

SAN ANTONIO HOUSING AUTHORITY REGULAR BOARD MEETING MAY 6, 2021

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, May 6, 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 HEARING

4. Public hearing regarding Resolution 6135, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Somerset Ranch Apartments) Series 2021 (the “Bonds”); (ii) the Las Varas Public Facility Corporation to approve Resolution 21LVPC-04-16 authorizing the bonds; (iii) the San Antonio Housing Facility Corporation to approve Resolution 21FAC-04-15 authorizing its participation in the Somerset Ranch Apartments; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

MINUTES

5. Minutes
 - Approval of the April 1, 2021, Regular Board Meeting Minutes
 - Approval of the April 15, 2021, Special Board Meeting (Operations and Choice Neighborhood Committee Meeting) Minutes
 - Approval of the April 15, 2021, Special Board Meeting (Real Estate Development Committee Meeting) Minutes

CONSENT ITEMS

6. Consideration and approval regarding Resolution 6137, authorizing the award of contracts for mowing and grounds maintenance services for Beacon Communities to A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business), Blue Lacy Landscape & Maintenance (HABE), Champion Lawn Care (HABE, Section 3 Business), and Olympia Landscape Development, Inc. (HABE, MBE, SBE) for an annual cumulative amount not to exceed \$500,000.00; for a period of one year with the option to renew up to four additional one year terms (George Ayala, Director of Procurement; Kristi Baird, Director of Beacon Communities)
7. Consideration and approval regarding Resolutions 6140 and 21FAC-04-16, authorizing Vista at Everest Development, LLC, as developer of Vista at Everest 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 Everest; 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)
8. Consideration and approval regarding Resolution 6135, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Somerset Ranch Apartments) Series 2021 (the “Bonds”); (ii) the Las Varas Public Facility Corporation to approve Resolution 21LVPC-04-16 authorizing the bonds; (iii) the San Antonio Housing Facility Corporation to approve Resolution 21FAC-04-15 authorizing its participation in the Somerset Ranch Apartments; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

INDIVIDUAL ITEMS

9. Public Hearing and consideration and approval 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)
10. Consideration and action to restructure Board committees

DISCUSSION ITEMS

11. Discussion regarding resident concerns

12. President's Report

- Mini-Documentary Highlights the Impact of COVID-19
- Solar Panels at Blanco Apartments
- Mother's Day Video Campaign
- Money Matters Fiesta Fair
- Mental Health Awareness Events
- Community Rooms Open as Cooling Centers

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 Costa Almadena

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 Interim President and CEO's compensation
- 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, April 1, 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 1:37 p.m.

PUBLIC COMMENT

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

CITIZENS TO BE HEARD

Item 3: 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 no citizens who spoke during the meeting.

PUBLIC HEARINGS

Item 4: Public Hearing regarding Resolutions 6121, 21LVFPC-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 21LVFPC-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)

Public Hearing - Citizens are provided three minutes each to speak to the public hearing agenda item. There were no citizens who spoke during the meeting.

Item 5: Public Hearing regarding Resolutions 6122, 21FAC-03-19, and 21LVFPC-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 21LVFPC-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)

Public Hearing - Citizens are provided three minutes each to speak to the public hearing agenda item. There were no citizens who spoke during the meeting.

MINUTES

Item 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

Motion: Vice Chair Weaver moved to approve the Meeting minutes. 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	

CONSENT ITEMS

Item 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)
Consent

Item 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)
Consent

Item 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)
Consent

Item 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)
Consent

Motion: Commissioner Kauffman moved to approve Items #7-10. Vice Chair Weaver and 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 11: Discussion regarding resident concerns

Chair Guzman reported that the Mayor has asked organizations to begin normalizing procedures and inquired about a timeline regarding holding in-person or partially in-person Board meetings.

Dr. Guzman requested that the winter storm update be provided to the Mayor's office following it's presentation at the upcoming Board Committee Meeting.

Item 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

Mr. Hinojosa highlighted the Client Service Specialist who was nominated by a resident and received the Fox 29's Cash for Kindness award regarding her efforts during the winter storm.

Mr. Hinojosa then highlighted the surprise Spurs Coyote visits to Frank Hornsby elderly public housing community where they distributed \$100.00 gift cards to every unit at the community and Sun Park Apartments where they delivered warm meals from Sweet Yams.

Mr. Hinojosa reported that about 700 elderly residents have been vaccinated in partnership with the San Antonio Fire Department and Metropolitan Health District. He then stated that SAHA is working to provide more vaccines for additional residents at family communities and other sites.

Chair Guzman then recessed the meeting for the San Antonio Housing Facility Corporation and Las Varas Public Facility Corporation meetings at 1:58 p.m.

The Board of Commissioners returned from recess and the meeting resumed at 2:04 p.m.

Chair Guzman then recessed the meeting for Closed Session at 2:05 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 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

Item 12: Adjournment

With no objections, Dr. Guzman, Board Chair, adjourned the meeting at 3:37 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, April 15, 2021

SCHEDULED: 12:30 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

Chair Guzman called the meeting to order at 12:52 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.

PRESENTATION

Item 3: Status of the Operational and Organizational Assessment (Muriel Rhoder, Chief Administrative Officer)

Ed Hinojosa, Jr., Interim President and CEO, provided a brief history of the process to complete the Operational and Organizational Assessment, also known as the “Nan McKay Study.”

Muriel Rhoder, Chief Administrative Officer, reported to the Board a detailed presentation regarding the Operational and Organizational Assessment. Ms. Rhoder’s report included information illustrating the assessment’s background history and status overview. Ms. Rhoder then summarized the following: completed recommendations, in progress recommendations, ongoing recommendations, and recommendations not implemented.

Chair Guzman requested that SAHA staff share monthly training information with the Board (staff and resident) and to present on training available to residents and budget for training (include training available from other organizations and child care opportunities).

Chair Guzman recommended that SAHA staff produce a press release regarding training for staff/tenants regarding Trauma Informed Care.

ITEMS FOR BOARD APPROVAL

Item 4: Consideration and appropriate action regarding Resolution 6130, authorizing the award of a contract for Victoria Plaza elevator modernization to Schindler Elevator Corporation through Sourcewell, a Nationwide Purchasing Cooperative; for an amount not to exceed \$390,035.00 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

Mr. Hector Martinez, Director of Construction Services and Sustainability, reported that Victoria Plaza has been under a substantial renovation construction project and the elevator systems have been heavily used throughout the project to provide access to all nine floors for construction workers, personnel, their tools, some material, and removal of some waste. As the project is approaching completion, the modernization of the elevator systems, doors, and cabs will provide several benefits, including safety and fire protection improvements, and the upgrade and improved reliability of the systems for moving clients up and down the building as required, which will be especially beneficial during the re-occupancy of all 185 apartment units. SAHA requires the services of a vendor to provide elevator modernization to the elevators at this development.

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

SAHA received Board approval on August 6, 2020 (Resolution 6045) to allow SAHA to become a participating member of Sourcewell, formerly National Joint Powers Alliance, a nationwide purchasing cooperative created by the Minnesota legislature as a local unit of government. SAHA’s membership allows the agency to utilize any of Sourcewell’s awarded contracts, on an as-needed basis in accordance with the SAHA Procurement Policy.

Mr. George Ayala, Director of Procurement, explained that on June 16, 2020, Sourcewell issued RFP #080420 for elevators, escalators, and moving walkways with related equipment, services, and supplies that closed on August 4, 2020. Schindler Elevator Corporation was awarded a contract that was effective August 26, 2020, through August 28, 2024, unless canceled sooner pursuant to Article 24. This contract may be extended up to one additional one-year period upon request of Sourcewell and with written agreement by the vendor.

We are requesting your approval to utilize Schindler through their Sourcewell contract for the elevator modernization project at Victoria Plaza Apartments.

Chair Guzman and Vice Chair Weaver requested a budget comparison report between the original approved budget and updated modified budget to be provided for all future developments when increases to the original budget are recommended.

Chair Guzman requested presentations regarding SAHA sites with completed renovations to include before and after photos, site history, and future goals.

Motion: Chair Guzman called for a motion for final approval of Resolution 6130. Vice Chair Weaver moved to approve the resolution. Commissioner Perez seconded the motion. Approved.

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

Item 5: **Consideration and appropriate action regarding Resolution 6137, authorizing the award of contracts for mowing and grounds maintenance services for Beacon Communities to A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business), Blue Lacy Landscape & Maintenance (HABE), Champion Lawn Care (HABE, Section 3 Business), and Olympia Landscape Development, Inc. (HABE, MBE, SBE) for an annual cumulative amount not to exceed \$500,000.00; for a period of one year with the option to renew up to four additional one year terms (George Ayala, Director of Procurement; Kristi Baird, Director of Beacon Communities)**

Ms. Kristi Baird, Director of Beacon Communities, reported that SAHA requires the services of vendors to provide routine scheduled mowing service and as needed grounds maintenance services to properties within the Beacon Communities portfolio and properties transitioning back from third party management companies. This approval will allow for SAHA staff to engage a pool of vendors, with property assignments under this award being made administratively by leadership for Beacon Communities.

Mr. Ayala explained that on January 15, 2021, SAHA issued a Request For Proposals (RFP) #2008-988-36-5096 for Mowing and Ground Maintenance for Beacon Communities that closed on February 23, 2021. The RFP was published on the SAHA website, Electronic State Business

Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase, and directly solicited to 50 vendors. A total of 11 proposals were received in response to this solicitation: 4 Tandem, LLC (HABE, MBE, WBE), A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business), Antu Enterprise, LLC (ESBE, HABE, MBE, SBE, WBE), B&T Dependable Services (AABE, DBE, DIBE, ESBE, MBE, SBE, VBE), Blue Lacy Landscape & Maintenance (HABE), C&M Quality Landscaping, Champion Lawn Care (HABE, Section 3 Business), CutRite, LLC (HABE), Maldonado Nursery & Landscape, Inc. (HABE), Olympia Landscape Development, Inc. (HABE, MBE, SBE), and TMG USA, LLC.

All proposals were evaluated on the following criteria: experience, key personnel, capacity, project management and plan, price, and strength of the contractor’s Section 3 and SWMBE Utilization Plans. Based on the above, staff are recommending contract awards to A&S Landscaping, Blue Lacey Landscape and Maintenance Co., Champion Lawn Care, and Olympia Landscape Development, Inc. They are the highest rated qualified proposers.

Motion: Commissioner Perez moved to approve Resolution 6137. 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			

Vice Chair Weaver opened the Public Hearing regarding the Proposed 2021-2022 Moving to Work (MTW) Agency Plan at 1:58 PM and announced the Public Hearing Agenda.

Item 6: 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)

Sara Eaves, Policy and Planning Manager, 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 May submission to HUD.

- I. **Proposed New MTW Activities:** The Agency is not proposing any new MTW activities.
- II. **Proposed Amendments to Existing Activities:** The Agency is not proposing any amendments to existing activities.
- 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. At that time, SAHA will process the decrease retroactively to the first of the month following the date in which the decrease was initially reported.
 - 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**
 - 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.
 - 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.
- The proposed FY21-22 FSS Action Plan does not include substantive changes to the policy or procedures of the FSS Program, and instead allows SAHA to incorporate additional public input by including it within the MTW Plan.
- The proposed language of the FSS Action Plan complies with federal regulations and HUD recommendations, while also encouraging residents, community partners, and the public to participate in the policymaking process.

