



REGULAR BOARD MEETING
SEPTEMBER 2, 2021

BOARD OF COMMISSIONERS

Dr. Ana "Cha" Guzmán Chair	Jessica Weaver Vice Chair	Loren D. Dantzler Commissioner	Olga Kauffman Commissioner	Gabriel Lopez Commissioner	Ignacio Perez Commissioner	Ruth Rodriguez Commissioner
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PRESIDENT & CEO

Ed Hinojosa, Jr.

SAN ANTONIO HOUSING AUTHORITY

***REGULAR BOARD MEETING**

HYBRID TELECONFERENCE

Call In Phone Number: (346) 248-7799

Meeting ID: 93839434337# Passcode: 654170#

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

1:00 p.m., Thursday, September 2, 2021

The Board of Commissioners will convene for a Board meeting for discussion on the following matters (Note: A quorum of the Board will be physically present at this location, but up to three other Commissioners may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127):

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 at approximately 1:00 p.m.** (may be heard after this time) 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 personally request to be placed on the Public Comment roster prior to 12:45 p.m. at 818 S. Flores St., San Antonio, TX 78204 or register online and access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 12:45 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 personally request to be placed on the Citizens to be Heard roster prior to 12:45 p.m. or register online and access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 12:45 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.

MINUTES

4. Minutes

- Approval of the August 19, 2021, Finance Committee Meeting Minutes
- Approval of the August 19, 2021, Special Board Meeting Minutes

CONSENT ITEMS

5. Consideration and approval regarding Resolution 6166, authorizing the President and CEO to amend and revise resident paid utility allowances in accordance with HUD regulations to update, as well as, capture utility cost savings generated from energy and water conservation measures installed through SAHA's Energy Performance Contract Phase II, as outlined in the Resident Paid Utility Allowance Revisions (Zachariah Woodard, Director of Federal Housing Programs)
6. Consideration and approval regarding Resolution 6167, authorizing the Las Varas Public Facility Corporation to declare its intent to issue bonds not to exceed \$20,000,000.00 to provide financing for a multifamily residential rental development for persons of low and moderate income (Aurora Apartments); prescribing certain terms and conditions of such bonds; authorizing the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and containing other provisions relating to the subject (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)
7. Consideration and approval regarding Resolution 6168, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve Inducement Resolutions for the following proposed tax credit and tax exempt bond financing project: North Pond Apartments (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)

DISCUSSION ITEMS

8. Discussion regarding the Texas Housing Association Conference (Dr. Ana M. "Cha" Guzman, Chair, Board of Commissioners)
9. Discussion regarding Board Committee member appointments
10. Discussion regarding resident concerns
11. President's Report
12. *Closed Session:
Personnel/Consultation with Attorney
Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).
 - Consultation with attorney and consideration of employment contract for President and CEO
13. Adjournment

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

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

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

MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
FINANCE COMMITTEE OR SPECIAL BOARD MEETING
Call In Phone Number: (346) 248-7799
Meeting ID: 86946691729# Passcode: 098802#
1:00 p.m., Thursday, August 19, 2021

SCHEDULED: 1:00 p.m. - Teleconference

COMMISSIONERS PRESENT:

Jessica Weaver, Vice Chair
Gabriel Lopez, Commissioner
Olga Kauffman, Commissioner
Ignacio Perez, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

Dr. Ana “Cha” Guzman, Chair
Loren D. Dantzler, Commissioner

COUNSEL: Doug Poneck, Escamilla &
Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

Ed Hinojosa, Jr., 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
and Interim Director of Human Resources

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
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

Commissioner Kauffman, Committee Chair, called the meeting to order at 1:02 p.m.

PUBLIC COMMENT

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

DISCUSSION ITEMS

Item 3: Update and discussion regarding the Quarterly Internal Audit Update (Aiyana Longoria, Director of Internal Audit)

Ms. Aiyana Longoria, Director of Internal Audit, explained that Internal Audit provides independent and objective assurance, auditing, and consulting services to add value, improve internal controls, and strengthen the Agency's operations. The function helps the Housing Authority accomplish its objectives by using a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes. In addition to its oversight activities, internal audit serves as a resource for identifying opportunities for best practices and efficiencies.

In accordance with the approved Internal Audit Charter, the Director of Internal Audit (i.e., the Chief Audit Executive), is required to communicate any significant deviation from the approved internal audit plan to the Audit Committee, the President and CEO, and the Legal and Compliance Officer, or equivalent, through periodic activity reports.

This update provides the required communication, as follows:

- Internal Audit Department Update
- Internal Audit Plan Status - FY 2021-2022 Quarter 1
- Summary and Status of Management Corrective Action Plans (related to Internal Audit reporting)

Ms. Longoria went through a presentation outlining the Internal Audit Plan status and indicated there were 24 open Corrective Action Plans that are scheduled to be completed this fiscal year.

Item 4: Update and discussion regarding the Quarterly Financial Report (Diana Kollodziej Fiedler, Director of Finance and Accounting)

Ms. Diana Kollodziej Fiedler, Director of Finance and Accounting, reported to the Board the following Financial Performance Highlights:

The Financial Performance Report has been modified to present two condensed statements of revenue and expenses to separate SAHA's core business activities of housing, management, and resident services ("Operations") from the Capital Fund and Real Estate Services lines of business ("Capital"). The results of operations for the fiscal year ending June 30, 2021, reflect a Surplus Before Non-Cash Items of \$13 million for Operations (\$16.4 million above budget) and \$12.5 million for Capital (\$1.3 million below budget).

Total Operating Revenue for the Operations segment was approximately \$5.6 million above budget due primarily to a favorable variance of \$7.6 million in Grants revenue offset by unfavorable variances of \$1.6 million in Tenant Revenue and \$0.8 million in Housing Assistance Payment (HAP) Revenue. The \$7.6 million favorable variance in Grants revenue resulted predominantly from CARES Act funding of \$4.0 million. Also contributing were favorable variances of \$2.1 million in Public Housing operating subsidy, \$0.3 million in Beacon project-based HAP subsidy, and \$1.3 million in Section 8 administrative fees partially due to the new Emergency Housing Voucher program (EHV). Tenant Revenue was below budget by \$1.6 million due primarily to vacancies and higher collection losses in the Beacon portfolio. Section 8 HAP Expense ended the period with a favorable variance of \$9.2 million, which is not equally reflected in the HAP Revenue account due to additional HAP Revenue being drawn through our MTW approved activities for the Labor Street, Highland Park, and Costa Valencia capital projects as well as supporting the operations of CDI and Public Housing.

