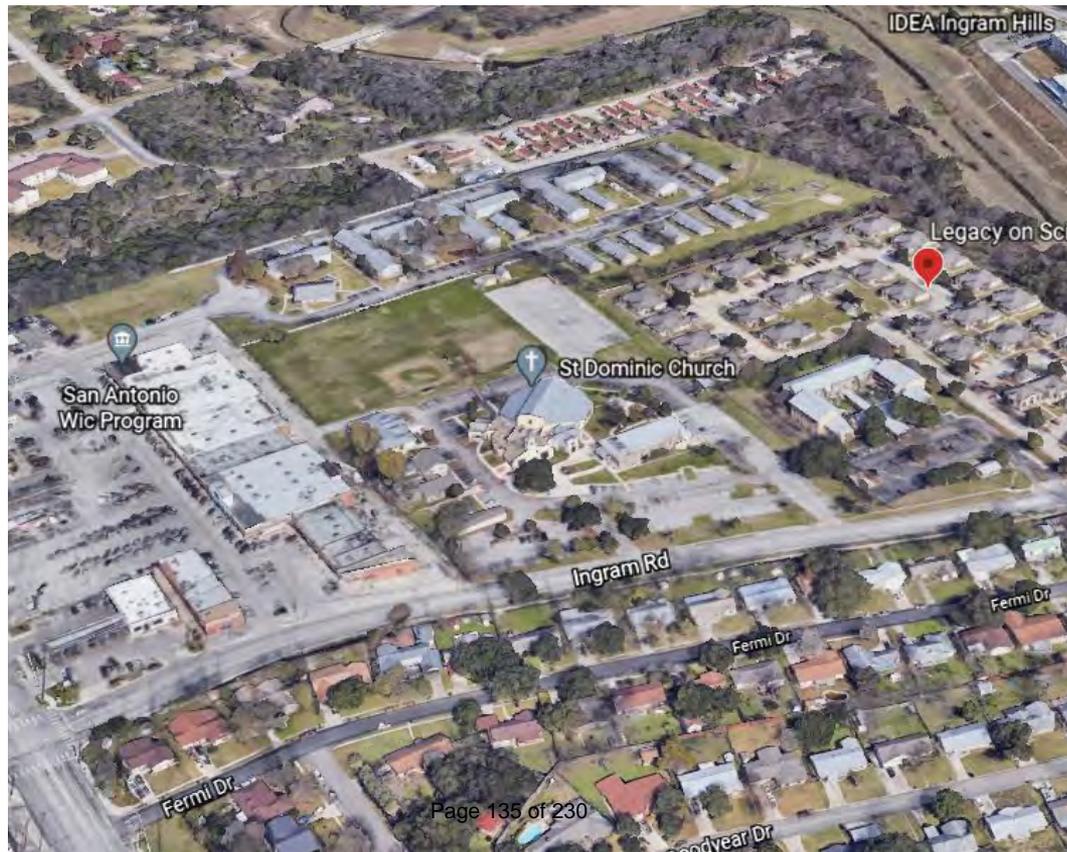
- Short term case management
- Linking residents to supportive services, job training, education, and employment
- Identifying goals and creating short term plans
- Facilitating individual and group financial literacy sessions
- Coordinating Life Skills Workshops, including Money Management, Credit Repair, Parenting, Personal Development
- Linking residents to quarterly food distributions held at various SAHA properties

The ROSS SC also ensures that residents are linked to SAHA services including: Summer Youth Employment Program, Mother's and Father's Day events and holiday toy drives.

Legacy at Science Park Apartments Map



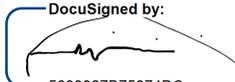
Legacy at Science Park Apartments



SAN ANTONIO HOUSING AUTHORITY

December 3, 2020

BOARD OF COMMISSIONERS**RESOLUTIONS 6080 AND 20DEV-10-23, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON LEGACY AT O'CONNOR ROAD APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH**

DocuSigned by:

 5600927B75274DC...

David Nisivoccia
 President and CEO

DocuSigned by:

 D7D46E73613E4EA...

Ed Hinojosa
 Chief Financial Officer

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6080 and 20DEV-10-23, approving the refinance of the existing mortgage debt on Legacy at O'Connor Road Apartments using the FHA 223(f) program; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith.

SAHA has received a letter of intent from Red Capital (a/k/a Orix Capital) to provide a loan amount equal to the lesser of 80% loan to value, or a loan amount that provides a minimum debt service coverage ratio of 1.15. The actual loan amount will be determined upon completion of the underwriting and a commitment from FHA to purchase the loan. Preliminary indications are that the loan will not exceed \$6,200,000.00. The financing will be structured as a fixed rate loan with a term and amortization period of 35 years. The loan will be locked out from prepayment for a period of two years, after which the prepayment penalty declines by 1% per annum. Current indicative rates are 2.60%. SAHA staff also evaluated financing options through Freddie Mac and Frost Bank; however, the 35 year term and amortization structure yielded greater loan proceeds.

FINANCIAL IMPACT:

The property is currently encumbered by a mortgage with a fixed interest rate of 7.625%, and is subject to a 1% prepayment penalty. The refinance will allow for repayment of the existing mortgage, the prepayment penalty, closing costs, and related origination fees. Additionally, there should be adequate loan proceeds to fully repay the existing land loan of approximately \$1,897,000.00 (principal and interest) owed to San Antonio Housing Development Corporation (a SAHA affiliated entity). The proposed refinance will provide a low-cost, long-term financing structure to ensure the long term viability of this affordable housing asset.

SUMMARY:

O'Connor Road Limited Partnership (the "Partnership"), a Texas limited partnership, was formed in October 2001 to acquire, construct, develop, and operate a 150-unit apartment project known as O'Connor Road Senior Apartments (the "Project") in San Antonio, Texas. The Project is rented to low-income tenants and is operated in a manner necessary to qualify for federal low-income housing tax credits, as provided for in Section 42 of the Internal Revenue Code.

SAN ANTONIO HOUSING AUTHORITY

December 3, 2020

The property is subject to a Land Use Restriction Agreement (LURA), which requires that the existing affordability restrictions remain in place until 2043.

The property is a senior property for occupants 55 years of age or older and contains 140 one-bedroom units, and 10 two-bedroom units. The affordability restrictions are summarized below:

Market rate units	37
50% AMI units	38
60% AMI units	<u>75</u>
Total	150

The property, which was built in 2003 at a cost of \$9,189,000.00, will continue to provide affordable housing for seniors in San Antonio.

STRATEGIC GOAL:

Preserve and improve existing affordable housing resources and opportunities.

ATTACHMENTS:

- Resolution 6080
- Resolution 20DEV-10-23
- Legacy At O'Connor Road Apartments Fact Sheet
- Map

CERTIFICATE FOR RESOLUTION 6080

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

1. In accordance with Chapter 551, Texas Government Code, as amended (the “Open Meetings Act”), and the bylaws of the Corporation, the Board of Commissioners of the San Antonio Housing Authority (the “Board”) held a meeting on December 3, 2020, (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 6080, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON LEGACY AT O’CONNOR ROAD APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED AND SEALED this 3rd day of December 2020.



David Nisivoccia
President and CEO

**San Antonio Housing Authority
Resolution 6080**

RESOLUTION 6080 RESOLUTION 6080, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON LEGACY AT O'CONNOR ROAD APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas ("SAHA"), has, approved and created the San Antonio Housing Development Corporation, a nonstock, nonprofit 501(30)(c) corporation; and

WHEREAS, SAHA and the San Antonio Housing Development Corporation approved on December 3, 2020, a mortgage loan under the FHA 223(f) program to refinance the existing mortgage on a 150-unit multifamily housing facility located at 13482 O'Connor Road, San Antonio, Texas, known as Legacy at O'Connor Road Apartments (the "Project"); and

WHEREAS, the loan will be made pursuant to a Loan Agreement between O'Connor Road Limited Partnership and FHA, and a Promissory Note (the "Promissory Note") in the original principal amount not to exceed \$6,200,000.00, which will be secured by a Deed of Trust, Security Agreement – Financing Statement, and various closing documents, such as a Replacement Reserve and Security Agreement, (collectively, the "Loan Documents"); and

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

WHEREAS, the Board of Directors of the Issuer (the "Board") hereby authorizes the issuance of the Promissory Note in an amount not to exceed \$6,200,000.00 for the purpose of providing funds for the Project, and paying the costs of issuing the Promissory Note, all pursuant to and in accordance with the terms and conditions provided under the Loan Documents; and

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

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

BE IT THEREFORE RESOLVED by the Board of Commissioners of the San Antonio Housing Authority, that:

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

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

Section 3. The Promissory Note in the principal amount not to exceed \$6,200,000.00 in substantially the form and substance set forth in the Loan Documents, is hereby approved, and the President, the Vice President, the Secretary/Treasurer and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Promissory Note or have their facsimile signatures placed upon it, and the signatures of such officers are hereby authorized and directed to be affixed or placed in facsimile on the Promissory Note.

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

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

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

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

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

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

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

Passed and approved the 3rd day of December 2020.

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

Attested and approved as to form:

David Nisivoccia
President and CEO

CERTIFICATE FOR RESOLUTION 20DEV-10-23

The undersigned officer of the San Antonio Housing Development Corporation (the "Corporation"), a Texas 501(3)(c) corporation created pursuant to the laws of the State of Texas, hereby certifies as follows:

1. In accordance with Chapter 551, Texas Government Code, as amended (the "Open Meetings Act"), and the bylaws of the Corporation, the Board of Directors of the Corporation (the "Board") held a meeting on December 3, 2020, (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 20DEV-10-23, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON LEGACY AT O'CONNOR ROAD APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED this 3rd day of December 2020.

David Nisivoccia
Secretary/Treasurer

**San Antonio Housing Development Corporation
Resolution 20DEV-10-23**

RESOLUTION 20DEV-10-23, APPROVING THE REFINANCE OF THE EXISTING MORTGAGE DEBT ON LEGACY AT O’CONNOR ROAD APARTMENTS USING THE FHA 223(f) PROGRAM; AUTHORIZING EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas (“SAHA”), has, approved and created the San Antonio Housing Development Corporation, a nonstock, nonprofit 501(30)(c) corporation; and

WHEREAS, SAHA and the San Antonio Housing Development Corporation approved on December 3, 2020, a mortgage loan under the FHA 223(f) program to refinance the existing mortgage on a 150-unit multifamily housing facility located at 13482 O’Connor Road, San Antonio, Texas, known as Legacy at O’Connor Road Apartments (the “Project”); and

WHEREAS, the loan will be made pursuant to a Loan Agreement between O’Connor Road Limited Partnership and FHA, and a Promissory Note (the "Promissory Note") in the original principal amount not to exceed \$6,200,000.00, which will be secured by a Deed of Trust, Security Agreement – Financing Statement, and various closing documents, such as a Replacement Reserve and Security Agreement, (collectively, the "Loan Documents"); and

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

WHEREAS, the Board of Directors of the Issuer (the “Board”) hereby authorizes the issuance of the Promissory Note in an amount not to exceed \$6,200,000.00 for the purpose of providing funds for the Project, and paying the costs of issuing the Promissory Note, all pursuant to and in accordance with the terms and conditions provided under the Loan Documents; and

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

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

BE IT THEREFORE RESOLVED by the Board of Directors of the San Antonio Housing Development Corporation, that:

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

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

Section 3. The Promissory Note in the principal amount not to exceed \$6,200,000.00 in substantially the form and substance set forth in the Loan Documents, is hereby approved, and the President, the Vice President, the Secretary/Treasurer and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Promissory Note or have their facsimile signatures placed upon it, and the signatures of such officers are hereby authorized and directed to be affixed or placed in facsimile on the Promissory Note.

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

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

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

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

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

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

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

Passed and approved the 3rd day of December 2020.

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

Attested and approved as to form:

David Nisivoccia
Secretary/Treasurer



**Legacy on O'Connor Road Apartments
13842 O'Connor Road, San Antonio, TX 78233**

City Council District 10:	Clayton Perry
Bexar County Commissioner Precinct 4:	Tommy Calvert
U.S. Congressman - District 35:	Lloyd Doggett
Texas State Senator - District 25:	Donna Campbell
Texas State Representative - District 118:	Leo Pacheco

SAHA Director:	Kristi Baird
Development Partner:	Carleton Development
Property Management:	Lincoln Property Company
Director of Operations & Compliance:	Roberto Barrios (Lincoln Property Company)
Property Manager:	Jessica Johnson (Lincoln Property Company)

Property Fact Sheet:

- Built in 2003
- Partnership - Senior Development
- Development Cost: \$9,189,150.00
- Development Cost per Unit: \$61,261.00
- Current Occupancy Rate is 99.33 %

- Current Debt Service Coverage Ratio: 1.26

Unit Breakdown:

UNITS	1 Bdrm	2 Bdrm	3 Bdrm
150	140	10	

Unit Make-Up:

- Market - 37
- Tax Credit - 113

Current Market Rates:

1 Bdrm	2 Bdrm	3 Bdrm
\$ 777	\$925	

The average Median Income for a family of four: \$72,000.00

2020 Area Median Income Guideline for a family of four:

- 30% - \$21,600.00
- 50% - \$36,000.00
- 60% - \$43,200.00

Number of Units Receiving Voucher Assistance: 39

2019 Net Operating Income: \$ 409,100.00

School District: North East Independent School District

Elementary: Stahl Elementary
 Middle School: Wood Middle School
 High School: Madison High School

SAHA Services

Jobs-Plus Dual Gen Program

- Employment program to reduce levels of poverty, joblessness, and underemployment
- Provides supportive services and resources through the help of community partners
- Literacy Services
- Job Search Assistance
- Financial Learning Initiatives

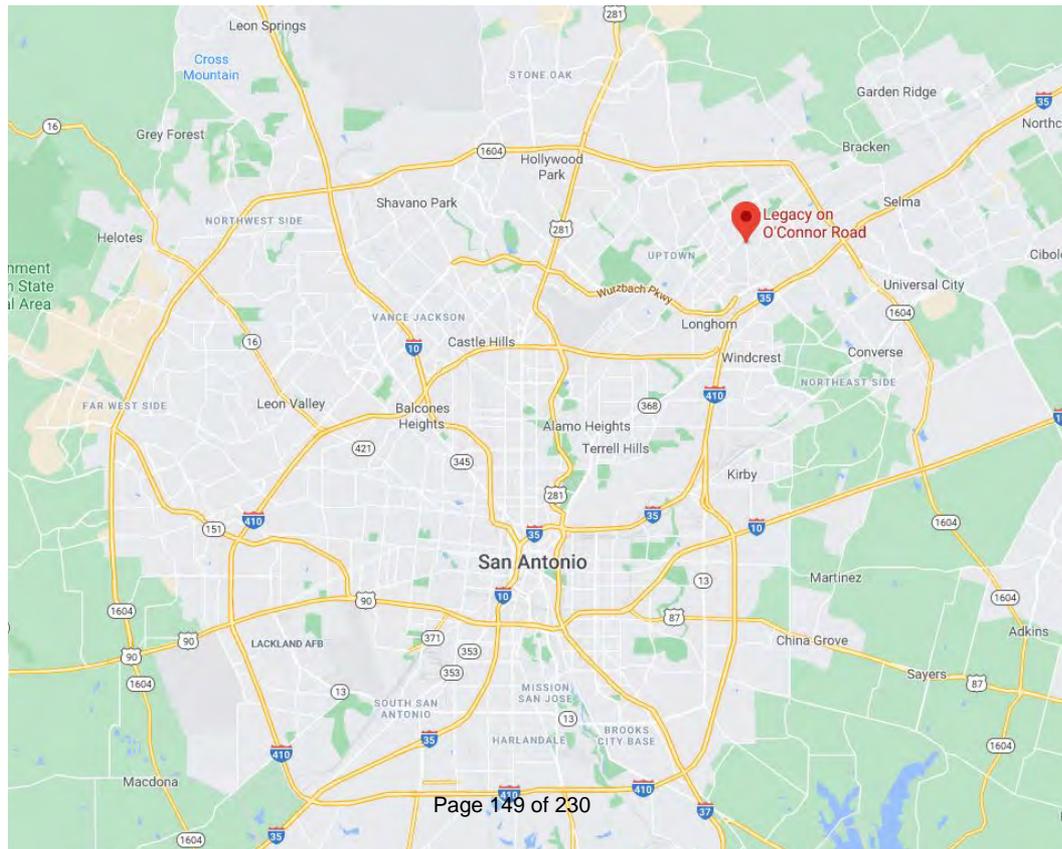
ROSS (Resident Opportunity Self-Sufficiency)