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 million 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 million 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 billion 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-April: Public Hearings scheduled during Operations and Choice Neighborhood Committee Meetings
- May: Consideration and approval 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 was 1 citizen who signed up to speak to the agenda item, but did not speak. There were no citizens who spoke during the meeting.

Motion: Commissioner Lopez moved to approve Resolution 6123. 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			

INDIVIDUAL ITEMS FOR DISCUSSION

Item 7: Discussion regarding Winter Weather Preparedness (Brandee Perez, Chief Operating Officer)

Brandee Perez, Chief Operating Officer, reported to the Board a presentation regarding SAHA’s Winter Weather Preparedness: A Review of SAHA Properties. Ms. Perez’s report included information detailing the power outage map overview from CPS Energy, water outage map overview from San Antonio Water Supply, SAHA properties’ power outage durations, SAHA properties’ water outage durations, which properties have generators, what generators supply power to by property, SAHA’s winter storm response, SAHA’s winter storm response timeline, proposed improvements for future emergency response operations, items for further consideration for possible future implementation, and an overview of Rave Guardian technology.

The Board requested a full report including site specific impacts for all locations, the total number of residents impacted, and detailing what worked, what didn’t work, and what needs to work.

Chair Guzman recommended modifying the disaster preparedness plans to include separate plans customized to the needs of their communities (elderly/disabled v. family).

Vice Chair Weaver recommended including family members’ contact information for specific emergency notices.

Item 8: Discussion regarding the Public Housing Program and related programs (Zachariah Woodard, Director of Federal Housing Programs)

The Board postponed item #8 for discussion at a future Board meeting.

Item 9: Discussion regarding SAHA recruitment and staffing update (Janie Rodriguez, Director of Human Resources)

The Board postponed item #9 for discussion at a future Board meeting.

Item 10: 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 3:33 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, April 15, 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 3:34 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.

ITEMS FOR BOARD APPROVAL

Item 3: Public hearing and consideration and appropriate action regarding Resolution 6135, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Somerset Ranch Apartments) Series 2021 (the “Bonds”); (ii) the Las Varas Public Facility Corporation to approve Resolution 21LVPFC-04-16 authorizing the bonds; (iii) the San Antonio Housing Facility Corporation to approve Resolution 21FAC-04-15 authorizing its participation in the Somerset Ranch Apartments; and (iv) other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Timothy E. Alcott, Chief Legal and Real Estate Officer, reported that the land will be purchased by SAHFC, which will lease it to Somerset SA Apartments, LP, who will pay SAHFC an upfront lease payment sufficient to acquire the land. Up to \$40,000,000.00 of tax-exempt bonds will be issued by LVPFC and privately placed by Bellwether Capital, and equity contributions from an affiliate of Affordable Housing Partners, Inc. (“AHP”), as an investor limited partner, will be used to finance the construction and long-term operations. AHP will purchase the project tax credits at an equity price of 83 cents per credit dollar, for a total projected equity contribution of \$23,026,830.00. The interest rate on the bonds will be a rate not to exceed 6.5%.

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.

Motion: Chair Guzman moved to approve Resolutions 6135, 21LVPFC-04-16, and 21FAC-04-15. 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			

Item 4: Consideration and appropriate action regarding Resolutions 6140 and 21FAC-04-16, authorizing Vista at Everest Development, LLC, as developer of Vista at Everest 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 Everest; 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)

Mr. Alcott explained that 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 both of those developments.

Vista at Everest will comprise a new, 4-story slab on grade building with 64 rental units (32 one-bedroom units and 32 two-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.

Vista at Everest, 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 Everest, L.P. will provide ongoing guarantees and long-term property management.

Motion: Commissioner Lopez moved to approve Resolutions 6140 and 21FAC-04-16. 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			

INDIVIDUAL ITEMS FOR DISCUSSION

CLOSED SESSION

Vice Chair Weaver then recessed the meeting for Closed Session at 3:51 p.m.

Item 5: *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 Potential Real Estate Acquisition
- Consultation with attorney regarding Costa Almadena
- Consultation with attorney regarding 550 Brooklyn Avenue

The Board of Commissioners returned from recess and the meeting resumed at 4:36 p.m.

Motion: Vice Chair Weaver called on a motion for approval to execute the MOU for Costa Almadena Properties to further negotiate deal terms. Commissioner Lopez motioned for approval. 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	

RESOURCE PROVIDED TO THE BOARD

- Schedule of Units Under Development

Item 5: Adjournment

With no objections, Vice Chair Weaver adjourned the meeting at 4:38 p.m.

ATTEST:

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

Date

Ed Hinojosa, Jr.
Interim President and CEO

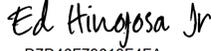
Date

SAN ANTONIO HOUSING AUTHORITY

May 6, 2021

BOARD OF COMMISSIONERS

RESOLUTION 6137, AUTHORIZING THE AWARD OF CONTRACTS FOR MOWING AND GROUNDS MAINTENANCE SERVICES FOR BEACON COMMUNITIES TO A&S LANDSCAPING SERVICES (ESBE, HABE, MBE, SBE, VBE, SECTION 3 BUSINESS), BLUE LACY LANDSCAPE & MAINTENANCE (HABE), CHAMPION LAWN CARE (HABE, SECTION 3 BUSINESS), AND OLYMPIA LANDSCAPE DEVELOPMENT, INC. (HABE, MBE, SBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$500,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS

DocuSigned by:

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Ed Hinojosa, Jr.
 Interim President and CEO

DocuSigned by:

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George Ayala
 Director of Procurement

DocuSigned by:

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Kristi Baird
 Director of Beacon
 Communities

REQUESTED ACTION:

Consideration and approval regarding Resolution 6137, authorizing the award of contracts for mowing and grounds maintenance services for Beacon Communities to A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business), Blue Lacy Landscape & Maintenance (HABE), Champion Lawn Care (HABE, Section 3 Business), and Olympia Landscape Development, Inc. (HABE, MBE, SBE) for an annual cumulative amount not to exceed \$500,000.00; for a period of one year with the option to renew up to four additional one year terms.

FINANCIAL IMPACT:

The current award recommendation for mowing and grounds maintenance services for Beacon Communities is not expected to exceed an annual cumulative amount of \$500,000.00. We have added amounts for properties transitioning back from third party management companies and to allow for additional services. These services will be funded by properties operating budgets and/or operating reserves.

SUMMARY:

SAHA requires the services of vendors to provide routine scheduled mowing service and as needed grounds maintenance services to properties within the Beacon Communities portfolio and properties transitioning back from third party management companies. This approval will allow for SAHA staff to engage a pool of vendors, with property assignments under this award being made administratively by leadership for Beacon Communities.

On January 15, 2021, SAHA issued a Request For Proposals (RFP) #2008-988-36-5096 for Mowing and Ground Maintenance for Beacon Communities that closed on February 23, 2021. The RFP was published on the SAHA website, Electronic State Business Daily (ESBD), The Hart Beat, posted on NAHRO, Public Purchase, and directly solicited to 50 vendors. A total of 11 proposals were received in response to this solicitation: 4 Tandem, LLC (HABE, MBE, WBE), A&S Landscaping Services (ESBE, HABE, MBE, SBE, VBE, Section 3 Business), Antu Enterprise, LLC (ESBE, HABE, MBE, SBE, WBE), B&T Dependable Services (AABE, DBE, DIBE, ESBE, MBE, SBE, VBE), Blue Lacy Landscape & Maintenance (HABE), C&M Quality Landscaping, Champion Lawn

SAN ANTONIO HOUSING AUTHORITY**May 6, 2021**

Care (HABE, Section 3 Business), CutRite, LLC (HABE), Maldonado Nursery & Landscape, Inc. (HABE), Olympia Landscape Development, Inc. (HABE, MBE, SBE), and TMG USA, LLC.

All proposals were evaluated on the following criteria: experience, key personnel, capacity, project management and plan, price, and strength of the contractor's Section 3 and SWMBE Utilization Plans. Based on the above, staff are recommending contract awards to A&S Landscaping, Blue Lacey Landscape and Maintenance Co., Champion Lawn Care, and Olympia Landscape Development, Inc. They are the highest rated qualified proposers.

COMPANY PROFILES:

A&S Landscaping Services was founded in 1992 and is headquartered in San Antonio, Texas. This vendor has been certified as a ESBE, HABE, MBE, SBE, VBE by the South Central Texas Regional Certification Agency and a Section 3 Business by SAHA. They provide services to include lawn maintenance, tree trimming and planting, installation of flower beds, laying down sod, fertilizer, remodeling, drywall, texture, painting, carpentry, installation of floor tile, re-installation of cabinets, countertops, faucets and commode. Their client list includes, but is not limited to, AVANCE, Central Freight Lines, City of San Antonio, Colonial Gardens, Johnson Components, Inc., Morrison Supply, Northwest Trail Apartments, Parent Child, Inc, Park Ridge Apartments, Poteet Independent School District, Suzanne Smith Management Co., and Union Stock Yards.

Blue Lacy Landscape & Maintenance Co. was founded in 2017 and is headquartered in Selma, Texas, with a field office location in San Antonio, Texas. This vendor self-certifies as a HABE. They are a full-service landscape company providing services to include, but are not limited to, mowing, shrub and hedge trimming, tree trimming and removal, leaf clean-up and removal, mulch, irrigation inspections and repairs, brush removal, weed control, pre and post emergent, fire ant mound control, hardscape and masonry design, construction and installation. Their client list includes Chicken N Pickle Restaurant, Choate USA, DR Horton, David Weekly and Residential, RK Group, Red Berry Mansion, Retreat at the Rim, and Sterling Heights Compass Rose School.

Champion Lawn Care was established in 2009 and is headquartered in San Antonio, Texas. This vendor self-certifies as an HABE and has been certified by SAHA as a Section 3 Business. They provide grounds maintenance and landscaping services to commercial clients in San Antonio and its surrounding areas. Their client list includes Inspiration Hills Rehabilitation Center, Stonebrook Manor dba Advance Health, and Salvation Army William and Catherine Garden Booth Apartments.

Olympia Landscape Development was established in 2004 as Olympia Landscape Irrigation & Lawn Service and in 2010 they became Olympia Landscape Development, Inc. They are headquartered in Laredo, Texas, with field offices in McAllen and San Antonio, Texas. This vendor has been certified as a HABE, MBE, SBE by the South Central Texas Regional Certification Agency. They service over 200 customers in areas to include Austin, Corpus Christi, Rio Grande Valley, and San Antonio. Their services include irrigation systems, landscaping, commercial grounds maintenance, fertilization, gradework, hydro mulch and artificial turf installation. Their client list includes Laredo Housing Authority, City of San Marcos Hays County CourtHouse, City of Laredo Public Library, San Antonio Water System, and NorthSide Independent School District.

PREVIOUS PERFORMANCE:

SAN ANTONIO HOUSING AUTHORITY

May 6, 2021

A&S Landscaping Services is currently under contract with SAHA to provide mowing and grounds maintenance services for both Beacon Communities and Public Housing, tree trimming and maintenance services, unit make ready services for Public Housing, and painting services for Beacon Communities. They have performed satisfactory under all awarded contracts.

