



SAHA REGULAR BOARD MEETING APRIL 1, 2021



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HOUSING AUTHORITY
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BOARD OF COMMISSIONERS

Dr. Ana "Cha" Guzmán
Chair

Jessica Weaver
Vice Chair

Olga Kauffman
Commissioner

Gabriel Lopez
Commissioner

Ignacio Perez
Commissioner

Ruth Rodriguez
Commissioner

INTERIM PRESIDENT & CEO

Ed Hinojosa, Jr.

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

Call In Phone Number: (346) 248-7799
Meeting ID: 93839434337# Passcode: 654170#
1:00 p.m., Thursday, April 1, 2021

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: **93839434337#** and Passcode: **654170#**, prior to 1:00 p.m. A Spanish/English translator will be available to citizens needing translation.

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

CITIZENS TO BE HEARD

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: **93839434337#** and Passcode: **654170#**, 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. The Board will not discuss the comments of speakers or respond to speakers during the Citizens to be Heard portion of the agenda.

PUBLIC HEARINGS

4. **Public Hearing** regarding Resolutions 6121, 21LVPFC-03-18, and 21FAC-03-18 authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Copernicus Apartments) Series 2021 (the Bonds); (ii) the Las Varas Public Facility Corporation to approve Resolution 21LVPFC-03-18 authorizing the issuance of the Bonds; (iii) the San Antonio Housing Facility Corporation to approve Resolution 21FAC-03-18 authorizing its participation in the Copernicus Apartments; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
5. **Public Hearing** regarding Resolutions 6122, 21FAC-03-19, and 21LVPFC-03-19, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Watson Road Apartments) Series 2021 (the Bonds); (ii) the Las Varas Public Facility Corporation to approve Resolution 21LVPFC-03-19 authorizing the bonds; (iii) the San Antonio Housing Facility Corporation to approve Resolution 21FAC-03-19 authorizing its participation in the Watson Road Apartments; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

MINUTES

6. Minutes
 - Approval of the March 4, 2021, Regular Board Meeting Minutes
 - Approval of the March 18, 2021, Operations and Choice Neighborhood Committee Meeting Minutes
 - Approval of the March 18, 2021, Real Estate Development Committee Meeting Minutes

INDIVIDUAL ITEMS FOR CONSENT

7. Consideration and approval regarding Resolution 6124, authorizing the award of a contract for waste disposal and recycling services to Waste Management of Texas, Inc. for an annual cumulative amount not to exceed \$1,510,789.00 for year one; \$1,661,868.00 for year two, \$1,828,055.00 for year three, \$2,010,861.00 for year four, and \$2,211,947.00 for year five; for a period of one year with the option to renew up to four additional one year terms (Zachariah Woodard, Director of Federal Housing Programs; Kristi Baird, Director of Beacon Communities; George Ayala, Director of Procurement)
8. Consideration and approval regarding Resolutions 6121, 21LVPFC-03-18, and 21FAC-03-18 authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Copernicus Apartments) Series 2021 (the Bonds); (ii) the Las Varas Public Facility Corporation to approve Resolution 21LVPFC-03-18 authorizing the issuance of the Bonds; (iii) the San Antonio Housing Facility Corporation to approve Resolution 21FAC-03-18 authorizing its participation in the Copernicus Apartments; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
9. Consideration and approval regarding Resolutions 6122, 21FAC-03-19, and 21LVPFC-03-19, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Watson Road Apartments) Series 2021 (the Bonds); (ii) the Las Varas Public Facility Corporation to approve Resolution 21LVPFC-03-19 authorizing the bonds; (iii) the San Antonio Housing Facility Corporation to approve Resolution 21FAC-03-19 authorizing its participation in the Watson Road Apartments; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)
10. Consideration and approval regarding Resolutions 6125 and 21FAC-03-20, authorizing Vista at Interpark Development, LLC, as developer of Vista at Interpark transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility

Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Vista at Interpark; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

INDIVIDUAL ITEMS FOR DISCUSSION

11. Discussion regarding resident concerns

12. President's Report

- Client Service Specialist Receives Fox Cash Award
- Volunteer Income Tax Assistance
- Spurs Coyote Surprised Elderly with \$100 Gift Cards
- Surprise Spurs Coyote Visit
- COVID-19 Vaccination Update

13. *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 Victoria Commons master plan

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 recruitment process

14. 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, March 4, 2021

SCHEDULED: 1:00 p.m. - Teleconference

COMMISSIONERS PRESENT:

Dr. Ana "Cha" Guzman, Chair
Jessica Weaver, Vice Chair
Olga Kauffman, Commissioner
Gabriel Lopez, Commissioner
Ignacio Perez, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

None

COUNSEL: Doug Poneck,
Escamilla & Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

Ed Hinojosa, Jr., Interim President and CEO
Muriel Rhoder, Chief Administrative Officer
Brandee Perez, Chief Operating Officer
Timothy E. Alcott, Chief Legal and Real Estate Officer
Jo Ana Alvarado, Director of Innovative Technology
George Ayala, Director of Procurement
Kristi Baird, Director of Beacon Communities
Diana Kollodziej Fiedler, Director of Finance and Accounting
Domingo Ibarra, Director of Security
Aiyana Longoria, Director of Internal Audit

Hector Martinez, Director of Construction Services and Sustainability
Richard Milk, Director of Policy and Planning
Michael Reyes, Director of Communications and Public Affairs
Lorraine Robles, Director of Development Services and Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Tom Roth, Director of Asset Management
Joel Tabar, Director of Community Development Initiatives
Zachariah Woodard, Director of Federal Housing Programs

Item 1: Meeting called to order

Dr. Guzman, Board Chair, called the meeting to order at 1:02 p.m.

Item 2: Presentation of Board Service Award to Commissioner Charles Clack

Mr. Ed Hinojosa, Jr., Interim President and CEO, presented the Board Service Award to Commissioner Charles Clack over Zoom. Dr. Guzman and other Commissioners thanked Com. Clack for his service on the Board.

PUBLIC COMMENT

Item 3: Public Comment - Citizens are provided three minutes each to speak to any agenda items. There was 1 citizen who signed up to speak to the agenda, but did not speak. There was 1 citizen who spoke during the meeting.

CITIZENS TO BE HEARD

Item 4: Citizens to be Heard - Citizens wishing to speak on issues not related to items posted on the agenda were given three minutes to speak. There were 2 citizens who spoke during the meeting.

MINUTES

Item 5: Minutes

- Approval of the February 4, 2021, Regular Board Meeting Minutes
- Approval of the February 25, 2021, Operations and Choice Neighborhood Committee Meeting Minutes
- Approval of the February 25, 2021, Real Estate Development Committee Meeting Minutes

Motion: Vice Chair Weaver moved to approve the Meeting minutes. 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			
Olga Kauffman, Commissioner	X			
Gabriel Lopez, Commissioner	X			
Ignacio Perez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

CONSENT ITEMS

Item 6: Consideration and approval regarding Resolution 6114, authorizing the award of contracts for pest control services for Beacon Communities to Pied Piper Pest Control (ESBE, HABE, MBE, SBE, WBE) and The Original Bug Company, LLC dba BUGCO Pest Control (VBE, HUB) for an annual cumulative amount not to exceed \$390,000.00 for year one, \$420,000.00 for year two, \$485,000.00 for year three, and \$496,000.00 each year for year four and year five; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Kristi Baird, Director of Beacon Communities)
Consent

Item 7: Consideration and approval regarding Resolution 6115, approving the 2021 Small Area Fair Market Rent (SAFMR) Payment Standard Schedule (Zachariah Woodard, Director of Federal Housing Programs)
Consent

Motion: Vice Chair Weaver moved to approve Items #6-7. Commissioner Lopez seconded the motion. Approved.

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

INDIVIDUAL ITEMS FOR DISCUSSION

Item 8: Discussion regarding vaccines provided to residents (Brandee Perez, Chief Operating Officer)
Chair Guzman recommended SAHA staff to educate residents on the benefits of receiving a second vaccine dose (posters, newsletter, etc.) and including the percent of effectiveness of the first vaccine versus the percent of effectiveness after getting the second vaccine.

Item 9: Discussion regarding resident concerns
Chair Guzman and Vice Chair Weaver requested a report on the impact of utilities shut downs on SAHA properties and compare to city/county-wide impact including: which facilities were able to maintain use of elevators due to back-up generators (CTBH referenced generators), which utilities were affected at each property (include the number of hours/days without power and/or water), and are there extenuating circumstances not related to the winter storms that can be addressed by SAHA.

Item 10: President's Report

- Winter Storms Response
- 100 Labor Virtual Ground Breaking
- Volunteer for a Free COVID-19 Vaccine
- Family Self-Sufficiency Virtual Graduation

A video highlighting food and water distribution during the winter storms response was presented.

Chair Guzman recommended that the Board send a "Thank You" letter to SAHA staff thanking them for their dedication to residents regarding winter storm response efforts. Vice Chair Weaver supported this recommendation and suggested virtual options for disbursement.

The 100 Labor Virtual Ground Breaking video was presented.

Mr. Hinojosa highlighted the Family Self-Sufficiency Virtual Graduation, when approximately 23 graduates were celebrated during the virtual graduation ceremony, and SAHA residents were awarded \$221,845.00 total in escrow checks.

Chair Guzman then recessed the meeting for Closed Session at 1:56 p.m.

Item 11: *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 acquisition of limited partnership interests in Costa Valencia

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 recruitment process

The Board of Commissioners returned from recess and the meeting resumed at 2:45 p.m.

Mr. Hinojosa recommended the approval of the acquisition of 100% of the limited partnership interest in Costa Valencia, LTD for an amount as discussed in Closed Session, this includes authorization for the Interim President and CEO or his designate to execute any and all documents to consummate such transactions.

Motion: Commissioner Kauffman moved to approve the recommendation. Commissioner Rodriguez seconded the motion. Approved.

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

Item 12: Adjournment

With no objections, Dr. Guzman, Board Chair, adjourned the meeting at 2:48 p.m.

ATTEST:

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

Date

Ed Hinojosa, Jr.
 Interim President and CEO

Date

MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
OPERATIONS AND CHOICE NEIGHBORHOOD COMMITTEE
OR SPECIAL BOARD MEETING
Call In Phone Number: (346) 248-7799
Meeting ID: 93839434337# Passcode: 654170#
12:30 p.m., Thursday, March 18, 2021

SCHEDULED: 12:30 p.m. - Teleconference

COMMISSIONERS PRESENT:

Dr. Ana “Cha” Guzman, Chair
Jessica Weaver, Vice Chair
Olga Kauffman, Commissioner
Gabriel Lopez, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

Ignacio Perez, Commissioner

COUNSEL: Doug Poneck, Escamilla &
Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

Ed Hinojosa, Jr., Interim President and CEO
Muriel Rhoder, Chief Administrative Officer
Brandee Perez, Chief Operating Officer
Timothy E. Alcott, Chief Legal and Real
Estate Officer
Jo Ana Alvarado, Director of Innovative
Technology
George Ayala, Director of Procurement
Kristi Baird, Director of Beacon
Communities
Diana Kollodziej Fiedler, Director of Finance
and Accounting
Domingo Ibarra, Director of Security
Aiyana Longoria, Director of Internal Audit

Hector Martinez, Director of Construction
Services and Sustainability
Richard Milk, Director of Policy and Planning
Michael Reyes, Director of Communications and
Public Affairs
Lorraine Robles, Director of Development
Services and Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Tom Roth, Director of Asset Management
Joel Tabar, Director of Community Development
Initiatives
Zachariah Woodard, Director of Federal Housing
Programs

Item 1: Meeting called to order

Vice Chair Jessica Weaver, called the meeting to order at 12:34 p.m.

PUBLIC COMMENT

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

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 3: Consideration and appropriate action regarding Resolution 6124, authorizing the award of a contract for waste disposal and recycling services to Waste Management of Texas, Inc. for an annual cumulative amount not to exceed \$1,510,789.00 for year one; \$1,661,868.00 for year two, \$1,828,055.00 for year three, \$2,010,861.00 for year four, and \$2,211,947.00 for year five; for a period of one year with the option to renew up to four additional one year terms (Zachariah Woodard, Director of Federal Housing Programs; Kristi Baird, Director of Beacon Communities; George Ayala, Director of Procurement)

Ms. Kristi Baird, Director of Beacon Communities, reported that SAHA requires the services of a contractor to remove and dispose of solid waste, recyclable materials, and provide bulk pick-up services agency-wide. The frequency of service shall be determined by the individual properties. Typically, service shall occur twice per week for solid waste, once per week for recyclable materials, and bulk pick-up services shall be provided on an as-needed basis. The frequency of service may be modified at SAHA's request as determined by the need and volume. The following items are excluded from this award and will be disposed of by SAHA's bulk pick-up contractors: paint, tires, oil, items that have a hazard label on the product, computers, monitors, televisions, and appliances.

This award does not include the collection, transportation, or disposal of material generated in the event of a disaster, such as a hurricane, tornado, flood, fire, governmental decree or action, terrorism, or other natural or manmade disaster. In such an event, SAHA will request pricing and an estimated time frame for the removal of such debris.

Mr. George Ayala, Director of Procurement, explained that on January 14, 2021, SAHA issued a "Request For Proposals" (RFP) #2101-968-71-5099 for Waste Disposal and Recycling Services, which closed on February 8, 2021. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), the Hart Beat, posted on NAHRO, Public Purchase, and direct solicited to 31 vendors.