Total Operating Expenses ended the period \$11.2 million below budget for Operations largely due to favorable variances of \$9.2 million in HAP Expense and \$2.9 million in Salaries and Benefits offset by an unfavorable variance of \$.8 million in Ordinary Maintenance and Operations. Numerous staff vacancies have led to the majority of segments reporting favorably for Salaries and Benefits. The Authority currently has 117 full-time vacant positions, 32 of which are filled with temporary employees and 33 have been placed on hold.

Total Operating Revenue for the Capital segment was approximately \$1.8 million above budget due primarily to a favorable variance of \$4.8 million in Grants revenue, partially offset by an unfavorable variance of \$3.0 million in Miscellaneous Revenue. The \$4.8 million favorable variance in Grants revenue resulted primarily from the timing of Capital Fund grant expenditures. Miscellaneous Revenue was below budget by \$3.0 million due to an unfavorable variance of \$3.4 million in development fee revenue caused by the construction timing of the Horizon Pointe, Pearsall Flats, and St. John's Apartments.

The Comparative Balance Sheet reflects an overall increase in Total Net Position of \$14.2 million from June 30, 2020, to June 30, 2021. Total Assets increased by \$63.2 million due to the additions of \$49.6 million in Fixed Assets, \$12.5 million in Current Assets, and \$1.1 million in Other Non-Current Assets. The \$12.5 million increase in Current Assets resulted largely from the proceeds of the new EPC loan of \$7.9 million of which \$3.5 million remains, \$3.7 million from the closing of the Labor Street project, \$4.6 million in CARES Act funding for HCV administrative fees, and \$2.5 million in Sunshine Plaza loan proceeds offset by a decrease in accounts receivable. The \$49.6 million surge in Fixed Assets was due to the addition of buildings and land of \$48.6 million as well as an increase of \$19.9 million related to capital projects offset by the recording of depreciation. The increase in buildings was attributable to Beacon's purchase of the Costa Valencia property and the capitalization of projects in both the Beacon and Public Housing portfolios. The increase in land was caused by the Authority acquiring ownership interests in several properties, including the Watson Road, Copernicus, Kitty Hawk, Vista at Interpark, Josephine, and Vista at Everest projects. The increase of \$1.1 million in Other Non-Current Assets was due to the general partner investment in the Legacy at Alazan project.

Total Liabilities increased by \$47.7 million due mainly to an increase of \$24.5 million in deferred revenue, which arose from the Facility Corporation entering into ground leases with the Watson Road, Copernicus, Kitty Hawk, Vista at Interpark, Josephine, and Vista at Everest partnerships. Also included in this category is \$17.4 million of new debt comprised of an EPC loan of \$7.9 million, the Sunshine Plaza loan of \$2.5 million, and the Labor Street construction loan of \$7.0 million. Also contributing was the acquisition of the Costa Valencia property, which added new debt of \$10.3 million. These increases were partially offset by scheduled debt payments.

Supplemental Information—Funding Environment

On March 11, 2021, President Biden signed into law The American Rescue Plan Act of 2021 providing \$1.9 trillion emergency funding relief for people impacted by the pandemic. The bill approved more than \$30 billion in additional housing and rent relief with \$5 billion going directly to HUD for Emergency Housing Vouchers. SAHA received an allocation of 284 Emergency Housing Vouchers.

Item 5: Adjournment.

Commissioner Kauffman called for a motion to adjourn the Finance Committee Meeting.

Motion: Commissioner Lopez moved to adjourn the meeting. Vice Chair Weaver seconded the motion. Approved.

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

With no objections, Commissioner Kauffman adjourned the meeting at 1:25 p.m.

ATTEST:

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

Date

Ed Hinojosa, Jr.
President and CEO

Date

MINUTES
SAN ANTONIO HOUSING AUTHORITY
BOARD OF COMMISSIONERS
SPECIAL BOARD MEETING - TELECONFERENCE
Call In Phone Number: (346) 248-7799
Meeting ID: 93839434337# Passcode: 654170#
1:30 p.m., Thursday, August 19, 2021

SCHEDULED: 1:30 p.m. - Teleconference

COMMISSIONERS PRESENT:

Jessica Weaver, Vice Chair
Olga Kauffman, Commissioner
Gabriel Lopez, Commissioner
Ignacio Perez, Commissioner
Ruth Rodriguez, Commissioner

COMMISSIONERS ABSENT:

Dr. Ana “Cha” Guzman, Chair
Loren D. Dantzler, Commissioner

COUNSEL: Doug Poneck and
Valerie Carillo, Escamilla &
Poneck, LLP

TRANSLATOR: BCC Communications

STAFF:

Ed Hinojosa, Jr., 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 and
Interim Director of Human Resources
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
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

Commissioner Lopez, Committee Chair, called the meeting to order at 1:32 p.m.

PUBLIC COMMENT

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

MINUTES

Item 3: Minutes

- Approval of the June 3, 2021, Regular Board Meeting Minutes
- Approval of the June 17, 2021 Special Board Meeting Minutes
- Approval of the June 18, 2021 Special Board Meeting Minutes
- Approval of the July 14, 2021 Special Board Meeting Minutes
- Approval of the July 22, 2021, Operations Committee Minutes
- Approval of the July 22, 2021, Real Estate Development Committee Meeting Minutes

Motion: Vice Chair Weaver moved to approve the Meeting minutes. Commissioner Perez seconded the motion. Approved.