Blue Lacy Landscape & Maintenance Co. is currently under contract with SAHA to provide mowing and grounds maintenance services for Beacon Communities. They have performed satisfactory during the term of this contract.

Champion Lawn Care received a prior award from SAHA for mowing and grounds maintenance for Public Housing and performed satisfactory under this award.

Olympia Landscape Development has received prior awards from SAHA for mowing and grounds maintenance services for Public Housing, mowing and grounds maintenance for select Beacon Communities, and irrigation systems inspection, testing, repair and installation services. This vendor has performed satisfactory under all awards.

CONTRACT OVERSIGHT:

Contract oversight will be provided by Kristi Baird, Director of Beacon Communities, who will monitor the vendor's adherence to contract requirements and performance. The Procurement Department will be responsible to monitor compliance with the vendor's SWMBE subcontractor good faith utilization plan, provide annual contract performance evaluation surveys, and assist the department with contract renewals or the new solicitation process.

STRATEGIC OUTCOME:

SAHA residents live in quality affordable housing.

ATTACHMENTS:

- Resolution 6137
- Scoring Matrix
- Advertisement List

**San Antonio Housing Authority
Resolution 6137**

RESOLUTION 6137, AUTHORIZING THE AWARD OF CONTRACTS FOR MOWING AND GROUNDS MAINTENANCE SERVICES FOR BEACON COMMUNITIES TO A&S LANDSCAPING SERVICE (ESBE, HABE, MBE, SBE, VBE, SECTION 3 BUSINESS), BLUE LACY LANDSCAPE & MAINTENANCE (HABE), CHAMPION LAWN CARE (HABE, SECTION 3 BUSINESS), AND OLYMPIA LANDSCAPE DEVELOPMENT, INC. (HABE, MBE, SBE) FOR AN ANNUAL CUMULATIVE AMOUNT NOT TO EXCEED \$500,000.00; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE YEAR TERMS.

WHEREAS, On January 15, 2021, SAHA issued a Request For Proposals (RFP) #2008-988-36-5096 for Mowing and Ground Maintenance for Beacon Communities that closed on February 23, 2021; and

WHEREAS, 11 proposals were received in response to the RFP; and

WHEREAS, staff are recommending contract awards to A&S Landscaping, Blue Lacey Landscape and Maintenance Co., Champion Lawn Care, and Olympia Landscape Development, Inc. They are the highest rated qualified proposers; and

WHEREAS, the current award recommendation for mowing and grounds maintenance services for Beacon Communities is not expected to exceed an annual cumulative amount of \$500,000.00. We have added amounts for properties transitioning back from third party management companies and to allow for additional services. These services will be funded by properties operating budgets and/or operating 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 6137, authorizing the award of contracts for mowing and grounds maintenance services for Beacon Communities to A&S Landscaping Service (ESBE, HABE, MBE, SBE, VBE, Section 3 Business), Blue Lacy Landscape & Maintenance (HABE), Champion Lawn Care (HABE, Section 3 Business), and Olympia Landscape Development, Inc. (HABE, MBE, SBE) for an annual cumulative amount not to exceed \$500,000.00; for a period of one year with the option to renew up to four additional one year terms.
- 2) Authorizes the Interim President and CEO, or designee, to execute all necessary documents associated with this contract.

Passed and approved on the 6th day of May 2021.

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

Attested and approved as to form:

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

Scoring Matrix Mowing and Ground Maintenance for Beacon Communities 2101-988-36-5096												
Criterion Description	Weight	Olympia Landscape Development Inc.	A&S Landscaping	Champion Lawn Care	Blue Lacey Landscape and Maintenance Co.	Cutrite Landscaping	Maldonado Nursery & Landscaping, Inc.	B&T Dependable Services	Antu E/R Enterprises	C&M Quality Landscaping Maintenance	TMG USA LLC	4Tandem LLC
Experience:	20											
Rater 1		5.00	3.00	3.00	3.00	2.00	2.00	4.00	3.00	3.00	1.00	3.00
Rater 2		4.00	4.00	3.00	3.00	2.00	2.00	3.00	3.00	3.00	3.00	2.00
Rater 3		4.00	4.00	3.00	2.00	2.00	2.00	3.00	2.00	3.00	3.00	2.00
Total Score		13.00	11.00	9.00	8.00	6.00	6.00	10.00	8.00	9.00	7.00	7.00
Average Score		4.33	3.67	3.00	2.67	2.00	2.00	3.33	2.67	3.00	2.33	2.33
Weighted Score		17.33	14.67	12.00	10.67	8.00	8.00	13.33	10.67	12.00	9.33	9.33
Key Personnel:	15											
Rater 1		5.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	4.00	1.00	3.00
Rater 2		4.00	4.00	2.00	4.00	2.00	3.00	3.00	3.00	4.00	3.00	2.00
Rater 3		4.00	4.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Total Score		13.00	11.00	8.00	10.00	8.00	9.00	9.00	9.00	11.00	7.00	8.00
Average Score		4.33	3.67	2.67	3.33	2.67	3.00	3.00	3.00	3.67	2.33	2.67
Weighted Score		13.00	11.00	8.00	10.00	8.00	9.00	9.00	9.00	11.00	7.00	8.00
Capacity:	20											
Rater 1		5.00	4.00	3.00	2.00	2.00	2.00	3.00	2.00	2.00	1.00	3.00
Rater 2		4.00	4.00	3.00	3.00	2.00	2.00	3.00	3.00	3.00	1.00	2.00
Rater 3		4.00	4.00	3.00	3.00	2.00	2.00	3.00	3.00	3.00	2.00	3.00
Total Score		13.00	12.00	9.00	8.00	6.00	6.00	9.00	8.00	8.00	4.00	8.00
Average Score		4.33	4.00	3.00	2.67	2.00	2.00	3.00	2.67	2.67	1.33	2.67
Weighted Score		17.33	16.00	12.00	10.67	8.00	8.00	12.00	10.67	10.67	5.33	10.67
Project Management Plan:	15											
Rater 1		4.00	4.00	4.00	2.00	4.00	5.00	3.00	3.00	3.00	1.00	2.00
Rater 2		3.00	4.00	3.00	1.00	4.00	4.00	3.00	3.00	3.00	1.00	3.00
Rater 3		3.00	4.00	3.00	2.00	4.00	4.00	3.00	3.00	3.00	2.00	3.00
Total Score		10.00	12.00	10.00	5.00	12.00	13.00	9.00	9.00	9.00	4.00	8.00
Average Score		3.33	4.00	3.33	1.67	4.00	4.33	3.00	3.00	3.00	1.33	2.67
Weighted Score		10.00	12.00	10.00	5.00	12.00	13.00	9.00	9.00	9.00	4.00	8.00
Proposal Costs/Pricing Models:	25											
Total Score		3.76	3.56	4.11	4.58	4.64	4.11	2.55	3.10	2.64	5	0.75
Weighted Score		18.80	17.82	20.55	22.89	23.21	20.56	12.73	15.52	13.22	25.00	3.75
Strength of the SWMBE plans:	5											
Rater 1		4.00	3.00	2.00	3.00	1.00	1.00	3.00	3.00	0.00	0.00	2.00
Rater 2		3.00	4.00	3.00	4.00	1.00	1.00	4.00	2.00	0.00	0.00	1.00
Rater 3		3.00	4.00	4.00	3.00	1.00	1.00	3.00	2.00	1.00	1.00	1.00
Total Score		10.00	11.00	9.00	10.00	3.00	3.00	10.00	7.00	1.00	1.00	4.00
Average Score		3.33	3.67	3.00	3.33	1.00	1.00	3.33	2.33	0.33	0.33	1.33
Weighted Score		3.33	3.67	3.00	3.33	1.00	1.00	3.33	2.33	0.33	0.33	1.33
Total Weighted Score	100	79.80	75.15	65.55	62.56	60.21	59.56	59.40	57.18	56.22	51.00	41.09

Lora 1
Roy 2
Gary 3

Advertisement List
Solicitation # 2101-988-36-5096
Mowing and Ground Maintenance for Beacon Communities

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@acectx.org	
American Institute of Architects	Paula	paula@aiasa.org	
American Subcontractors Association	Jennifer Swinney	jennifer@asasanantonio.org	
Associated Builders and Contractors S. Texas Chapter	Steve Schultz	steve@abcsouthtexas.org	
Builders Exchange	Jeannette Olguin	jeannette@virtualbx.com	
Construct Connect		content@constructconnect.com	
CFMA		kimr@avacpa.com	
Construction Journal	Danielle Giammarino	DGiammarino@constructionjournal.com	
Fair Contracting Coalition		faircontractingcoalitioninfo@gmail.com	
Goodwill Industries	Angelique de Oliveira	adeoliveira@goodwillsa.org	
Greater San Antonio Builders Association	Kristi Sutterfield	ksutterfield@sabuilders.com	
The San Antonio Chamber of Commerce	Dave Petersen	dpetersen@sachamber.org	
Hispanic Contractors Association de San Antonio	Clarissa Perez	exdir@hcadesa.org admin@hcadesa.org	
Home Depot Pro Accounts	Darren Friesenhahn	Darren_Friesenhahn@homedepot.com	
IEC	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	

Advertisement List
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Mowing and Ground Maintenance for Beacon Communities

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

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North San Antonio Chamber of Commerce	Web Site	https://northsachamber.chambermaster.com	
Direct Solicits as of XX/XX/XX			
HUBS on CMBL			
APEX LIMITED, INC.	Emelio Gonzales, Jr.	pbermea@apexlimited.net	210-344-3763
B&T DEPENDABLE SERVICES LLC	Anthony Johnson	btdependableservices@gmail.com	210-901-9434
FAIRWAY LANDSCAPE & NURSERY, INC.	Estela Garcia-Perez	estela@salandscape.com	210-433-6000
MLP VENTURES INC.	Liborio Perez	mlp@att.net	210-623-8172
PRO LANDSCAPE SOLUTIONS LLC	Fernando Keller	prolandscapesolutions@yahoo.com	210-971-7771
Tony Puga Construction LLC	Tony Puga	TonyPuga.TCPConstruction@gmail.com	210-475-1902
Section 3 Bidders			
All Pro General Contractors		rauljr@apgc.biz, drei@apgc.biz	210 627 2563
A&S Landscaping		landscapeas@gmail.com landscapeas@yahoo.com	
Champion Lawn Care		2championlawncare@gmail.com	
R&C Landscaping		rmojarro@randclandscape.com floresrudy@hotmail.com	
Direct Solicits			
1st Choice Landscaping	Jason Barrera	jbarrera483@gmail.com	
ABC Lawn Co.		abclawn210@yahoo.com	210-867-5904
Area 63 Lawn Care		info@area63lawncare.com	210-363-1627
Alamo Mowing		alamomowing@gmail.com	210-464-8789
Alberto's tree & Landscaping		Bertofl66@me.com	
Andrews Lawn Mowing		andrewslawnmowingsa@yahoo.com	
Benders Lawn care		info@benders-sa.com	210-628-9700
Bexar Mowing	Monica	BexarMowing@Gmail.Com	210-385-9410
Benchmark Landscapes	Kevin Henderson	khenderson@bmlandscapes.com	
C&M Quality Landscaping	Brisa Segoviano	cmqualitylandscaping@yahoo.com	915-328-6986
C & K Lawn Services		admin@candklawnservices.com	
C&R Lawn Care & Landscaping		crlawn@sbcglobal.net	210-655-9610
CUTRITE LANDSCAPING, LLC	Martin Salazar	martins@cutritesa.com	
Dominion Landscaping and Lawn Maintenance		Dominionlandscaping@yahoo.com	
Endeavors Unlimited		sstark@familyendeavors.org	
Fresh Lawn Mowing Service		sanantonio@freshlawnmowingservice.com	855-417-0221
Four Seasons Lawn Care		fourseasonslawncare@gmail.com	210-822-2523