A total of two proposals were received in response to this solicitation: Tiger Sanitation, Inc. and Waste Management of Texas, Inc. Both proposals were evaluated on the following criteria: experience, fleet and equipment, capacity and financial viability, recycling program, cost, and strength of the Section 3 and SWBE plans. Based on the above, we are recommending a contract award to Waste Management of Texas, Inc. they are the highest rated qualified proposer.

Motion: Commissioner Lopez moved to approve Resolution 6124. 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			
Olga Kauffman, Commissioner	X			
Gabriel Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Vice Chair Weaver opened the Public Hearing regarding the Proposed 2021-2022 Moving to Work (MTW) Agency Plan at 12:42 PM and announced the Public Hearing Agenda.

- Item 4: Hold a Public Hearing and consideration and appropriate action regarding Resolution 6123, authorizing the proposed 2021-2022 Moving to Work (MTW) Agency Plan, including revisions to the MTW Plan, the Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program Plan (CFP), the five-year Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action plan (Richard Milk, Director of Policy and Planning)**

Mr. Richard Milk, Director of Policy and Planning, reported that the U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to annually submit a five-year plan and an annual business plan, commonly referred to as the Agency Plan(s). Due to SAHA's designation as a Moving-to-Work (MTW) agency, the MTW Plan serves as SAHA's Agency Plan. The MTW Plan includes: the Public Housing Admissions and Continued Occupancy Plan (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), and the Capital Fund Program Plan (CFP). The MTW Plan also describes SAHA's policies, programs, operations, strategies, and flexibilities in meeting the local housing needs and goals.

The 2021-2022 MTW Plan is an integral element of the agency's five-year Strategic Plan.

SAHA is on track to complete the 2021-2022 Agency Plan in time for a May submission to HUD.

- I. Proposed New MTW Activities:** The Agency is proposing one new MTW Activity that establishes an alternative policy that excludes contributions in the household's annual income calculation. Specifically, contributions received directly by the household from a SAHA partner or contributions distributed to a household on behalf of a SAHA partner will not be included in the households annual income for purposes of calculating rent.
- II. Proposed Amendments to Existing Activities:** The Agency is not proposing any amendments to existing activities.

Ms. Kristen Carreon, Assistant Director of Operations and Support, explained the Revisions to Housing Choice Voucher (HCV) Administrative Plan and Public Housing Admissions and Continued Occupancy Policy (ACOP).

- III. Revisions to Housing Choice Voucher (HCV) Administrative Plan and Public Housing Admissions and Continued Occupancy Policy (ACOP)**
 - 3.3.C MANDATORY DENIAL OF ASSISTANCE
 - This section adds language to clarify that SAHA will screen applicants for drug-related criminal activity against the SAHA Screening Criteria Grid, which applies different lookback periods depending on the severity of the crime. Previous policy applied a lookback period of five years to all previous drug-related criminal activity.
 - 3.3.C MANDATORY DENIAL OF ASSISTANCE AND 16.3.B FAMILY DEBTS TO SAHA
 - These sections add language to allow SAHA to set up repayment agreements with applicant families who owe debts to SAHA.
 - The reason for these changes is to make the Housing Choice Voucher (HCV) Program and Public Housing Program more accessible to applicant families.
 - 9.3.C/11.2.C INTERIM REEXAMINATIONS

- Language was added for 9.3.C in the ACOP and 11.2.C in the Admin Plan to specify that SAHA will not decrease income from child support payments or temporary employment until it has been decreased for three consecutive months.
- This language is being added to align policy with current procedures; since child support payments and temporary employment can stop and start periodically, waiting for supporting documentation will reduce the administrative burden due to the changing nature of those payments.

IV. Revisions to Housing Choice Voucher (HCV) ACOP Only

- 3.3.D OTHER PERMITTED REASONS FOR DENIAL OF ADMISSION
 - Language was removed that permitted SAHA to deny applicants based on one or more evictions for non-payment of rent within the past three years and a pattern of unsuitable past performance in meeting financial obligations. SAHA does not currently deny for those reasons and does not have the capability of screening for them.
 - SAHA wants to ensure that families have every opportunity to be admitted to the Public Housing Program and that any reasons for denial are fairly administered.
- 4.2.B ORGANIZATION OF THE WAITING LIST
 - Beginning July 1, 2021, new Public Housing applicants will be added to a single, community-wide waiting list with all SAHA developments. Within that list, SAHA will designate subparts to easily identify who should be offered the next available unit (i.e., general occupancy developments, elderly/disabled developments, accessible units).
 - SAHA will maintain the current single, community-wide waiting list with preferred developments until exhausted.
- 4.3.B SELECTION METHOD
 - This section adds Marie McGuire to the list of available properties under the 80/20 Elderly Preference. The 80/20 Elderly Preference maintains a 4-to-1 elderly to non-elderly/disabled residents population at select properties.
 - This section also removes the Time-Limited Working Household Referral Program Pilot preference and the Restorative Housing Pilot Program preference as the pilot programs and corresponding MTW activities are being closed out.
 - A new preference has been added to allow SAHA partner, Center for Health Care Services (CHCS), to refer disabled families to receive on-site supportive services, while residing in Victoria Plaza.
- 9.3.B CHANGES IN FAMILY AND HOUSEHOLD COMPOSITION
 - Language was added to this section to establish a timeframe of 10 business days for move-out of live-in aides, when the Head of Household (sole family member) passes away.
- 9.3.C INTERIM REEXAMINATIONS
 - This section was updated to state that SAHA will not process increases in income over \$200.00 in earned and unearned monthly income, including new employment.
- 12.4.F TRANSFER PROCESSING
 - This section was updated to revert back to policy from 2017 and states that SAHA will not conduct an annual reexamination at transfer. This change will alleviate staff burden, which has increased since the policy was changed after 2017.

- 16.6.B RECORD RETENTION
 - Language was added to clarify that documents should be maintained in the file for at least three recertifications.

V. Revisions to Housing Choice Voucher (HCV) Administrative Plan Only

- 3.1.M LIVE-IN AIDE
 - Language was updated to specify that SAHA may approve a family to have more than one live-in aide, if it is determined to be a reasonable accommodation for a disability.
- 3.2.A INCOME AND ELIGIBILITY
 - Language was added to state that SAHA will be administering enhanced vouchers.
 - Enhanced vouchers provide certain tenant protections for low-income families who reside in private properties that are converting from HUD rental assistance programs.
- 3.3.D OTHER PERMITTED REASONS FOR DENIAL
 - Language was updated to clarify that SAHA will deny assistance for previous terminations (unrelated to drug-related criminal activity) up to three years prior to selection from the waitlist, rather than five years prior.
 - This aligns with policy in place for SAHA's Public Housing Program. The reason for this change is to make the HCV Program more accessible to our applicant families.
- 5.2.B DETERMINING FAMILY UNIT (VOUCHER) SIZE
 - Language was added to 5.2.B(4) to specify situations where anticipated children will be counted in the family voucher size; pregnancy will be counted upon submission of supporting documentation and adoptions will be counted after proof that the adoption is complete or awarded.
- 8.1.B ADDITIONAL LOCAL REQUIREMENTS
 - Language was added to this section from previous policy (Admin Plan FY17-18) to revert to allowing landlords an option to obtain verification of additional bedrooms through Bexar County Appraisal District (BCAD) or a licensed professional, versus requiring authorization only through BCAD.
- 8.2.F INSPECTION RESULTS AND REINSPECTIONS FOR UNITS UNDER HAP CONTRACT
 - Language was updated to reflect current practice that SAHA posts inspection results for the owner electronically to the Landlord Portal.
- 16.3.B INFORMAL REVIEWS
 - Language was added to 16.3.B(3)(c) to state that SAHA will provide an informal review upon the denial of a voucher term extension or suspension.
 - Even if SAHA is not required to by HUD to provide a review under this circumstance [24 CFR 982.555], permitting these informal reviews has often resulted in overturns and additional chances for the family.
- 18.6.C ORGANIZATION OF THE WAITING LIST
 - Language was updated to establish a single waiting list for the Project-Based Voucher (PBV) Program. While SAHA currently administers separate waiting lists for each PBV development, the consolidation will streamline waitlist management and reduce applicant wait times.
- 18.6.D SELECTION FROM THE WAITING LIST
 - Language was removed from this section to clarify that the St. Philip's College Homeless Program is not being administered as a PBV program.
- 19.3.A SELECTION FROM THE WAITING LIST

- Language was added to allow SAHA to assist Moderate Rehabilitation (Mod-Rehab) partners in converting to Rental Assistance Demonstration (RAD) if they express interest to SAHA.

Mr. Joel Tabar, Director of Community Development Initiatives, discussed the Family Self-Sufficiency (FSS) Action Plan.

VI. Family Self-Sufficiency (FSS) Action Plan

- The agency has developed a comprehensive FSS Action Plan that includes regulatory requirements and SAHA policy to cover all areas of the FSS program.

Mr. Milk explained the Capital Fund Program (CFP): General description of all planned Capital Fund Expenditures for the plan year and the MTW timeline.

VII. Capital Fund Program (CFP): General description of all planned Capital Fund Expenditures during the plan year

Housing Preservation Plans:

Public Housing: Over the next five (5) years, the Agency plans to invest approximately \$17,000,000.00 in capital repairs to extend the useful life at 26 properties and approximately 2,253 housing units.

Beacon Communities: In the coming years, the Agency plans to invest approximately \$26,000,000.00 in capital repairs to extend the useful life at 21 properties and approximately 2,901 units in the Beacon Communities portfolio.

Housing Expansion Plans:

New Construction: The agency is pursuing more than \$1,000,000,000.00 in prospective housing developments to add approximately 6,000 units to the rental market in the next five (5) years.

MTW TIMELINE

February:	Draft MTW Plan posted for public comment
March:	Public Hearing scheduled during Operations and Choice Neighborhood Committee Meeting
May:	Consideration and appropriate action by Board of Commissioners and submission to HUD
May-June:	Address HUD questions
July 1:	Initiate implementation of the MTW Plan

Public Hearing - Citizens are provided up to three minutes each to speak to any agenda items. There were no citizens who spoke during the meeting.

Chair Guzman requested clarifying language regarding the Proposed Admin Plan/ ACOP Changes under 9.3.C/11.2.C: Interim Reexaminations.

Vice Chair Weaver requested a summary of all submitted Public Comments when this item is brought before the Board for HUD submission approval.

Chair Guzman requested a summary of the Family Self-Sufficiency (FSS) Action Plan, key points, goals, and main programs.

Motion: Chair Guzman moved to approve Resolution 6123. Commissioner Lopez seconded the motion. Approved.

Member	Aye	Nay	Absent At Time of Vote	Abstained
Dr. Ana "Cha" Guzman, Chair	X			
Jessica Weaver, Vice Chair	X			
Olga Kauffman, Commissioner	X			
Gabriel Lopez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

INDIVIDUAL ITEMS FOR DISCUSSION

Item 5: Discussion regarding Community Development Initiatives (CDI) and related programs (Joel Tabar, Director of Community Development Initiatives)

Mr. Tabar reported to the Board a detailed presentation regarding Community Development Initiatives (CDI) and related programs. Mr. Tabar's report included information defining the CDI Organizational Chart, Resident Services Programs, Resident Self-Sufficiency Goals, Case Management Services, CDI Partnerships, Service Eligibility, Who [We] Serve, the Community Impact: Case Management Services, Other Resident Outreach, FY202-21 At A Glance: Food Distributions; FSS Escrow Awards, Education Investment Foundation (EIF) Awards, and 2020 Golden Gala (EDS) Awards; Supplemental Programs; Grants Awarded, Wellness Checks, and Partners; and Funding Sources, and Next Steps.

Chair Guzman requested job descriptions for CDI pending their final revisions and a report identifying what FSS funding pays for.

Vice Chair Weaver requested a report of SAHA properties and the food programs available at each location.

Commissioner Rodriguez requested information regarding the eligibility requirements for receiving food distribution services.

Vice Chair Weaver requested a report regarding how K-12 school-aged youth are performing in schools including attendance levels.

Chair Guzman recommended leveraging Alamo Promise for children living in SAHA properties.

Item 6: Discussion regarding resident concerns

The Board did not discuss any resident concerns.

REPORTS PROVIDED TO THE BOARD

- Procurement Activity Report

Item 11: Adjournment

With no objections, Vice Chair Weaver adjourned the meeting at 2:13 p.m.

ATTEST:

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

Date

Ed Hinojosa, Jr.
Interim 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
Meeting ID: 93839434337# Passcode: 654170#
2:00 p.m., Thursday, February 25, 2021

SCHEDULED: 2:00 p.m. - Teleconference

COMMISSIONERS PRESENT:

Dr. Ana “Cha” Guzman, Chair
Jessica Weaver, Vice Chair
Olga Kauffman, Commissioner
Gabriel Lopez, Commissioner
Ignacio Perez, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

None

COUNSEL: Doug Poneck, Escamilla &
Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

Ed Hinojosa, Jr., Interim President and CEO
Muriel Rhoder, Chief Administrative Officer
Brandee Perez, Chief Operating Officer
Timothy E. Alcott, Chief Legal and Real
Estate Officer
Jo Ana Alvarado, Director of Innovative
Technology
George Ayala, Director of Procurement
Kristi Baird, Director of Beacon
Communities
Diana Kollodziej Fiedler, Director of Finance
and Accounting
Domingo Ibarra, Director of Security
Aiyana Longoria, Director of Internal Audit

Hector Martinez, Director of Construction
Services and Sustainability
Richard Milk, Director of Policy and Planning
Michael Reyes, Director of Communications and
Public Affairs
Lorraine Robles, Director of Development
Services and Neighborhood Revitalization
Janie Rodriguez, Director of Human Resources
Tom Roth, Director of Asset Management
Joel Tabar, Director of Community Development
Initiatives
Zachariah Woodard, Director of Federal Housing
Programs

Item 1: Meeting called to order

Vice Chair Jessica Weaver, called the meeting to order at 2:22 p.m.