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

CONSENT ITEMS

Item 4: Consideration and approval regarding Resolution 6155, authorizing the award of a contract for Madonna Apartments Natural Gas Systems, Boiler Room and Parking Lot Improvements to Tracker Energy Services for an amount not to exceed \$1,045,679.00 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)
Consent

Item 5: Consideration and approval regarding Resolution 6156, authorizing the award of contracts for automated and manual bulk pickup services agency wide to Bulk-Away, LLC (AABE) and Will-Luc Enterprises dba Junk King San Antonio (WBE, Section 3 Business) for an annual cumulative amount not to exceed \$550,000.00; 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; Zachariah Woodard, Director of Federal Housing Programs)
Consent

Item 6: Consideration and approval regarding Resolution 6157, authorizing the award of a contract for Turnkey WiFi Expansion Project to VIA Technology, Inc. (DBE, ESBE, HABE, MBE, SBE, HUB, Section 3 Business) for an amount not to exceed \$2,371,176.00 (George Ayala, Director of Procurement; Jo Ana Alvarado, Director of Innovative Technology)
Consent

Item 7: Consideration and approval regarding Resolution 6158, authorizing the award of contracts for the Broadband Installation and Services portion of the WiFi Expansion project to Grande Communication Networks, LLC for an annual cumulative amount not to exceed \$227,430.00; for a period of one year with the option to renew up to two additional one-year terms; and, Spectrum Enterprises for a period of one year with the option to renew up to two additional one-year terms for an annual cumulative amount not to exceed \$311,713.00 for year one and an annual cumulative amount not to exceed \$302,269.00 for year two and for year three (George Ayala, Director of Procurement; Jo Ana Alvarado, Director of Innovative Technology)

Consent

Item 8: Consideration and approval regarding Resolution 6159, authorizing the award of a contract for development initiative consulting services to Baker Tilly Virchow Krause, LLP through Philadelphia Housing Authority for an amount not to exceed \$500,000.00; for a period of seven months with the option to renew up to three additional one year terms (George Ayala, Director of Procurement; Lorraine Robles, Director of Development Services and Neighborhood Revitalization)

Consent

Item 9: Consideration and approval regarding Resolution 6160, approving the Payment Standard Schedule between 90% and 105% of Small Area Fair Market Rents (SAFMRs) for the Emergency Housing Voucher (EHV) Program (Zachariah Woodard, Director of Federal Housing Programs)

Consent

Item 10: Consideration and approval regarding Resolution 6161, approving the Interim Reexamination Policy and the Emergency Housing Voucher Program Policy (Zachariah Woodard, Director of Federal Housing Programs)

Consent

Item 11: Consideration and approval regarding Resolution 6163, authorizing a capital contribution of \$1,000,000.00 in Moving to Work (MTW) funds for the Bristol at Somerset project; and 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 12: Consideration and approval regarding Resolution 6164, in support of placing Land Use Restriction Agreements (LURA) on Stablewood Farms Apartments (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Consent

Motion: Vice Chair Weaver moved to approve Items #4-12. Commissioner Perez seconded the motion. Approved.

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

Vice Chair Weaver requested an update from IT regarding internet access support plans for students pending possible future virtual school requirements.

Commissioner Rodriguez requested the inclusion of individuals currently attending virtual school from our properties in the report.

INDIVIDUAL ITEMS

- Item 13:** **Consideration and appropriate action regarding Resolution 6166, authorizing the President and CEO to amend and revise resident paid utility allowances in accordance with HUD regulations to update, as well as, capture utility cost savings generated from energy and water conservation measures installed through SAHA's Energy Performance Contract Phase II, as outlined in the Resident Paid Utility Allowance Revisions** (Zachariah Woodard, Director of Federal Housing Programs)

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

SAHA elected to undertake a Phase II HUD approved Energy Performance Contract (EPC) program, where energy and water conservation measures are financed through future energy and water cost savings. To capture the achieved utility savings, where residents pay their own utility bills, HUD requires public housing authorities to revise resident paid utility allowances to reflect the new utility consumption levels, as a result of utility savings generated from energy and water conservation measures. In addition, SAHA will update other public housing authority utility allowances to adjust for changing utility prices.

This resolution will modify the resident paid utility allowances in accordance with Attachment A – Resident Paid Utility Allowance Revisions. SAHA remains committed to being a sustainable agency, and actively elected to pursue a self-managed EPC Phase II, where energy and water conservation measures are financed with future utility cost reductions. SAHA, in accordance with HUD and EPC guidelines, will revise resident paid utility allowances to reflect the new utility rates and consumption levels within dwelling units, as a result of the energy and water conservation measures installed through EPC Phase II.

Motion: Commissioner Rodriguez moved to approve Resolution 6166. Vice Chair Weaver seconded the motion. Approved.

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

- Item 14:** **Consideration and appropriate action regarding Resolution 6167, authorizing the Las Varas Public Facility Corporation to declare its intent to issue bonds not to exceed \$20,000,000.00 to provide financing for a multifamily residential rental development for persons of low and moderate income (Aurora Apartments); prescribing certain terms and conditions of such bonds; authorizing the filing of an application for allocation of private activity bonds with the**

Texas Bond Review Board; and containing other provisions relating to the subject (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Mr. Timothy E. Alcott, Chief Legal and Real Estate Officer, introduced Ms. Lorraine Robles, Director of Development Services and Neighborhood Revitalization, who explained that the Aurora Apartments is an approximately 105-unit multifamily project located at 509 Howard Street, San Antonio, Texas 78212, near the corner of Howard Street and West Cypress Street, and are requesting up to \$20,000,000.00 of volume cap.

The Aurora Apartments project will be the rehabilitation of an existing facility and will have 50% of the units set aside for families at 50% of the area median income, with the remaining 50% of the units to be set aside for families at 60% of the area median income. Las Varas Public Facility Corporation will be the proposed issuer of the bonds.

Las Varas Public Facility Corporation ("LVPFC") is an affiliate nonprofit public facility corporation of the Housing Authority of the City of San Antonio. Part of the financing for the Project will be through 4% tax credits. To issue 4% tax credits, LVPFC must first apply for an allocation of volume cap for private activity bonds, which if received, leads to a non-competitive application process for the 4% tax credits.

LVPFC will seek approval to take non-binding preliminary action to apply to the Texas Bond Review Board for a volume cap in the amount of up to \$20,000,000.00 and to apply for 4% Tax Credits.

The attached Resolution authorizes Las Varas Public Facility Corporation to approve an inducement Resolution for the above project.

Motion: Vice Chair Weaver moved to approve Resolution 6167. Commissioner Perez seconded the motion. Approved.

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

Item 15: Consideration and appropriate action regarding Resolution 6168, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve Inducement Resolutions for the following proposed tax credit and tax exempt bond financing project: North Pond Apartments (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Mr. Alcott outlined that Las Varas Public Facility Corp (LVPFC) is seeking authority to file applications relating to our proposed 2021 and/or 2022 tax-exempt bond and 4% tax credit projects. All 4% tax credit projects must be financed in part with tax-exempt bonds. In order to issue tax-exempt bonds, the issuer must obtain a volume cap allocation from the Texas Bond Review Board. This is time sensitive and can be competitive. LVPFC will be applying for a volume cap, which will not be awarded until the end of the year, if any volume cap is available.