Advertisement List
Solicitation # 2101-988-36-5096
Mowing and Ground Maintenance for Beacon Communities

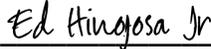
Freedom Mowing	Derek Gaudilitz	DGaudlitz.Freedom@yahoo.com	210-716-0776
<i>Gratr Landscapes Ltd.</i>	David Walker	dwalker@gratrlandscapes.com	210.764.7773
KYM Lawn Care		kymlawncareservices@hotmail.com	
Lawn Love		team@lawnlove.com	
Hard Hats & Heels Construction & Services		hmckee@hhahc.com	
Just Right Lawns		hello@justrightlawns.com	512-710-0233
Mucho Grass-ias Landscaping		muchograssias@gmail.com	
Olympia Landscape Development	Jose Moreno	jmoreno@olympialandscapes.com	956-712-9800
RLM Rons Landscape		info@ronslandscape.com	210.389.3834
Rick At Your Service	Rick Silva	Rick@rickatyourservicps.com	210-445-2587
San Antonio Lawn Mowing		info@salawnmowing.com	210.880.5739
Sebastian Landscaping		Sebastian.landscaping1@gmail.com	210-870-8526
Turkey Creek landscaping	Bobbie Garcia	Robertgarcia0170@gmail.com	210-508-4284
Texas Terrain Lawncare		Info@TexasTerrainLawncare.com	210-748-6807
Tuff Cut Lawn	Arnold	tuffcutlawn909@gmail.com	361-688-8921
Texas Terrain Lawn Care	Cecil Perkins	ceciljperkins@gmail.com	210-748-6007
Texas Select Lawns		trey@texasselectlawns.com	210-336-1911
TD Lawn Services	Tyler Lewis	tylerblakelewis@icloud.com	210-459-7580
US Lawns	Orangel A. Yanez	orangel.yanez@uslawns.net	(210) 388-9515

SAN ANTONIO HOUSING AUTHORITY

May 6, 2021

BOARD OF COMMISSIONERS

RESOLUTIONS 6140 AND 21FAC-04-16, AUTHORIZING VISTA AT EVEREST DEVELOPMENT, LLC, AS DEVELOPER OF VISTA AT EVEREST 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 EVEREST; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

DocuSigned by:

 DZD46F73613F4FA
Ed Hinojosa Jr.
 Interim President and CEO

DocuSigned by:

 B73AC7309C8B406...
Timothy E. Alcott
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolutions 6140 and 21FAC-04-16, authorizing Vista at Everest Development, LLC, as developer of Vista at Everest 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 Everest; 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 the closing, construction, and stabilization period in the amount of approximately \$1,823,814.00. 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 1.2 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 both of those developments.

Vista at Everest will comprise a new, 4-story slab on grade building with 64 rental units (32 one-bedroom units and 32 two-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.

SAN ANTONIO HOUSING AUTHORITY

May 6, 2021

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

Vista at Everest, 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 Everest, 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 6140

Resolution 21FAC-04-16

Map and Photo of Site Location

**San Antonio Housing Authority
Resolution 6140**

RESOLUTION 6140, AUTHORIZING VISTA AT EVEREST DEVELOPMENT, LLC, AS DEVELOPER OF VISTA AT EVEREST 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 EVEREST; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

WHEREAS, Vista at Everest Development, LLC, has proposed a development for affordable, multifamily rental housing near the intersection of Everest Ave and E Sandalwood Lane; and

WHEREAS, at the request of Vista at Everest, 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 Everest, 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 Everest 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 San Antonio Housing Authority.

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

- 1) Confirms that it supports the proposed Vista at Everest located near the intersection of Everest Ave and E Sandalwood Lane 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 6140, authorizing Vista at Everest Development, LLC, as developer of Vista at Everest 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 Everest; 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 M. "Cha" Guzman	Chair and Commissioner
Jessica Weaver	Vice Chair and Commissioner
Gabriel Lopez	Commissioner
Ignacio Perez	Commissioner
Olga Kauffman	Commissioner
Ruth Rodriguez	Commissioner
Ed Hinojosa, Jr.	Interim President and CEO
Timothy E. Alcott	Chief Legal and Real Estate Officer
Muriel Rhoder	Chief Administrative Officer
Brandee Perez	Chief Operating Officer

Passed and approved the 6th day of May 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-04-16**

RESOLUTION 21FAC-04-16, AUTHORIZING VISTA AT EVEREST DEVELOPMENT, LLC, AS DEVELOPER OF VISTA AT EVEREST 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 EVEREST; AND (IV) OBTAINING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TAX CREDITS FOR THE PROJECT AND OTHER MATTERS IN CONNECTION HEREWITH

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WHEREAS, Vista at Everest, 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 Everest 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 Everest located near the intersection of Everest Ave and E Sandalwood Lane 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-04-16, authorizing Vista at Everest Development, LLC, as developer of Vista at Everest 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 Everest; 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 M. "Cha" Guzman	Chair and Director
Jessica Weaver	Vice Chair and Director
Gabriel Lopez	Director
Ignacio Perez	Director
Olga Kauffman	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 6th day of May 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
Interim Secretary/Treasurer

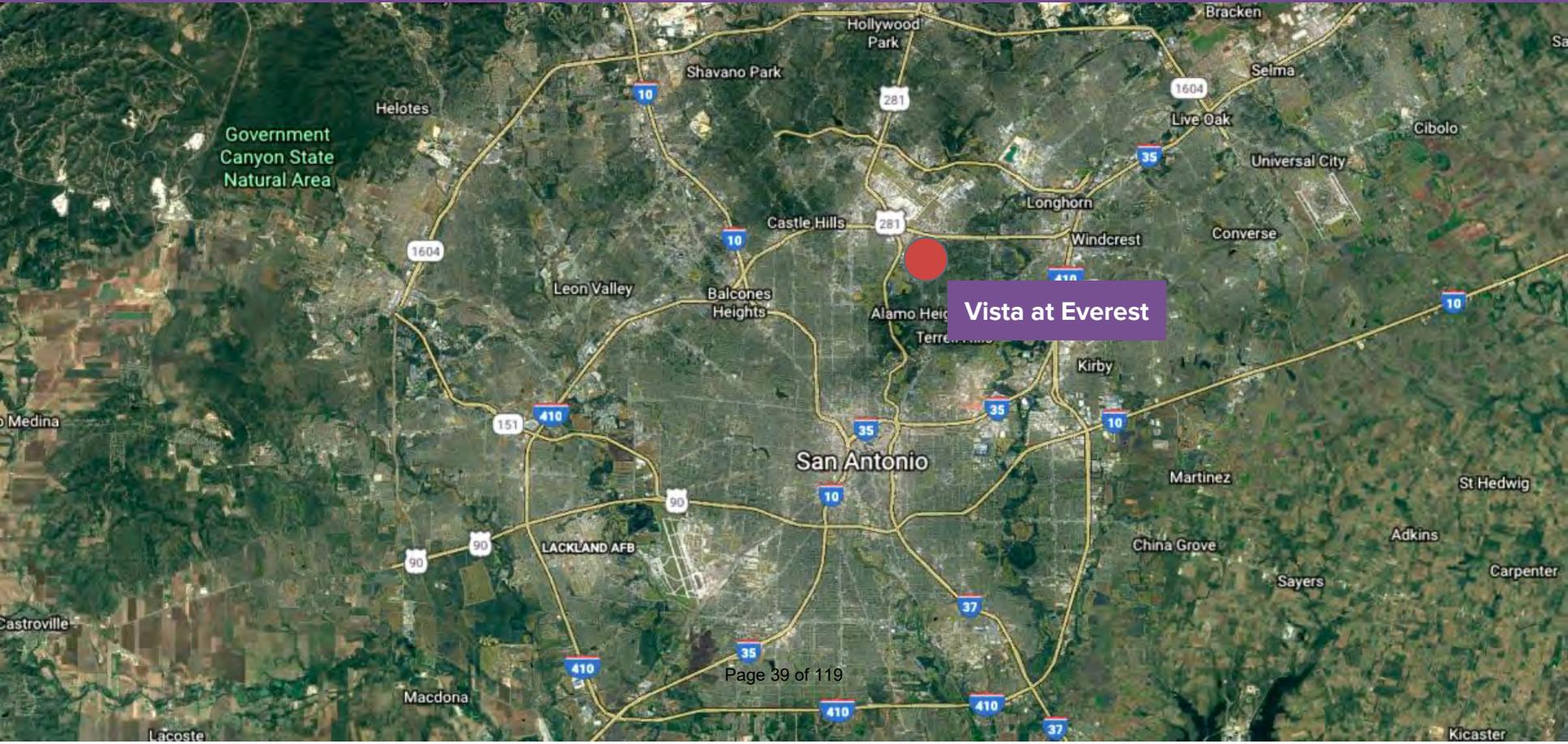


SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

Vista at Everest

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

MAP



Vista at Everest

REGIONAL CENTERS

PHASE 1 CENTERS

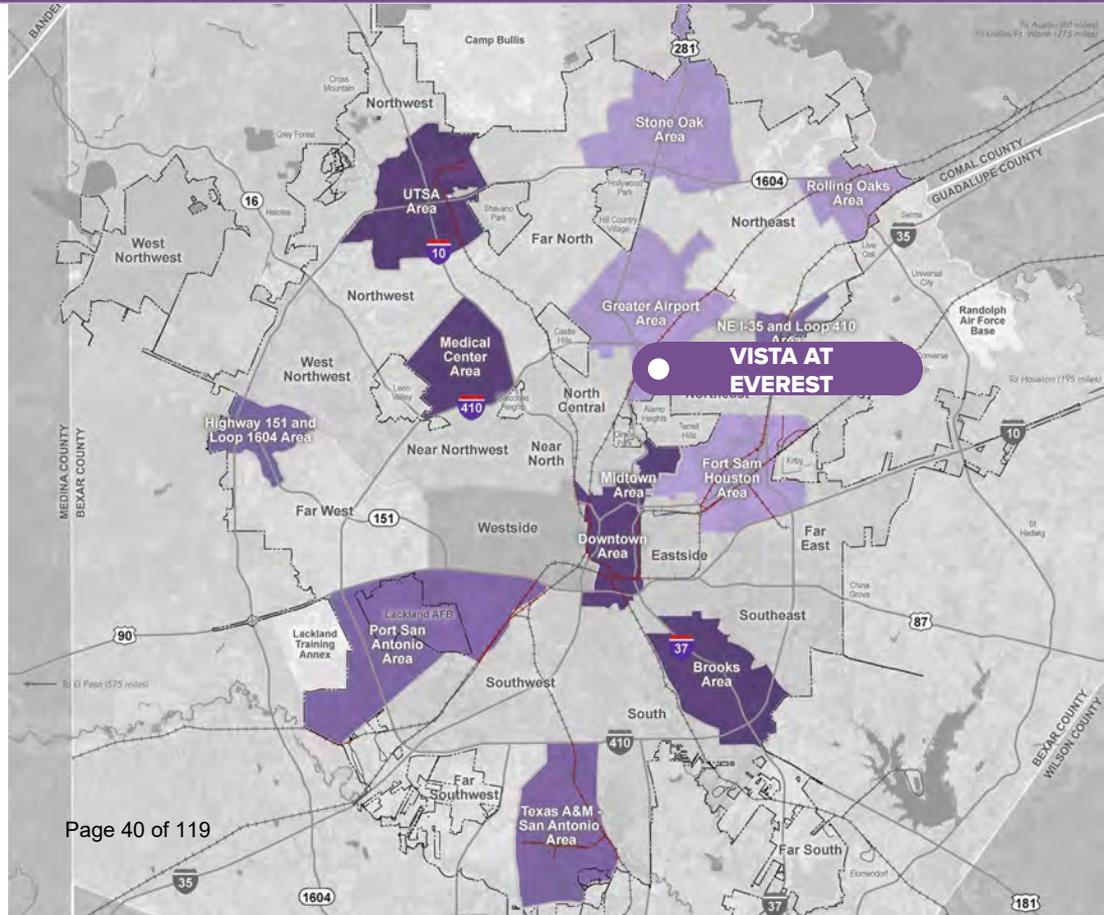
Downtown
Medical Center
UTSA
Midtown
Brooks