PUBLIC COMMENT

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

INDIVIDUAL ITEMS FOR CONSIDERATION

Item 3: Public Hearing and consideration and appropriate action regarding Resolutions 6122, 21FAC-03-19, and 21LVPFC-03-19, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Watson Road Apartments) Series 2021 (the Bonds); (ii) the Las Varas Public Facility Corporation to approve Resolution 21LVPFC-03-19 authorizing the bonds; (iii) the San Antonio Housing Facility Corporation to approve Resolution 21FAC-03-19 authorizing its participation in the Watson Road Apartments; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Mr. Timothy E. Alcott, Chief Legal and Real Estate Officer, discussed the Schedule of Units Under Development and introduced Resolutions 6122, 21FAC-03-19, and 21LVPFC-03-19.

Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, reported that the land will be purchased by SAHFC, which will lease it to Watson Road Apartments Ltd., who will pay SAHFC an upfront lease payment sufficient to acquire the land. Up to \$38,000,000.00 of tax-exempt bonds will be issued by LVPFC and purchased by US Bank during construction and KeyBank as the permanent lender, and equity contributions from an affiliate of U.S. Bancorp Community Development Corporation (USBCDC), as an investor limited partner, will be used to finance the construction and long-term operations. USBCDC will purchase the project tax credits at an equity price of 93 cents per credit dollar, for a total projected equity contribution of \$24,314,124.00. The interest rate on the bonds will be a floating rate for the construction period and a rate not to exceed 5.5% for the permanent period.

We are targeting a closing date of April 15, 2021, as funding must close by April 28, 2021, or we will lose the allocated volume cap from the Texas Bond Review Board.

Motion: Commissioner Lopez moved to approve Resolutions 6122, 21FAC-03-19, and 21LVPFC-03-19. 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			
Olga Kauffman, Commissioner	X			
Gabriel Lopez, Commissioner	X			
Ignacio Perez, Commissioner	X			
Ruth Rodriguez, Commissioner	X			

Item 4: Public hearing and consideration and appropriate action regarding Resolutions 6121, 21LVPFC-03-18, and 21FAC-03-18 authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Copernicus Apartments) Series 2021 (the Bonds); (ii) the Las Varas Public Facility Corporation to approve Resolution 21LVPFC-03-18 authorizing the issuance of the Bonds; (iii) the San Antonio Housing Facility Corporation to approve Resolution 21FAC-03-18 authorizing its participation in the Copernicus Apartments; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Ms. Robles explained that the land will be purchased by SAHFC, which will lease it to Copernicus Apartments Ltd., who will pay SAHFC an upfront lease payment sufficient to acquire the land. Up to \$38,000,000.00 of tax-exempt Bonds will be issued by LVPFC and purchased by KeyBank

during construction and as the permanent lender, and equity contributions from an affiliate of PNC Bank, N.A. (PNC), as an investor limited partner, will be used to finance the construction and long-term operations. PNC has issued a commitment to purchase the project tax credits at an equity price of .909 cents per credit dollar, for a total projected equity contribution of \$21,726,967.00.

We are targeting a closing date of April 8, 2021, as funding must close by May 2, 2021, or we will lose the allocated volume cap from the Texas Bond Review Board.

Mr. Alcott responded to questions regarding Resolutions 6121, 21LVPFC-03-18, and 21FAC-03-18.

Chair Guzman requested a report delineating the soft costs for all development projects discussed at today's Real Estate Committee Meeting.

Vice Chair Weaver requested that the updated proforma breakdown charts be provided to the Board.

Motion: Chair Guzman moved to approve Resolutions 6121, 21LVPFC-03-18, and 21FAC-03-18. Commissioner Lopez seconded the motion. Approved.

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

Item 5: Consideration and appropriate action regarding Resolutions 6125 and 21FAC-03-20, authorizing Vista at Interpark Development, LLC, as developer of Vista at Interpark transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Vista at Interpark; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith (Timothy E. Alcott, Chief Legal and Real Estate Officer; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Mr. Alcott provided a verbal correction to the documents provided regarding Resolutions 6125 and 21FAC-03-20 informing the Board that *Vista at Interpark, L.P.* is the correct name for the developer of this transaction.

Mr. Alcott then reported that Atlantic Pacific Companies is a fourth-generation real estate company with expertise in the development of tax credit properties. It has offices in Texas, Florida, Georgia, and California. Atlantic Pacific received two competitive 9% awards last year in San Antonio. They have asked SAHA to partner in one of those two developments. The location is adjacent to the new Amazon distribution center to be built. Many of these employees may live in our development.

Vista at Interpark will be comprised of a new 4-story slab on grade building with 64 rental units (36 one-bedroom units, 24 two-bedroom units, and four three-bedroom units). All units will be affordable, and rents will be set as follows: 2 units at or below 20% AMI, 5 units at or below 30% AMI, 16 units at or below 50% AMI, and 41 units at or below 60% AMI.

Ms. Robles responded to questions regarding Resolutions 6125 and 21FAC-03-20.

Motion: Chair Guzman moved to approve Resolutions 6125 and 21FAC-03-20. Commissioner Rodriguez seconded the motion. Approved.

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

INDIVIDUAL ITEMS FOR DISCUSSION

CLOSED SESSION

Chair Guzman then recessed the meeting for Closed Session at 2:55 p.m.

Item 6: *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 sale of Public Housing vacant land located at 550 Brooklyn Avenue

RESOURCE PROVIDED TO THE BOARD

- Schedule of Units Under Development

Item 5: Adjournment

With no objections, President and CEO Ed Hinojosa, Jr. adjourned the meeting at 3:20 p.m.

ATTEST:

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

Date

Ed Hinojosa, Jr.
Interim President and CEO

Date

SAN ANTONIO HOUSING AUTHORITY**April 1, 2021****BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6124, AUTHORIZING THE AWARD OF A CONTRACT FOR WASTE DISPOSAL AND RECYCLING SERVICES TO WASTE MANAGEMENT OF TEXAS, INC. FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,510,789.00 FOR YEAR ONE, \$1,661,868.00 FOR YEAR TWO, \$1,828,055.00 FOR YEAR THREE, \$2,010,861.00 FOR YEAR FOUR, AND \$2,211,947.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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

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George Ayala**Director of Procurement**

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Kristi Baird**Director of Beacon Communities**

DocuSigned by:



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Zachariah Woodard**Director of Federal Housing Programs****REQUESTED ACTION:**

Consideration and approval regarding Resolution 6124, authorizing the award of a contract for waste disposal and recycling services to Waste Management of Texas, Inc. for an annual cumulative amount not to exceed \$1,510,789.00 for year one, \$1,661,868.00 for year two, \$1,828,055.00 for year three, \$2,010,861.00 for year four, and \$2,211,947.00 for year five; 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 waste disposal and recycling services is not expected to exceed an annual cumulative amount of \$1,510,789.00 for year one, \$1,661,868.00 for year two, \$1,828,055.00 for year three, \$2,010,861.00 for year four, and \$2,211,947.00 for year five. We have requested a contingency in the amount of 25% for year one and 10% for each of the years two through five to allow for possible properties transitioning back from third party management companies to Beacon Communities and any additional services that may be required under this award. This service will be funded through the approved operating budgets or available reserves.

SUMMARY:

SAHA requires the services of a contractor to remove and dispose of solid waste, recyclable materials, and provide bulk pick-up services agency-wide. The frequency of service shall be determined by the individual properties. Typically, service shall occur twice per week for solid waste, once per week for recyclable materials, and bulk pick-up services shall be provided on an as-needed basis. The frequency of service may be modified at SAHA's request as determined by the need and volume. The following items are excluded from this award and will be disposed of by SAHA's bulk pick-up contractors: paint, tires, oil, items that have a hazard label on the product, computers, monitors, televisions, and appliances.

This award does not include the collection, transportation, or disposal of material generated in the event of a disaster, such as a hurricane, tornado, flood, fire, governmental decree or action,

SAN ANTONIO HOUSING AUTHORITY**April 1, 2021**

terrorism, or other natural or manmade disaster. In such an event, SAHA will request pricing and an estimated time frame for the removal of such debris.

On January 14, 2021, SAHA issued a "Request For Proposals" (RFP) #2101-968-71-5099 for Waste Disposal and Recycling Services, which closed on February 8, 2021. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), the Hart Beat, posted on NAHRO, Public Purchase, and direct solicited to 31 vendors.

A total of two proposals were received in response to this solicitation: Tiger Sanitation, Inc. and Waste Management of Texas, Inc. Both proposals were evaluated on the following criteria: experience, fleet and equipment, capacity and financial viability, recycling program, cost, and strength of the Section 3 and SWBE plans. Based on the above, we are recommending a contract award to Waste Management of Texas, Inc. they are the highest rated qualified proposer.

COMPANY PROFILE:

Waste Management of Texas, Inc. (WM) was incorporated in the State of Texas in 1966. They are headquartered in Houston with a field office location in San Antonio, Texas. Waste Management, Inc. provides waste management services including collection, transfer, recycling, resource recovery, disposal services, and operates waste-to-energy facilities. The Company serves municipal, commercial, industrial, and residential customers throughout North America. Recycling material will be taken to the WM Houston Street Recycling Center and solid waste will be taken to the Covell Gardens Landfill, both in San Antonio. WM has a Public Section Digital Care Desk staffed with customer service representatives who are solely dedicated to assisting franchise cities and other governmental customers. Their fleet of trucks servicing SAHA are equipped with Onboard Computer System Dispatch that allows dispatch and managers to electronically assign service tickets and communicate with the drivers for immediate customer issue resolution; Eroute Logistics Mapping and Routing Software System that is used to develop and modify routes; Plan Versus Actual Technology that identifies routes that may be running behind, enabling WM to proactively redistribute routes to prevent missed or late pick ups; DriveCam, a forwarding-facing camera that records sudden movement such as a hard braking, swerving, or a collision that automatically saves a 12 second section of the video that is sent to WM route managers for performance coaching; and Back Up Cameras that provide a view of the area behind the truck whenever the truck is in reverse. Their client list includes Implicity Management Company, City of Live Oak and City of Universal City. Waste Management's Section 3 Program Utilization Plan includes providing the following training to Section 3 individuals: a two day OSHA Training to include certification, a one day class for ForkLift Certification, and a one day CDL Training class to prepare individuals for the Texas Department of Transportation written exam. This training will be provided at various times throughout the year and term of the agreement.

PRIOR SAHA AWARDS:

This vendor is currently under contract with SAHA to provide waste disposal and recycling services and has performed satisfactorily during the term of the contract.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Kristi Baird, Director of Beacon Communities, and Zachariah Woodard, 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

SAN ANTONIO HOUSING AUTHORITY

April 1, 2021

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 OUTCOME:

SAHA residents live in quality affordable housing.

ATTACHMENTS:

Resolution 6124

Scoring Matrix

Advertisement List

**San Antonio Housing Authority
Resolution 6124**

RESOLUTION 6124, AUTHORIZING THE AWARD OF A CONTRACT FOR WASTE DISPOSAL AND RECYCLING SERVICES TO WASTE MANAGEMENT OF TEXAS, INC. FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$1,510,789.00 FOR YEAR ONE, \$1,661,868.00 FOR YEAR TWO, \$1,828,055.00 FOR YEAR THREE, \$2,010,861.00 FOR YEAR FOUR, AND \$2,211,947.00 FOR YEAR FIVE; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

WHEREAS, On January 14, 2021, SAHA issued a "Request For Proposals" (RFP) #2101-968-71-5099 for Waste Disposal and Recycling Services, which closed on February 8, 2021; and

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

WHEREAS, staff are recommending a contract award to Waste Management of Texas, Inc. They are the highest rated qualified proposer; and

WHEREAS, the current award recommendation for waste disposal and recycling services is not expected to exceed an annual cumulative amount of \$1,510,789.00 for year one, \$1,661,868.00 for year two, \$1,828,055.00 for year three, \$2,010,861.00 for year four, and \$2,211,947.00 for year five. We have requested a contingency in the amount of 25% for year one and 10% for each of the years two through five to allow for possible properties transitioning back from third party management companies to Beacon Communities and any additional services that may be required under this award. This service will be funded through the approved operating budgets or available reserves; and

WHEREAS, staff requests the Board of Commissioners authorize the Interim 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 6124, authorizing the award of a contract for waste disposal and recycling services to Waste Management of Texas, Inc. for an annual cumulative amount not to exceed \$1,510,789.00 for year one; \$1,661,868.00 for year two, \$1,828,055.00 for year three, \$2,010,861.00 for year four, and \$2,211,947.00 for year five; for a period of one year with the option to renew up to four additional one year terms.
- 2) Authorizes the Interim President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved on the 1st day of April 2021.