We must also apply for tax credits to the Texas Department of Housing and Community Development. Accordingly, Staff is requesting that the Board authorize these actions so that we may begin the process, but we are not asking to specifically approve or be bound to these projects. These are non-binding Resolutions. This will enable us to move forward, make applications for volume cap and tax credits, and begin to coordinate the financing and negotiate the specific terms of the deals, which will be brought back for Board approval.

The North Pond Apartments is an approximately 108-unit multifamily project located within Victoria Commons west of the IH-37 frontage road, seeking up to \$20,000,000.00 of volume cap. The agency will be issuing a Request for Proposals for the development of the North Pond Apartments project which will be new construction. All units will be low income housing tax credit units serving families whose incomes average 60%. The specific unit mix and any subsidized programs will be determined once a developer is procured. All units will have restricted rent and must accept Section 8 vouchers.

Las Varas Public Facility Corporation will be the proposed issuer of the bonds. The San Antonio Housing Facility Corporation will own the land and create a single member limited liability company to serve as the general partner of the tax credit partnership, which will own the project. The attached Resolutions authorize Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve inducement Resolutions for the above project.

Motion: Commissioner Perez moved to approve Resolution 6168. Vice Chair Weaver and Commissioner Rodriguez seconded the motion. Approved.

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

DISCUSSION ITEMS

Item 16: Discussion regarding Board Committee Chair and Member appointments

Mr. Doug Poneck, Board Counsel, informed the Board of the process and status for Board Committee Chair and member appointments.

Commissioner Lopez directed the Board to send their Committee interests to Chair Guzman and Marissa Perez, Executive Assistant to the President and CEO and Board Liaison.

Item 17: Discussion regarding the remainder of the 2021 Board calendar (Ed Hinojosa, Jr., President and CEO)

The Board was presented with two items for consideration:

- Return to in-person or hybrid meetings
- New date for October Board meeting due to conflict with NAHRO National Conference

Mr. Poneck explained that the waiver to the Open Meetings Act requirements ends August 31, 2021. Therefore, the Board will return to in-person Board meetings in September pending any future directives from the Government. Citizens and staff may attend in-person or virtually.

SAHA staff will send potential dates for the October Regular Board meeting to the Board for review.

Item 18: Update and discussion regarding the Emergency Preparedness and Response Plan and close out of the Control Self-Assessment (Brandee Perez, Chief Operating Officer)

Ms. Brandee Perez, Chief Operating Officer, provided a presentation to the Board regarding the SAHA Emergency Preparedness Plan, including Goals, Authority, Situations, Assumptions, Objectives, and Next Steps.

Item 19: Update and discussion regarding HAI Group Scenario Planning (Richard Milk, Director of Policy and Planning)

Mr. Ed Hinojosa, Jr., President and CEO, provided a brief overview of the HAI Group Scenario planning background.

Mr. Richard Milk, Director of Policy and Planning, provided a presentation to the Board regarding HAI Group: Visionary Scenarios, including the Background, Visionary Scenarios, and Next Steps.

Item 20: Update and discussion regarding Agency Values (Richard Milk, Director of Policy and Planning)

Mr. Milk provided to the Board a presentation regarding SAHA Values including Background, Where We Are Now, and Next Steps.

Commissioner Lopez handed off the meeting to Vice Chair Weaver to run the meeting in his absence.

Vice Chair Weaver recommended upon finalization of these values that the Board formally commit to them.

Item 21: Discussion regarding SAHA recruitment and staffing update (Aiyana Longoria, Interim Director of Human Resources; Janie Rodriguez, Assistant Director of Human Resources)

Mr. Hinojosa Jr. introduced Ms. Aiyana Longoria, Interim Director of Human Resources, and informed the Board that Ms. Longoria is temporarily overseeing the HR Department on an interim basis.

Ms. Longoria presented the Recruitment Update to the Board, including Summary FY 20-21 and YTD FY 21-22 totals, Department Activity - FY 21-22, Promotions/Interim/Working Out of Class, and Temporary Status Employees.

Vice Chair Weaver recommended moving the Recruitment and Staffing Update for discussion during Finance Committee meetings and include in the budget approval process.

Item 22: Update and discussion regarding the Beacon Communities Program (Kristi Baird, Director of Beacon Communities)

Ms. Kristi Baird, Director of Beacon Communities, presented a department overview of the Beacon Communities, including a Description, Objectives, Transition Plan, Affordability Programs, Program Scores, Affordability Income Restrictions or Subsidy, Description of Operations, Occupancy, and Focus.

Item 23: Discussion regarding resident concerns

No discussion was held regarding resident concerns.

Vice Chair Weaver then recessed the meeting for the San Antonio Housing Facility Corporation Meeting at 3:25 p.m.

The Board of Commissioners returned from recess and the meeting resumed at 3:27 p.m.

Vice Chair Weaver then recessed the meeting for Closed Session at 3:28 p.m.

Item 24: *CLOSED SESSION

Personnel/Consultation with Attorney

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

- Consultation with attorney and consideration of employment contract for President and CEO

REPORTS

- Procurement Activity Report
- Quarterly Demographic Procurement Report
- Public Housing Capital Projects Update
- Beacon Communities Capital Projects Update
- FHP Quarterly Report [Apr-Jun]
- Semiannual Client Services Report

RESOURCE

- Schedule of Units for Development

Item 25: Adjournment

With no objections, Commissioner Lopez adjourned the meeting at 3:53 p.m.

ATTEST:

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

Date

Ed Hinojosa, Jr.
President and CEO

Date

SAN ANTONIO HOUSING AUTHORITY

September 2, 2021

**BOARD OF COMMISSIONERS
Regular Board Meeting****RESOLUTION 6166, AUTHORIZING THE PRESIDENT AND CEO TO AMEND AND REVISE
RESIDENT PAID UTILITY ALLOWANCES IN ACCORDANCE WITH HUD REGULATIONS TO
UPDATE, AS WELL AS, CAPTURE UTILITY COST SAVINGS GENERATED FROM ENERGY AND
WATER CONSERVATION MEASURES INSTALLED THROUGH SAHA'S ENERGY
PERFORMANCE CONTRACT PHASE II, AS OUTLINED IN THE RESIDENT PAID UTILITY
ALLOWANCE REVISIONS**

DocuSigned by:

Ed Hinojosa, Jr.