A ROSS Service Coordinator (SC) is onsite the fourth Monday of the month and by appointment, as needed. The Service Coordinator is available to complete assessments and referrals. The ROSS SC works closely with the Jobs-Plus Community Organizer and property staff to link residents to services in the community. ROSS services include:

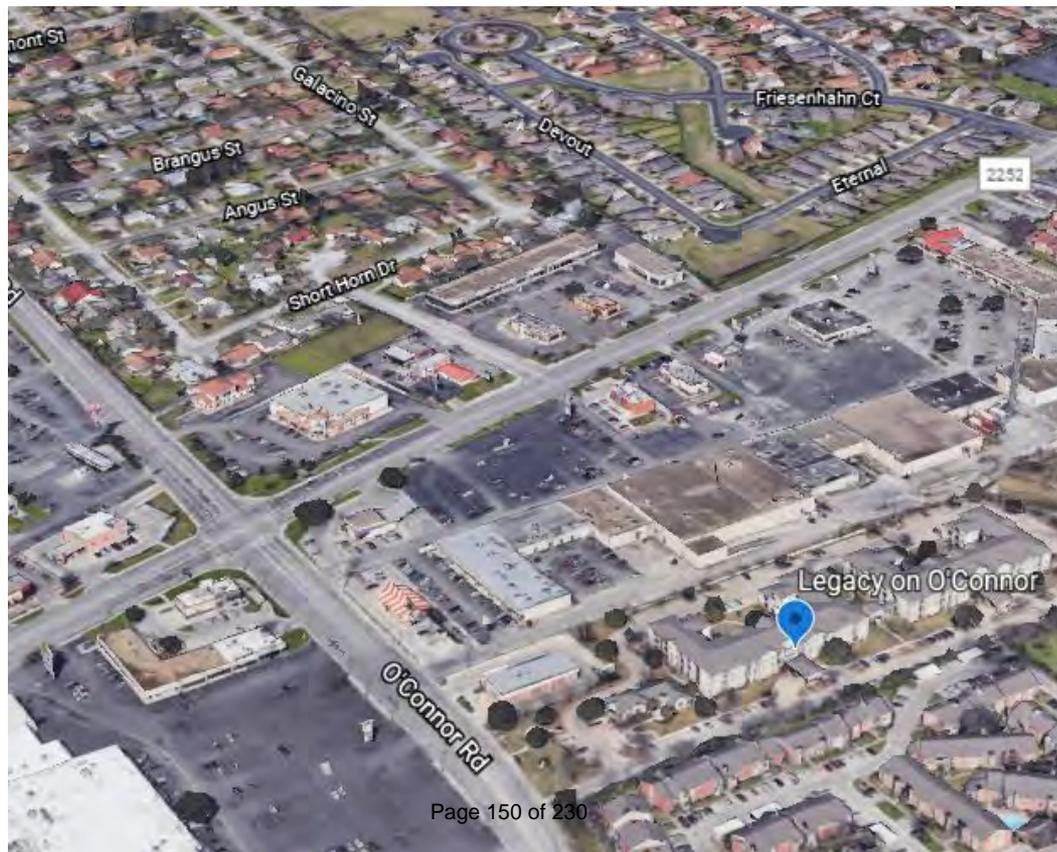
- Short term case management
- Linking residents to supportive services, job training, education, and employment
- Identifying goals and creating short term plans
- Facilitating individual and group financial literacy sessions
- Coordinating Life Skills Workshops, including Money Management, Credit Repair, Parenting, Personal Development
- Linking residents to quarterly food distributions held at various SAHA properties

The ROSS SC also ensures that residents are linked to SAHA services including: Summer Youth Employment Program, Mother's and Father's Day events and holiday toy drives.

Legacy at O'Connor Road Apartments Map



Legacy at O'Connor Road Apartments

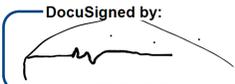


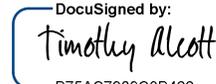
SAN ANTONIO HOUSING AUTHORITY

December 3, 2020

BOARD OF COMMISSIONERS

RESOLUTIONS 6090 AND 20FAC-11-20, SAN ANTONIO HOUSING AUTHORITY AUTHORIZES ITS AFFILIATED ENTITY, THE SAN ANTONIO HOUSING FACILITY CORPORATION (SAHFC) TO AUTHORIZE THE POTRANCO TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE ACQUISITION OF THE REAL PROPERTY, THE DEVELOPMENT AND CONSTRUCTION OF THE APARTMENTS, AND THE GROUND LEASE OF SUCH REAL PROPERTY TO THE PUBLIC-PRIVATE PARTNERSHIP ENTITY; AND AUTHORIZING THE MEMBERSHIP INTEREST IN SAHFC POTRANCO LP, LLC AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:

 5600027B75274DC...
David Nisovocchia
President and CEO

DocuSigned by:

 B75AC7309C8B466
Timothy E. Alcott
Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6090 and 20FAC-11-20, San Antonio Housing Authority authorizes its affiliated entity, the San Antonio Housing Facility Corporation (SAHFC) to authorize the Potranco transaction, including the execution of all documentation necessary to carry out the transaction; authorizing the acquisition of the real property, the development and construction of the apartments, and the ground lease of such real property to the public-private partnership entity; and authorizing the membership interest in SAHFC Potranco LP, LLC and authorizing the financing for such transaction; and other matters in connection therewith.

FINANCIAL IMPACT:

San Antonio Housing Authority's affiliated entity, the SAHFC, will be paid a \$250,000.00 closing fee and the greater of (a) 25% of the cash flow after debt service and preferred returns, or (b) 25% of the tax savings as a result of the property tax exemption as a preferred return. SAHFC will also be paid annually \$25,000.00 as an asset management fee. SAHFC will also receive 25% percent of net sales value of the transaction when Lynd exits the transaction in year five and 25% of the increase in value for each subsequent sale. It is estimated that the SAHFC will earn \$6,304,574.00 in their first five years after the completion of the Project.

SUMMARY:

The Lynd Company (Lynd), in conjunction with Santikos' affiliated entity Santikos Enterprises LLC, have proposed a public-private partnership with the San Antonio Housing Authority's affiliated entity, SAHFC, to construct the Potranco Development (Potranco). Lynd is both a real estate developer and property management company. Over the last ten years, Lynd has acquired, divested, managed, developed, underwritten, or brokered directly or indirectly over \$1.5 billion in residential properties. Over the last seven years, Lynd has developed approximately \$500M in new developments in San Antonio, Chicago, Denver, Miami, and Austin.

The Potranco is a proposed 360-unit Class A multifamily rental housing development to be constructed off of Potranco Road and 1604. Total development costs for the Project are

SAN ANTONIO HOUSING AUTHORITY**December 3, 2020**

estimated to be \$50,681,729.00 and it will be composed of one-, two-, and three-bedrooms units ranging in size from 533 square feet to 1,345 square feet. The Project will feature amenities similar to other Class A multifamily developments in the market, including a clubhouse, pool, and fitness center. Lynd, or an affiliate thereof, will (i) be the developer for the Project, (ii) will provide all financing and financial guarantees for the Project, and (iii) will market, lease, and manage the Project. Neither the SAHA, nor the SAHFC, will have any financial obligations with respect to the Project, except to obtain the property tax exemption.

The SAHFC will own the project and the purchase of the land will be funded by an upfront lease payment from the partnership. As the project is constructed by the Potranco partnership, it will become the property of the SAHFC. The SAHFC will, simultaneously with the closing of its acquisition of the real estate, enter into a 75-year lease to Potranco Apartments LP that is jointly owned by a Lynd affiliate. The SAHFC will have a 25% interest in the cash flow received by the project after the payment of preferred returns and debt service. At the end of the 75-year lease, the Project, including all the improvements located on the land, will revert back to the SAHFC, which will own 100% of the Project at that point.

By the SAHFC owning the Project in fee simple, the Project will be eligible to receive a 100% exemption from the payment of ad valorem taxes so long as at least 50% of the total units (130 units) are restricted for rental by residents earning less than 80% of area median income (AMI). Ten percent of the units in the Project will be restricted for residents earning less than 60% of AMI and their rents will be restricted to TDHCA rents adjusted for unit size.

The Project will be constructed pursuant to a construction contract from Potranco Apartments LP to SAHFC and a sub-general contract to Lynd. This enables the Project to obtain a sales tax exemption on the materials purchased for the Project.

SAHFC will also enter into a development agreement addressing the construction and operation of the Project.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 6090

Resolution 20FAC-11-20

Map

Concept Drawings

CERTIFICATE FOR RESOLUTION 6090

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 December 3, 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 6090, SAN ANTONIO HOUSING AUTHORITY AUTHORIZES ITS AFFILIATED ENTITY, THE SAN ANTONIO HOUSING FACILITY CORPORATION (SAHFC) TO AUTHORIZE THE POTRANCO TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE ACQUISITION OF THE REAL PROPERTY, THE DEVELOPMENT AND CONSTRUCTION OF THE APARTMENTS, AND THE GROUND LEASE OF SUCH REAL PROPERTY TO THE PUBLIC-PRIVATE PARTNERSHIP ENTITY; AND AUTHORIZING THE MEMBERSHIP INTEREST IN SAHFC POTRANCO LP, LLC AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; 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 SAHA.

SIGNED AND SEALED this 3rd day of December 2020.



David Nisivocchia
President and CEO

**San Antonio Housing Authority
Resolution 6090**

RESOLUTION 6090, SAN ANTONIO HOUSING AUTHORITY AUTHORIZES ITS AFFILIATED ENTITY, THE SAN ANTONIO HOUSING FACILITY CORPORATION (SAHFC) TO AUTHORIZE THE POTRANCO TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE ACQUISITION OF THE REAL PROPERTY, THE DEVELOPMENT AND CONSTRUCTION OF THE APARTMENTS AND THE GROUND LEASE OF SUCH REAL PROPERTY TO THE PUBLIC-PRIVATE PARTNERSHIP ENTITY; AND AUTHORIZING THE MEMBERSHIP INTEREST IN SAHFC POTRANCO LP, LLC AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, SAHA's affiliated entity, SAHFC, and The Lynd Company (Lynd) propose to enter into a public-private partnership in the form of a limited partnership (Partnership) to acquire and construct an approximately 360-unit Class A multifamily rental housing development to be known as the Potranco Development (Housing Facility) to be constructed at Potranco Road and 1604 (Land, together with the Housing Facility, the Project); and

WHEREAS, in connection with the Project, SAHFC will form a limited liability company, which shall be a Partnership limited partner (SAHFC Potranco LLC); and

WHEREAS, at the request of the Partnership, the SAHFC Potranco LLC has agreed to serve as a limited partner of the Partnership, and San Antonio Housing Facility Corporation (SAHFC) has agreed to (i) serve as the sole member of SAHFC Potranco LLC in connection with the financing of the Project, (ii) acquire the Land and own the Project and lease it to the Partnership pursuant to a Ground Lease (Ground Lease), and (iii) serve as the general contractor for the Project; and

WHEREAS, in connection with the financing of the Project, the Partnership will enter into a loan transaction (Loan); and

WHEREAS, in connection with the execution of the Loan, the Partnership, the SAHFC Potranco LLC and/or SAHFC will be required to enter into certain agreements, which may include, but are not limited to, a Promissory Note, a Construction Loan Agreement, a Deed of Trust, together with a Joinder of Deed of Trust and various assignments and certificates (collectively, the Loan Documents); and

WHEREAS, the Partnership will raise and contribute equity to construct the Project (Equity Financing); and

WHEREAS, in connection with the Equity Financing, the Partnership, the SAHFC Potranco LLC, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, a Limited Partnership Agreement, and closing certificates (collectively, the Equity Documents); and

WHEREAS, to reduce the cost of the Project by eliminating sales tax on the construction of the Project, SAHFC will serve as the general contractor and enter into any required construction contracts and ancillary documents (Construction Documents); 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, and the community that SAHA serves, for the various entities to enter into the transactions described above so that the Partnership may construct the Project; and

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

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

Section 1. The Project, the various forms of financing contemplated for the Project, including, but not limited to, the Equity Financing, the Loan, and the terms of the Equity Documents, the Construction Documents, and the Loan Documents, are hereby authorized and approved, when such documents are approved by the officers signing them.

Section 2. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary of SAHFC or any of them, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Equity Documents, the Construction Documents, the Loan Documents, indemnity agreements and guaranties covering the Land or the Project, and all other documents relating to the Equity Financing, and the Loan to which the Partnership, the SAHFC Potranco LLC, and/or SAHFC is a party.

Section 3. The purchase of the Land, the lease of the Land, the acquisition of membership interest in the SAHFC Potranco LLC by SAHFC, the acquisition of the partnership interest in the Partnership, and the role of SAHFC as the general contractor for the Project are approved and the President, any Vice President, the Secretary, the Treasurer, the Executive Director, and any Assistant Secretary or SAHFC, or any of them, are hereby authorized to execute the documents required to be executed by SAHFC in order to effect such transactions.

Section 4. The President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary of SAHFC, 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 SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary or SAHFC, 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 SAHA and/or 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 5. 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 6. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

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

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

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

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

Section 11. The net profits generated from this transaction up to the first sale of the Potranco transaction will be used for the development of units and supportive services for individuals at the existing Alazan development who earn 30% and below the area median income.

Passed and approved the 3rd day of December 2020.

Ana M “Cha” Guzman
Chair, Board of Commissioners

Attested and approved as to form:

David Nisivoccia
President and CEO

CERTIFICATE FOR RESOLUTION 20FAC-11-20

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 December 3, 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-11-20, SAN ANTONIO HOUSING AUTHORITY AUTHORIZES ITS AFFILIATED ENTITY, THE SAN ANTONIO HOUSING FACILITY CORPORATION (SAHFC) TO AUTHORIZE THE POTRANCO TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE ACQUISITION OF THE REAL PROPERTY, THE DEVELOPMENT AND CONSTRUCTION OF THE APARTMENTS AND THE GROUND LEASE OF SUCH REAL PROPERTY TO THE PUBLIC-PRIVATE PARTNERSHIP ENTITY; AND AUTHORIZING THE MEMBERSHIP INTEREST IN SAHFC POTRANCO LP, LLC AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; 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 3rd day of December 2020.