Attested and approved as to form:

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

Ed Hinojosa, Jr.
Interim President and CEO

Waste Disposal and Recycling Services 2101-968-71-5099			
Criterion Description	Weight	Tiger Sanitation	Waste Management
Experience:	15		
<u>Rater 1</u>		4.00	4.00
<u>Rater 2</u>		4.00	5.00
<u>Rater 3</u>		3.00	4.00
<u>Total Score</u>		11.00	13.00
<u>Average Score</u>		3.67	4.33
<u>Weighted Score</u>		11.00	13.00
Fleet & Equipment:	15		
<u>Rater 1</u>		2.00	3.00
<u>Rater 2</u>		4.00	5.00
<u>Rater 3</u>		3.00	4.00
<u>Total Score</u>		9.00	12.00
<u>Average Score</u>		3.00	4.00
<u>Weighted Score</u>		9.00	12.00
Capacity/Financial Viability:	20		
<u>Rater 1</u>		3.00	3.00
<u>Rater 2</u>		4.00	5.00
<u>Rater 3</u>		3.00	4.00
<u>Total Score</u>		10.00	12.00
<u>Average Score</u>		3.33	4.00
<u>Weighted Score</u>		13.33	16.00
Recycling Plan:	15		
<u>Rater 1</u>		4.00	4.00
<u>Rater 2</u>		2.00	4.00
<u>Rater 3</u>		2.00	4.00
<u>Total Score</u>		8.00	12.00
<u>Average Score</u>		2.67	4.00
<u>Weighted Score</u>		8.00	12.00
Price proposal:	25		
<u>Total Score</u>		4.53	3.59
<u>Weighted Score</u>		22.65	17.95
Strength of the Section 3 plan:	5		
<u>Rater 1</u>		1.00	1.00
<u>Rater 2</u>		2.00	2.00
<u>Rater 3</u>		1.00	2.00
<u>Total Score</u>		4.00	5.00
<u>Average Score</u>		1.33	1.67
<u>Weighted Score</u>		1.33	1.67
Strength of the S/W/MBE plan:	5		
<u>Rater 1</u>		4.00	3.00
<u>Rater 2</u>		3.00	2.00
<u>Rater 3</u>		4.00	1.00
<u>Total Score</u>		11.00	6.00
<u>Average Score</u>		3.67	2.00
<u>Weighted Score</u>		3.67	2.00
Section 3 Preference: A firm may qualify for Section 3 status and earn additional points.			
Category 1: As detailed in Attachment D	5 (.25)		
Category II: As detailed in Attachment D	4 (.2)		
Category III: As detailed in Attachment D	3 (.15)		
Category IV: As detailed in Attachment D	2 (.1)		
Tota Weighted Score	100.00	68.98	74.62

Advertisement List
Solicitation # 2101-968-71-5099
Waste Disposal and Recycling Services

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

Advertisement List
Solicitation # 2101-968-71-5099
Waste Disposal and Recycling Services

Associations /Vendors	Contact Name	Email	Notes
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 XX/XX/XX			
	HUBS on CMBL		
Alamo City Constructors, Inc.	KIM ALEXANDER	kim@alamocityconstructors.com	
Alamo Environmental, Inc. Db a Alamo 1	Joseph Salas	frontdesk@alamo1.com	
MLP Ventures Inc.	Liborio Perez	mlp@att.net	

Advertisement List
Solicitation # 2101-968-71-5099
Waste Disposal and Recycling Services

Associations /Vendors	Contact Name	Email	Notes
	Section 3 Bidders		
River City Waste Disposal	Otis Spencer	ospe638686@aol.com	
Will-Luce Enterprises, LLC. dba Junk King	Dewitt Rote	Dewitt.Rote@junk-king.com	
	Direct Solicits		
Metro Waste Systems		info@metrowastesystems.com	
Waste Connections	Web Site		1/14/21 9:37am
Tiger Sanitation		customerservice@tiger-tx.com	
C-6 Disposal Systems		c-6@c6disposal.com	
Texas Disposal Systems	Web Site	customercare@texasdisposal.com tdscorporate@texasdisposal.com	
Arwood Waste		sanantonio@arwoodwaste.com	
Apache Disposal		info@apachedisposal.com	
BFI Waste Services Of Texas	Reilly O'Neale	roneale@republicservices.com	EM Too Large
Allied Waste Services	Tom Armstrong	tarmstrong@republicservices.com	
River City Waste	Lynette Gray Chris McKinney	lynette@rivercitywaste.com chris@rivercitywaste.com info@rivercitywaste.com	
Trojan Waste Solutions	Zac Zahiriniak	zzahirniak@trojanwaste.com	
Valet Waste	Quincy Jones	qjones@valetwaste.com pthiessen@valetwaste.com	Rejected Rejected
Waste Management	Chris Cox Rick Losa	ccox6@wm.com rlosa@wm.com	
Waste Point	David Brock	dbrock@wastepoint.com	
Jet Waste Services	Kim Fisher	kim@jetwaste.com	Not Found
Progressive Waste Solutions	Now Waste Connections	austin.cs@iesi.com	Not Deliverable
Vaquero Waste & Recycling		info@vaquerotx.com sales@vaquerotx.com	Not Found Not Found
Central Texas Refuse	Doesn't service SA	sales@CentralTexasRefuse.com	No Bid
Central Waste & Recycling	Mike Mnoian	centralwasteinc@gmail.com	
K2 Waste Solutions, Llc	Bill Killian	bk@bkillian.net	
Texas Commercial Waste	Ron Schmidt	tcwronsch@hotmail.com	
RoadRunner Recycling	Jason Erdeljac	jerdeljac@roadrunnerwm.com	
Warrior Disposal	Web Site		
Republic Services Of Texas Ltd	CHRIS GANDY	CGandy@republicservices.com	
Rocket Environmental, Llc	Malorie R. Zimmer	sales@rocketenviro.com	
Texas Commercial Waste	Ron Schmidt	tcwronsch@hotmail.com	

Advertisement List
Solicitation # 2101-968-71-5099
Waste Disposal and Recycling Services

Web Site contact message:

The San Antonio Housing Authority is seeking proposals for waste disposal and recycling services. The RFP documents are available on the SAHA web site at www.saha.org, click menu, then Work With Us, then Procurement, then Current Bids, click on the bid number to open the file for reading or download. Call or email for any questions or clarifications.

SAN ANTONIO HOUSING AUTHORITY**April 1, 2021****BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTIONS 6121, 21LVPFC-03-18, AND 21FAC-03-18 AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (COPERNICUS APARTMENTS) SERIES 2021 (THE BONDS); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE LVPFC-03-18 AUTHORIZING THE BONDS; (III) THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 21FAC-03-18 AUTHORIZING ITS PARTICIPATION IN THE COPERNICUS APARTMENTS, AND (IV) AND OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:



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Ed Hinojosa, Jr.
Interim President and CEO

DocuSigned by:



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Timothy E. Alcott
Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6121, 21LVPFC-03-18, and 21FAC-03-18 authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Copernicus Apartments) Series 2021 (the Bonds); (ii) the Las Varas Public Facility Corporation to approve Resolution 21LVPFC-03-18 authorizing the issuance of the Bonds; (iii) the San Antonio Housing Facility Corporation (SAHFC) to approve Resolution 21FAC-03-18 authorizing its participation in the Copernicus Apartments; and (iv) other matters in connection therewith.

FINANCIAL IMPACT:

The project will consist of 318 units, with 17 units at 40% of the median income and below, 17 units at 50% of the median income, 267 units at 60% of the median income, and 17 units at 70% of median income. Construction is projected to begin April 2021, with completion in April 2023. The Board is being asked to authorize all of the actions necessary to finance and construct the project.

The total project cost is expected to be approximately \$55,345,264.00 or approximately \$174,042.00 per unit. The developer is NRP. NRP 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 and paying any exit taxes.

The total developer fee is \$6,044,000.00 and subsequent cash flow will be shared between SAHA and NRP. SAHA will have the right to buy the project at the end of 15 years by assuming the outstanding debt.

SUMMARY:

The land will be purchased by SAHFC, which will lease it to Copernicus Apartments Ltd., who will pay SAHFC an upfront lease payment sufficient to acquire the land. Up to \$38,000,000.00 of tax-exempt Bonds will be issued by LVPFC and purchased by KeyBank during construction and as the permanent lender, and equity contributions from an affiliate of PNC Bank, N.A. (PNC), as an investor limited partner, will be used to finance the construction and long-term operations. PNC has issued a commitment to purchase the project tax credits at an equity price of .909 cents per credit dollar, for a total projected equity contribution of \$21,726,967.00.

We are targeting a closing date of April 8, 2021, as funding must close by May 2, 2021, or we will lose the allocated volume cap from the Texas Bond Review Board.

RESIDENT FOCUSED OUTCOMES:

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

ATTACHMENTS:

Resolution 6121

Resolution 21LVPFC-03-18

Resolution 21FAC-03-18

Map and Photo of Site Location

CERTIFICATE FOR RESOLUTION

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) held a meeting on April 1, 2021, (the Meeting) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 6121, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (COPERNICUS APARTMENTS) SERIES 2021 (THE BONDS); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 21LVPFC-03-18 AUTHORIZING THE BONDS; (III) THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 21FAC-03-18 AUTHORIZING ITS PARTICIPATION IN THE COPERNICUS 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 1st day of April 2021.



Ed Hinojosa, Jr.
Interim President and CEO

**San Antonio Housing Authority
Resolution 6121**

RESOLUTION 6121 AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (COPERNICUS APARTMENTS) SERIES 2021 (THE BONDS); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 21LVPFC-03-18 AUTHORIZING THE BONDS; (III) THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 21FAC-03-18 AUTHORIZING ITS PARTICIPATION IN THE COPERNICUS 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 (Copernicus Apartments) Series 2021" in the aggregate principal amount not to exceed \$38,000,000.00 (the Bonds), the proceeds of which will be used to finance the cost of acquiring, constructing, and equipping a proposed 318-unit multifamily apartment facility to be known as the Copernicus Apartments, to be located at approximately 707 SE Loop 410, San Antonio, Texas 78220 (the Project) for Copernicus Apartments Ltd., a Texas limited partnership (the Borrower); and

WHEREAS, the Issuer desires to issue the Bonds pursuant to an Indenture (the Indenture) between the Issuer and BOKF, 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 (the Note), and assignments of the Note (the Assignments) from the Issuer in favor of the Trustee; 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, pursuant to 303.071 of the Texas Local Government Code, the Board must approve and authorize the issuance of the tax-exempt Bonds by the Issuer; 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 transaction 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 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 rate, maturity, 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 Commissioners of the San Antonio Housing Authority hereby:

Section 1. The proposed development and the terms of the Bonds, the Indenture, the Loan Agreement, the Note, the Regulatory Agreement, and the Assignments are hereby authorized and approved.

Section 2. The Chairman, any Vice Chairman, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, 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 or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 3. 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 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 21LVPFC-03-18, and authorizes the Bonds to be issued in connection with the Project.

Section 8. The Board hereby approves Resolution 21FAC-03-18, authorizing the transactions for the Project 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.

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

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

Passed and approved the 1st day of April 2021.

Ana M “Cha” Guzman
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
Interim President and CEO

CERTIFICATE FOR RESOLUTION

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 April 1, 2021, (the Meeting) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 21LVPFC-03-18, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (COPERNICUS APARTMENTS) SERIES 2021; 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 1st day of April 2021.

Ed Hinojosa, Jr.
Interim Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 21LVPFC-03-18**

RESOLUTION 21LVPFC-03-18, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (COPERNICUS APARTMENTS) SERIES 2021; 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 “Multifamily Housing Revenue Bonds (Copernicus Apartments) Series 2021” in an aggregate principal amount not to exceed \$38,000,000.00 (the Bonds), the proceeds of which will be used to finance the cost of acquiring, constructing, and equipping a proposed 318-unit multifamily apartment facility to be known as the Copernicus Apartments, to be located at approximately 707 SE Loop 410, San Antonio, Texas 78220 (the Project) for Copernicus Apartments Ltd., a Texas limited partnership (the Borrower); and

WHEREAS, the Issuer desires to issue the Bonds pursuant to a Trust Indenture (the Indenture) between the Issuer and BOKF, NA, 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 Promissory Note (the Note), and assignments of the Note (the Assignments) from the Issuer in favor of the Trustee; and

WHEREAS, KeyBank National Association (the Bond Purchaser), will be the initial purchaser of the Bonds; 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; and

WHEREAS, the members of the Board of Directors of Las Varas Public Facility Corporation (collectively, the Board) and their respective offices are as follows:

<u>Name of Director/Officer</u>	<u>Position</u>
Dr. Ana "Cha" Guzman	Chair and Director
Jessica Weaver	Vice Chair and Director
Olga Kauffman	Director
Ruth Rodriguez	Director
Gabriel Lopez	Director
Ignacio Perez	Director
Ed Hinojosa, Jr.	Interim Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Brandee Perez	Assistant Secretary/Treasurer

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

Section 1. The terms of the Loan Agreement, the Indenture, the Note, the Regulatory Agreement, and the Assignments, are hereby authorized and approved, when such documents are approved by the officer designated as the signatory on such document(s).