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

DocuSigned by:

Zachariah Woodard

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

Consideration and approval regarding Resolution 6166, authorizing the President and CEO to amend and revise resident paid utility allowances in accordance with HUD regulations to update, as well as, capture utility cost savings generated from energy and water conservation measures installed through SAHA's Energy Performance Contract Phase II, as outlined in the Resident Paid Utility Allowance Revisions.

FINANCIAL IMPACT:

There will be no additional cost to revise the resident paid utility allowances. Indirect financial impacts will be as follows:

- Savings generated from the energy and water conservation measures will be captured by SAHA to pay the debt service for the EPC project.
- Residents will have their utility allowances revised in accordance with attachment A – Resident Paid Utility Allowance Revisions. After the completion of the utility allowance revisions, some residents will have a reduced utility allowance. However, due to the energy and water conservation measures installed at these homes, they will consume less utilities; therefore, there will be no significant financial impact to most residents.

SUMMARY:

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

SAHA elected to undertake a Phase II HUD approved Energy Performance Contract (EPC) program, where energy and water conservation measures are financed through future energy and water cost savings. To capture the achieved utility savings, where residents pay their own utility bills, HUD requires public housing authorities to revise resident paid utility allowances to reflect the new utility consumption levels, as a result of utility savings generated from energy and

SAN ANTONIO HOUSING AUTHORITY**September 2, 2021**

water conservation measures. In addition, SAHA will update other public housing authority utility allowances to adjust for changing utility prices.

This resolution will modify the resident paid utility allowances in accordance with Attachment A – Resident Paid Utility Allowance Revisions. SAHA remains committed to being a sustainable agency, and actively elected to pursue a self-managed EPC Phase II, where energy and water conservation measures are financed with future utility cost reductions. SAHA, in accordance with HUD and EPC guidelines, will revise resident paid utility allowances to reflect the new utility rates and consumption levels within dwelling units, as a result of the energy and water conservation measures installed through EPC Phase II.

STRATEGIC OUTCOMES:

- SAHA residents have access to affordable utilities.
- SAHA residents have sufficient food, drinking water, clothing, and shelter.

ATTACHMENTS:

- Resolution 6166
- Attachment A - Resident Paid Utility Allowance Revisions

**San Antonio Housing Authority
Resolution 6166**

RESOLUTION 6166, AUTHORIZING THE PRESIDENT AND CEO TO AMEND AND REVISE RESIDENT PAID UTILITY ALLOWANCES IN ACCORDANCE WITH HUD REGULATIONS TO UPDATE, AS WELL AS, CAPTURE UTILITY COST SAVINGS GENERATED FROM ENERGY AND WATER CONSERVATION MEASURES INSTALLED THROUGH SAHA'S ENERGY PERFORMANCE CONTRACT PHASE II, AS OUTLINED IN THE RESIDENT PAID UTILITY ALLOWANCE REVISIONS

WHEREAS, the San Antonio Housing Authority (SAHA), took direction to pursue a U.S. Department of Housing and Urban Development (HUD) Approved Phase II Energy Performance Contract (EPC II) on a portion of SAHA's portfolio; and

WHEREAS, energy and water conservation measures will be installed through the EPC II to reduce the consumption of utilities (electric, gas, and water); and

WHEREAS, EPC II will be financed through the savings resulting from the reduction of utility consumption; and

WHEREAS, to capture EPC II savings where SAHA's residents pay their own utility bills, HUD and EPC regulations require SAHA to revise the resident paid utility allowances to reflect the new energy and water consumption levels resulting from energy and water conservation measures installed through EPC II; and

WHEREAS, SAHA will update utility allowances in other public housing properties in accordance with HUD regulations to adjust for changes in utility rates; and

WHEREAS, SAHA's EPC II consultants have revised resident paid utility allowances in accordance with HUD and EPC regulations as outlined in Attachment A - Resident Paid Utility Allowance Revisions; and

WHEREAS, revisions to resident paid utility allowances will both increase and decrease the allowance amount depending on the property and bedroom type the resident resides in; and

WHEREAS, staff requests that the Board of Commissioners authorize the President and CEO to revise resident paid utility allowances, as outlined in Attachment A - Resident Paid Utility Allowance Revisions and in accordance with HUD and EPC II regulations.

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

Approves Resolution 6166, authorizing the President and CEO to amend and revise resident paid utility allowances in accordance with HUD regulations to update, as well as, capture utility cost savings generated from energy and water conservation measures installed through SAHA's Energy Performance Contract Phase II, as outlined in Attachment A - Resident Paid Utility Allowance Revisions.

Passed and approved the 2nd day of September 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO



RPU EPC Savings

RPU EPC Savings

		Utility Meter Type				Proposed Monthly Allowance - Post EPC Total Dollar Value
		M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				
		Trash	W&S	Elec	Gas	
Alazan	0 Br	40	M	R	R	\$ 66.24
TX006000001	1 Br	16	M	R	R	76.39
TX06-6001.0	2 Br	412	M	R	R	90.32
Row/Townhouse (RW)	3 Br	33	M	R	R	120.19
Phase 1 Units	4 Br	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-
Alazan	0 Br	-	-	-	-	\$ -
TX006000001	1 Br	-	-	-	-	-
TX06-6001.1	2 Br	70	M	R	R	87.34
Row/Townhouse (RW)	3 Br	110	M	R	R	116.26
Phase 1 Units	4 Br	4	M	R	R	146.62
Included in EPC	5 Br	-	-	-	-	-
Alazan-Guadalupe	0 Br	-	-	-	-	\$ -
TX006000001	1 Br	-	-	-	-	-
TX06-6127.0	2 Br	13	M	R	R	85.40
Semi-Detached (SD/duplex)	3 Br	38	R	R	R	245.70
Phase 1 Units	4 Br	5	R	R	R	317.24
Included in EPC	5 Br	-	-	-	-	-