David Nisivocchia
Secretary/Treasurer

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

RESOLUTION 20FAC-11-20, SAN ANTONIO HOUSING AUTHORITY AUTHORIZES ITS AFFILIATED ENTITY, THE SAN ANTONIO HOUSING FACILITY CORPORATION (SAHFC) TO AUTHORIZE THE POTRANCO TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE ACQUISITION OF THE REAL PROPERTY, THE DEVELOPMENT AND CONSTRUCTION OF THE APARTMENTS AND THE GROUND LEASE OF SUCH REAL PROPERTY TO THE PUBLIC-PRIVATE PARTNERSHIP ENTITY; AND AUTHORIZING THE MEMBERSHIP INTEREST IN SAHFC POTRANCO LP, LLC AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, SAHFC and The Lynd Company (Lynd) propose to enter into a public-private partnership in the form of a limited partnership (Partnership) to acquire and construct an approximately 360-unit Class A multifamily rental housing development to be known as the Potranco Development (Housing Facility) to be constructed at Potranco Road and 1604 (Land, together with the Housing Facility, the Project); and

WHEREAS, in connection with the Project, SAHFC will form SAHFC Potranco LP, LLC (SAHFC Potranco LLC), which shall be a Partnership limited partner; and

WHEREAS, at the request of the Partnership, the SAHFC Potranco LLC has agreed to serve as a limited partner of the Partnership, and San Antonio Housing Facility Corporation (SAHFC) has agreed to (i) serve as the sole member of the SAHFC Potranco LLC in connection with the financing of the Project, (ii) acquire the Land and own the Project and lease it to the Partnership pursuant to a Ground Lease (Ground Lease), and (iii) serve as the general contractor for the Project; and

WHEREAS, in connection with the financing of the Project, the Partnership may enter into a loan transaction (Loan); and

WHEREAS, in connection with the execution of the Loan, the Partnership, the SAHFC Potranco LLC and/or SAHFC will be required to enter into certain agreements, which may include, but are not limited to, a Promissory Note, a Construction Loan Agreement, a Deed of Trust, together with a Joinder of Deed of Trust and various assignments and certificates (collectively, the Loan Documents); and

WHEREAS, the Partnership will raise and contribute equity to construct the Project (Equity Financing); and

WHEREAS, in connection with the Equity Financing, the Partnership, the SAHFC Potranco LLC, and/or SAHFC will be required to enter into certain agreements, including but not limited to a Limited Partnership Agreement, and closing certificates (collectively, the Equity Documents); and

WHEREAS, to reduce the cost of the Project by eliminating sales tax on the construction of the Project, SAHFC will serve as the general contractor and enter into any required construction contracts and ancillary documents (Construction Documents); 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 Partnership may construct the Project; and

WHEREAS, this Board of Directors 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 San Antonio Housing Facility Corporation hereby:

Section 1. The Project, the various forms of financing contemplated for the Project, including but not limited to the Equity Financing, the Loan, and the terms of the Equity Documents, the Construction Documents, and the Loan Documents, are hereby authorized and approved when such documents are approved by the officers signing them.

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 documentation required for the financing and construction of the Project, including, but not limited to, the Equity Documents, the Construction Documents, the Loan Documents, indemnity agreements and guaranties covering the Land or the Project, and all other documents relating to the Equity Financing, and the Loan to which the Partnership, the SAHFC Potranco LLC, and/or SAHFC is a party.

Section 3. The purchase of the Land, the lease of the Land, the acquisition of membership interest in the SAHFC Potranco LLC by SAHFC, the acquisition of the partnership interest in the Partnership, and the role of SAHFC as the general contractor for the Project are approved and the President, any Vice President, the Secretary, the Treasurer, the Executive Director, and any Assistant Secretary, or any of them, are hereby authorized to execute the documents required to be executed by SAHFC in order to effect such transactions.

Section 4. 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 SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. 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 5. 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 6. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

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

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

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

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

Section 11. The net profits generated from this transaction up to the first sale of the Potranco transaction will be used for the development of units and supportive services for individuals at the existing Alazan development who earn 30% and below the area median income.

Passed and approved the 3rd day of December 2020.

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

Attested and approved as to form:

David Nisivoccia
Secretary/Treasurer

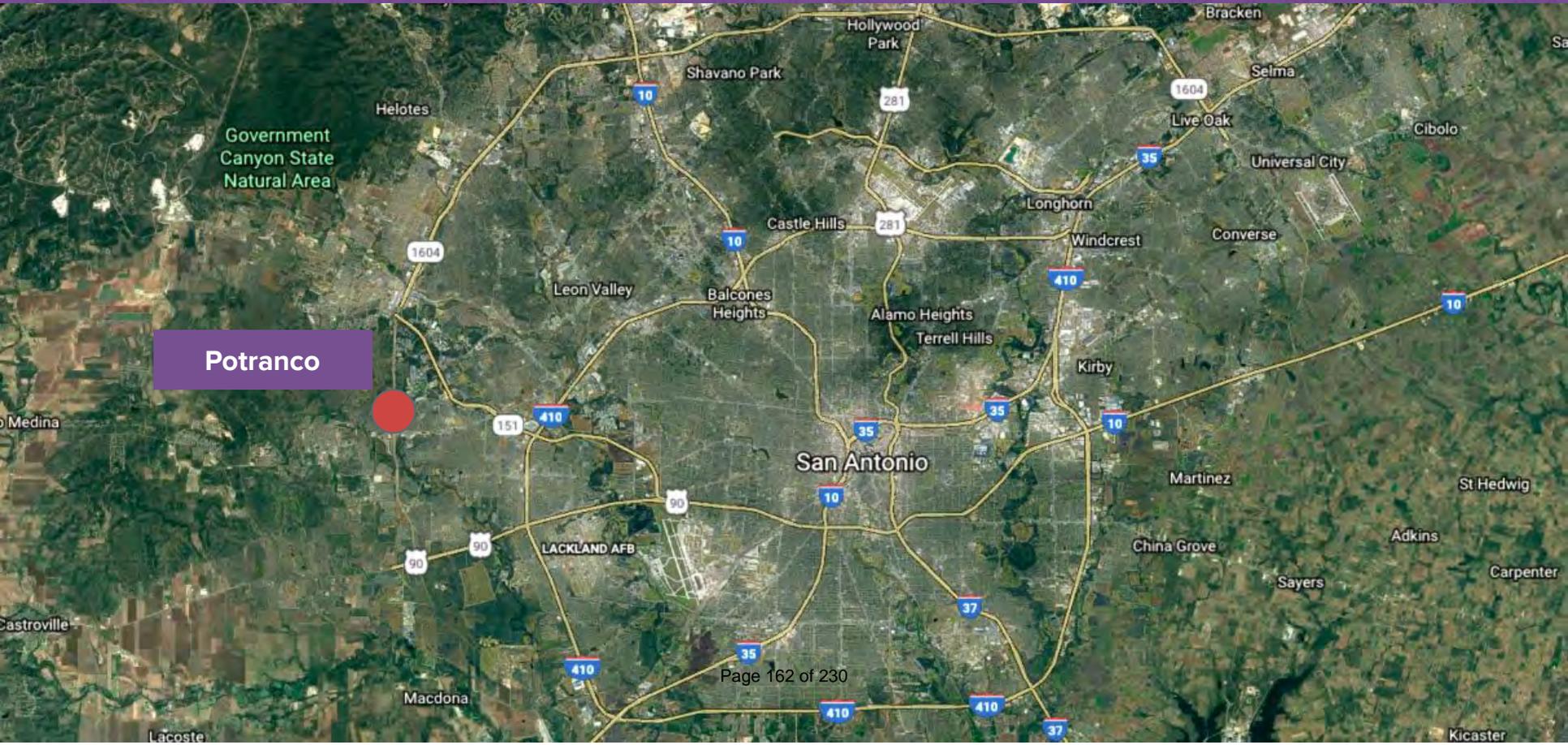


Potranco

Timothy Alcott, Chief Legal and Real Estate Officer

Lorraine Robles, Director of Development Services and Neighborhood Revitalization

MAP



Potranco

REGIONAL CENTERS

PHASE 1 CENTERS

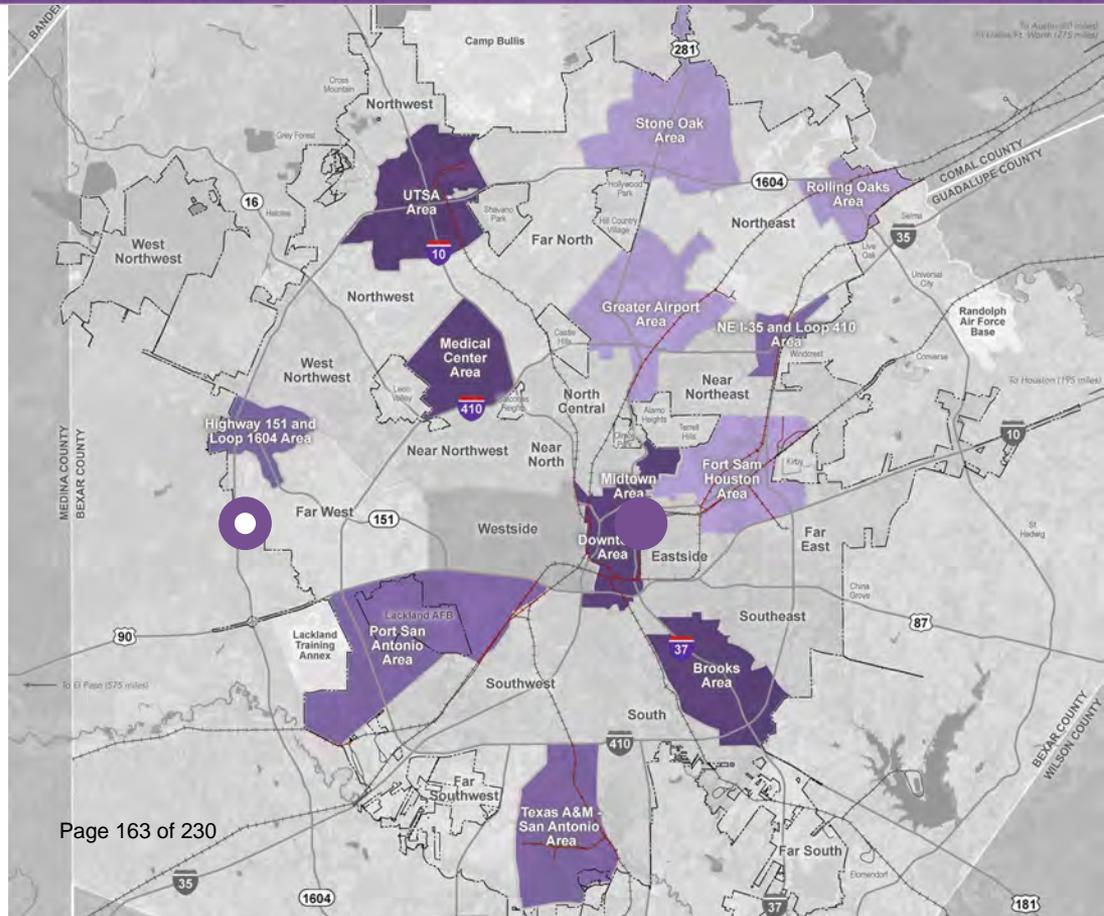
Downtown
 Medical Center
 UTSA
 Midtown
 Brooks

PHASE 2 CENTERS

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

PHASE 3 CENTERS

Greater Airport Area
 Fort Sam Houston
 Rolling Oaks
 Stone Oak



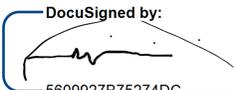
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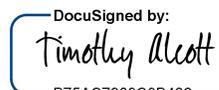


QUESTIONS?

SAN ANTONIO HOUSING AUTHORITY**DECEMBER 3, 2020****BOARD OF COMMISSIONERS**

PUBLIC HEARING AND RESOLUTION 6092 AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) SERIES 2020A-1, MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) SERIES 2020A-2, MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) TAXABLE SERIES 2020B-1 AND MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) TAXABLE SERIES 2020B-2 (COLLECTIVELY, THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 20LVPFC-12-03 AUTHORIZING THE BONDS; (III) THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 20FAC-12-03 AUTHORIZING ITS PARTICIPATION IN THE HORIZON POINTE APARTMENTS, AND (IV); AND 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
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Public hearing and approval regarding Resolution 6092 authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Series 2020A-1, Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Series 2020A-2, Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Taxable Series 2020B-1, and Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Taxable Series 2020B-2 (collectively, the "Bonds"); (ii) the Las Varas Public Facility Corporation to approve Resolution 20LVPFC-12-03 authorizing the bonds; (iii) the San Antonio Housing Facility Corporation to approve Resolution 20FAC-12-03 authorizing its participation in the Horizon Pointe Apartments; and (iv) other matters in connection therewith.

FINANCIAL IMPACT:

The total project cost is expected to be approximately \$55,303,666.00 or \$177,000.00 per unit. The developer is Integrated Realty. Integrated Realty will give all required guarantees. At the end of the tax credit compliance period, SAHFC (SAHA) will have the right to buy the property by assuming the outstanding debt, paying any exit taxes, and paying the limited partner the value of its 10% share in the project (Bargain Purchase Right).

The total developer fee is \$6,494,059.00 and will be split between SAHA 30% and Integrated Realty 70%. SAHA and Integrated Realty will split cash flow and SAHA will receive 50% of the cash flow from the project; and the Bargain Purchase Right.

SUMMARY:

The San Antonio Housing Facility Corporation (SAHFC) is requesting approval to enter into a development agreement with Integrated Realty as well as authorization for the issuance of bonds and secure other debt financing for the project. The project will consist of 312 multifamily units, all of which will be low income housing tax credit units serving families whose incomes average 60% AMI, located on the east side of San Antonio. There are currently 20 units at 30% AMI, 35 units at 40% AMI, 106 units at 50% AMI, and 151 units at 70% AMI. Construction is projected to begin

December of 2020, with completion in July of 2022. The Board is being asked to authorize all of the actions necessary to finance and construct the project.

The land will be purchased by SAHFC, which will lease it to Horizon Pointe Apartments, who will pay SAHFC an upfront lease payment sufficient to acquire the land. Up to \$35,000,000.00 aggregate of short-term and long-term tax-exempt bonds (the Series A Bonds) and up to \$6,000,000.00 aggregate of short-term and long-term taxable bonds (the Series B Bonds) will be issued by LVPFC and purchased by Bluefin, and equity contributions from an affiliate of Affordable Housing Partners, Inc. ("AHP"), as an investor limited partner, will be used to finance the construction and long-term operations. AHP has issued a commitment to purchase the project tax credits, for a total projected equity contribution of \$18,010,027.00. The interest rate on the bonds will be set at closing but cannot exceed 2% for the short-term bonds (construction period) and 6% for the long-term bonds (permanent period).

We are targeting a closing date of December 10, 2020 as funding must close by December 15, 2020 or we will lose the allocated volume cap from the Texas Bond Review Board.

STRATEGIC GOALS:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 6092
Resolution 20LVPFC-12-03
Resolution 20FAC-12-03
Presentation

CERTIFICATE FOR RESOLUTION 6092

The undersigned officer of the Housing Authority of the City of San Antonio, Texas (the "Authority") hereby certifies as follows:

1. In accordance with the bylaws of the Authority, the Board of Commissioners of the Authority (the "Board of Commissioners") held a meeting on December 3, 2020 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

PUBLIC HEARING AND RESOLUTION 6092, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) SERIES 2020A-1, MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) SERIES 2020A-2, MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) TAXABLE SERIES 2020B-1, MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) TAXABLE SERIES 2020B-2 (COLLECTIVELY, THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 20LVPFC-12-03 AUTHORIZING THE BONDS; (III) THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 20FAC-12-03 AUTHORIZING ITS PARTICIPATION IN THE HORIZON POINTE APARTMENTS, AND (IV); AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED AND SEALED this 3rd day of December 2020.