Section 2. The President, any Vice President, the Secretary, the Treasurer, the Executive Director, and each Assistant Secretary, 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 Indenture, the Loan Agreement, the Regulatory Agreement, the Note, the Assignment, and any and all certificates (including tax certificates), applications (including volume cap and carry-over applications with the TBRB) and other instruments described therein (including a bond purchase agreement) 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, or any of them, are authorized to negotiate and approve such changes in the terms of each such instrument 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 an aggregate principal amount of not to exceed \$38,000,000.00, with an interest rate (not including applicable premium) with interest at a variable rate during construction of the Secured Overnight Funding Rate (with such rate having a floor of 50 basis points) plus 250 basis points and permanent debt with an interest rate (not including applicable premium) not to exceed 6% as set forth in the Indenture, and with a maturity date not to exceed December 31, 2052, is hereby approved, and the President, the Vice President, the Secretary, the Treasurer, and each Assistant Secretary, 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 (if applicable) 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 Indenture 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 Indenture, and the execution and delivery of the any agreements relating to the purchase of the Bonds by the Bond Purchaser by the President, the Vice President, the Secretary, the Treasurer, each Assistant Secretary, or any of them, shall constitute approval of the agreed final principal amount of, interest rate on the Bonds, maturity date of the Bonds, and the final redemption date and price 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 Indenture.

Section 4. The Trustee shall be BOKF, NA.

Section 5. Coats Rose, as Bond Counsel, is hereby appointed and ratified 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, each Assistant Secretary, 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 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 of San Antonio, Texas, 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 of San Antonio, Texas, 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 of San Antonio, 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. Notwithstanding any other provision of this Resolution, the officers of the Issuer are each hereby authorized to make or approve such revisions in the form of the documents hereby approved as, in the opinion of Bond Counsel, may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution; and approval of such changes shall be conclusively evidenced by such officers' execution of the documents.

Section 14. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Passed and approved the 1st day of April 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
Interim Secretary/Treasurer

CERTIFICATE FOR RESOLUTION

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 April 1, 2021, (the Meeting) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 21FAC-03-18, AUTHORIZING COPERNICUS 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 AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN SAHA COPERNICUS 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 1st day of April 2021.



Ed Hinojosa, Jr.
Interim Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 21FAC-03-18**

RESOLUTION 21FAC-03-18, AUTHORIZING COPERNICUS 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 AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN SAHA COPERNICUS 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, Copernicus Apartments Ltd., a Texas limited partnership (the Partnership), and SAHA Copernicus GP, LLC, a Texas limited liability company and its general partner (the General Partner), have been formed to acquire and construct a 318-unit multifamily housing facility (the Housing Facility) to be located at approximately 707 SE Loop 410, San Antonio, Texas 78220 (the Land, together with the Housing Facility, the Project) in partnership with the NRP Group or affiliates thereof (the Developer); 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) acquire 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 tax-exempt Multifamily Housing Revenue Bonds (Copernicus Apartments) Series 2021 (Bonds) to finance the Project (the Bond Financing); and

WHEREAS, the Issuer will issue the Bonds in an amount not to exceed \$38,000,000.00 and loan such proceeds to the Partnership; and

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

WHEREAS, the Developer, on behalf of the Partnership, has applied for approximately \$21,726,967.00 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 equity to the construction of the Project, which will be raised from the sale of tax credits to PNC Bank, N.A. 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 Partnership, a Development Agreement, Property Management Agreement, a Right of First Refusal Agreement, and closing certificates (collectively, the Equity Documents); and

WHEREAS, the Developer, on behalf of the Partnership, has applied for a bridge loan from KeyBank, National Association in an amount not to exceed \$17,000,000.00 (the Bridge Loan) for the Project; and

WHEREAS, in connection with the Bridge Loan, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, a Bridge Loan Agreement, a Promissory Note, a Fee and Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, an Assignment of Leases and Rents, financing statements, an Environmental and Hazardous Substances Indemnity Agreement, an Assignment of Construction Documents and Management Agreement, a Collateral Assignment of General Partnership Interest and Security Agreement, a Capital Contribution Pledge Agreement, an Assignment of Housing Assistance Payments Contract, a Security Agreement, a Ground Lease, Non-Disturbance, Attornment and Estoppel Agreement, and subordination agreements (collectively, the Bridge Loan 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" Guzman	Chair and Director
Jessica Weaver	Vice Chair and Director
Olga Kauffman	Director
Ruth Rodriguez	Director
Gabriel Lopez	Director
Ignacio Perez	Director
Ed Hinojosa, Jr.	Interim Secretary/Treasurer
Timothy E. Alcott	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.

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 Bond Financing, the Equity Financing, the Bridge Loan and the terms of the Bond Loan Documents, the Equity Documents, the Bridge Loan Documents and the Construction Documents, are hereby authorized and approved.

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 Bond Loan Documents, the Equity Documents, the Bridge Loan Documents, the Construction Documents, the Ground Lease covering the Land, and all other documents relating to the Bond Financing, the Equity Financing, and the Bridge Loan, to which the Partnership, the General Partner, 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 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, 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, 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.

Passed and approved the 1st day of April 2021.

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

Attested and approved as to form:

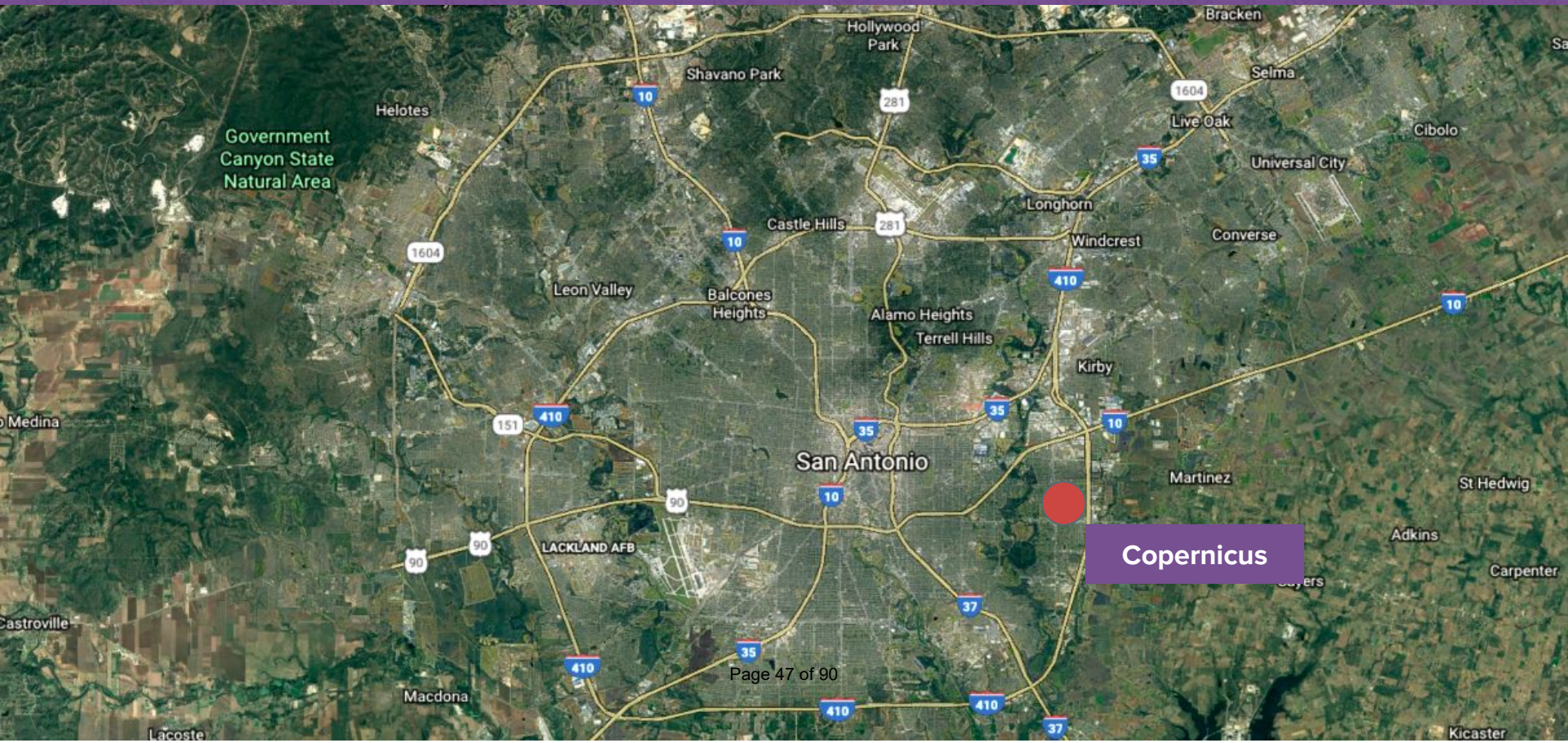
Ed Hinojosa, Jr.
Interim Secretary/Treasurer



Copernicus Apartments

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

MAP



REGIONAL CENTERS

PHASE 1 CENTERS

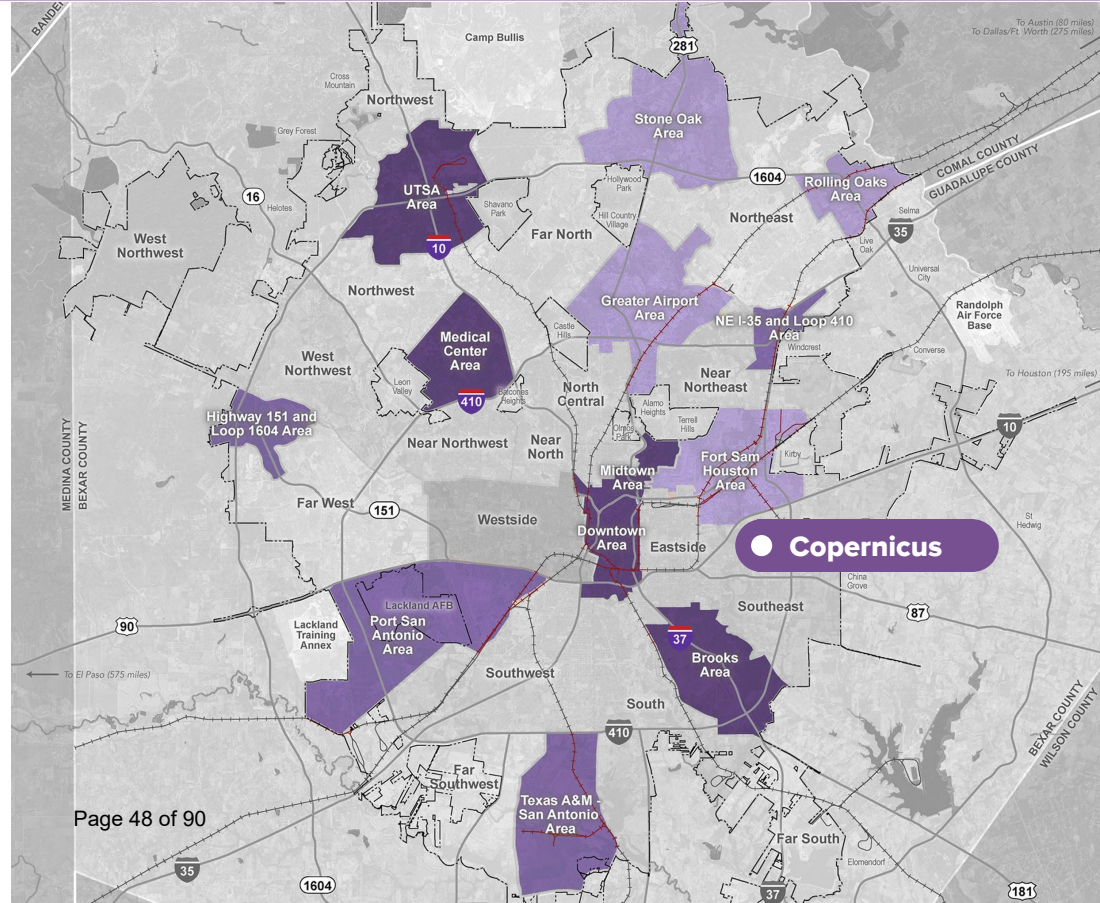
Downtown
Medical Center
UTSA
Midtown
Brooks

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



COPERNICUS



- ❖ City Council District 2
- ❖ San Antonio ISD
- ❖ 318 Units
 - 40% AMI - 17
 - 50% AMI - 17
 - 60% AMI - 267
 - 70% AMI - 17
- ❖ 4% Tax Credits & Bonds
- ❖ Total Development Cost:
\$55,345,264.00

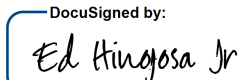
PROFORMA BREAKDOWN

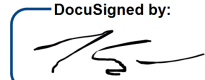
Total Development Cost \$55,345,264.00	
Construction Costs	\$33,744,503.00
A&E	\$1,371,000.00
Other Soft Costs, etc.	\$15,793,278.00
Per Unit Cost	\$174,042.00
Rentable per Square Foot Cost	\$169.23
Acquisition Costs	\$2,956,460.00
Construction Contingency	\$1,480,022.00

QUESTIONS?