RPU EPC Savings

RPU EPC Savings

		Utility Meter Type				Proposed Monthly Allowance - Post EPC Total Dollar Value
		M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				
		Trash	W&S	Elec	Gas	
Village East	0 Br	-	-	-	-	\$ -
TX006000002	1 Br	-	-	-	-	-
TX06-6035.1	2 Br	13	M	R	R	76.62
Row/Townhouse (RW)	3 Br	6	M	R	R	106.58
	4 Br	2	M	R	R	131.78
Not in EPC	5 Br	3	M	R	R	155.92
Olive Park	0 Br	-	-	-	-	\$ -
TX006000002	1 Br	-	-	-	-	-
TX06-6035.2	2 Br	12	M	R	R	86.42
Row/Townhouse (RW)	3 Br	11	M	R	R	122.55
	4 Br	3	M	R	R	147.25
Not in EPC	5 Br	-	-	-	-	-
Lincoln Heights	0 Br	-	-	-	-	\$ -
TX006000003	1 Br	91	M	R	R	72.99
TX06-6005.0	2 Br	156	M	R	R	83.84
Walk-UP/Multifamily (WU)	3 Br	87	M	R	R	113.33
Phase 1 Units	4 Br	4	M	R	R	139.25
Included in EPC	5 Br	-	-	-	-	-



RPU EPC Savings

RPU EPC Savings

	Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
	Trash	W&S	Elec	Gas		
Cassiano	0 Br	-	-	-	-	\$ -
TX006000004	1 Br	24	M	R	R	75.93
TX06-6006.0	2 Br	176	M	M	R	86.96
Row/Townhouse (RW)	3 Br	144	M	M	R	117.03
Phase 1 Units	4 Br	48	M	M	R	141.21
Included in EPC	5 Br	8	M	M	R	166.08
Cassiano	0 Br	-	-	-	-	\$ -
TX006000004	1 Br	-	-	-	-	-
TX06-6020.2	2 Br	-	-	-	-	-
Row/Townhouse (RW)	3 Br	44	M	M	R	114.02
Phase 1 Units	4 Br	37	M	M	R	137.60
Included in EPC	5 Br	18	M	M	R	161.87
Villa Veramendi	0 Br	-	-	-	-	\$ -
TX006000007	1 Br	12	M	M	R	80.12
TX06-6012.0	2 Br	62	M	M	R	102.50
Row/Townhouse (RW)	3 Br	54	M	M	R	145.25
	4 Br	32	M	M	R	179.13
Included in EPC	5 Br	6	M	M	R	212.20



RPU EPC Savings

RPU EPC Savings

	Utility Meter Type				Proposed Monthly Allowance - Post EPC Total Dollar Value
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				
	Trash	W&S	Elec	Gas	
O. P. Schnabel	-	-	-	-	\$ -
TX006000008	M	M	R	X	95.84
TX06-6059.0	M	M	R	X	117.80
Walk-UP/Multifamily (WU)	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Not in EPC	-	-	-	-	-
Sun Park Lane	-	-	-	-	\$ -
TX006000011	M	M	R	M	44.86
TX06-6023.0	-	-	-	-	-
Walk-UP/Multifamily (WU)	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Included in EPC	-	-	-	-	-
Frank Hornsby	-	-	-	-	\$ -
TX006000011	M	M	R	X	64.86
TX06-6124.0	M	M	R	X	80.29
Walk-UP/Multifamily (WU)	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Included in EPC	-	-	-	-	-



RPU EPC Savings

RPU EPC Savings

	Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
	Trash	W&S	Elec	Gas		
Mission Park	-	-	-	-	\$	-
TX006000012	0 Br	-	-	-		86.16
TX06-6024.0	1 Br	8	R	X		103.59
Row/Townhouse (RW)	2 Br	43	R	X		151.92
	3 Br	33	R	X		184.69
	4 Br	10	R	X		219.05
Included in EPC	5 Br	6	R	X		
Williamsburg	0 Br	-	-	-	\$	-
TX006000013	1 Br	15	R	M		36.01
TX06-6033.3	2 Br	-	-	-		-
Walk-UP/Multifamily (WU)	3 Br	-	-	-		-
	4 Br	-	-	-		-
	5 Br	-	-	-		-
Included in EPC						
College Park	0 Br	-	-	-	\$	-
TX006000014	1 Br	64	R	X		88.40
TX06-6026.2	2 Br	14	R	X		114.15
Walk-UP/Multifamily (WU)	3 Br	-	-	-		-
	4 Br	-	-	-		-
	5 Br	-	-	-		-
Not in EPC						



RPU EPC Savings

RPU EPC Savings

		Utility Meter Type				Proposed Monthly Allowance - Post EPC Total Dollar Value
		M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				
		Trash	W&S	Elec	Gas	
Parkview	0 Br	96	M	M	M	\$ 57.35
TX006000014	1 Br	52	M	M	M	64.43
TX06-6027.0	2 Br	4	M	M	M	76.42
Elevator Structure (ES)	3 Br	1	M	M	M	123.75
	4 Br	-	-	-	-	-
Not in EPC	5 Br	-	-	-	-	-
Matt Garcia	0 Br	-	-	-	-	\$ -
TX006000016	1 Br	51	M	M	X	74.74
TX06-6055.0	2 Br	4	M	M	X	89.75
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-
	4 Br	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-
Linda Lou	0 Br	-	-	-	-	\$ -
TX006000019	1 Br	4	M	M	M	35.19
TX06-6026.3	2 Br	-	-	-	-	-
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-
	4 Br	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-



RPU EPC Savings

RPU EPC Savings

		Utility Meter Type				Proposed Monthly Allowance - Post EPC Total Dollar Value
		M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				
		Trash	W&S	Elec	Gas	
Riverside Apts	0 Br	-	-	-	-	\$ -
TX006000019	1 Br	-	-	-	-	-
TX06-6031.0	2 Br	37	M	R	R	75.33
Walk-UP/Multifamily (WU)	3 Br	37	M	R	R	92.10
	4 Br	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-
Linda Lou	0 Br	-	-	-	-	\$ -
TX006000019	1 Br	6	M	R	M	35.20
TX06-6033.4	2 Br	-	-	-	-	-
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-
	4 Br	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-
Madonna	0 Br	-	-	-	-	\$ -
TX006000020	1 Br	36	M	R	M	34.63
TX06-6032.1	2 Br	24	M	R	M	39.76
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-
	4 Br	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-