David Nisivoccia
President and CEO

**San Antonio Housing Authority
Resolution 6092**

PUBLIC HEARING AND RESOLUTION 6092, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) SERIES 2020A-1, MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) SERIES 2020A-2, MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) TAXABLE SERIES 2020B-1, MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) TAXABLE SERIES 2020B-2 (COLLECTIVELY, THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 20LVPFC-12-03 AUTHORIZING THE BONDS; (III) THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 20FAC-12-03 AUTHORIZING ITS PARTICIPATION IN THE HORIZON POINTE APARTMENTS, AND (IV); AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas (the "Authority") has created the Las Varas Public Facility Corporation (the "Issuer") to finance affordable housing on its behalf; and

WHEREAS, the Issuer has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, and improvement of land, improvements, and related property which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within the City of San Antonio, Texas, for such persons of low or moderate income, and to refund such bonds; and

WHEREAS, the Issuer has been requested to issue its "Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Series 2020A-1" (the "Series A-1 Bonds") and its "Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Series 2020A-2" (the "Series A-2 Bonds" and collectively with the Series A-1 Bonds, the "Tax-Exempt Bonds") in the aggregate principal amount not to exceed \$35,000,000.00, and its "Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Taxable Series 2020B-1" (the "Series B-1 Bonds") and its "Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Taxable Series 2020B-2" (the "Series B-2 Bonds" and collectively with the Series B-1 Bonds, the "Taxable Bonds") in the aggregate principal amount not to exceed \$6,000,000.00, the proceeds of which will be used to finance the cost of acquiring, constructing, and equipping a proposed 312-unit multifamily apartment facility to be known as the Horizon Pointe Apartments, to be located at 12.899 acres approximately 300 feet north of IH-10 and Woodlake Parkway, San Antonio, Bexar County, Texas 78244 (the "Project") for Horizon Pointe Apartments, LP, a Texas limited partnership (the "Borrower"); and

WHEREAS, the Tax-Exempt Bonds and the Taxable Bonds are referred to herein collectively as the "Bonds"; and

WHEREAS, the Issuer desires to issue the Bonds pursuant to a Trust Indenture (the "Indenture") between the Issuer and Wilmington Trust, N.A., as trustee (the "Trustee"), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Loan Agreement (the "Loan Agreement") among the Issuer, the Trustee, and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") among the Issuer, the Trustee, and the Borrower; and

WHEREAS, the loan will be evidenced by a Note issued under the Loan Agreement (the "Note"), and assignments of the Note (the "Assignments") from the Issuer in favor of the Trustee; and

WHEREAS, the Issuer will be presented with an Official Statement (the "Official Statement") and a Bond Purchase Agreement (the "Purchase Agreement"), setting forth certain terms and conditions upon which the Bond purchaser will purchase the Bonds and the Issuer will sell the Bonds to the Bond purchaser; and

WHEREAS, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

WHEREAS, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquiring, constructing, and equipping the Project; and

WHEREAS, pursuant to 303.071 of the Texas Local Government Code, the Board must approve and authorize the transactions for each of the respective Projects and the participation by SAHFC or an affiliate thereof in 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 Partnership may construct the Project; and

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

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

Section 1. The proposed development and the terms of the Bonds, the Indenture, the Financing Agreement, the Note, the Regulatory Agreement, the Assignment, the Official Statement and the Purchase Agreement, are hereby authorized and approved.

Section 2. The Chairman, any Vice Chairman, the Secretary, the Treasurer, the Executive Director, and each Assistant Secretary, or any of them, are authorized and directed to execute and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the financing of the Project.

Section 3. The Board of Commissioners has expressly determined and hereby confirms that the issuance of the Bonds to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary

housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 4. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Indenture to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer.

Section 5. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the County of Bexar, the City of San Antonio, the Authority, or any other political subdivision or governmental unit.

Section 6. After the Bonds are issued, this Resolution shall be and remain irrevocable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Indenture.

Section 7. The Board hereby approves Resolution 20LVPC-12-03, and authorizes the bonds to be issued in connection with the Project.

Section 8. The Board hereby approves Resolution 20FAC-12-03, authorizing the transactions for the Projects and the participation of SAHFC or an affiliate thereof in the Project.

Section 9. If any section, paragraph, clause, or provision 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. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 10. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Passed and approved the 3rd day of December 2020.

Attested and approved as to form:

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

David Nisivoccia
President and CEO

CERTIFICATE FOR RESOLUTION 20LVPFC-12-03

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

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the “Board”) held a meeting on December 3, 2020 (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 20LVPFC-12-03, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) SERIES 2020A-1, LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) SERIES 2020A-2, LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) TAXABLE SERIES 2020B-1, AND LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) TAXABLE SERIES 2020B-2; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED this 3rd day of December 2020.

David Nisivoccia
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 20LVPC-12-03**

RESOLUTION 20LVPC-12-03, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) SERIES 2020A-1, LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) SERIES 2020A-2, LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) TAXABLE SERIES 2020B-1, AND LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (HORIZON POINTE APARTMENTS) TAXABLE SERIES 2020B-2; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Las Varas Public Facility Corporation (the “Issuer”) has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, and improvement of land, improvements, and related property which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within San Antonio, Texas, for such persons of low or moderate income, and to refund such bonds; and

WHEREAS, the Issuer has been requested to issue its (i) “Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Series 2020A-1” (the “Series A-1 Bonds”) and “Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Series 2020A-2” (the “Series A-2 Bonds” and collectively with the Series A-1 Bonds, the “Tax-Exempt Bonds”) in the aggregate principal amount not to exceed \$35,000,000.00 and (ii) “Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Taxable Series 2020B-1” (the “Series B-1 Bonds”) and “Multifamily Housing Revenue Bonds (Horizon Pointe Apartments) Taxable Series 2020B-2” (the “Series B-2 Bonds” and collectively with the Series B-1 Bonds, the “Taxable Bonds”) in the aggregate principal amount not to exceed \$6,000,000.00 the proceeds of which will be used to finance the cost of acquiring, constructing, and equipping a proposed 312-unit multifamily apartment facility to be known as Horizon Pointe Apartments, to be located at 12.899 acres approximately 300 feet north of IH-10 and Woodlake Parkway, San Antonio, Bexar County, Texas 78244 (the “Project”) for Horizon Pointe Apartments, LP, a Texas limited partnership (the “Borrower”); and

WHEREAS, the Tax-Exempt Bonds and the Taxable Bonds are referred to herein collectively as the “Bonds”; and

WHEREAS, the Issuer desires to issue the Bonds pursuant to a Trust Indenture (the “Trust Indenture”) among the Issuer and corporate trustee, and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Loan Agreement (the “Loan Agreement”) between the Issuer and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer and the Borrower; and

WHEREAS, the loan will be evidenced by a Note issued under the Loan Agreement (the “Note”), and assignments of the Note (the “Assignments”) from the Issuer in favor of the trustee; and

WHEREAS, the Issuer will be presented with an Official Statement (the “Official Statement”) and a Bond Purchase Agreement (the “Purchase Agreement”), setting forth certain terms and conditions upon which the Bond purchaser will purchase the Bonds and the Issuer will sell the Bonds to the Bond purchaser; and

WHEREAS, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

WHEREAS, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquiring, constructing, and equipping the Project; and

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

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

Section 1. The terms of the Loan Agreement, the Trust Indenture, the Note, the Regulatory Agreement, the Assignment, the Official Statement and the Purchase Agreement, are hereby authorized and approved when such documents are approved by the Executive Director.

Section 2. The President, any Vice President, the Secretary, the Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Loan Agreement, the Trust Indenture, the Regulatory Agreement, the Note, the Assignment, the Purchase Agreement, and any and all certificates (including tax certificates), applications (including volume cap and carry-over applications with the TBRB) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the loan of the proceeds thereof to the Borrower, all upon the terms herein approved, and the President, the Vice President, the Secretary, the Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in the terms of each such instrument and any required amendments thereto during the operation of the Project as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The Bonds, in the aggregate principal amounts of not to exceed \$35,000,000.00 for the Tax-Exempt Bonds and \$6,000,000.00 for the Taxable Bonds, with an interest rate (not including applicable premium) not to exceed 2% for the Series A-1 Bonds and Series B-1 Bonds, and 6% for the Series A-2 Bonds and the Series B-2 Bonds as set forth in the Loan Agreement, and with a maturity date not to exceed December 31, 2063, in substantially the form and substance set forth in the Loan Agreement, are hereby approved, and the President, the Vice President, the Secretary, the Treasurer, and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Bonds or have their facsimile signatures placed upon them, and such officers are hereby authorized and directed to deliver the Bonds, and the seal of the Issuer is hereby authorized and

directed to be affixed or placed by facsimile on the Bonds. Authentication of the Bonds upon the terms and conditions and in the manner described in the Loan Agreement as the same may be modified is authorized by this Resolution. The final principal amounts, interest rates, maturity dates (not to exceed the amounts, the rates, and the maximum term set forth above), and final redemption dates and prices for the Bonds shall be set forth in the final form of the Loan Agreement, and the execution and delivery of the Purchase Agreement by the President, the Vice President, the Secretary, the Treasurer, the Executive Director, each Assistant Secretary, or any of them, shall constitute approval of the agreed final principal amounts of, interest rates on the Bonds, maturity dates of the Bonds, and the final redemption dates and prices for the Bonds. The proceeds of the Bonds are hereby authorized to be utilized as set forth herein and in the Loan Agreement and the Trust Indenture.

Section 4. The trustee shall be Wilmington Trust, N.A.

Section 5. Bracewell LLP, as Bond Counsel, is hereby appointed as the hearing officer for purposes of the public TEFRA hearing regarding the Project.

Section 6. The President, the Vice President, the Secretary, the Treasurer, the Executive Director, each Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute and deliver to the trustee the written request of the Issuer for the authentication and delivery of the Bonds by the trustee in accordance with the Loan Agreement and the Trust Indenture.

Section 7. All action and resolutions, not inconsistent with provisions of this Resolution heretofore taken by this Board and the officers of the Issuer directed toward the financing of the Project and the issuance of the Bonds shall be and the same hereby is extended, ratified, approved, and confirmed. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 8. The Board has expressly determined and hereby confirms that the issuance of the Bonds to assist in the financing of the Project will promote the public purposes in the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 9. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Loan Agreement to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer. No bonds may be issued unless the San Antonio Housing Facility Corporation controls the general partner of the Borrower.

Section 10. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any

agency or instrumentality thereof, the State of Texas, the City, or any other political subdivision or governmental unit.

Section 11. After the Bonds are issued, this Resolution shall be and remain irrevocable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Loan Agreement.

Section 12. If any section, paragraph, clause, or provision 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. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 13. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Passed and approved the 3rd day of December 2020.

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

Attested and approved as to form:

David Nisivoccia,
Secretary/Treasurer

CERTIFICATE FOR RESOLUTION 20FAC-12-03

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 Commissioners of SAHFC (the “Board”) held a meeting on December 3, 2020, (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 20FAC-12-03, AUTHORIZING HORIZON POINTE APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE 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 RECEIPT FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN SAHA HORIZON POINTE GP, LLC; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED AND SEALED this 3rd day of December 2020.



David Nisivoccia
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 20FAC-12-03**

RESOLUTION 20FAC-12-03 AUTHORIZING HORIZON POINTE APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE 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 RECEIPT FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN SAHA HORIZON POINTE GP, LLC; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Horizon Pointe Apartments, LP, a Texas limited partnership (the “Partnership”), and SAHA Horizon Pointe GP, LLC, a Texas limited liability company and its general partner (the “General Partner”), have been formed to acquire and construct a 312-unit multifamily housing facility (the “Housing Facility”) to be located at 12.899 acres approximately 300 feet north of IH-10 and Woodlake Parkway, San Antonio, Bexar County, Texas 78244 (the “Land,” together with the Housing Facility, the “Project”); and

WHEREAS, at the request of the Partnership, San Antonio Housing Facility Corporation (“SAHFC”) 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) receive the Land and lease it to the Partnership pursuant to a Ground Lease (the “Ground Lease”), and (iii) serve as the general contractor for the Project; and

WHEREAS, the Partnership has requested that the Las Varas Public Facility Corporation (the “Issuer”) issue its Multifamily Housing Revenue Bonds (Horizon Pointe Apartments Project) Series 2020A-1 and its Multifamily Housing Revenue Bonds (Horizon Pointe Apartments Project) Series 2020A-2 (collectively the “Tax-Exempt Bonds”) and issue its Multifamily Housing Revenue Bonds (Horizon Pointe Apartments Project) Taxable Series 2020B-1 and its Multifamily Housing Revenue Bonds (Horizon Pointe Apartments Project) Taxable Series 2020B-2 (“Taxable Bonds”, and together with the Tax-Exempt Bonds, collectively the “Bonds”) to finance the Project (the “Bond Financing”); and

WHEREAS, the Issuer will issue the Tax-Exempt Bonds in an aggregate amount not to exceed \$35,000,000 and the Taxable Bonds in an amount not to exceed \$6,000,000 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 Trust Indenture, Loan Agreement, a Note, a Regulatory Agreement and Declaration of Restrictive Covenants, a Deed of Trust and Security Agreement, an Assignment of Deed of Trust, a Servicing Agreement, a Ground Lease, a Ground Lessor Estoppel, a Bond Purchase Agreement, and other assignments and guaranties securing the repayment of the Bonds (collectively, the “Bond Documents”); and

WHEREAS, the Developer, on behalf of the Partnership, has applied for approximately \$21,068,573.00 in low income housing tax credits (the “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 (the “TDHCA Documents”); and

WHEREAS, the Partnership will contribute approximately \$18,010,027.00 of equity to the construction of the Project, which will be raised from the sale of tax credits to Affordable Housing Partners, Inc. or an affiliate of such entity (the “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 Agreement, a Development Agreement, Guaranty, Pledge and Security Agreement, Incentive Partnership Management Agreement, Option Agreement, a Right of First Refusal Agreement, and closing certificates (collectively, the “Equity Documents”); and

WHEREAS, to reduce the cost of the Project by eliminating sales tax on the construction of the Project, SAHFC will serve as the general contractor and enter into any required construction contracts and ancillary documents (the “Construction Documents”); and

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

<u>Name of Director/Officer</u>	<u>Position</u>
Dr. Ana “Cha” Guzmán	President and Director
Jessica Weaver	Vice President and Director
Jo-Anne Kaplan	Director
Ignacio Perez	Director
Ruth Rodriguez	Director
Charles Clack	Director
Olga Kauffman	Director
David Nisivoccia	Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Ed Hinojosa	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Brandee Perez	Assistant Secretary/Treasurer

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

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

BE IT THEREFORE RESOLVED BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO HOUSING FACILITY CORPORATION, THAT:

Section 1. The Project, the various forms of financing contemplated for the Project, including but not limited to the Bond Financing and the Equity Financing and the terms of the Bond Documents, the Equity Documents, the TDHCA Documents, and the Construction Documents, are hereby authorized and approved.

Section 2. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Bond Documents, the Equity Documents, the Construction Documents, the TDHCA Documents, the Lease covering the Land, and all other documents relating to the Bond Financing, HUD Loan and the Equity Financing to which the Partnership, the General Partner, and/or SAHFC is a party.

Section 3. The receipt of the Land, the lease of the Land, the acquisition of membership interest in the General Partner by SAHFC, and the role of SAHFC as the general contractor for the Project are approved and the President, any Vice President, the Secretary, the Treasurer, the Executive Director, and any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute the documents required to be executed by SAHFC in order to effect such transactions.