SAN ANTONIO HOUSING AUTHORITY**April 1, 2021****BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTIONS 6122, 21LVPFC-03-19, AND 21FAC-03-19, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (WATSON ROAD APARTMENTS) SERIES 2021 (THE BONDS); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 21LVPFC-03-19 AUTHORIZING THE BONDS; (III) THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 21FAC-03-19 AUTHORIZING ITS PARTICIPATION IN THE WATSON ROAD APARTMENTS, AND (IV); AND OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:

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Ed Hinojosa, Jr.
 Interim President and CEO

DocuSigned by:

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Timothy E. Alcott
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6122, 21LVPFC-0319, and 21FAC-03-19, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Watson Road Apartments) Series 2021 (the Bonds); (ii) the Las Varas Public Facility Corporation to approve Resolution 21LVPFC-03-19 authorizing the bonds; (iii) the San Antonio Housing Facility Corporation (SAHFC) to approve Resolution 21FAC-03-19 authorizing its participation in the Watson Road Apartments; and (iv) other matters in connection therewith.

FINANCIAL IMPACT:

The project will consist of 348 family units, all of which will be low income housing tax credit units serving families whose incomes average 60% AMI, located at 13139 Watson Road. There will be 18 units at 40% AMI, 18 units at 50% AMI, 294 units at 60% AMI, and 18 units at 70% AMI. Construction is projected to begin April 2021, with completion in April 2023. The Board is being asked to authorize all of the actions necessary to finance and construct the project.

The total project cost is expected to be approximately \$59,959,932.00 or approximately \$172,299.00 per unit. The developer is NRP. NRP 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 and paying any exit taxes.

The total developer fee is \$6,612,000.00 and subsequent cash flow will be shared between SAHA and NRP. SAHA will have the right to buy the project at the end of 15 years by assuming the outstanding debt.

SUMMARY:

The land will be purchased by SAHFC, which will lease it to Watson Road Apartments Ltd., who will pay SAHFC an upfront lease payment sufficient to acquire the land. Up to \$38,000,000.00 of tax-exempt bonds will be issued by LVPFC and purchased by US Bank during construction and KeyBank as the permanent lender, and equity contributions from an affiliate of U.S. Bancorp Community Development Corporation (USBCDC), as an investor limited partner, will be used to finance the construction and long-term operations. USBCDC will purchase the project tax credits at an equity price of 93 cents per credit dollar, for a total projected equity contribution of \$24,314,124.00. The interest rate on the bonds will be a floating rate for the construction period and a rate not to exceed 5.5% for the permanent period.

SAN ANTONIO HOUSING AUTHORITY

April 1, 2021

We are targeting a closing date of April 15, 2021, as funding must close by April 28, 2021, or we will lose the allocated volume cap from the Texas Bond Review Board.

RESIDENT FOCUSED OUTCOMES:

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

ATTACHMENTS:

Resolution 6122

Resolution 21LVPFC-03-19

Resolution 21FAC-03-19

Map and Photo of Site Location

CERTIFICATE FOR RESOLUTION

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) held a meeting on April 1, 2021, (the Meeting) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 6122, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (WATSON ROAD APARTMENTS), SERIES 2021 (THE BONDS); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 21LVPFC-03-19 AUTHORIZING THE BONDS; (III) THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 21FAC-03-19 AUTHORIZING ITS PARTICIPATION IN THE WATSON ROAD APARTMENTS TRANSACTION; AND (IV) 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 1st day of April 2021.



Ed Hinojosa, Jr.
Interim President and CEO

**San Antonio Housing Authority
Resolution 6122**

RESOLUTION 6122, (I) AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (WATSON ROAD APARTMENTS), SERIES 2021 (THE BONDS); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 21LVPFC-03-19 AUTHORIZING THE BONDS; (III) THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 21FAC-03-19 AUTHORIZING ITS PARTICIPATION IN THE WATSON ROAD APARTMENTS TRANSACTION; AND (IV) 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 (Watson Road Apartments) Series 2021" in the aggregate principal amount not to exceed \$38,000,000.00 (the Bonds), the proceeds of which will be used to finance the cost of acquiring, constructing, and equipping a proposed 348-unit multifamily apartment facility to be known as the Watson Road Apartments, to be located at 13139 Watson Road, San Antonio, Bexar County, Texas (the Project) for Watson Road Apartments Ltd., a Texas limited partnership (the Borrower); and

WHEREAS, the Issuer desires to issue the Bonds pursuant to a Trust Indenture (the Indenture) between the Issuer and BOKF, 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 Promissory 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 Bond Purchase Agreements (the Purchase Agreements), setting forth certain terms and conditions upon which U.S. Bank National Association, and KeyBank National Association (the Bond Purchasers) will purchase the Bonds and the Issuer will sell the Bonds to the Bond Purchasers; 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, pursuant to 303.071 of the Texas Local Government Code, the Board must approve

and authorize the issuance of the tax-exempt bonds by the Issuer; 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 the San Antonio Housing Facility Corporation (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 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 Commissioners of the San Antonio Housing Authority hereby:

Section 1. The proposed development and the terms of the Bonds, the Indenture, the Loan Agreement, the Note, the Regulatory Agreement, the Assignments, and the Purchase Agreements are hereby authorized and approved.

Section 2. The Chairman, any Vice Chairman, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, 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 or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 3. 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 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 21LVPFC-03-19 and authorizes the Bonds to be issued in connection with the Project.

Section 8. The Board hereby approves Resolution 21FAC-03-19 authorizing the transactions for the Project 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.

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

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

Passed and approved the 1st day of April 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
Interim President and CEO

CERTIFICATE FOR RESOLUTION

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 April 1, 2021, (the Meeting) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 21LVPFC-03-19, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (WATSON ROAD APARTMENTS), SERIES 2021; 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 1st day of April 2021.

Ed Hinojosa, Jr.
Interim Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 21LVPFC-03-19**

RESOLUTION 21LVPFC-03-19, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (WATSON ROAD APARTMENTS), SERIES 2021; 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 “Multifamily Housing Revenue Bonds (Watson Road Apartments), Series 2021” in the aggregate principal amount not to exceed \$38,000,000.00 (the Bonds), the proceeds of which will be used to finance the cost of acquiring, constructing, and equipping a proposed 348-unit multifamily apartment facility to be known as the Watson Road Apartments, to be located at 13139 Watson Road, San Antonio, Texas (the Project) for Watson Road Apartments Ltd., a Texas limited partnership (the Borrower); and

WHEREAS, the Issuer desires to issue the Bonds pursuant to a Trust Indenture (the Indenture) between the Issuer and BOKF, 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) 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, the Trustee, and the Borrower; and

WHEREAS, the loan will be evidenced by a Promissory 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 Bond Purchase Agreements (the Purchase Agreements), setting forth certain terms and conditions upon which U.S. Bank National Association, and KeyBank National Association (the Bond Purchasers) will purchase the Bonds and the Issuer will sell the Bonds to the Bond Purchasers; 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; and

WHEREAS, the members of the Board of Directors of Las Varas Public Facility Corporation (collectively, the Board) and their respective offices are as follows:

<u>Name of Director/Officer</u>	<u>Position</u>
Dr. Ana "Cha" Guzman	Chair and Director
Jessica Weaver	Vice Chair and Director
Olga Kauffman	Director
Ruth Rodriguez	Director
Gabriel Lopez	Director
Ignacio Perez	Director
Ed Hinojosa, Jr.	Interim Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Brandee Perez	Assistant Secretary/Treasurer

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

Section 1. The terms of the Loan Agreement, the Indenture, the Note, the Regulatory Agreement, the Assignments, and the Purchase Agreements are hereby authorized and approved, when such documents are approved by the officer designated as the signatory on such document(s).

Section 2. The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Indenture, the Loan Agreement, the Regulatory Agreement, the Note, the Assignments, the Purchase Agreements, 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 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/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in the terms of or amendment to each such instrument 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 amount of not to exceed \$38,000,000.00, with interest at a variable rate during construction of LIBOR plus 200 basis points and permanent debt with an interest rate (not including applicable premium) not to exceed 5.5% as set forth in the Indenture, and with a maturity date not to exceed December 31, 2041, in substantially the form and substance set forth in the Loan Agreement, are 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 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, if required. Authentication of the Bonds upon the terms and conditions and in the manner described in the Indenture 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 Indenture, and the execution and delivery of the Indenture and any agreements relating to the purchase of the Bonds by the Bond Purchasers by the President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, 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 Indenture.

Section 4. The Trustee shall be BOKF, N.A.

Section 5. Bracewell LLP, as Bond Counsel, is hereby appointed and ratified 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, each Assistant Secretary, 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 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. Notwithstanding any other provision of this Resolution, the officers of the Issuer are each hereby authorized to make or approve such revisions in the form of the documents hereby approved as, in the opinion of Bond Counsel, may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution; and approval of such changes shall be conclusively evidenced by such officers' execution of the documents.

Section 14. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Passed and approved the 1st day of April 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
Interim Secretary/Treasurer

CERTIFICATE FOR RESOLUTION

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 April 1, 2021, (the Meeting) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 21FAC-03-19, AUTHORIZING THE WATSON ROAD 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 AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN SAHFC WATSON ROAD APARTMENTS 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 1st day of April 2021.



Ed Hinojosa, Jr.
Interim Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 21FAC-03-19**

RESOLUTION 21FAC-03-19, AUTHORIZING THE WATSON ROAD 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 AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN SAHFC WATSON ROAD APARTMENTS 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, Watson Road Apartments Ltd., a Texas limited partnership (the Partnership), and SAHFC Watson Road Apartments GP, LLC, a Texas limited liability company and its general partner (the General Partner), have been formed to acquire and construct a 348-unit multifamily housing facility (the Housing Facility) to be located at approximately the northeast corner of Watson Road and Somerset Road, San Antonio, Bexar County, Texas (the Land, together with the Housing Facility, the Project) in partnership with the NRP Group or affiliates thereof (the Developer); and

WHEREAS, at the request of the Partnership, the 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) acquire 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 tax exempt Multifamily Housing Revenue Bonds (Watson Road Apartments), Series 2021 (the Bonds) to finance the Project (the Bond Financing); and

WHEREAS, the Issuer will issue the Bonds in an amount not to exceed \$38,000,000.00 and loan all 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, a Loan Agreement, a Promissory Note, a Regulatory Agreement and Declaration of Restrictive Covenants, a Deed of Trust, Assignment of Rents, Security Agreement, Fixture Filing and Financing Statement together with Ground Lessor Subordination and Joinder, a Ground Lease, and a Bond Purchase Agreement (collectively, the Bond Documents); and

WHEREAS, in connection with the financing, the Partnership will sell the bonds to and enter into a construction loan transaction with U.S. Bank National Association (US Bank) in an amount not to exceed \$38,000,000.00 (the Construction Loan); and

WHEREAS, in connection with the execution of the Construction Loan, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but

not limited to, a Construction Loan Agreement, a Co-Lender Agreement, an Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement, Fixture Filing and Financing Statement, a Ground Lease Non-Disturbance Agreement, an Environmental Indemnity Agreement, a Repayment Guaranty Agreement, a Completion Guaranty Agreement, an Assignment of Partnership Interests, Capital Contributions and Credits, an Assignment of Development Services Agreement and Developer Fee Subordination Agreement, an Assignment of Construction Documents, an Assignment of Property Management Agreement, and other agreements, certificates and assignments (collectively, the Construction Loan Documents); and

WHEREAS, upon satisfaction of certain conditions for conversion of the Construction Loan from construction to permanent financing, the Construction Loan will convert from the construction phase to the permanent phase (the Permanent Financing), and KeyBank, N.A. (the Permanent Lender) will purchase the Bonds as part of the Permanent Financing; and

WHEREAS, in connection with the Permanent Financing and the purchase thereof by the Permanent Lender (the Transfer of Permanent Financing), the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, a Permanent Loan Commitment, a Construction Phase Financing Agreement, a Continuing Covenants Agreement, an Amended and Restated Promissory Note, an Amended and Restated Fee and Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, an Assignment of Leases and Rents, an Environmental and Hazardous Substances Indemnity Agreement, an Assignment of Property Management Agreement, a Security Agreement, a Ground Lease Non-Disturbance, Attornment and Estoppel Agreement, an Advertising/Publicity Release Form, a Disclaimer Letter, a Rate Lock Agreement, a Rate Lock Fee Note, a Rate Lock Fee Deed of Trust, and other agreements, certificates and assignments (collectively, the Permanent Financing and Transfer Documents); and

WHEREAS, the Developer, on behalf of the Partnership, applied for approximately \$26,000,000.00 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 \$24,314,124.00 of equity to the construction of the Project, which will be raised from the sale of tax credits to U.S. Bancorp Community Development Corporation 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 Partnership, a Development Services Agreement, a Property Management Agreement, a Right of First Refusal Agreement, a Partnership Management Fee Agreement, a Guaranty, 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 (collectively, the Construction Documents); and

WHEREAS, the Developer, on behalf of the Partnership, has applied for a bridge loan from US Bank in an approximate amount of \$18,000,000.00 (the Bridge Loan); and

WHEREAS, in connection with the Bridge Loan, the Partnership, the General Partner and/or SAHFC will be required to enter into certain agreements, including, but not limited to, a Bridge Loan Agreement, a Bridge Loan Promissory Note, a Deed of Trust, Assignment of Leases and Rents, Security Agreement, Fixture Filing and Financing Statement, an Assignment of Leases and Rents, an Environmental and Hazardous Substances Indemnity Agreement, a Limited Recourse Guaranty, an Assignment of Construction Documents and Management Agreement, a Collateral Assignment of General Partnership Interest and Security Agreement, a Capital Contribution Pledge Agreement, an Assignment of Housing Assistance Payments Contract, a Security Agreement, a Ground Lease Non-Disturbance, Attornment and Estoppel Agreement, and other agreements, certificates and assignments (collectively, the Bridge Loan 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" Guzman	Chair and Director
Jessica Weaver	Vice Chair and Director
Olga Kauffman	Director
Ruth Rodriguez	Director
Gabriel Lopez	Director
Ignacio Perez	Director
Ed Hinojosa, Jr.	Interim Secretary/Treasurer
Timothy E. Alcott	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.