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 EVEREST



- ❖ City Council District 1
- ❖ Alamo Heights ISD
- ❖ 64 Units
 - 20% AMI - 2
 - 30% AMI - 5
 - 50% AMI - 16
 - 60% AMI - 41
- ❖ 9% Tax Credits
- ❖ Total Development Cost:
\$18,109,812.00

Vista at Everest- Proforma Breakdown

Use of Funds	Permanent	
Acquisition Costs	\$3,200,000.00	
Construction Hard Cost Contingency (Outside Contract)	\$484,111.00	
Construction Hard Cost Contingency (Inside Contract)	-	
Construction Costs	\$9,912,024.00	
Architect/Engineering	\$381,350.00	
Permits & Fees	\$413,583.00	
Title & Survey	\$183,979.00	
Construction Period Expenses	\$31,942.00	
Financing Costs	\$1,033,374.00	
Professional Services	\$348,095.00	
Tax Credit Fees	\$30,000.00	
Development Fee	\$1,823,814.0	
Reserves & Other	\$267,538.00	
Total	\$18,109,812.00	

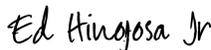
QUESTIONS?

SAN ANTONIO HOUSING AUTHORITY

May 6, 2021

BOARD OF COMMISSIONERS

RESOLUTION 6135, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (SOMERSET RANCH APARTMENTS) SERIES 2021 (THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 21LVPFC-04-16 AUTHORIZING THE BONDS; (III) THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 21FAC-04-15 AUTHORIZING ITS PARTICIPATION IN THE SOMERSET RANCH APARTMENTS, AND (IV); AND OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:

 D7D46F73613F4FA
Ed Hinojosa, Jr.
 Interim President and CEO

DocuSigned by:

 B75AC7309C8B466...
Timothy E. Alcott
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Public hearing and consideration and approval regarding Resolution 6135, authorizing (i) the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Somerset Ranch Apartments) Series 2021 (the "Bonds"); (ii) the Las Varas Public Facility Corporation to approve Resolution 21LVPFC-04-16 authorizing the bonds; (iii) the San Antonio Housing Facility Corporation to approve Resolution 21FAC-04-15 authorizing its participation in the Somerset Ranch Apartments; and (iv) other matters in connection therewith.

FINANCIAL IMPACT:

Final approval of the Somerset Ranch Apartments, a new tax credit project, including authorizing the issuance of bonds and other debt financing for the project. The project will consist of 348 family units, all of which will be low income housing tax credit units serving families who are at or below 60% AMI. The project is located at approximately the southwest corner of Somerset Road and Fischer Road. Construction is projected to begin August 2021, with completion in June 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 \$59,554,244.00 or approximately \$171,133.00 per unit. The developer is Louis Poppoon Development and Consulting, which 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 \$6,500,000.00 and subsequent cash flow will be shared between SAHA and the equity provider.

SUMMARY:

The land will be purchased by SAHFC, which will lease it to Somerset SA Apartments, LP, who will pay SAHFC an upfront lease payment sufficient to acquire the land. Up to \$40,000,000.00 of tax-exempt bonds will be issued by LVPFC and privately placed by Bellwether Capital, and equity contributions from an affiliate of Affordable Housing Partners, Inc. ("AHP"), as an investor limited partner, will be used to finance the construction and long-term operations. AHP will purchase the project tax credits at an equity price of 83 cents per credit dollar, for a total projected equity contribution of \$23,026,830.00. The interest rate on the bonds will be a rate not to exceed 6.5%.

RESIDENT FOCUSED OUTCOMES:

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

ATTACHMENTS:

Resolution 6135

Resolution 21LVPFC-04-16

Resolution 21FAC-04-15

Presentation

CERTIFICATE FOR RESOLUTION 6135

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 May 6, 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 6135, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (SOMERSET RANCH APARTMENTS), SERIES 2021 (THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 21LVPFC-04-16 AUTHORIZING THE BONDS; (III) THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 21FAC-04-15 AUTHORIZING ITS PARTICIPATION IN THE SOMERSET RANCH 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 6th day of May 2021.



Ed Hinojosa, Jr.
Interim President and CEO

**San Antonio Housing Authority
Resolution 6135**

RESOLUTION 6135, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (SOMERSET RANCH APARTMENTS), SERIES 2021 (THE "BONDS"); (II) THE LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 21LVPFC-04-16 AUTHORIZING THE BONDS; (III) THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 21FAC-04-15 AUTHORIZING ITS PARTICIPATION IN THE SOMERSET RANCH 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 (Somerset Ranch Apartments) Series 2021" in the aggregate principal amount not to exceed \$40,000,000.00 (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 Somerset Ranch Apartments, to be located at approximately the southwest corner of Somerset Road and Fischer Road, San Antonio, Bexar County, Texas (the "Project") for Somerset SA Apartments, LP, 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 Huntington National Bank, 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 a Bond Purchase Agreement (the "Purchase Agreement"), setting forth certain terms and conditions upon, which the Bond purchaser will purchase the Bonds and the Issuer will sell the Bonds to the Bond purchaser; and

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

WHEREAS, 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; and

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

Section 1. The proposed development and the terms of the Bonds, the Indenture, the Loan Agreement, the Note, the Regulatory Agreement, the Assignments, and the Purchase Agreement 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-04-16 and authorizes the Bonds to be issued in connection with the Project.

Section 8. The Board hereby approves Resolution 21FAC-04-15 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 6th day of May 2021.

Ana M “Cha” Guzman
Chair, Board of Commissioners

Attested and approved as to form:

**Ed Hinojosa,
Interim President and CEO**

CERTIFICATE FOR RESOLUTION 21LVPFC-04-16

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 May 6, 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-04-16, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (SOMERSET RANCH APARTMENTS), SERIES 2021; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED this 6th day of May 2021.

Ed Hinojosa, Jr.
Interim Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 21LVPFC-04-16**

RESOLUTION 21LVPFC-04-16, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (SOMERSET RANCH 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 (Somerset Ranch Apartments), Series 2021” in the aggregate principal amount not to exceed \$40,000,000.00 (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 Somerset Ranch Apartments, to be located at approximately the southwest corner of Somerset Road and Fischer Road, San Antonio, Texas (the “Project”) for Somerset SA Apartments, LP, 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 Huntington National Bank, 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 a Bond Purchase Agreement (the “Purchase Agreement”), setting forth certain terms and conditions upon which the Bond purchaser will purchase the Bonds and the Issuer will sell the Bonds to the Bond purchaser; and

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

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

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Bonds and the above-described instruments, including without limitation the

dates, interest rates, maturities, redemption terms, and sales price of the Bonds and the manner of disbursing the proceeds thereof are advisable; 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 \$40,000,000.00, with an interest rate not to exceed 6.5% as set forth in the Indenture, and with a maturity date not to exceed December 31, 2061, 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 Huntington National Bank.

Section 5. Bracewell LLP, as Bond Counsel, is hereby appointed as the hearing officer for purposes of the public TEFRA hearing regarding the Project.

Section 6. The President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute and deliver to the Trustee the written request of the Issuer for the authentication and delivery of the Bonds by the Trustee in accordance with the Loan Agreement and the 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 6th day of May 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
Interim Secretary/Treasurer

CERTIFICATE FOR RESOLUTION 21FAC-04-15

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 May 6, 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-04-15, AUTHORIZING THE SOMERSET RANCH 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 SOMERSET RANCH 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 6th day of May 2021.



Ed Hinojosa, Jr.
Interim Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 21FAC-04-15**

RESOLUTION 21FAC-04-15, AUTHORIZING THE SOMERSET RANCH 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 SOMERSET RANCH 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, Somerset SA Apartments, LP, a Texas limited partnership (the “Partnership”), and SAHA Somerset Ranch 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 southwest corner of Somerset Road and Fischer Road, San Antonio, Bexar County, Texas (the “Land,” together with the Housing Facility, the “Project”) in partnership with Louis Poppoon Development and Consulting 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 (Somerset Ranch 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 \$40,000,000.00 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 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 a Bond purchaser in an amount not to exceed \$40,000,000.00 (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 note, a deed of trust, assignment of rents, security agreement, fixture filing and financing statement, an assignment of deed of trust, a ground lease non-disturbance agreement, an environmental indemnity agreement, a completion guaranty, a repayment guaranty, an assignment of partnership interests, an assignment of capital contributions, an assignment of construction documents, an assignment of property management agreement, an assignment of development agreement, and other agreements, certificates and assignments (collectively, the “Construction Loan Documents”); and

WHEREAS, the Developer, on behalf of the Partnership, applied for approximately \$27,770,940.00 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 \$23,026,830.00 of equity to the construction of the Project, which will be raised from the sale of tax credits to Affordable Housing Partners, Inc. or an affiliate of such entity (the “Equity Financing”); and

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

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

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

Section 2. The President, any Vice President, the Secretary/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 Equity Documents, the Construction Documents, the TDHCA Documents, the Ground Lease, and all other documents relating to the Bond Financing, the Construction 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 6th day of May 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
Interim Secretary/Treasurer