Section 4. The President, any Vice President, the Secretary, the Treasurer, and the Executive Director, any Assistant Secretary/Treasurer, 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 SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including future 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 5. 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 6. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

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

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

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

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

Passed and approved the 3rd day of December 2020.

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

Attested and approved as to form:

David Nisivoccia,
Secretary/Treasurer

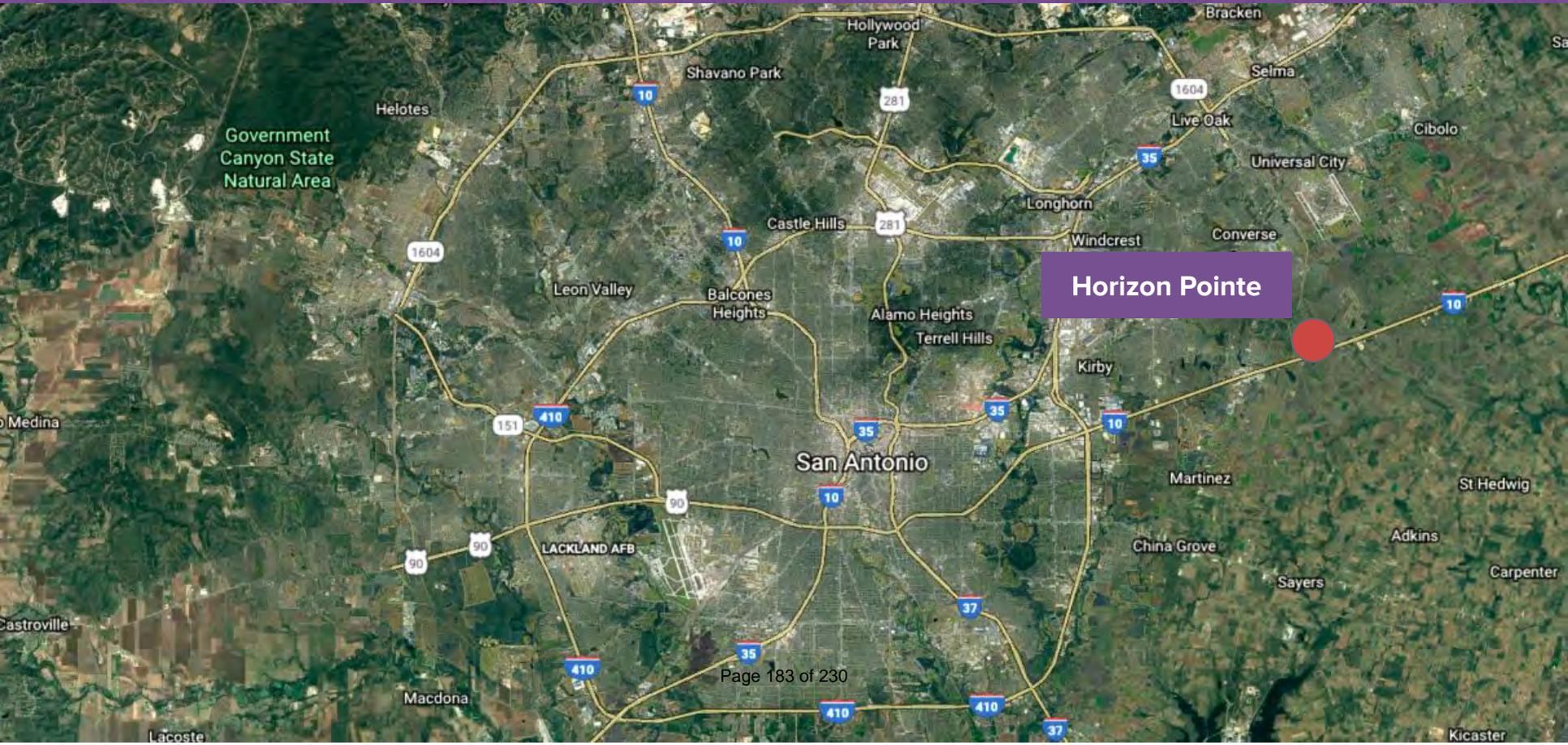


SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

Horizon Pointe

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

MAP



Horizon Point

REGIONAL CENTERS

PHASE 1 CENTERS

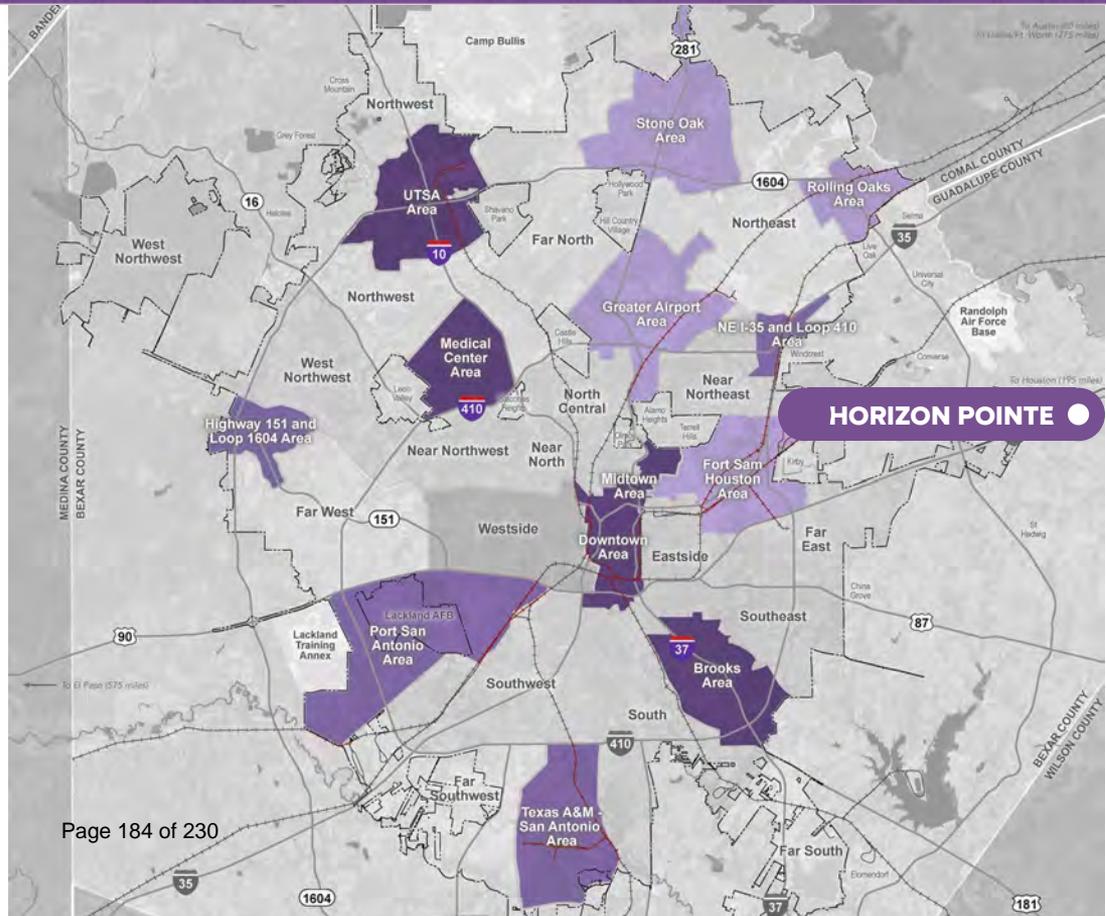
Downtown
 Medical Center
 UTSA
 Midtown
 Brooks

PHASE 2 CENTERS

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

PHASE 3 CENTERS

Greater Airport Area
 Fort Sam Houston
 Rolling Oaks
 Stone Oak



SITE PLAN

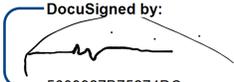


QUESTIONS?

SAN ANTONIO HOUSING AUTHORITY

December 3, 2020

BOARD OF COMMISSIONERS**RESOLUTION 6031, ADOPTING THE AFFORDABLE HOUSING PRESERVATION AND EXPANSION POLICY TO GUIDE THE SELECTIVE REDEVELOPMENT, ACQUISITION AND NEW DEVELOPMENT ACTIVITIES OF THE SAN ANTONIO HOUSING AUTHORITY**

DocuSigned by:

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David Nisivoccia
 President and CEO

DocuSigned by:

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Timothy E. Alcott
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6031, adopting the Affordable Housing Preservation and Expansion Policy to guide the selective redevelopment, acquisition and new development activities of the San Antonio Housing Authority.

FINANCIAL IMPACT:

The policy includes requirements for evaluating the fiscal impacts of proposed projects and the requirement that administrative guidelines be established for underwriting criteria on all new and refinanced projects. In addition, the policy may require the funds for capital to be invested strategically, to extend the remaining useful life of properties, and to add value to the neighborhood and community at large.

SUMMARY:

The Affordable Housing Preservation and Expansion Policy will accomplish two key objectives:

1. Provide a guide for the work undertaken in development and redevelopment regarding partnerships, standards for development and construction, and the implementation of a community development approach; and
2. Provide a framework of all partners, including non-profit and private sector organizations, to understand the outcomes expected by SAHA in all of its projects.

There is a critical need for more affordable housing units in San Antonio and the need continues to grow. One third of people in San Antonio spend more than 30% of their income on housing, which is over the recommended maximum amount a family should spend on housing expenses. The City of San Antonio created a Housing Policy Task Force to address this issue by recommending that there should be an increase in the production, rehabilitation, and preservation of affordable housing.

Our policy should assist the Housing Policy Task Force to help address affordable housing issues in San Antonio. It provides a framework whereby SAHA can bring new developments to the Board of Commissioners that are aligned with the policy. For example, we have a goal that new developments have at least 10% of units of a new development at 30% of the Area Median Income (AMI). This currently works with most of the transactions that have been brought to the

SAN ANTONIO HOUSING AUTHORITY**December 3, 2020**

Board, nearly all of the 9% and 4% tax credit and bond transactions, have been the majority of the new developments. With the 9% transactions, the income mix, location, and many other factors are also determined by the Texas Department of Housing and Community Affairs (TDHCA). It is important that SAHA align its policies with its funders in order to meet the organization's mission to provide quality affordable housing.

SAHA has worked with financial providers to achieve the goal of producing more deeply affordable units by being creative. For example, it also considered and approved developments that have much more than 10% of the units at 30% AMI. Alazan Lofts, a 9% transaction, has nearly 50% of the units with either public housing subsidy or 30% AMI with 80, of the 88 units, being designated affordable. Because of the Public Housing subsidy, SAHA had to contribute financially to the transaction. With our 4% tax credit and bond deals, nearly all of these transactions have 10% of the units at 30% AMI, by using income averaging without a capital outlay of the agency. Finally, in another transaction, 50% of the units were at 80% AMI. The goal of this project was to create more affordable housing, but also to create revenue for the agency to be able to develop more deeply affordable units at other locations (100 Labor St., a new downtown development) and have funds to preserve existing affordable housing in SAHA's portfolio. Mechanisms and flexibility to be able to develop both mission oriented and capital generation developments, must exist, because they go hand-in-hand.

This Policy is not made in a vacuum and should be read in conjunction with the SAHA's strategic plan. The Strategic Plan discusses matters such as goals for the number of units to be constructed, acquired, and preserved at various incomes over the next five years.

STRATEGIC GOAL:

Strategically expand the supply of affordable housing.

ATTACHMENTS:

Resolution 6031

Affordable Housing Preservation and Expansion Policy

**San Antonio Housing Authority
Resolution 6031**

RESOLUTION 6031, ADOPTING THE AFFORDABLE HOUSING PRESERVATION AND EXPANSION POLICY TO GUIDE THE SELECTIVE REDEVELOPMENT, ACQUISITION AND NEW DEVELOPMENT ACTIVITIES OF THE SAN ANTONIO HOUSING AUTHORITY

WHEREAS, SAHA recognizes the significant unmet need for quality housing affordable to lower income individuals and families in San Antonio; and

WHEREAS, SAHA will work actively to preserve and expand quality affordable housing to fill this need by pursuing rehabilitation, acquisition, new construction, or asset repositioning projects that address unmet community need; and

WHEREAS, SAHA will assist residents in making socio-economic progress so their families can transition from government support and ultimately sustain themselves; and

WHEREAS, SAHA will catalyze economic development through the creation of financially, socially, and environmentally inclusive communities that are healthy and sustainable; and

WHEREAS, SAHA will transparently plan and collaborate with residents and other key public, private, and non-profit stakeholders at the local, state and federal level; and

WHEREAS, SAHA will add high quality, sustainable, and affordable housing in mixed income communities that are distributed throughout San Antonio.

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

- 1) Approves Resolution 6031, adopting the Affordable Housing Preservation and Expansion Policy to guide the selective redevelopment, acquisition and new development activities of the San Antonio Housing Authority.
- 2) Approves Resolution 6031, adopting the Affordable Housing Preservation and Expansion Policy with the expectation that the policy will be met through the execution of two-year work plans.

Passed and approved the 3rd day of December 2020.

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

Attested and approved as to form:

David Nisivoccia
President and CEO

Policy Title: Affordable Housing Preservation and Expansion

Effective Date: [December 3, 2020](#)

I. Statement of Purpose

Intent

The intent of this Affordable Housing Preservation and Expansion Policy is to [further SAHA's mission to provide quality affordable housing that is well integrated into the fabric of neighborhoods and serves as a foundation to improve lives and advance resident independence.](#) This policy guides agency decisions regarding the preservation of existing affordable housing stock and the expansion of affordable housing supply in the San Antonio area. Such decisions include but are not limited to location, quantity, distribution, quality, timing, financing, and design. This policy impacts all SAHA programs and portfolios.

Assumptions and Rationale

[In addition to serving as a foundation for improved resident life outcomes, affordable housing preservation and expansion is also a catalyst for economic development and community vibrancy.](#)

SAHA recognizes the significant unmet need for quality housing affordable to lower income individuals and families in San Antonio. ~~We believe housing can be a catalyst for economic development, and community vibrancy.~~ SAHA is primarily focused on addressing this unmet need that is not being adequately addressed by the private market and where therefore a government subsidy is needed.

Relationship of this Policy to Agency Strategic Plan and Theory of Change

This Affordable Housing Preservation and Expansion Policy provides [general ~~specific~~ guidance regarding ~~how the~~ agency priorities related to housing preservation and expansion. The agency's ~~will achieve~~ strategic plan sets out specific desired outcomes related to housing preservation and expansion at five-year and one-year time scales. The agency's theory of change is a reference document that captures the agency's perspectives on the causal relationship between the work done by the agency and the impact of that work on specific populations: residents, staff, and the community at large.](#)

[All three documents inform each other and are periodically synchronized. The Strategic Plan outcome metrics and targets are selected to track progress toward priority outcomes, which in turn should reflect the content of this policy.](#)

The question of sufficient supply of affordable housing is foundational to nearly every other outcome identified in the theory of change, but the following outcome statements relate directly to this policy:

- ~~● **Supply:** A key outcome listed in the agency's theory of change is "2.1 A supply of affordable, quality units exists in sufficient quantities." Sufficient supply is a direct precondition to ensuring that "2.2 San Antonio area residents live in quality affordable homes."~~
- ~~● The question of sufficient supply is foundational to nearly every other outcome identified in the theory of change.~~

Neighborhood

Both of the statements above are also part of the agency's current strategic plan, SAHA 2025, and include definitions for five-year targets.

The theory of change also includes various outcome statements related to neighborhood quality, including: "3.3 San Antonio area residents live in neighborhoods that are safe communities where people know and respect each other", "3.4 San Antonio area residents live in neighborhoods that meet their social needs", and "3.2 San Antonio area residents are actively engaged and feel included." These statements are reflected in this policy's Guiding Principles, and in specific SAHA 2025 strategies related to target neighborhoods.