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 Bond Financing, the Construction Loan, the Permanent Financing, the Transfer of Permanent Financing, the Equity Financing, the Bridge Loan, and the terms of the Bond Documents, Construction Loan Documents, the Permanent Financing and Transfer Documents, the Equity Documents, the TDHCA Documents, the Bridge Loan Documents, and the Construction Documents, are hereby authorized and approved.

Section 2. The President, any Vice President, the Secretary/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 Construction Loan Documents, the Permanent Financing and Transfer Documents, the Equity Documents, the Construction Documents, the TDHCA Documents, the Lease covering the Land, the Bridge Loan Documents, and all other documents relating to the Bond Financing, the Construction Loan, the Permanent Financing, the Transfer of Permanent Financing, the Bridge Loan, or the Equity Financing to which the Partnership, the General Partner, 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 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/Treasurer, 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/Treasurer, and any Assistant Secretary/Treasurer, or any of them, and, if required by the form of the document, the Secretary/Treasurer and any Assistant Secretary/Treasurer, or any of them, of 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/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 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 1st day of April 2021.

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

Attested and approved as to form:

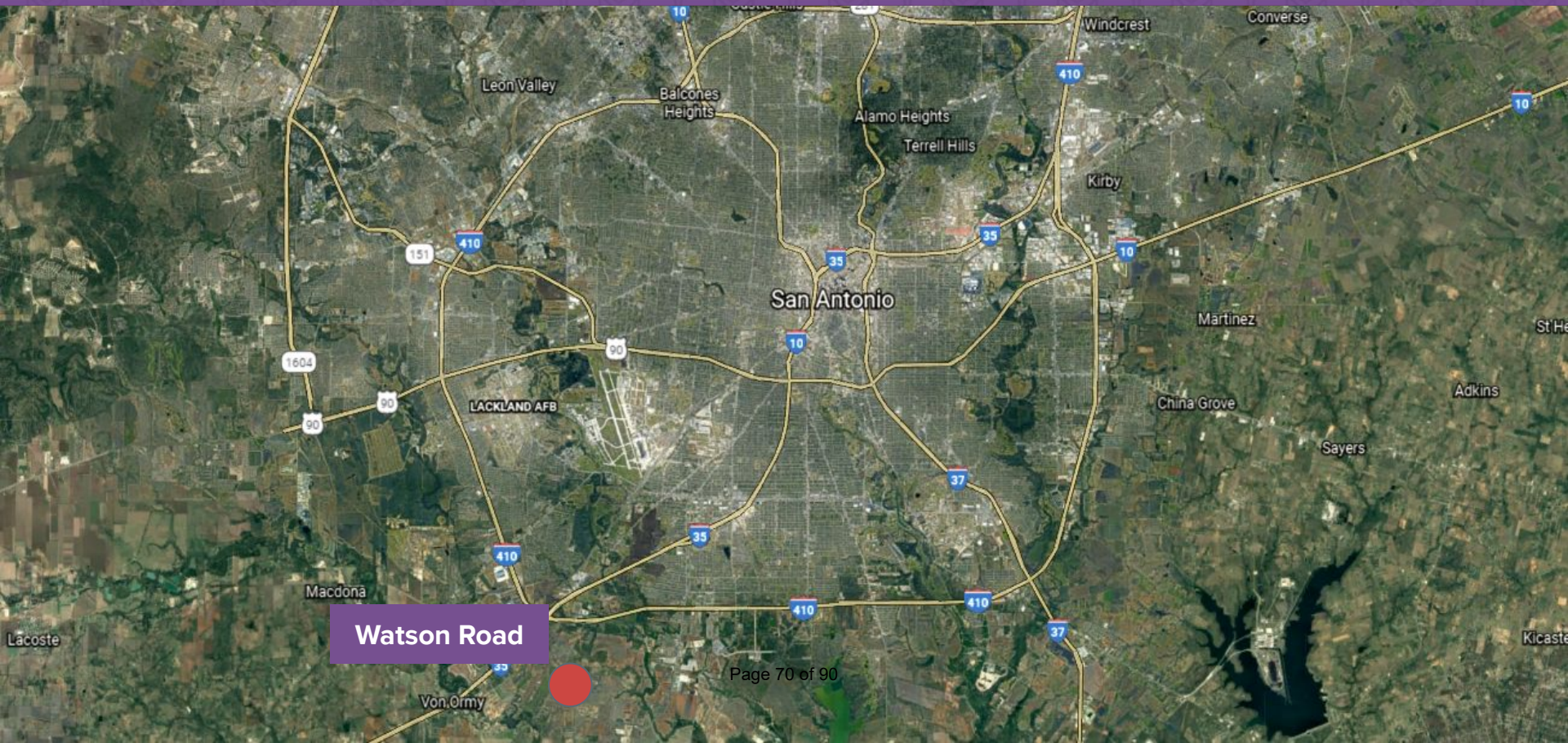
Ed Hinojosa, Jr.
Interim Secretary/Treasurer



Watson Road Apartments

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

MAP



Watson Road

REGIONAL CENTERS

PHASE 1 CENTERS

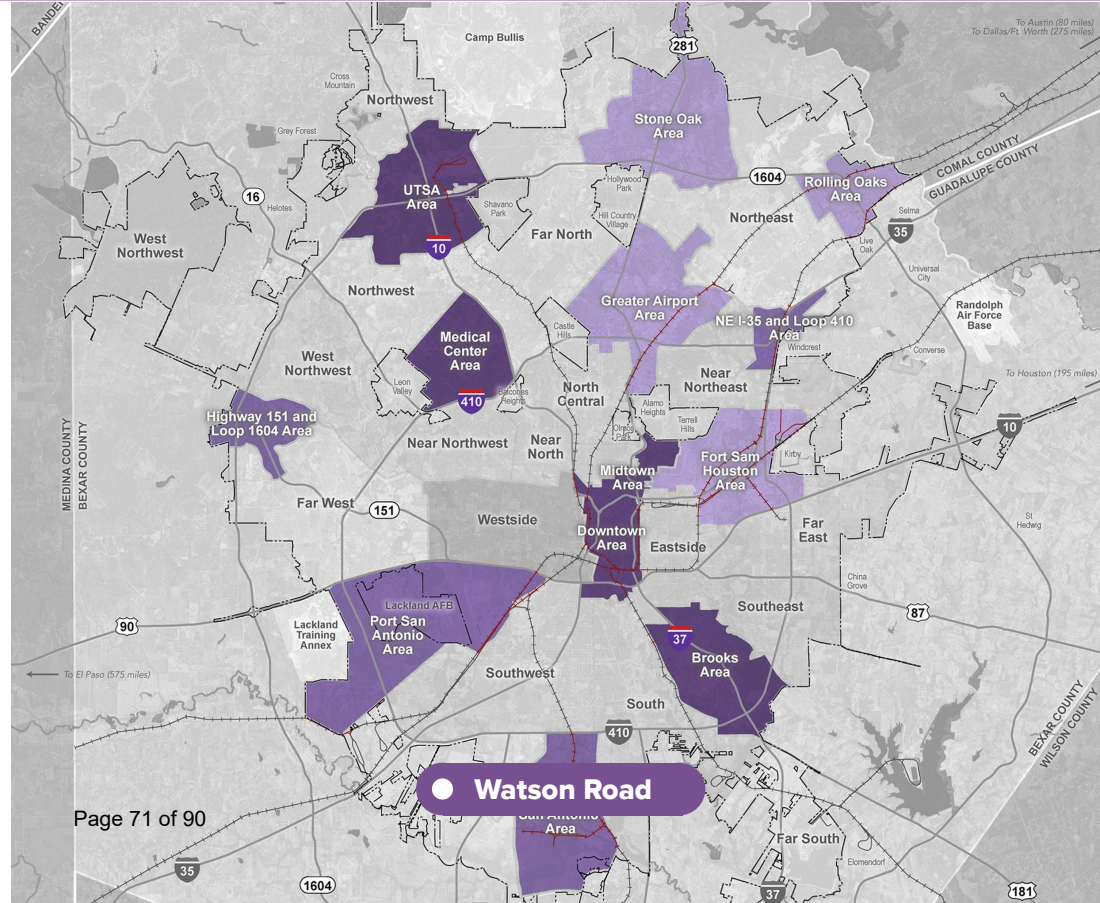
Downtown
Medical Center
UTSA
Midtown
Brooks

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



WATSON ROAD



- ❖ City Council District 4
- ❖ Southwest ISD
- ❖ 348 Units
 - 40% AMI - 18
 - 50% AMI - 18
 - 60% AMI - 294
 - 70% AMI - 18
- ❖ 4% Tax Credits & Bonds
- ❖ Total Development Cost: \$59,959,932.00

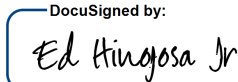
PROFORMA BREAKDOWN

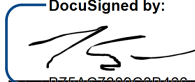
Total Development Cost \$59,959,932.00	
Construction Costs	\$37,893,517.00
A&E	\$1,419,105.00
Other Soft Costs, etc.	\$17,172,805.00
Per Unit Cost	\$172,299.00
Rentable per Square Foot Cost	\$168.41
Acquisition Costs	\$1,812,509.00
Construction Contingency	\$1,661,996.00

QUESTIONS?

SAN ANTONIO HOUSING AUTHORITY**April 1, 2021****BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTIONS 6125 AND 21FAC-03-20, AUTHORIZING VISTA AT INTERPARK DEVELOPMENT, LLC, AS DEVELOPER OF VISTA AT INTERPARK TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR VISTA AT INTERPARK; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

DocuSigned by:

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Ed Hinojosa, Jr.
 Interim President and CEO

DocuSigned by:

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Timothy E. Alcott
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6125 and 21FAC-03-20, authorizing Vista at Interpark Development, LLC, as developer of Vista at Interpark transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Vista at Interpark; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

FINANCIAL IMPACT:

SAHA will receive a developer fee, cash flow, and a bargain purchase option. SAHA's developer fee will be paid over closing, construction, and stabilization period in the amount of approximately \$471,000.00. Tax Credits are being purchased by Bank of America at the price of 93 cents, which is currently very good. The property will have a 1.15 debt coverage ratio with guarantees provided by Howard D. Cohen Revocable Trust. We also receive 50% of the cash flow, which is less than \$50,000.00 per year as the cash flow is put back into the development to provide the deeper affordability. Finally, we will have the bargain purchase price on the development for the outstanding debt. Because the development is financed with 9% tax credits, there is tremendous value in the bargain purchase option.

SUMMARY:

Howard D. Cohen is Chief Executive Officer of Atlantic Pacific Companies, a fourth-generation real estate company with expertise in the development of tax credit properties. It has offices in Texas, Florida, Georgia, and California. Howard D. Cohen received two competitive 9% awards last year in San Antonio. They have asked SAHA to partner in one of those two developments. The location is adjacent to the new Amazon distribution center to be built. Many of these employees may live in our development.

SAN ANTONIO HOUSING AUTHORITY**April 1, 2021**

Vista at Interpark will be comprised of a new, 4-story slab on grade building with 64 rental units (36 one-bedroom units, 24 two-bedroom units, and four three-bedroom units). All units will be affordable, and rents will be set as follows: 2 units at or below 20% AMI, 5 units at or below 30% AMI, 16 units at or below 50% AMI, and 41 units at or below 60% AMI.

The new development will provide a mix of one-, two-, and three-bedroom units with appropriate design considerations and amenities. Vista at Interpark will represent the very best housing in terms of quality and sustainability in the marketplace today.

Vista at Interpark, L.P. will partner with the San Antonio Housing Authority, which will benefit both entities. The partnership will receive the benefit of the San Antonio Housing Facility Corporation's ad valorem tax exemption, as well as its sales tax exemption, and the agency will add units to its affordable housing portfolio, enabling the agency to serve more residents and further its mission. Vista at Interpark, L.P. will provide ongoing guarantees and long term property management.

RESIDENT FOCUSED OUTCOMES:

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

ATTACHMENTS:

Resolution 6125

Resolution 21FAC-03-20

Map and Photo of Site Location

**San Antonio Housing Authority
Resolution 6125**

RESOLUTION 6125, AUTHORIZING VISTA AT INTERPARK DEVELOPMENT, LLC, AS DEVELOPER OF VISTA AT INTERPARK TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR VISTA AT INTERPARK; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

WHEREAS, Vista at Interpark Development, LLC, has proposed a development for affordable, multifamily rental housing near the intersection of US-281 and Wurzbach Parkway; and

WHEREAS, at the request of Vista at Interpark Development, L.P. the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

WHEREAS, Vista at Interpark, L.P. submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Vista at Interpark and will be requesting the San Antonio Housing Authority to partner in the transaction; and

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

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

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

- 1) Confirms that it supports the proposed Vista at Interpark located near the intersection of US-281 and Wurzbach Parkway in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Authority.
- 2) Approves Resolution 6125, authorizing Vista at Interpark Development, LLC, as developer of Vista at Interpark transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited partnership for Vista at Interpark; and (IV) obtaining Texas Department of Housing and Community Affairs tax

credits for the project and other matters in connection herewith.