RPU EPC Savings

RPU EPC Savings

	Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
	Trash	W&S	Elec	Gas		
Sahara Ramsey	-	-	-	-	\$	-
TX006000020	-	-	-	-		-
TX06-6032.2	16	M	R	M		50.81
Walk-UP/Multifamily (WU)	-	-	-	-		-
	4 Br	-	-	-		-
Included in EPC	5 Br	-	-	-		-
Cheryl West	-	-	-	-	\$	-
TX006000021	4	M	R	R		52.77
TX06-6034.0	38	M	R	R		61.38
Semi-Detached (SD) (duplex)	34	M	R	R		94.80
	4 Br	M	R	R		118.05
Included in EPC	5 Br	-	-	-		-
TL Shaley	-	-	-	-	\$	-
TX006000021	10	R	R	R		118.85
TX06-6057.0	28	R	R	R		150.68
Semi-Detached (SD) (duplex)	24	R	R	R		226.65
	4 Br	R	R	R		293.93
Included in EPC	5 Br	-	-	-		-



RPU EPC Savings

RPU EPC Savings

		Utility Meter Type				Proposed Monthly Allowance - Post EPC Total Dollar Value
		M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				
		Trash	W&S	Elec	Gas	
Col. Cisneros	0 Br	-	-	-	-	\$ -
TX006000022	1 Br	51	M	R	X	63.55
TX06-6054.0	2 Br	4	M	R	X	77.68
Row/Townhouse (RW)	3 Br	-	-	-	-	-
	4 Br	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-
Park Square	0 Br	-	-	-	-	\$ -
TX006000023	1 Br	2	M	R	M	39.52
TX06-6045.0	2 Br	12	M	R	M	61.20
Row/Townhouse (RW)	3 Br	10	M	R	M	84.13
	4 Br	2	M	R	M	100.18
Not in EPC	5 Br	-	-	-	-	-
Kenwood Manor	0 Br	-	-	-	-	\$ -
TX006000023	1 Br	-	-	-	-	-
TX06-6046.0	2 Br	-	-	-	-	-
Walk-UP/Multifamily (WU)	3 Br	9	R	R	R	250.76
	4 Br	-	-	-	-	-
Not in EPC	5 Br	-	-	-	-	-



RPU EPC Savings

RPU EPC Savings

	Utility Meter Type				Proposed Monthly Allowance - Post EPC Total Dollar Value	
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
	Trash	W&S	Elec	Gas		
Glen Park	-	-	-	-	\$	-
TX006000023	-	-	-	-		-
TX06-6126.0	10	M	R	R		127.05
All Electric Units	16	M	R	R		142.78
Walk-Up/Multifamily (WU)	-	-	-	-		-
Not in EPC	4 Br	-	-	-		-
Highview Apt.	-	-	-	-	\$	-
TX006000024	1 Br	M	R	M		37.79
TX06-6043.0	30	M	R	M		43.11
Semi-Detached (SD) (duplex)	28	M	R	M		62.16
	4 Br	M	R	M		77.27
Included in EPC	5 Br	-	-	-		-
William Sinkin	-	-	-	-	\$	-
TX006000024	1 Br	M	R	R		60.61
TX06-6052.0	5	M	R	R		75.77
Semi-Detached (SD) (duplex)	-	-	-	-		-
	4 Br	-	-	-		-
Included in EPC	5 Br	-	-	-		-



RPU EPC Savings

RPU EPC Savings

		Utility Meter Type M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Proposed Monthly Allowance - Post EPC Total Dollar Value
		Trash	W&S	Elec	Gas	
Cross Creek	0 Br	-	-	-	-	\$ -
TX006000025	1 Br	5	M	R	R	58.72
TX06-6044.0	2 Br	28	M	R	R	69.15
Row/Townhouse (RW)	3 Br	28	M	R	R	84.34
	4 Br	5	M	R	R	117.26
Included in EPC	5 Br	-	-	-	-	-
Morris C. Beldon	0 Br	-	-	-	-	\$ -
TX006000025	1 Br	6	M	R	R	62.08
TX06-6049.0	2 Br	18	M	R	R	86.73
Row/Townhouse (RW)	3 Br	11	M	R	R	113.20
	4 Br	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-
L.C. Rutledge	0 Br	-	-	-	-	\$ -
TX006000025	1 Br	10	M	R	R	56.39
TX06-6056.0	2 Br	28	M	R	R	67.13
Semi-Detached (SD) (duplex)	3 Br	24	M	R	R	92.34
	4 Br	4	M	R	R	113.77
Included in EPC	5 Br	-	-	-	-	-



RPU EPC Savings

RPU EPC Savings

	Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
	Trash	W&S	Elec	Gas		
Westway	-	-	-	-	\$	-
TX006000026	0 Br	22	M	X		80.61
TX06-6047.0	2 Br	42	M	X		96.06
Walk-UP/Multifamily (WU)	3 Br	62	M	X		136.70
	4 Br	26	M	X		168.57
Included in EPC	5 Br	-	-	-		-
H.B. Gonzalez	0 Br	-	-	-	\$	-
TX006000026	1 Br	47	M	M		56.51
TX06-6051.0	2 Br	4	M	M		68.51
Walk-UP/Multifamily (WU)	3 Br	-	-	-		-
	4 Br	-	-	-		-
Included in EPC	5 Br	-	-	-		-
Francis Furey	0 Br	-	-	-	\$	-
TX006000027	1 Br	10	M	R		59.99
TX06-6050.0	2 Br	28	M	R		76.38
Semi-Detached (SD) (duplex)	3 Br	24	M	R		103.61
	4 Br	4	M	R		133.32
Not in EPC	5 Br	-	-	-		-



RPU EPC Savings

RPU EPC Savings

		Utility Meter Type M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Proposed Monthly Allowance - Post EPC Total Dollar Value
		Trash	W&S	Elec	Gas	
Pin Oaks II	0 Br	-	-	-	-	\$ -
	1 Br	4	M	R	R	56.13
	2 Br	13	M	R	R	69.37
	3 Br	3	M	R	R	95.41
	4 Br	2	M	R	R	118.85
Included in EPC		5 Br	-	-	-	-
Charles Andrews	0 Br	-	-	-	-	\$ -
	1 Br	-	-	-	-	-
	2 Br	-	-	-	-	-
	3 Br	52	M	R	X	128.16
	4 Br	-	-	-	-	-
Not in EPC		5 Br	-	-	-	-
Lila Cockrell	0 Br	-	-	-	-	\$ -
	1 Br	65	M	R	M	55.44
	2 Br	5	M	R	M	67.08
	3 Br	-	-	-	-	-
	4 Br	-	-	-	-	-
Included in EPC		5 Br	-	-	-	-