Guiding Principles

- Work actively to preserve and expand quality affordable housing to fill this need
- Pursue rehabilitation, acquisition, new construction, or asset repositioning projects that address unmet community need
- Design communities and buildings to improve clients' quality of life, help residents feel safe and healthy, and support their needs for stability, community, accomplishment, individual growth, and leadership
- Help catalyze economic development through the creation of financially, socially, and environmentally inclusive communities that are healthy and sustainable
- Transparently plan and collaborate with residents and other key public, private, and non-profit stakeholders at the local, state and federal level

Outcome Metrics and Targets

~~The agency has identified metrics and set targets in order to track progress toward priority outcomes, as identified in the agency's strategic plan. The intent of this policy is to achieve the outcomes and targets as detailed in the relevant strategic plan section(s):~~

Place-based and Mobility Strategies ~~Key Affordable Housing Preservation and Expansion Strategies~~

SAHA employs two groups of strategies simultaneously to ensure low-income residents have access to affordable housing units: place-based strategies, and mobility strategies.

Generally, place-based strategies seek to improve the quality of life of low-income households in neighborhoods where they currently live, by pursuing coordinated revitalization activities. The prime example of this approach is the Choice Neighborhood Initiative. Elements include:

- Cross-sector collaboration (education, law-enforcement, workforce development, economic development, etc.)
- Targeted socioeconomic support for existing residents to support their ability to stay in neighborhood
- Emphasis on ~~community or~~ neighborhood-scale revitalization, with plans developed in coordination with stakeholders
- Development of communities with a wide range of incomes in order to promote diversity and attract improved neighborhood services and amenities.
- Preservation of existing affordable housing stock in revitalization areas, to guard against future displacement
- To protect against displacement, SAHA has the goal of not unilaterally raising rents by more than 5% per year for properties in the Beacon Portfolio.

Mobility strategies facilitate the movement of low-income households to neighborhoods with recognized pathways to opportunity and/or demonstrated positive impact on life outcomes. The Housing Choice Voucher program (Section 8) was created by HUD as a mobility program. Elements of mobility strategies include:

- Adjusting the value of voucher subsidy to better match neighborhood market conditions (SAFMR)
- Construction of affordable housing units in areas with low existing supply and/or low existing affordability
- Preservation of existing affordable housing stock in areas with otherwise low affordability
- Acquisition of housing projects or land to increase affordability options in more expensive areas
- Provision of ~~the~~ assistance ~~to~~ residents to move into neighborhoods with recognized pathways to opportunity and/or demonstrated positive impact on life outcomes that provide greater opportunities for education, employment and other benefits

II. Affordable Housing Preservation and Expansion Criteria

All SAHA affordable housing preservation and expansion activities must be consistent with the guiding principles, targeted outcomes, and strategies articulated in the 'Statement of Purpose' section of this policy document. In addition, such activities must comply with key criteria described below by topic:

CommunityProject Need

~~SAHA recognizes the significant unmet need for quality housing affordable to lower income individuals and families in San Antonio. SAHA is primarily focused on addressing this unmet need that is not being adequately addressed by the private market and where therefore a government subsidy is needed.~~

- SAHA will lead (by building or acquiring) or support projects (for capital generation) which fulfill a community need for affordable housing
- Community need must be determined and documented based on market analysis (internal or external) which includes SAHA's waiting lists information

Project Location Selection

Recognizing that the location of an affordable housing preservation or expansion project can be a major driver of the long term success of the project and the socio economic opportunities and challenges available to residents, SAHA will:

- For Place-based projects
 - Pursue acquisition and/or partnership opportunities synergistic with coordinated community initiatives
 - Coordinate development projects with transportation and other infrastructure improvement projects, education, workforce development and employment initiatives, and other community-specific neighborhood-scale efforts
 - Pursue Transit Oriented Developments to ensure that our residents have the ability to reduce transportation costs.
- For Mobility-based projects
 - Prioritize locations with relatively low numbers and rates of existing affordable housing units
 - Prioritize locations with recognized pathways to opportunity and/or demonstrated positive impact on life outcomes
 - Focus on a project's accessibility to education, job training, employment opportunities, and location amenities (e.g., recreation, health, retail, spiritual)
 - Link development projects to existing transportation and employment opportunities

- Other considerations
 - Pursue development projects that will score well under the Qualified Allocation Plan to receive tax credit financing.
 - Determine if the real estate project supports SAHA's goals of providing more affordable housing.
 - Determine whether ~~Will~~ the development either directly or indirectly expands or preserves the supply of affordable housing.
 - Incorporate appropriate ~~Consideration of the~~ City of San Antonio Housing goals.
 - Ensure that all new developments will accept Section 8 vouchers so that our residents will have more choices on where they would like to live.

III. Project Principles

The following principles apply to all development projects that SAHA undertakes.

Housing Development and Redevelopment

SAHA is committed to redeveloping existing housing projects as well as developing new projects consistent with the following goals:

- We will develop mixed income communities that encourage socioeconomic integration.
- Communities will be developed with consideration of the City of San Antonio's housing and preservation goals.
- SAHA will develop communities that are financially viable and self-sustaining.
- Using income averaging as a tool, SAHA will aspire to provide deeply affordable units serving 50% and below AMI.
- SAHA will aspire to replace all removed public housing units with a unit or housing choice voucher affordable at an equivalent level. Replacement units may be located at other sites.
- We will aspire to focus on creating family and elderly/disabled units and supportive housing for special needs populations

Development of housing projects at higher area median incomes.

Revenue from Development Activities

- SAHA recognizes that affordable housing below 50% AMI is financially difficult to develop. To be able to construct and maintain units for those in the most need, SAHA may strategically develop higher income housing to generate revenue. This revenue will be used for the purpose of developing more affordable housing serving families that are 50% and below AMI, preserving existing affordable housing, supportive services and reserves.

Revenue generated from redevelopment activities will first be used to pay for the overhead costs of the Development Services department. The remainder will be considered Excess Revenue and will be used to focus on the following areas and in the following percentages:

1. Creating new units that serve no more than 50% and below AMI. (30% of the Excess Revenue)
 - a. Having funds for budgetary gaps with the costs of developing and operating deeply affordable units.
 - b. Acquiring land to develop further deeply affordable housing.
2. Preserving and upgrading existing public housing units. (30% of the Excess Revenue)
 - a. Funds for Capital Fund Projects
 - b. Technological upgrades such as Wifi services and security equipment
3. Supportive Services for our residents (30% of the Excess Revenue)
 - a. Job Placement and educational advancement
 - b. Financial Literacy
 - c. Food and Nutrition
 - d. Risk mitigation for resident evictions will be funded with 25% of the funds in this category.
4. Reserves (10% of the Excess Revenue)
 - a. Funds will be allocated to reserves to ensure we are adequately capitalized.

Building Design, Standards, and Compliance

SAHA is a property manager, owner, and/or developer with a long term community focused mission. Understanding that government building codes, and developer or sub-contractor building and construction standards may be lacking or inadequate given this long term property management and maintenance perspective:

- SAHA shall review the construction and materials standards to achieve long term and cost efficient management, and maintenance of our communities
- All development and redevelopment projects must build to SAHA's construction and materials standards and aspire to reach "Build San Antonio Green" standards
- Development design must incorporate sustainable concepts and practices
- All SAHA owned developments will adopt a smoke-free policy

Invest to preserve and extend the useful life of properties

Given the wide gap between community need and actual affordable housing supply, SAHA will focus on investing prudently to both preserve and extend the useful life of its properties. As a result,

- Property improvements should ensure housing quality, livability standards, and enhance marketability
- SAHA will be proactive in comprehensive rehabilitation planning and implementation (e.g., total building vs. system by system approach)

Long Term Financial and Planning Considerations

SAHA will be proactive in developing and implementing a realistic long term financial plan for each project so that San Antonio's affordable housing stock is maximized.

- All new development, redevelopment, refinancing, acquisition, and liquidation projects and pro-forma must include an analysis and/or plan for maintenance, replacement, compliance, and funding
 - All projects must include a realistic long term financial projection including the construction period, lease out period, and post-compliance period. Rent and lease out/vacancy assumptions must incorporate an analysis of competing current and planned projects in the neighborhood
 - SAHA will develop its own underwriting criteria and standard management and operating agreements
 - All projects must meet SAHA's general underwriting criteria and standard agreements
- SAHA will value the economic contribution of its tax exempt status and negotiate project economics commensurate with this value contribution
- SAHA will not allow other housing authorities to do business in Bexar County to ensure the proceeds of these transactions benefit the local community. We also recognize the importance of creating and maintaining deal terms that are most beneficial to SAHA and not be undercut by other agencies. However, if SAHA is unable to be the development partner, the Board may consider the request.
- Assets which are not performing well or land without significant development potential will be considered for liquidation
- Revenues generated from these activities will be reinvested into preserving or expanding affordable housing

Integrated approach to socioeconomic development

In order to support resident and community socioeconomic development, we will:

- Focus on developing properties located in or near recognized pathways to opportunity and/or demonstrated positive impact on life outcomes
- Maximize Section 3 resident employment opportunities, both short term and long term
- Increase business activities with small, minority owned, local, and women owned businesses
- Utilize SAHA's 'Moving to Work' designation to expand housing options and create economic opportunities so residents can achieve economic self sufficiency
- Partner with residents as well as public, non-profit, and for-profit organizations to provide educational resources, job training, and supportive services to help families become economically stable
- Work together with economic development organizations to realize emerging economic development opportunities by creating mixed use and mixed income communities

Planning with Residents and Community Stakeholders

Residents and community members may be offered the opportunity to contribute meaningfully in advance of the design of any planned projects and their input shall be incorporated.

Community engagement works best where it is an ongoing cumulative process enabling relationships and trust to build and strengthen over time. Engagement events should be planned and designed with this in mind and aim to contribute to the overall aims of the engagement process. This would include meetings with the residents, neighborhood associations, local groups, and elected representatives. Community or voluntary groups may want to participate at a range of levels – from providing advice as to the needs of the community, designing a development that reflects the community, and from undertaking some aspects of the engagement to delivering projects to meet some of the outcomes.

IV. Implementation and Monitoring

This policy shall be followed for each eligible affordable housing preservation and expansion initiative or transaction SAHA undertakes.

Policy compliance is the primary responsibility of the DSNR team, but is also the responsibility of the following SAHA teams: Asset Management, Section 8, Public Housing Property Management, Finance and Accounting, Beacon Communities and Community Development Initiatives. A policy exception must be requested by staff and granted by the BOC in all relevant cases.

V. Definitions:

- BOC – SAHA Board of Commissioners
- DSNR – SAHA Development Services and Neighborhood Revitalization team
- HQS – HUD Housing Choice Voucher (HCV) program regulations set forth basic housing quality standards (HQS) which all units must meet before assistance can be paid on behalf of a family and at least annually throughout the term of the assisted tenancy. HQS define "standard housing" and establish the minimum criteria for the health and safety of program participants.
- Place Based Initiatives - Place-based policies leverage investments by focusing resources in targeted places and drawing on the compounding effect of well-coordinated action. Effective place-based policies can influence how rural and metropolitan areas develop, how well they function as places to live, work, operate a business, preserve heritage, and more
- REAC - Real Estate Assessment Center
- Section 3 – A means by which HUD fosters local economic development, neighborhood economic improvement, and individual self-sufficiency. Section 3 is the legal basis for providing jobs for residents and awarding contracts to businesses in areas receiving certain types of HUD financial assistance. Under Section 3 of the HUD Act of 1968, wherever HUD financial assistance is expended for housing or community development, to the greatest extent feasible, economic opportunities will be given to Section 3 residents and businesses in that area.
- TDHCA - Texas department of housing and community affairs



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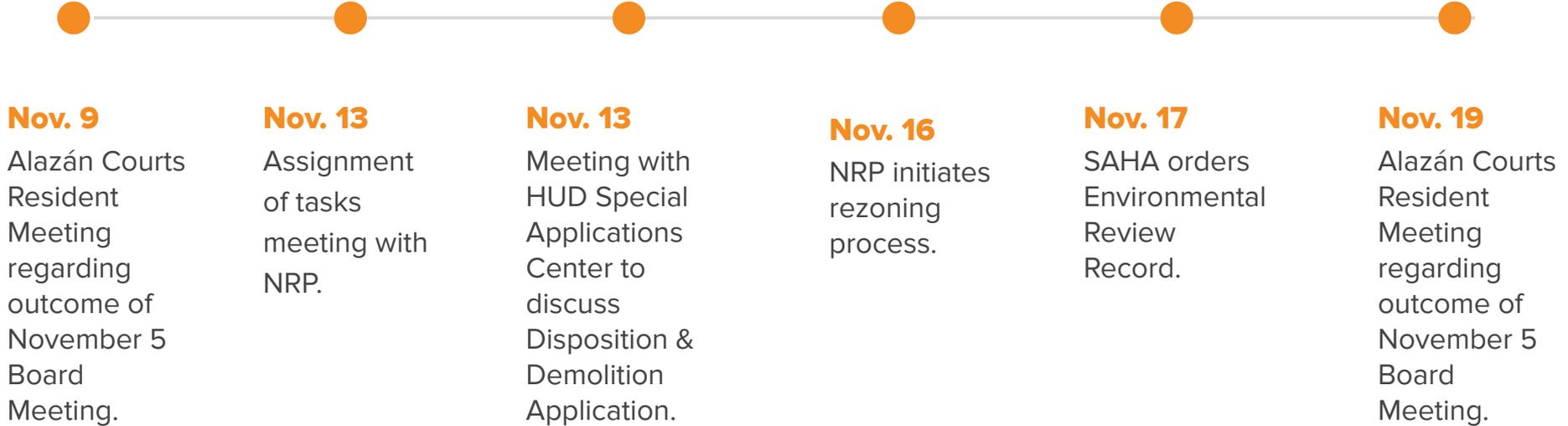
ALAZÁN COURTS

PROJECT PROGRESS AND RESIDENT PROCESS

Brandee Perez | Chief Operating Officer

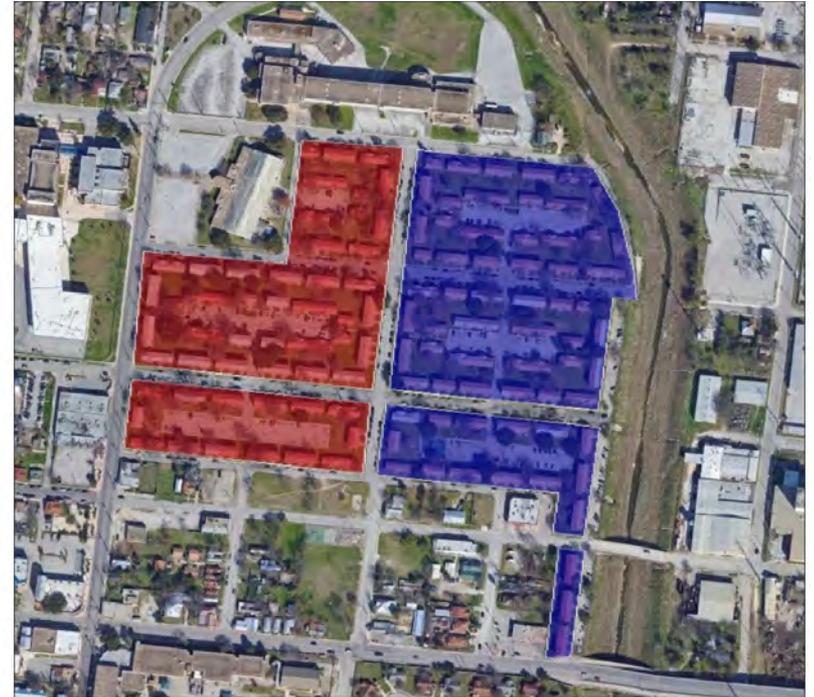
Lorraine Robles | Director of Development Services and Neighborhood Revitalization