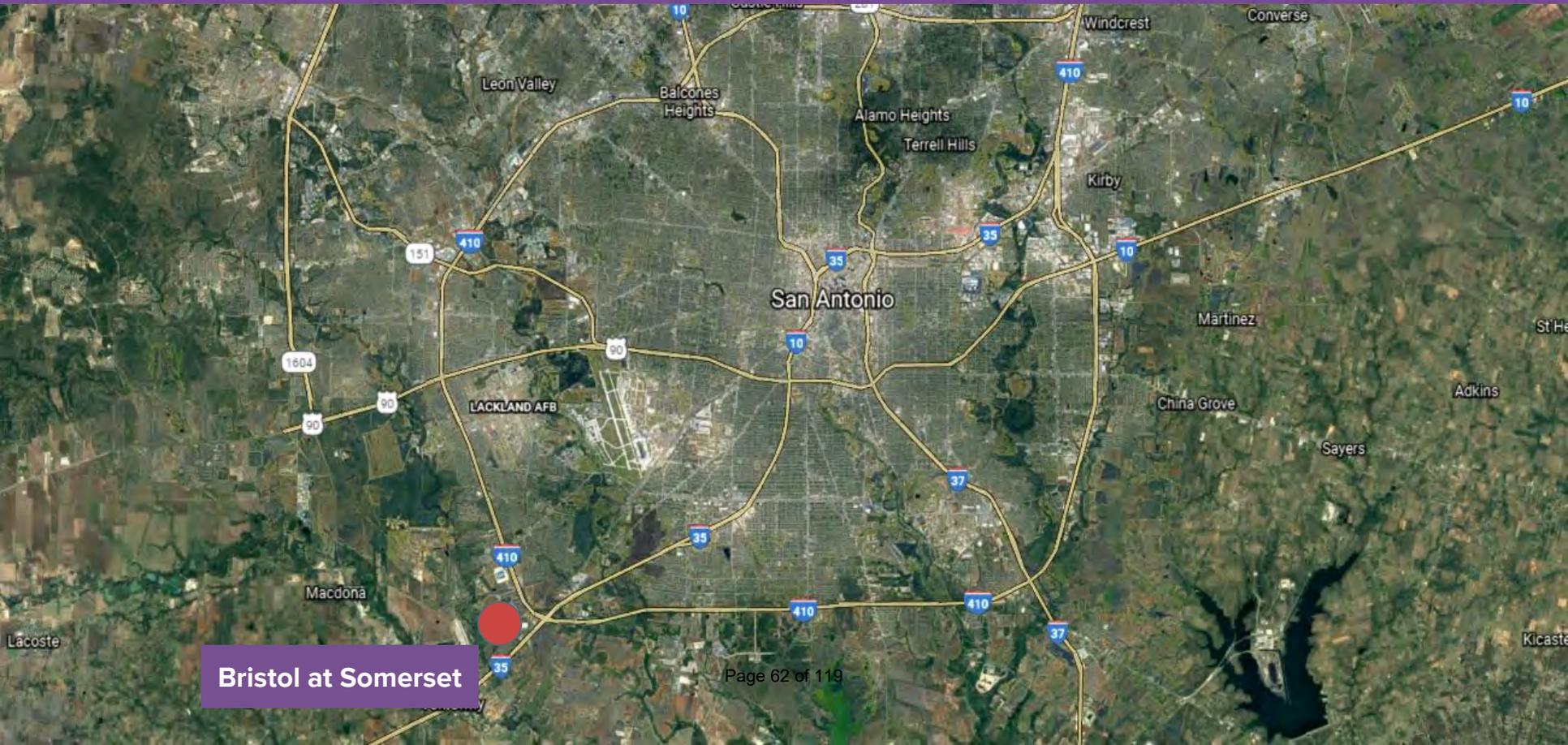


SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

Bristol at Somerset

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

MAP



Bristol at Somerset

REGIONAL CENTERS

PHASE 1 CENTERS

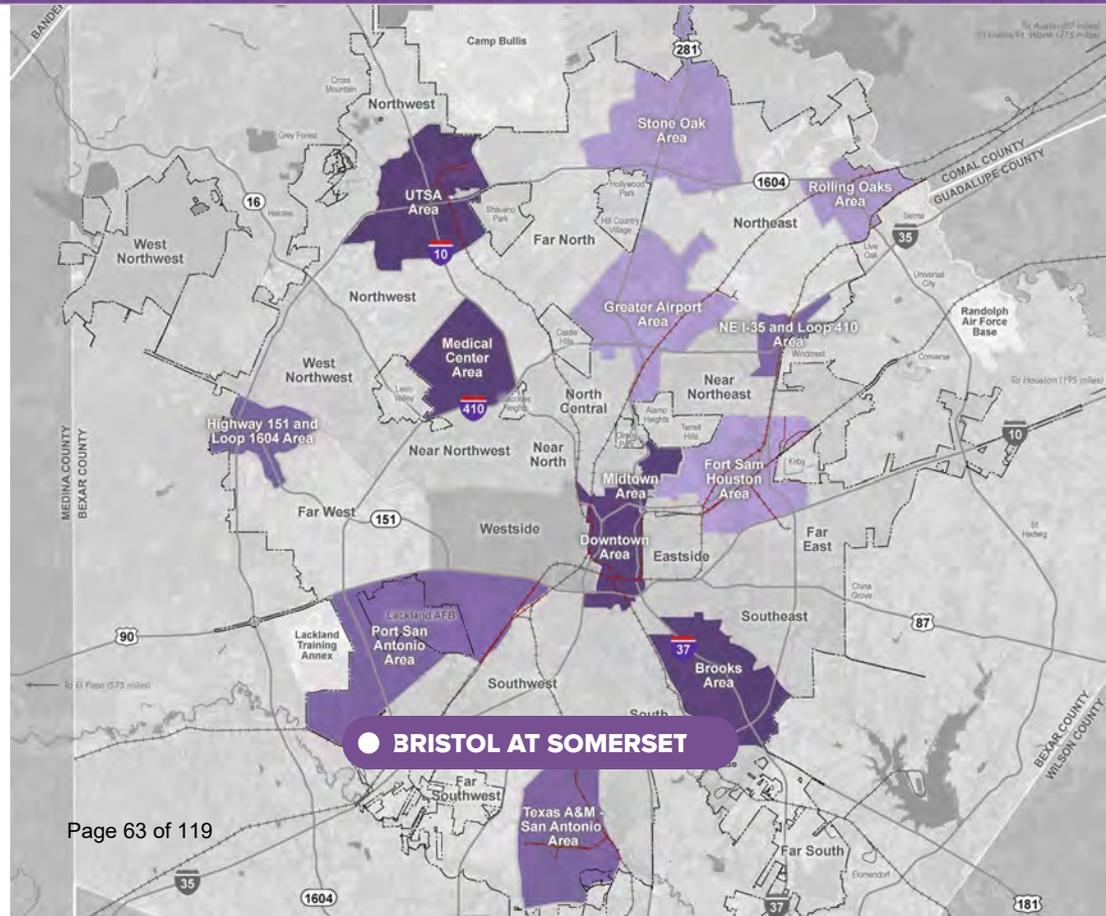
Downtown
 Medical Center
 UTSA
 Midtown
 Brooks

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



BRISTOL AT SOMERSET



- ❖ City Council District 4
- ❖ Southwest ISD
- ❖ 348 Units
 - 60% AMI - 348
- ❖ 4% Tax Credits & Bonds
- ❖ Total Development Cost: \$59,554,244.00

Bristol at Somerset - Proforma Breakdown

Use of Funds	Permanent	
Acquisition Costs	\$3,300,000.00	
Construction Hard Cost Contingency (Outside Contract)	\$481,078.00	
Construction Hard Cost Contingency (Inside Contract)	-	
Construction Costs	\$35,589,059.00	
Architect/Engineering	\$528,518.00	
Permits & Fees	\$1,581,374.00	
Title & Survey	\$223,000.00	
Construction Period Expenses	\$1,171,594.00	
Financing Costs	\$7,792,182.00	
Professional Services	\$198,911.00	
Tax Credit Fees	\$388,528.00	
Development Fee	\$6,500,000.00	
Reserves & Other	\$1,800,000.00	
Total	\$59,554,244.00	

QUESTIONS?

SAN ANTONIO HOUSING AUTHORITY

May 6, 2021

BOARD OF COMMISSIONERS

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 PLAN (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

DocuSigned by:
Ed Hinojosa Jr
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Ed Hinojosa, Jr.
Interim President and CEO

DocuSigned by:
Richard Milk
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Richard Milk
Director of Policy and Planning

REQUESTED ACTION:

Public Hearing and consideration and approval 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.

FINANCIAL IMPACT:

Under SAHA's MTW Plan, Public Housing, Housing Choice Voucher Program, and Capital Fund resources are all combined into a single fund with full-funding flexibility. All MTW initiatives will continue to be funded from this single fund.

SUMMARY:

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 April 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.

SAN ANTONIO HOUSING AUTHORITY**May 6, 2021**

- II. Proposed Amendments to Existing Activities:** The Agency is not proposing any amendments to existing activities.
- 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

SAN ANTONIO HOUSING AUTHORITY**May 6, 2021**

- 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 under \$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

SAN ANTONIO HOUSING AUTHORITY**May 6, 2021**

- 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.

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.
- The proposed FY21-22 FSS Action Plan does not include substantive changes to the policy or procedures of the FSS Program, and instead allows SAHA to incorporate additional public input by including it within the MTW Plan.
- The proposed language of the FSS Action Plan complies with federal regulations and HUD recommendations, while also encouraging residents, community partners and the public to participate in the policymaking process.

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

SAN ANTONIO HOUSING AUTHORITY

May 6, 2021

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
- April: 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

STRATEGIC OUTCOME:

SAHA residents have a sufficient supply of affordable housing options.

ATTACHMENTS:

- Resolution 6123
- MTW Plan Presentation
- Public Comment Summary Presentation

**San Antonio Housing Authority
Resolution 6123**

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), FIVE-YEAR CAPITAL IMPROVEMENT AND DEVELOPMENT PLAN, AND THE FAMILY SELF-SUFFICIENCY (FSS) PROGRAM ACTION PLAN

WHEREAS, the Board of Commissioners of the San Antonio Housing Authority, a public instrumentality created pursuant to the laws of the State of Texas (“SAHA”) must approve the 2021-2022 Moving to Work (MTW) Agency Plan for fiscal year 2021-2022, including the revised MTW Plan, Public Housing Admissions and Continued Occupancy Policy (ACOP), the Housing Choice Voucher Administrative Plan (Admin Plan), the Capital Fund Program, and the Family Self-Sufficiency (FSS) Program Action plan; and

WHEREAS, the Board of Commissioners of the San Antonio Housing Authority also desires to authorize the submission of the 2021-2022 MTW Agency Plan to the U.S. Department of Housing and Urban Development (“HUD”); and

WHEREAS, the Board further desires to authorize the Chairman and the Interim President and CEO to execute and submit to HUD such certifications and other documents that they deem necessary or advisable in connection with the submission of the MTW Agency Plan.

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

- 1) Approves 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 Plan (ACOP), the Housing Choice Voucher Administrative Plan (ADMIN PLAN), the Capital Fund Program Plan (CFP), five-year Capital Improvement and Development Plan, and the Family Self-Sufficiency (FSS) Program Action Plan; and
- 2) Authorizes the Chair and Interim President and CEO to execute and submit such certifications and other documents as necessary for the submission of the 2021-2022 MTW Plan to HUD.

Passed and approved the 6th day of May 2021.

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

Attested and approved as to form:

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



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DRAFT MTW PLAN 2022

Regular Board Meeting

May 6, 2021

TODAY

2025: Five-Year Outcomes

- Strategic Plan Outcomes
- Asset Plan and CFP Plan

2022: Implementation Plans

- MTW Plan
- ACOP and Admin Plan
- FSS Action Plan

MTW PLAN TIMELINE

- **February:** Draft MTW Plan posted for public comment
- **March:** Public Hearing scheduled during Operations and Choice Neighborhood Committee Meeting
- **April:** Consideration and appropriate action by Board of Commissioners and submission to HUD
- **May-June:** Address HUD questions
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ASSET MANAGEMENT PLAN AND CFP

1. Proposed Housing Preservation Plans

- a. Public Housing: Over next 5 years, plan to invest \$17 million in capital repairs to extend the useful life at 26 properties and approximately 2,253 housing units.
- b. Beacon Communities: Plans to invest approximately \$26 million in capital repairs to extend the useful life at 21 properties and approximately 2,901 units.