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

<u>Name</u>	<u>Title</u>
Ana "Cha" Guzman	Chair
Jessica Weaver	Vice Chair
Olga Kauffman	Commissioner
Gabriel Lopez	Commissioner
Ignacio Perez	Commissioner
Ruth Rodriguez	Commissioner
Ed Hinojosa, Jr.	Interim Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Brandee Perez	Assistant Secretary/Treasurer

Passed and approved the 1st day of April 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
Interim President and CEO

**San Antonio Housing Facility Corporation
Resolution 21FAC-03-20**

RESOLUTION 21FAC-03-20, AUTHORIZING VISTA AT INTERPARK DEVELOPMENT, LLC, AS DEVELOPER OF VISTA AT INTERPARK TRANSACTION INCLUDING: (I) EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT TRANSACTION; (II) AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS PRIME CONTRACTOR; (III) TO ENTER INTO THE AGREEMENT OF LIMITED PARTNERSHIP FOR VISTA AT INTERPARK; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

WHEREAS, Vista at Interpark, L.P. has proposed a development for affordable, multifamily rental housing near the intersection of US-281 and Wurzbach Parkway; and

WHEREAS, at the request of Vista at Interpark, L.P. the San Antonio Housing Facility Corporation (SAHFC) agreed to serve as the sole member of the General Partner of the Partnership in connection with the financing; and

WHEREAS, Vista at Interpark, L.P. submitted an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9 percent Housing Tax Credits for Vista at Interpark and will be requesting the San Antonio Housing Facility Corporation to partner in the transaction; and

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

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

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

- 1) Confirms that it supports the proposed Vista at Interpark located near the intersection of US-281 and Wurzbach Parkway in the City of San Antonio, TX, and that this formal action has been taken to put on record the opinion expressed by the San Antonio Housing Facility Corporation.
- 2) Approves Resolution 21FAC-03-20, authorizing Vista at Interpark Development, LLC, as developer of Vista at Interpark transaction including: (I) execution of all documentation necessary to carry out transaction; (II) authorizing the San Antonio Housing Facility Corporation to serve as prime contractor; (III) to enter into the agreement of limited

partnership for Vista at Interpark; and (IV) obtaining Texas Department of Housing and Community Affairs tax credits for the project and other matters in connection herewith.

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

<u>Name</u>	<u>Title</u>
Ana "Cha" Guzman	Chair
Jessica Weaver	Vice Chair
Olga Kauffman	Director
Gabriel Lopez	Director
Ignacio Perez	Director
Ruth Rodriguez	Director
Ed Hinojosa, Jr.	Interim Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	Assistant Secretary/Treasurer
Brandee Perez	Assistant Secretary/Treasurer

Passed and approved the 1st day of April 2021.

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

Attested and approved as to form:

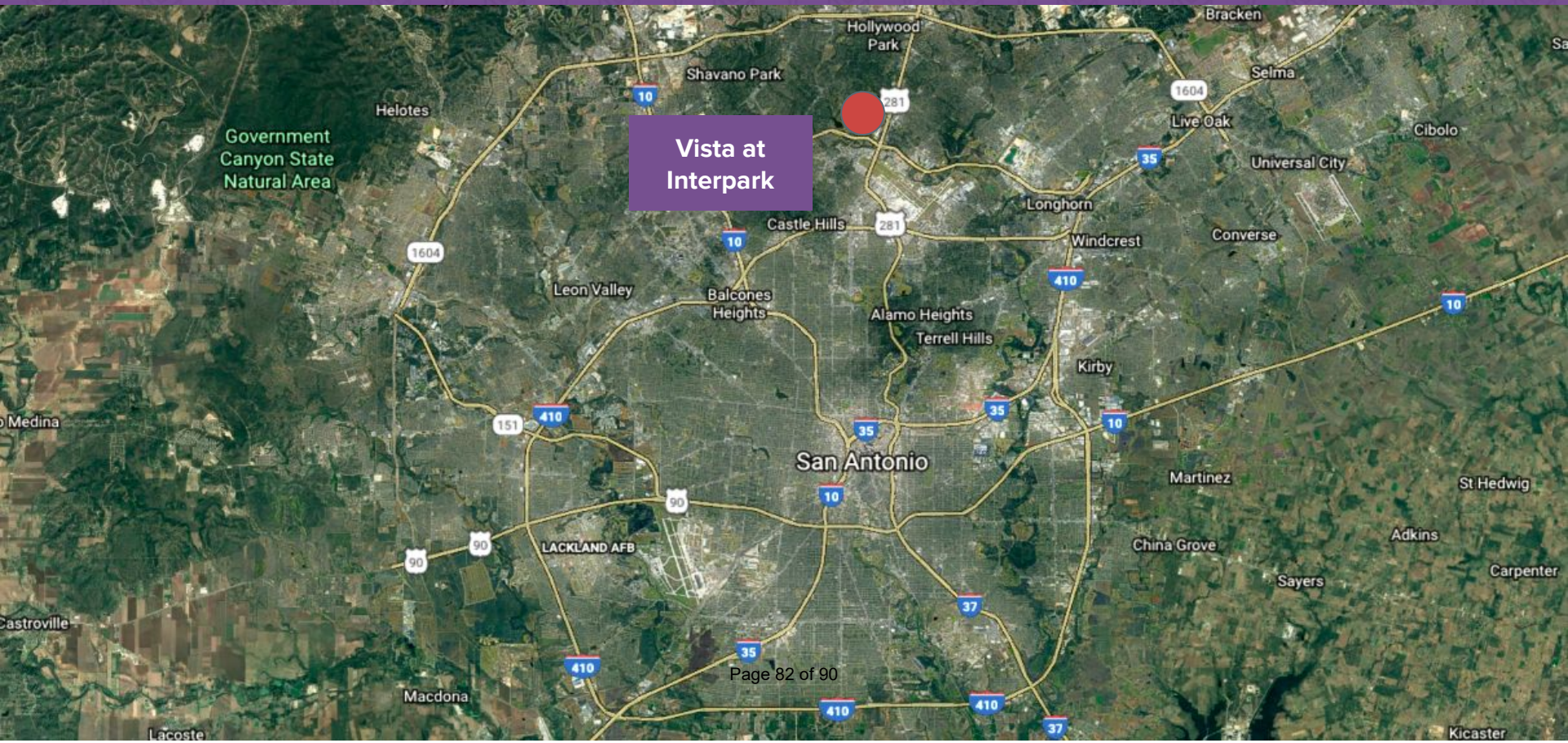
Ed Hinojosa, Jr.
Interim Secretary/Treasurer



Vista at Interpark

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

MAP



Vista at
Interpark

REGIONAL CENTERS

PHASE 1 CENTERS

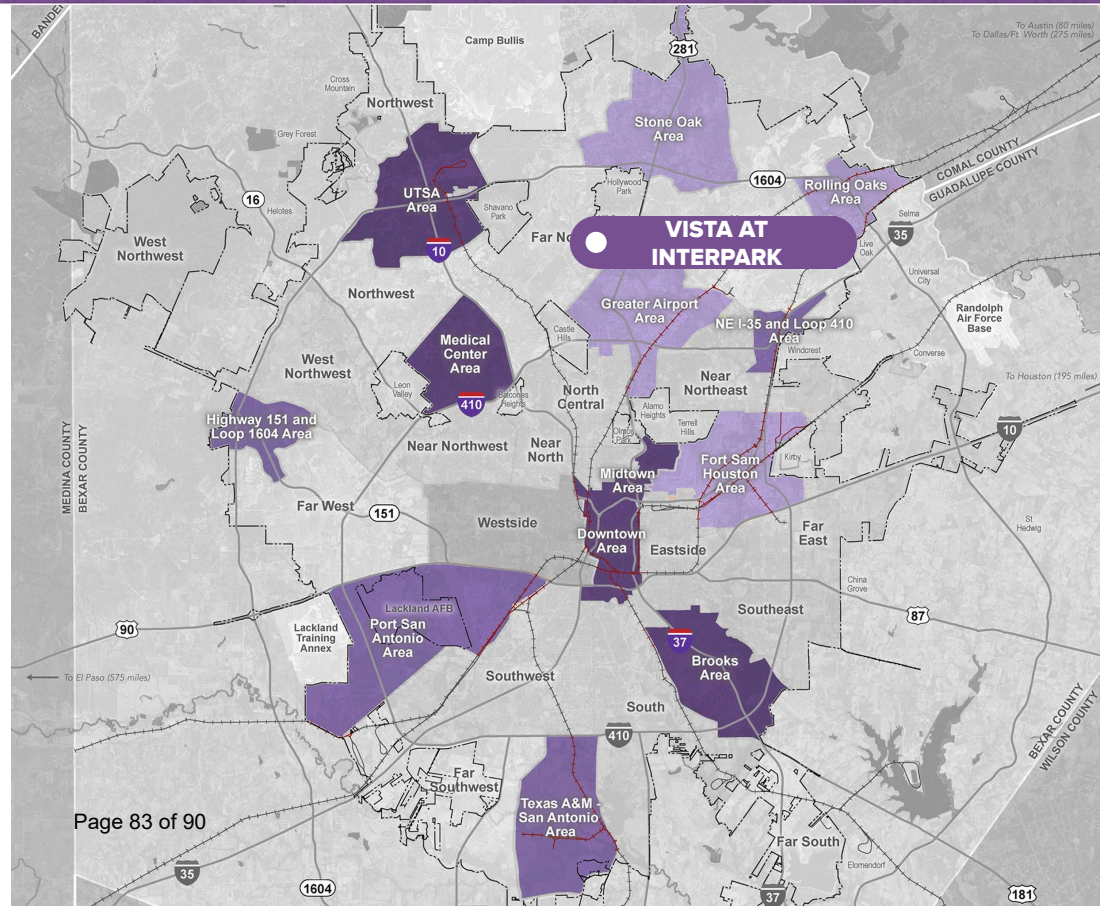
Downtown
Medical Center
UTSA
Midtown
Brooks

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



VISTA AT INTERPARK



- ❖ City Council District 9
- ❖ Northeast ISD
- ❖ 64 Units
 - 20% AMI - 2
 - 30% AMI - 5
 - 50% AMI - 16
 - 60% AMI - 41
- ❖ 9% Tax Credits
- ❖ Total Development Cost:
\$17,700,449.00

PROFORMA BREAKDOWN

Total Development Cost \$17,700,449.00	
Construction Costs	\$9,621,554.00
A&E	\$383,150.00
Other soft costs, etc.	\$4,590,402.00
Acquisition Costs	\$2,406,264.00
Construction Contingency	\$481,078.00
Per Unit Cost	\$276,570.00
Reserves (3 months)	\$120,859.00
Debt Coverage Ratio	1.16

DEBT

- **Outstanding Debt:**

- First Mortgage: \$ 3,725,000.00

- Soft Debt: \$ 26,344.00

Total: \$ 3,751,344.00

QUESTIONS?

PRESIDENT'S REPORT

APRIL 2021

CLIENT SERVICE SPECIALIST RECEIVES FOX CASH AWARD

The well-being of Pin Oak residents is all that SAHA Client Service Specialist, Sandra Longoria, was worried about during February's unexpected winter storm, and her selfless gesture didn't go unnoticed.

To help pay it forward, Pin Oak resident Tiffany Stone nominated Longoria for FOX 29's Cash for Kindness Award. While Longoria's household was without power, she didn't hesitate to volunteer with SAHA's emergency disaster relief team to check on residents and provide them with food and water.

"It really didn't matter what I was feeling at the time," Longoria said. "It was about them, and we want them to know we [SAHA] are here for them no matter what."



VOLUNTEER INCOME TAX ASSISTANCE

The Volunteer Income Tax Assistance (VITA) Program is now accepting 2020 income tax returns at several locations through April 15. This year, VITA is operating under a drop-off method and residents are required to drop-off copies of their documents and fill out an intake form at a VITA site.

For hours of operation and to find a VITA site, contact 211 or vitas.org. To request tax services through email, contact 210.207.1711 or 210.207.1712.



SPURS COYOTE SURPRISED ELDERLY WITH \$100 GIFT CARDS

The San Antonio Spurs Coyote made a surprise visit to the Frank Hornsby elderly public housing community on March 16 to deliver a \$100.00 gift card to every unit at the community. The \$6,000.00 donation from Spurs NBA basketball player Jakob Poeltl and H-E-B helped provide some of the city's most vulnerable families relief from the winter storm. The average median income at the community is approximately \$10,000.00 annually. More than 60 percent of the residents are older than 62 years old and more than 75 percent have been diagnosed with a disability.



SURPRISE SPURS COYOTE VISIT

Eager to lend a helping hand, the San Antonio Spurs Coyote stopped by Sun Park Apartments on the Eastside to deliver warm meals from Sweet Yams Organic to the elderly community on February 25. Although we caught the Coyote performing some funny pranks, he had the whole community laughing and chanting "Go Spurs Go!"



COVID-19 VACCINATION UPDATE

In partnership with the Metropolitan Health District, SAHA has identified some of San Antonio's most vulnerable public housing residents to receive COVID-19 vaccinations.

Since early February, approximately 700 homebound residents living at SAHA senior and family properties have received COVID-19 vaccinations administered by the San Antonio Fire Department. Residents identified are within SAHA's elderly populations who are most vulnerable to contracting the virus.