TIMELINE - NOVEMBER 2020



DEMOLITION PHASES

	Units	Phase I	Phase II
0 Bedrooms	40	14	26
1 Bedrooms	16	0	16
2 Bedrooms	412	192	220
3 Bedrooms	33	21	12
Total Units	501	227	274



PHASE 1



PHASE 2

RESIDENT PROCESS AND UPDATE

■ RESIDENT ASSESSMENT AND OUTREACH

- Identify existing resident needs
- Understand Resident desire of either Public Housing or Housing Choice Voucher
- In-person assessments

■ RESIDENT DEMOGRAPHICS

- Age
- Household Income
- Number of Children
- Number of Household Members
- Rent Balances
- Tenure

■ RESIDENT UNIT OPTIONS

- Public Housing
- Beacon Communities
- Partnerships
- New Developments

■ RESIDENT ENGAGEMENT

- Resident Meetings
- Resident Communication

RESIDENT DEMOGRAPHICS

Residency of Less Than Five Years (74% of Residents)

Average Totals

Head of Household Age: **31**

Household Income: **\$8,883**

Number of Children: **1.71**

Number of Household Members: **2.57**

Tenant Rent: **\$97**

Median Total

Tenure: **1.6 years**

RESIDENT DEMOGRAPHICS

Residency Between 5 - 10 Years (15.72% of Residents)

Average Totals

Head of Household Age: **44**

Household Income: **\$10,792**

Number of Children: **1.83**

Number of Household Members: **2.34**

Tenant Rent: **\$157**

Median Total

Tenure: **6.9 years**

RESIDENT DEMOGRAPHICS

Residency of Greater Than Ten Years (10.28% of Residents)

Average Totals

Head of Household Age: **65**

Household Income: **\$11,262**

Number of Children: **1.41**

Number of Household Members: **1.61**

Tenant Rent: **\$177**

Median Total

Tenure: **16.4 years**

RESIDENT DEMOGRAPHICS

OTHER DATA - YOUTH

Number of Youth	Age	Percent of Youth Residents
287	Under 5 Years	24.68%
226	Between 5 - 10 Years	19.43%
120	Between 11 - 18 Years	10.15%
4	Full Time Students 18+ Years	.34%

RESIDENT DEMOGRAPHICS

OTHER DATA - AREA MEDIAN INCOME (AMI)

AMI	Number of Families	Percent of Residents
Extremely Low	445	93%
Very Low	25	5%
Low	7	1%
Over	0	0%

RESIDENT DEMOGRAPHICS

OTHER DATA - OUTSTANDING RENT BALANCE

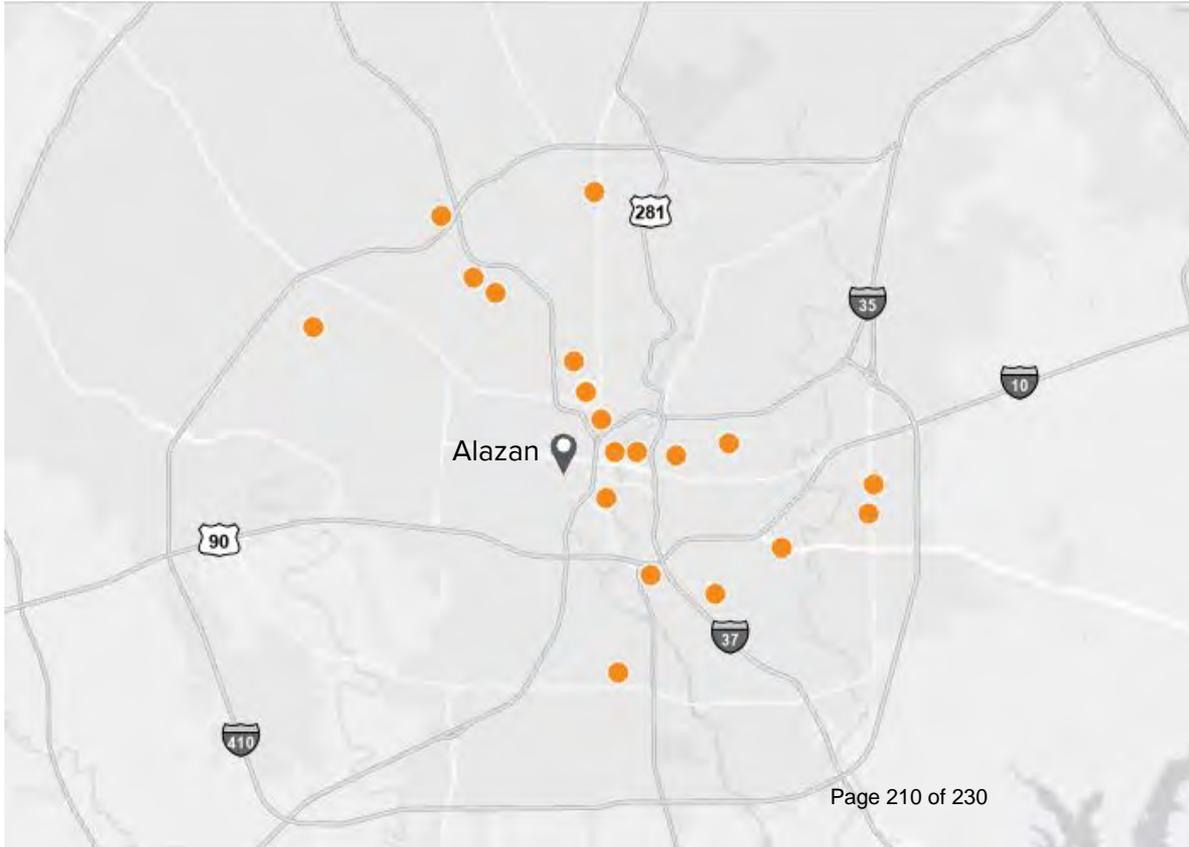
Aged Accounts	Number of Households	Percent of Households	Average Amount Owed
Less than 2 Months	341	72%	\$107
Between 3 - 5 Months	59	12%	\$628
Between 6 - 9 Months	49	10%	\$1,044
Greater than 9 Months	14	3%	\$623
Other (Credit Balances)	14	3%	\$111

RESIDENT SERVICES OPTIONS

Program	Public Housing - Family Communities	Housing Choice Voucher
Family Self-Sufficiency (FSS)	✓	✓
*Resident Opportunity and Self Sufficiency (ROSS)	✓	✗
TDHCA Resident Services	✗	✓
<i>*ROSS services are provided at select Public Housing Communities</i>		

AVAILABLE UNITS

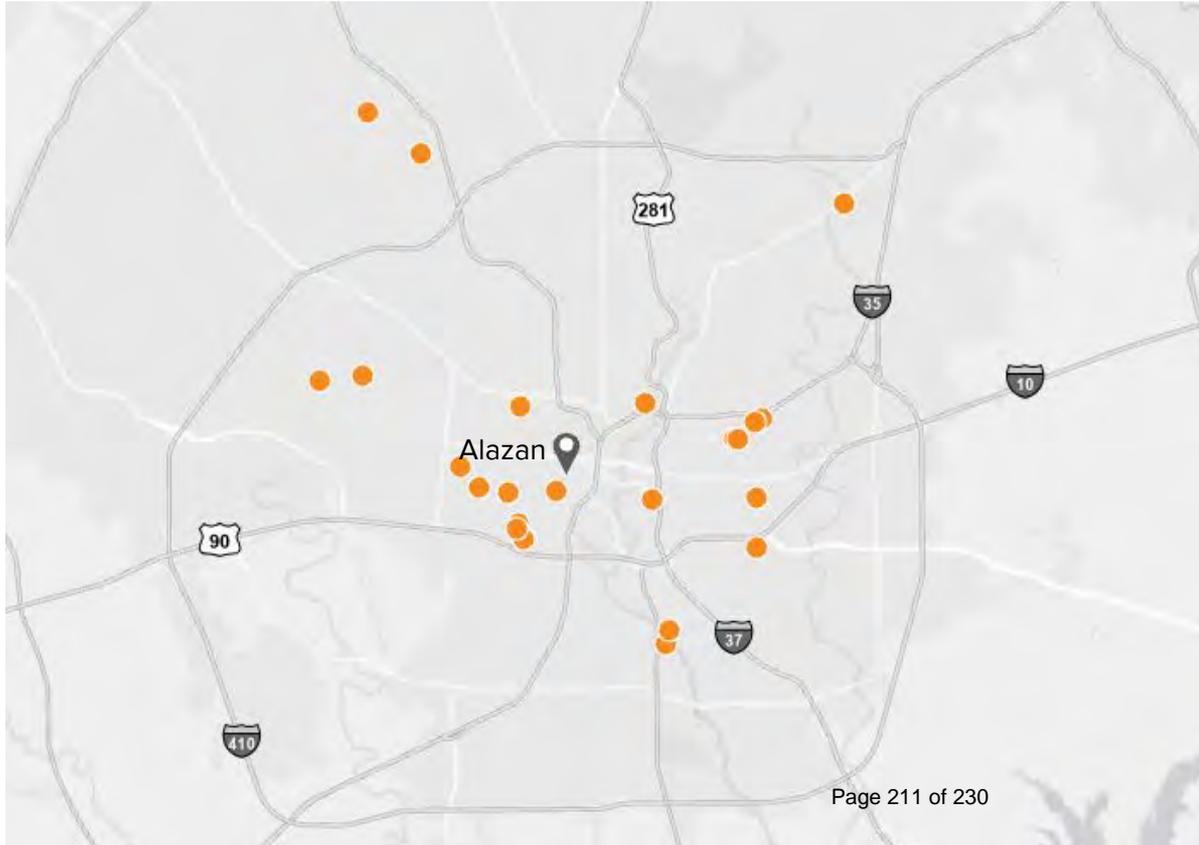
PUBLIC HOUSING - ELDERLY/DISABLED



Elderly - Disabled Communities	
0 Bedrooms	16
1 Bedrooms	25
2 Bedrooms	9
3 Bedrooms	0
Total Available Units: 50	

AVAILABLE UNITS

PUBLIC HOUSING - FAMILY

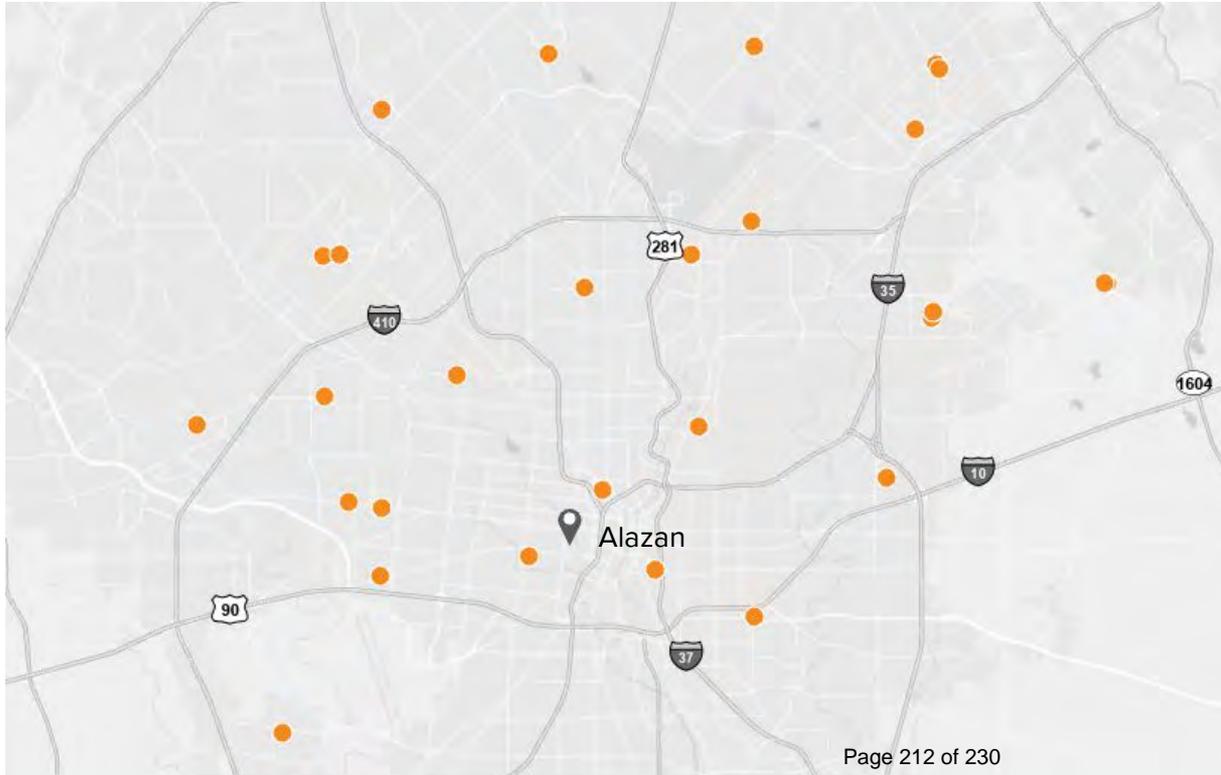


Family Communities

0 Bedrooms	5
1 Bedrooms	6
2 Bedrooms	60
3 Bedrooms	51
4 Bedrooms	8
5 Bedrooms	1
Total Available Units: 131	

AVAILABLE UNITS

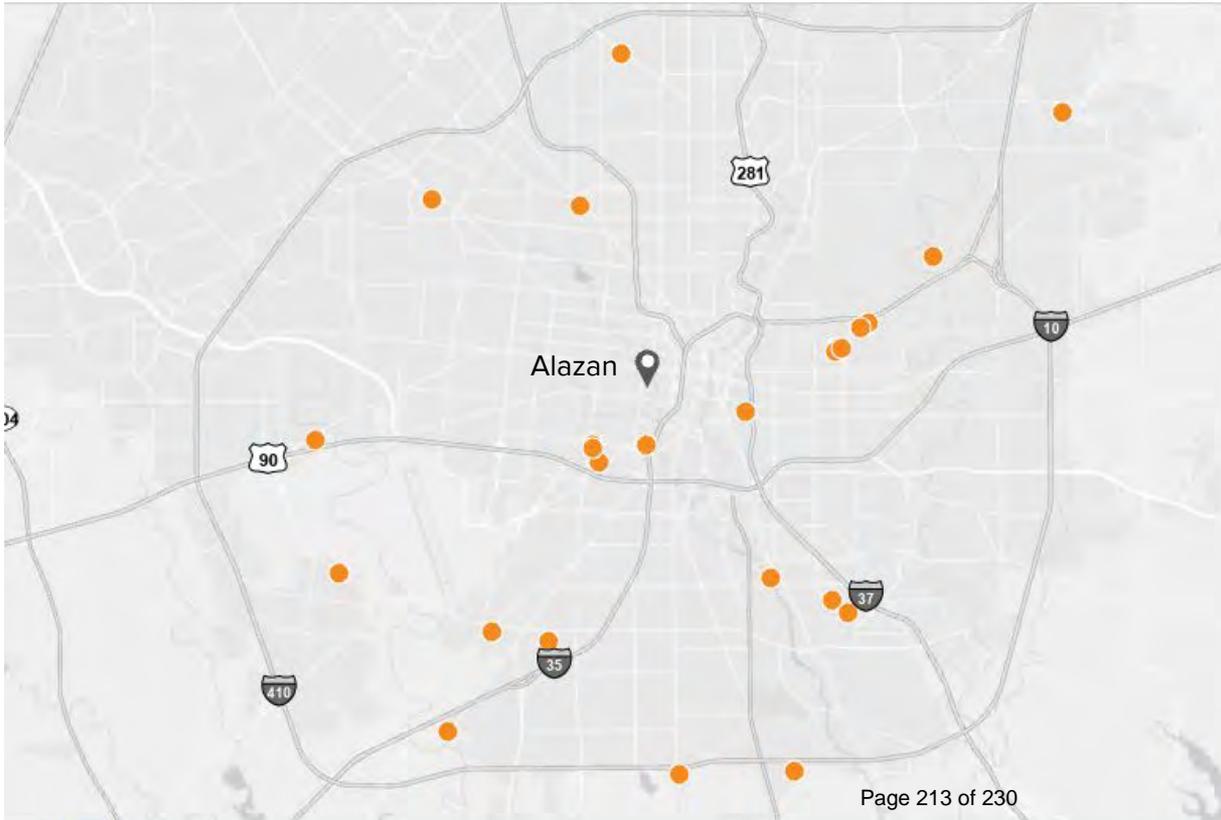
BEACON COMMUNITIES



Page 212 of 230

Beacon Communities	
0 Bedrooms	1
1 Bedrooms	105
2 Bedrooms	194
3 Bedrooms	72
Total Available Units: 372	