2. Proposed Housing Expansion Plans

- a. New Construction: Agency has 2,390 units in the construction pipeline.
- b. Other projects in the early planning and pre-development phase could add nearly 3,700 units in the coming five years.

MTW PLAN

5

No Proposed Changes to Existing MTW Activities and One Proposed New MTW Activity

FY2022-1: SAHA Partnerships Providing Basic Needs for Residents Through Income Exclusions

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 household's annual income for purposes of eligibility and calculating rent.

Contributions covered by this policy include regular monetary and nonmonetary contributions or gifts provided by SAHA partners. Examples include: (i) regular payment of a family's bills (e.g., utilities, telephone, rent, credit cards, and car payments), (ii) cash or other liquid assets, and (iii) "in-kind" contributions, such as groceries and clothing provided to a family on a regular basis.

Contributions not covered by this policy include any regular monetary and nonmonetary contributions or gifts from persons not residing in the household, including from organizations not officially partnered with SAHA.

PROPOSED ACOP CHANGES

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.

PROPOSED ACOP CHANGES

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).
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PROPOSED ACOP CHANGES

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.

PROPOSED ACOP CHANGES

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.

PROPOSED ACOP CHANGES

9.3.C INTERIM REEXAMINATIONS

- This section was updated to state that SAHA will not process increases in income under \$200.00 in earned and unearned monthly income, including new employment.

PROPOSED ACOP CHANGES

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.

PROPOSED ACOP CHANGES

16.6.B RECORD RETENTION

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

PROPOSED ADMIN PLAN CHANGES

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.

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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.

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- 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.

PROPOSED ADMIN PLAN CHANGES

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.

PROPOSED ADMIN PLAN CHANGES

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PROPOSED ADMIN PLAN CHANGES

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- 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.

PROPOSED ADMIN PLAN CHANGES

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PROPOSED ADMIN PLAN CHANGES

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PROPOSED ADMIN PLAN / ACOP CHANGES

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PROPOSED ADMIN PLAN / ACOP CHANGES

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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.

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- 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.

NEXT STEPS

MARCH

- Capture public comment
- March 18: Public hearing

APRIL

- April 1: Board consideration of MTW Plan
- April 15: Submit MTW Plan to HUD

JULY

- Implementation of MTW Plan

QUESTIONS?



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MTW PLAN 2022

Public Comment Summary

May 6, 2021

ANNUAL MTW TIMELINE

FEBRUARY

- February 23: Comment Period Begins

MARCH

- Capture Public Comment
- March 18: Public Hearing

APRIL

- Capture Public Comment
- April 15: Public Hearing
- April 20: Comment Period Ends

MAY

- **May 6: Board Consideration of MTW Plan**
- May 14: Submit MTW Plan to HUD

JULY

- Implementation of MTW Plan

Comment Period: February 23 – April 20

emailed to mtw@saha.org, submitted through the online form / survey, or physically delivered to: **Policy & Planning Department**, 818 S. Flores St., San Antonio, TX 78204. All documents were posted to saha.org/public-notices.

OUTREACH OVERVIEW

OUTREACH EFFORT GOALS

- 1 Mitigate impact of COVID-19 and winter storm on feedback and schedule
- 2 Collect public comment
 - MTW Activities (*New*)
 - ACOP and Administrative Plan Changes
 - FSS Action Plan

OUTREACH EFFORTS TIMELINE

ACTIVE OUTREACH TO RESIDENTS

Emailed surveys: 12,119 to PH residents and HCV participants with emails on file

Mailed surveys: 3,846 to HCV participants without emails on file

Hand-delivered surveys: 5,602 to every Public Housing property door

Resident Public Comment Mtg: 15 attendees; 8 confirmed residents

Robocalls: 2,071 calls made to invite comments on policy changes

PUBLIC COMMENT PERIOD BEGINS

Public Notice of Public Hearing and Public Comment Period

Materials posted to website

Online form set up to receive comments

PUBLIC HEARING #2

April Operations and Choice Neighborhood Committee Meeting



RESPONSES RATES

EMAILED SURVEYS

12,119

RESPONSE RATE

3.5%

429

MAILED SURVEYS

3,846

RESPONSE RATE

16.9%

649

HAND-DELIVERED SURVEYS

5,602

RESPONSE RATE

1.0%

58

TOTAL SURVEYS

21,567

RESPONSE RATE

5.3%

1,136

All outreach efforts were done in Spanish and English.
Response rate reflect all responses received and processed as of April 21, 2021.
Any responses received prior to May 6 will be added to the final results and documentation submitted to HUD.

BREAKDOWN BY PROGRAM PARTICIPATION

6

PROPORTIONAL REPRESENTATION

Survey responses reflect the FHP program composition. HCV households make up roughly **68%** of FHP households and PH households make up **32%** of FHP households.

HOUSING CHOICE VOUCHER

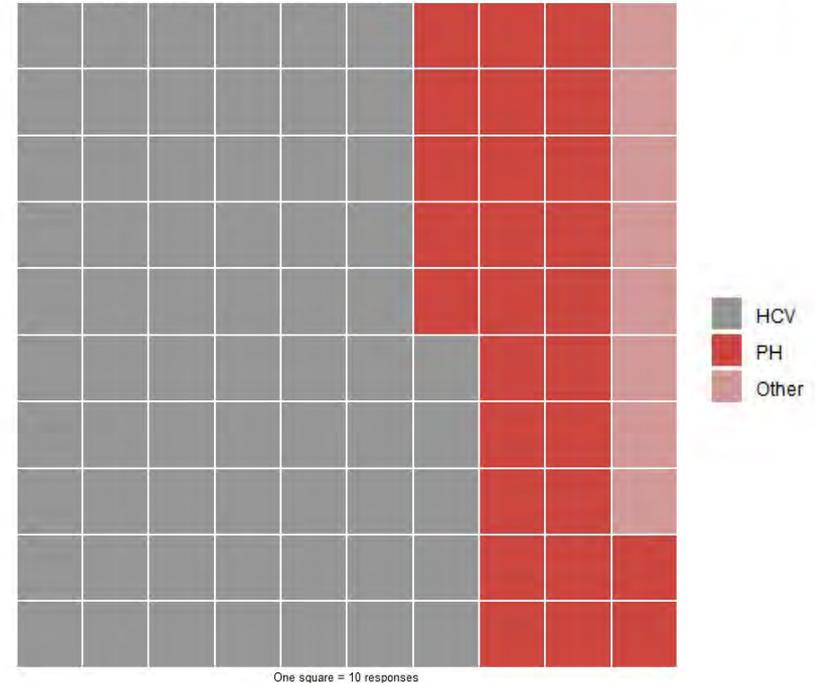
65%
733

PUBLIC HOUSING

27%
304

Note: 8.7% or 99 responses either did not answer or provided an other category that could not be attributed to Housing Choice Voucher or Public Housing.

Percentage of Responses by Program



RESPONSE CATEGORIES

61.5%

SUPPORTIVE
Strongly/Somewhat Support

28.5%

NEUTRAL
No Opinion/Did Not Know

10.0%

NOT SUPPORTIVE
Strongly/Somewhat Oppose



Responses for each question in the survey
Respondents were asked to provide their opinion on up to 25 policy changes. A total count of all policy change responses is reflected below.



HCV POLICY CHANGES

HOUSING CHOICE VOUCHER

66.4%

SUPPORTIVE

22.4%

NEUTRAL

11.2%

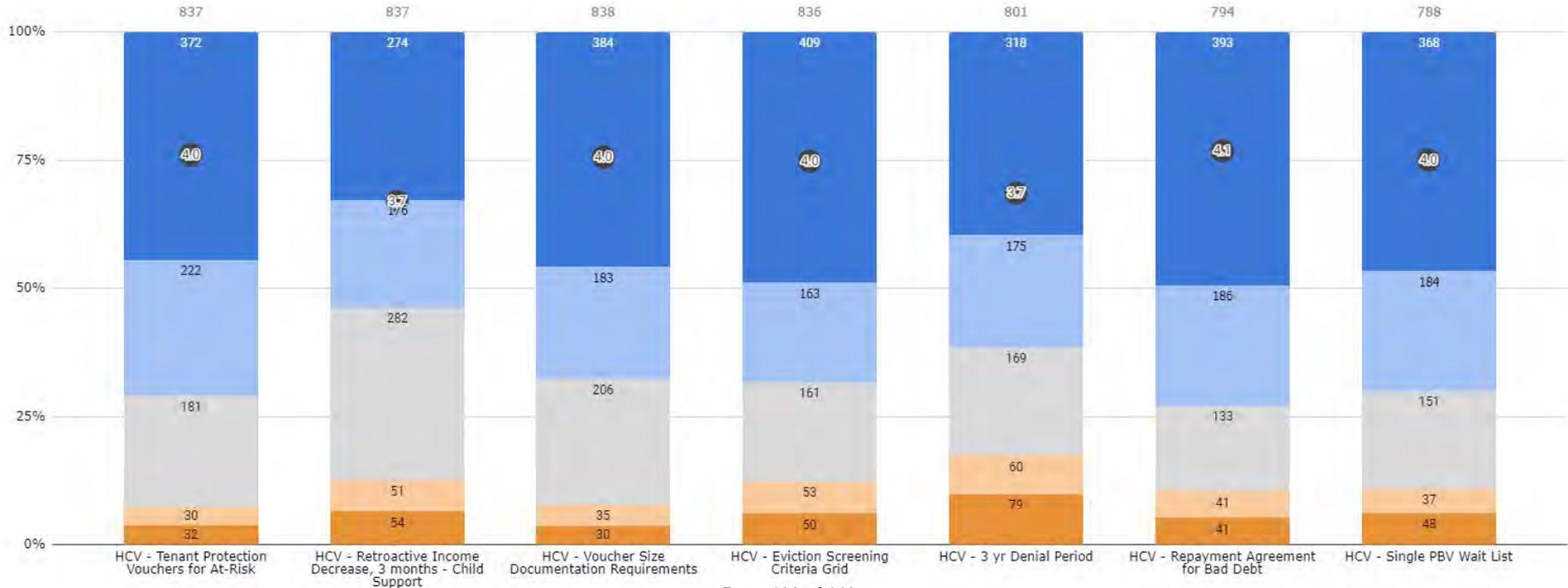
NOT SUPPORTIVE

HCV POLICY CHANGES

Housing Choice Voucher Program Policy Breakdown

9

● Average ■ Strongly Support ■ Somewhat Support ■ No Opinion / Do not know ■ Somewhat Oppose ■ Strongly Oppose