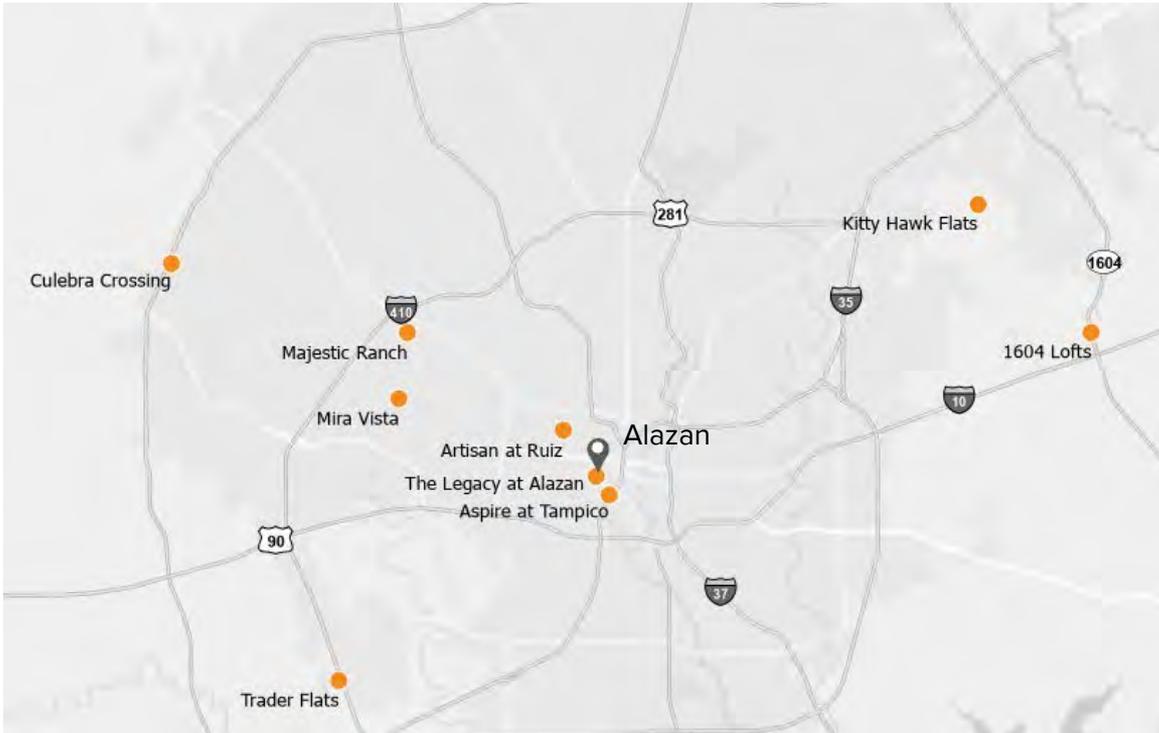
AVAILABLE UNITS PARTNERSHIPS



Partnership Communities	
1 Bedrooms	64
2 Bedrooms	169
3 Bedrooms	66
4 Bedrooms	2
Total Available Units: 301	

AVAILABLE UNITS

NEW DEVELOPMENTS



Units Available In 2022

0 Bedrooms	58
1 Bedrooms	538
2 Bedrooms	953
3 Bedrooms	545
4 Bedrooms	110
Total Available Units: 2,204	

QUESTIONS?



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Procurement Department Assessment December 3, 2020

Procurement Challenges faced in 2013

Recap of a Presentation to the Board of Commissioners on December 5, 2013

Key Objectives of the Procurement Department:

- Foster effective public competition for SAHA goods, services and projects, resulting in greater bid/proposal responses
- Ensure a fair and equitable solicitation process
- Obtain best value for SAHA
- Reduce Procurement cycle time
- Monitor contracts throughout their terms

Procurement Challenges faced in 2013

Challenges

- Increasing a responsive vendor pool
- Lowering the cost of services and goods while maintaining the quality
- Increasing SWMBE participation
- Shortening the time of the procurement process

Accomplishments - Addressed Challenges

Increase a responsive vendor pool:

- Conduct vendor roundtables
- SAHA's payments to vendors have improved
- Improved and expanded our "direct solicit" advertising list
- Included additional organizations for posting our solicitations with their members
- Established procedures to ensure a higher solicitation response rate
- Have successfully attracted several new vendors to bid on SAHA work and vendors that have not bid in the recent past, for several reasons

Lowering the cost of goods and services while maintaining quality:

- Utilize RFP process to evaluate vendors, their services and ability to negotiate pricing
- Improve specifications and scopes of work
- Establish annual service contracts by combining occurrences of recurring services
- Promote a more competitive procurement process with increased response rates
- Established blanket contract award, whereby multiple vendors are available for use

Accomplishments - Addressed Challenges

5

Increase minority and Section 3 business participation in responding to solicitations and contract awards:

- Hired a full time position of Section 3/SWMBE Coordinator
- Active outreach at minority and small business events
- Certify businesses that qualify as Section 3 business concerns

Shortening the time of the procurement process/cycle time:

- Established a Procurement Planning Calendar - tracks renewals and expiring contracts
- Hold weekly meetings with major departments to discuss planning, status and strategy
- Identify cooperative purchasing programs for SAHA to join (now member of 5 coops)
- Establish shorter deadlines for solicitations, ensuring faster evaluations and approvals
- Schedule on Board agenda as soon after solicitations have opened
- Identify recurring services and establish annual contracts

Accomplishments - Addressed Challenges

- Changed process of renewing IT related software licenses
- Increased the approval threshold for the President/CEO to \$250,000.00 (new Policy)
- Use of piggyback contracts and GSA schedules allowable under HUD (Schedules 70 and 84)
- Use of marketplace vendors, such as Amazon Business (Omnia national cooperative)

Looking Forward - Operational Improvements

- E-Procurement/technology - a more comprehensive approach will be implemented
 - Online ordering enhancements
 - Bid posting and electronic bid responses
 - Software to enhance and automate the solicitation evaluation process
 - Virtual pre-solicitation conferences
- JDE (SAHA's financial system) process utilization to be expanded
- New Section 3 rules were recently approved - SAHA will need to implement new monitoring tools
- Need to review and revise the SWMBE policy and establish new minority goals
- Research and implement a Third Party Fleet Management contract

Looking Forward - Operational Improvements

- An internal audit is in process to assist in the Vendor Evaluation process and managing vendor contract performance
- Fair Contracting Coalition:
 - We have added them on our agency list for bid notifications
 - We have submitted responses to their Report Card Survey
 - We now provide a list of upcoming solicitations for their monthly meeting

Monthly Board Reporting - Layout and Topics

Procurement Activity Reports

- Procurement Activity Memo
- Procurement Activity Report Table
- Recurring Items (currently presented to the Operations and Choice Neighborhood Committee):
 - Current Solicitations being Advertised
 - Closed/Pending Solicitations (those still under evaluation)
 - Solicitations in Development (Future Solicitations)
 - Contract awards under \$250K (informal less that \$50K, IT purchases/renewals and under expanded authority)

Monthly Board Reporting - Layout and Topics

- Periodic Information:
 - Contracts - Blanket Awards - Amount spent during current quarter
 - Vehicles Purchased during the current quarter - cooperative purchasing only
 - Change Orders Approved by Contracting Officer - those not requiring Board Approval due to amount - approved during the current quarter

Monthly Board Reporting - Layout and Topics

- Section 3 Report - year-to-date results to include new hires and awards to Section 3 businesses, reported quarterly
- Procurement Activity Statistics - quarterly roll up YTD calendar of total contract awards, to include awards to SWMBE companies
- HUD 60002 Report results are due and reported to the Board annually with charts
- Demographic Procurement Report (Business Enterprise Designations) - reported quarterly with YTD data

QUESTIONS?

PRESIDENT'S REPORT

DECEMBER 2020

CDI TO COLLECT TOYS FOR FAMILIES IN NEED

The Community Development Initiatives Department (CDI) and the Resident Opportunity and Self-Sufficiency Program (ROSS) are collecting toy donations for the 6th Annual ROSS Toy Drive for residents in need of a gift for their children during the holiday season. The CDI department will collect unused and unwrapped toys for children between 2 and 17 years old through Saturday, Dec. 12. Toy donations for the ROSS Toy Drive can be delivered to SAHA Central Office.



SAHA'S HOLIDAY CLOSURE

YEAR END CLOSURE

December 24, 2020 – January 1, 2021

All SAHA offices will be closed starting at 5:00 p.m. on Wednesday, December 23, 2020, and will re-open at 8:00 a.m. on Monday, January 4, 2021.





ALAZAN-APACHE COURTS CHRISTMAS PICK-UP

The San Antonio Housing Authority in partnership with Valero and the Alazan-Apache Courts Resident Council are hosting its Annual Christmas Pick-Up and will gift children from Alazan-Apache Courts with presents for the Christmas holiday on Saturday, Dec. 19.

The first 200 families to RSVP will receive a free meal, dessert, beverage, and door prizes. Due to COVID-19 precautions, registered families will pick up their meal and gifts at the Alazan-Apache Basketball Court Area, behind the Alazan-Apache Courts Community Room.

HOLIDAY GIFT CARD DISTRIBUTION

The San Antonio Housing Authority will deliver holiday cheer to every resident living in an elderly and disabled Public Housing community in December.

SAHA traditionally hosts a Golden Gala at the Henry B. Convention Center for residents who are at risk of social isolation to mingle with others. To protect the safety of our vulnerable families this year, the agency canceled the event, but will instead provide each elderly and disabled resident with a holiday gift card sponsored by Gonzaba Medical Group.

100 LABOR GROUNDBREAKING

The San Antonio Housing Authority and Franklin Development are hosting a virtual groundbreaking for 100 Labor Street in January.

100 Labor Street is a multi-family development in the Victoria Commons neighborhood, just south of the Tower of the Americas.

LIST OF 2021 BOARD AND COMMITTEE MEETINGS

Please see the attached document containing all of the Board and Committee meetings for year 2021.





2021 BOARD OF COMMISSIONERS CALENDAR

JAN	FEB	MARCH	APRIL
<p>JAN. 21</p> <ul style="list-style-type: none"> ■ 12:30 PM Operations and Choice Neighborhood Committee Meeting ■ 1:30 PM Finance Committee Meeting ■ 2 PM Real Estate Development Committee 	<p>FEB. 4</p> <ul style="list-style-type: none"> ■ 1 PM Regular Board Meeting <hr/> <p>FEB. 18</p> <ul style="list-style-type: none"> ■ 12:30 PM Operations and Choice Neighborhood Committee Meeting ■ 2 PM Real Estate Development Committee 	<p>MARCH 4</p> <ul style="list-style-type: none"> ■ 1 PM Regular Board Meeting <hr/> <p>MARCH 18</p> <ul style="list-style-type: none"> ■ 12:30 PM Operations and Choice Neighborhood Committee Meeting ■ 2 PM Real Estate Development Committee 	<p>APRIL 1</p> <ul style="list-style-type: none"> ■ 1 PM Regular Board Meeting <hr/> <p>APRIL 15</p> <ul style="list-style-type: none"> ■ 12:30 PM Operations and Choice Neighborhood Committee Meeting ■ 2 PM Real Estate Development Committee
MAY	JUNE	JULY	AUG
<p>MAY 6</p> <ul style="list-style-type: none"> ■ 1 PM Regular Board Meeting <hr/> <p>MAY 20</p> <ul style="list-style-type: none"> ■ 12:30 PM Operations and Choice Neighborhood Committee Meeting ■ 1:30 PM Finance Committee Meeting ■ 2 PM Real Estate Development Committee 	<p>JUNE 3</p> <ul style="list-style-type: none"> ■ 1 PM Regular Board Meeting 	<p>JULY 22</p> <ul style="list-style-type: none"> ■ 12:30 PM Operations and Choice Neighborhood Committee Meeting ■ 2 PM Real Estate Development Committee 	<p>AUG. 5</p> <ul style="list-style-type: none"> ■ 1 PM Regular Board Meeting <hr/> <p>AUG. 19</p> <ul style="list-style-type: none"> ■ 12:30 PM Operations and Choice Neighborhood Committee Meeting ■ 1:30 PM Finance Committee Meeting ■ 2 PM Real Estate Development Committee
SEPT	OCT	NOV	DEC
<p>SEPT. 2</p> <ul style="list-style-type: none"> ■ 1 PM Regular Board Meeting <hr/> <p>SEPT. 16</p> <ul style="list-style-type: none"> ■ 12:30 PM Operations and Choice Neighborhood Committee Meeting ■ 2 PM Real Estate Development Committee 	<p>OCT. 7</p> <ul style="list-style-type: none"> ■ 1 PM Regular Board Meeting <hr/> <p>OCT. 21</p> <ul style="list-style-type: none"> ■ 12:30 PM Operations and Choice Neighborhood Committee Meeting ■ 2 PM Real Estate Development Committee 	<p>NOV. 4</p> <ul style="list-style-type: none"> ■ 1 PM Regular Board Meeting <hr/> <p>NOV. 18</p> <ul style="list-style-type: none"> ■ 12:30 PM Operations and Choice Neighborhood Committee Meeting ■ 1:30 PM Finance Committee Meeting ■ 2 PM Real Estate Development Committee 	<p>DEC. 2</p> <ul style="list-style-type: none"> ■ 1 PM Regular Board Meeting

■ **SAHA BOARD OF COMMISSIONERS**
 Dr. Ana "Cha" Guzmán, Chair • Jessica Weaver, Vice Chair • Charles Clack
 Jo-Anne Kaplan • Olga Kauffman • Ignacio Perez • Ruth Rodriguez

■ **FINANCE COMMITTEE**
 Jo-Anne Kaplan, Chair • Jessica Weaver

■ **OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE**
 Jessica Weaver, Chair • Jo-Anne Kaplan

■ **REAL ESTATE DEVELOPMENT COMMITTEE**
 Jessica Weaver, Chair • Jo-Anne Kaplan

■ **RESIDENT SERVICES COMMITTEE**
 Charles Clack, Chair • Jo-Anne Kaplan