PH POLICY CHANGES

PUBLIC HOUSING

55.8%

SUPPORTIVE

29.2%

NEUTRAL

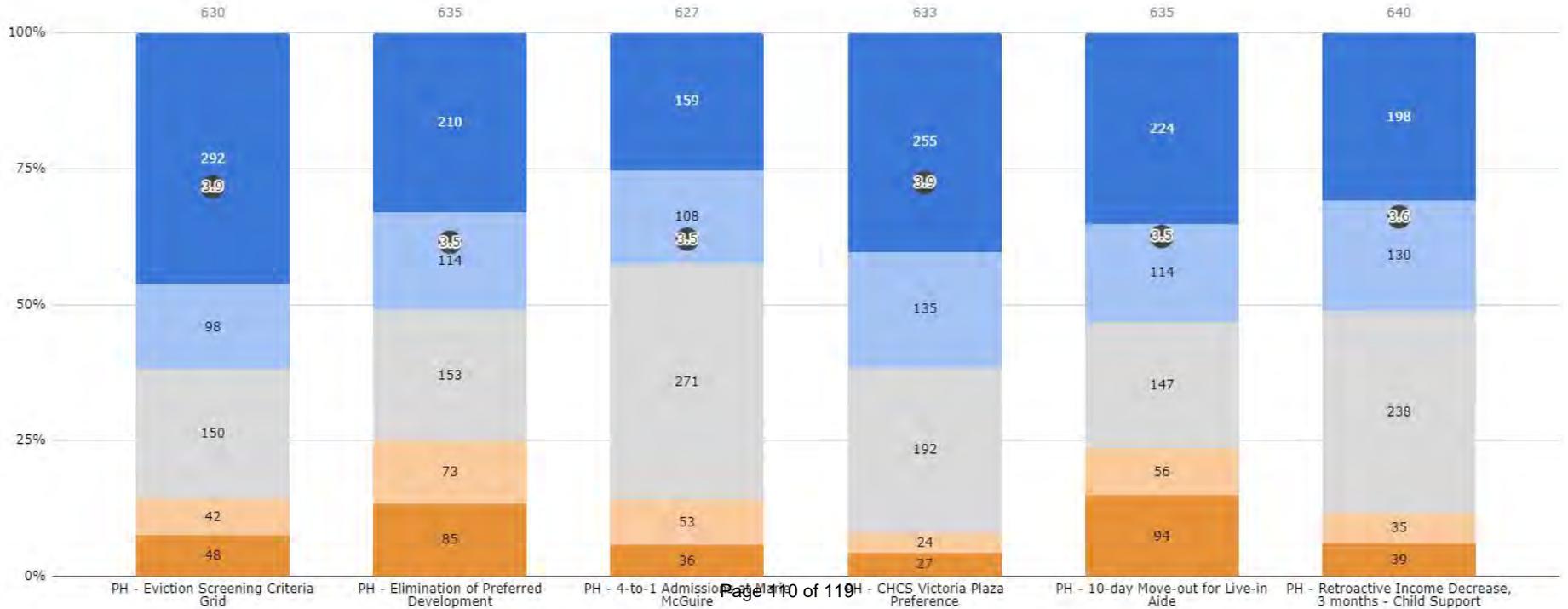
15.1%

NOT SUPPORTIVE

PH POLICY CHANGES

Public Housing Policy Breakdown

● Average ■ Strongly Support ■ Somewhat Support ■ No Opinion / Do not know ■ Somewhat Oppose ■ Strongly Oppose



FSS ACTION PLAN CHANGES

FSS ACTION PLAN

69.5%

SUPPORTIVE

33.6%

NEUTRAL

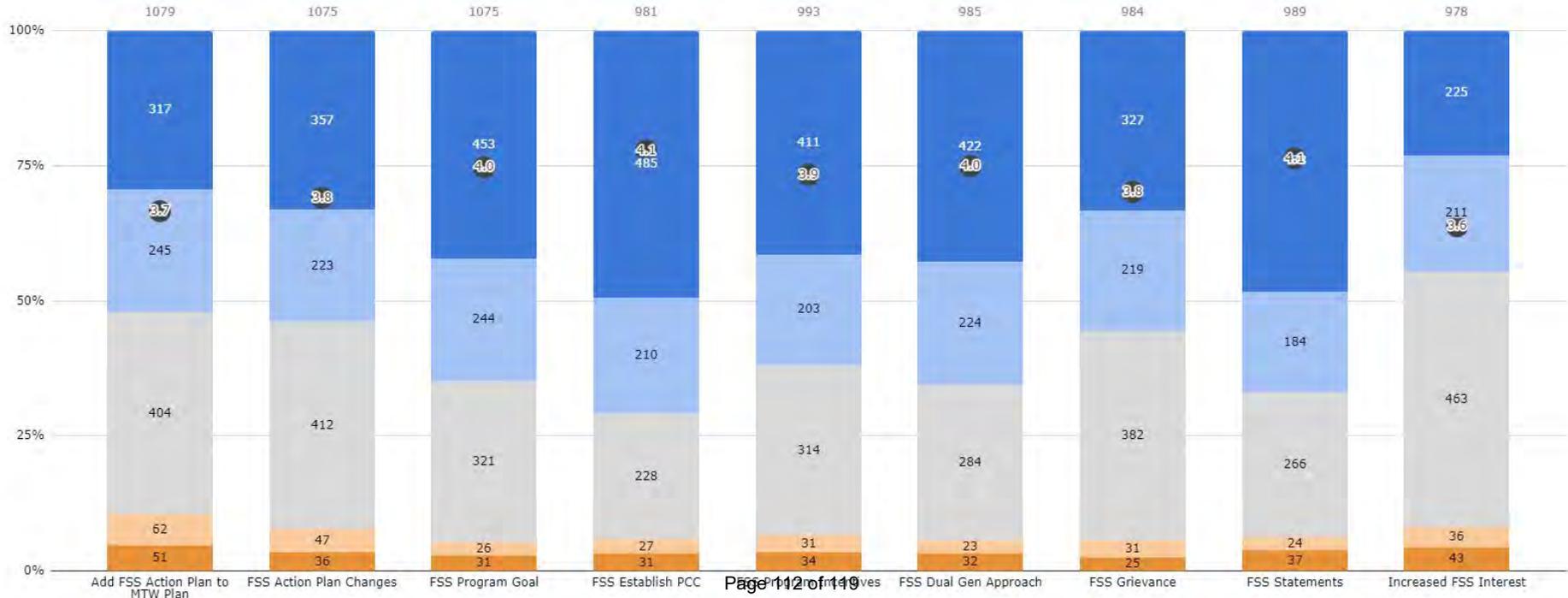
6.9%

NOT SUPPORTIVE

FSS ACTION PLAN CHANGES

FSS Action Plan Breakdown

● Average
■ Strongly Support
■ Somewhat Support
■ No Opinion / Do not know
■ Somewhat Oppose
■ Strongly Oppose



OTHER COMMENTS / LESSONS

4

Feedback/Comments

- Some respondents could not select what housing program they were in as well as not being sure about their participation in the FSS program
 - Branding programs more clearly (color-coded, e.g.)
 - Closer editing of questions, involving Resident Council in drafting questions, and testing survey
- 19 inquiries related to personal situations -- referred to our customer service team
 - Maintenance requests, HCV recertification and lease renewals, unit transfers, inquiries about home purchase programs, waitlist - getting on and status

Process Takeaways

- Different methods produced different response rates
 - Able to reach residents who do not have an email with mailed surveys (PH and HCV)
 - Formatting, return method, including multiple languages

CHANGES TO PLANS

No substantive revisions to proposed policies

- Based on public comments, there were no substantive changes made to the proposed policy changes

Technical Revisions

- Public Housing Stock Changes - revised stock changes based on activity to date and correct the math
- Capital Expenditures - added Safety & Security Grant and one property left out
- Moved FY14-2 EEP Activity to on hold section per HUD form requirements
- Added Lofts at Marie McGuire to FY15-2 Elderly Admissions Preference per ACOP Proposed Changes

NEXT STEPS

MAY

- May 6: Board Consideration of MTW Plan
- **May 14: Submit MTW Plan to HUD**

JULY

- **Implementation of MTW Plan**

QUESTIONS?

PRESIDENT'S REPORT

MAY 2021

MINI-DOCUMENTARY HIGHLIGHTS THE IMPACT OF COVID-19

One year ago, the city shut down as the COVID-19 outbreak made its way to San Antonio. A lot was uncertain and more was unknown. Today, we celebrate perseverance and more than 4,500 elderly living in public housing communities receiving the vaccination through a partnership with San Antonio Metro Health and the San Antonio Fire Department. The San Antonio Housing Authority (SAHA) has launched a mini-documentary series of the agency's response during the pandemic. Visit SAHA's Facebook page to watch the four episodes released in the series.



SOLAR PANELS AT BLANCO APARTMENTS

Ahead of Earth Day on April 22, 2021, the San Antonio Housing Authority (SAHA) celebrated the use of solar energy at public housing properties, a green initiative uncommon in the affordable housing industry, with the new installation of solar panels at Blanco Apartments on April 21, 2021. The new solar panels will offset 20 percent of the building costs and will be combined with efforts to upgrade lighting and systems to energy efficiency. Blanco Apartments is the third SAHA property to use solar energy. Solar panels are currently used at Fair Avenue Apartments to help offset costs, and solar panels are used at Mirabella Apartments for a hot water solar power system. The solar panels preheat water before it enters the water tank and helps conserve energy used to maintain the temperature. SAHA can pursue green initiatives through its unique involvement in Energy Performance Contracting (EPC), an innovative financing technique that uses cost savings from reduced energy consumption to repay the cost of installing energy conservation measures and allows the agency to invest those savings back into those communities in capital improvement projects. This innovative financing technique allows agencies to achieve energy savings without upfront capital expenses.





MOTHER'S DAY VIDEO CAMPAIGN

Mother's Day is a day to celebrate and honor motherhood and the influence these special women have in our lives. To help honor our moms who do it all, SAHA has invited SAHA residents to submit a 15-second, self-recorded video message describing why their mom is the best.

All video submissions will be shared in a video released on Mother's Day, and five moms will win a complimentary photo session.





MONEY MATTERS FIESTA FAIR

SAHA hosted a Money Matters Family Fiesta Fair on April 30, 2021, to connect residents to financial empowerment services and resources. The event included games, prizes, and snacks for attendees.

MENTAL HEALTH AWARENESS EVENTS

SAHA is hosting free painting sessions for Mental Health Awareness Month at various properties to offer residents the opportunity to paint their stress away. Residents have the option to paint outdoors in-person, or join virtually and follow along with a tutorial.

LC RUTLEDGE, CROSS CREEK & MORRIS BELDON | THURSDAY, MAY 6

Session One — 1:30 to 2:30 p.m.

Session Two — 3:00 to 4:00 p.m.

CASSIANO HOMES | TUESDAY, MAY 11

Session One — 1:30 to 2:30 p.m.

Session Two — 3:00 to 4:00 p.m.

ALAZAN-APACHE COURTS | FRIDAY, MAY 21

Session One — 1:30 to 2:30 p.m.

Session Two — 3:00 to 4:00 p.m.

To help keep residents safely distanced, space is limited to 10 participants per session. Registration will close once spaces are filled.

COMMUNITY ROOMS OPEN AS COOLING CENTERS

During a heat wave at the beginning of April when temperatures were expected to exceed 100 degrees, SAHA opened its public housing community rooms as cooling centers to offer families a place to cool down.

The effort is in conjunction with the City of San Antonio, which has also opened cooling centers across the city.