RPU EPC Savings

RPU EPC Savings

		Utility Meter Type M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Proposed Monthly Allowance - Post EPC Total Dollar Value
		Trash	W&S	Elec	Gas	
South San	0 Br	-	-	-	-	\$ -
TX006000028	1 Br	30	M	R	X	66.96
TX06-6130.0	2 Br	-	-	-	-	-
Row/Townhouse (RW)	3 Br	-	-	-	-	-
	4 Br	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-
Raymundo Rangel	0 Br	-	-	-	-	\$ -
TX006000030	1 Br	26	M	R	X	67.42
TX06-6129.0	2 Br	-	-	-	-	-
Row/Townhouse (RW)	3 Br	-	-	-	-	-
	4 Br	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-
Mirasol Homes	1 Br	-	-	-	-	\$ -
TX006000030	2 Br	28	M	R	R	144.78
TX06-6135.0	3 Br	15	M	R	R	195.70
Row/Townhouse (RW)	3 Br	78	R	R	R	291.66
	4 Br	6	R	R	R	337.26
Included in EPC	5 Br	3	R	R	R	414.98



RPU EPC Savings

RPU EPC Savings

		Utility Meter Type M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Proposed Monthly Allowance - Post EPC Total Dollar Value
		Trash	W&S	Elec	Gas	
Mirasol Townhomes	0 Br	-	-	-	-	\$ -
	1 Br	-	-	-	-	-
	2 Br	15	M	R	R	127.83
	3 Br	9	M	R	R	174.33
	4 Br	-	-	-	-	-
	5 Br	-	-	-	-	-
	Included in EPC					
Mirasol Cottages	0 Br	-	-	-	-	\$ -
	1 Br	-	-	-	-	-
	2 Br	20	M	R	R	144.54
	3 Br	-	-	-	-	-
	4 Br	-	-	-	-	-
	5 Br	-	-	-	-	-
	Included in EPC					
Christ the King	0 Br	-	-	-	-	\$ -
	1 Br	45	M	R	X	84.34
	2 Br	3	M	R	X	98.15
	3 Br	-	-	-	-	-
	4 Br	-	-	-	-	-
	5 Br	-	-	-	-	-
	Included in EPC					



RPU EPC Savings

RPU EPC Savings

	Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value	
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service						
	Trash	W&S	Elec	Gas			
Spring View Scat.	-	0 Br	-	-	-	\$	-
TX006000031	-	1 Br	-	-	-		-
TX06-6125.0	-	2 Br	-	-	-		-
Single Family/Detached (SF)	6	3 Br	M	R	R		142.71
	1	4 Br	M	R	R		179.61
Included in EPC	-	5 Br	-	-	-		-
Spring View	-	0 Br	-	-	-	\$	-
TX006000031	-	1 Br	-	-	-		-
TX06-6136.0	84	2 Br	M	R	R		112.24
Row/Townhouse (RW)	24	3 Br	M	R	R		144.15
	-	4 Br	-	-	-		-
Included in EPC	-	5 Br	-	-	-		-
Spring View Sr.	-	0 Br	-	-	-	\$	-
TX006000031	40	1 Br	M	R	R		75.15
TX06-6140.0	-	2 Br	-	-	-		-
Row/Townhouse (RW)	-	3 Br	-	-	-		-
	-	4 Br	-	-	-		-
Included in EPC	-	5 Br	-	-	-		-



RPU EPC Savings

RPU EPC Savings

		Utility Meter Type				Proposed Monthly Allowance - Post EPC Total Dollar Value	
		M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
		Trash	W&S	Elec	Gas		
Spring View Bldg C	0 Br	5	M	M	R	R	\$ 65.87
	1 Br	2	M	M	R	R	84.75
	2 Br	-	-	-	-	-	-
	3 Br	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-
	5 Br	-	-	-	-	-	-
Spring View Bldg B	0 Br	16	M	M	R	R	\$ 66.15
	1 Br	-	-	-	-	-	-
	2 Br	2	M	M	R	R	132.30
	3 Br	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-
	5 Br	-	-	-	-	-	-
Refugio	0 Br	-	-	-	-	-	\$ -
	1 Br	19	M	M	R	X	120.05
	2 Br	20	M	M	R	X	138.22
	3 Br	11	M	M	R	X	197.84
	4 Br	-	-	-	-	-	-
Not in EPC	5 Br	-	-	-	-	-	-



RPU EPC Savings

RPU EPC Savings

		Utility Meter Type				Proposed Monthly Allowance - Post EPC Total Dollar Value
		M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				
		Trash	W&S	Elec	Gas	
Scattered Sites	0 Br	-	-	-	-	\$ -
	1 Br	-	-	-	-	-
	2 Br	1	R	R	R	255.71
	3 Br	52	R	R	R	285.29
	3 Br	15	R	R	R	401.52
	4 Br	4	R	R	R	365.13
	0 Br	-	-	-	-	\$ -
WC White	1 Br	69	M	R	M	88.37
	2 Br	6	M	R	M	110.63
	3 Br	-	-	-	-	-
	4 Br	-	-	-	-	-
	5 Br	-	-	-	-	-
San Juan I	0 Br	-	-	-	-	\$ -
	1 Br	13	M	R	M	95.58
	2 Br	16	M	R	M	117.16
	3 Br	17	M	R	M	148.18
	4 Br	-	-	-	-	-
Not in EPC	5 Br	-	-	-	-	-



RPU EPC Savings

RPU EPC Savings

	Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
	Trash	W&S	Elec	Gas		
Alhambra	-	-	-	-	\$	-
TX006000038	0 Br					
	1 Br	9	M	X		102.36
TX06-6146.0	2 Br	5	M	X		138.56
Walk-UP/Multifamily (WU)	3 Br	-	-	-		-
	4 Br	-	-	-		-
Not in EPC	5 Br	-	-	-		-
Hemisview	0 Br	-	-	-	\$	-
TX006000051	1 Br	14	M	X		100.23
TX06-0051.2	2 Br	26	M	X		129.68
Elevator Structure (ES)	3 Br	9	M	X		170.50
	4 Br	-	-	-		-
Not in EPC	5 Br	-	-	-		-
San Juan II	0 Br	-	-	-	\$	-
TX006000052	1 Br	2	M	M		96.97
TX06-0052.2	2 Br	24	M	M		118.28
Walk-UP/Multifamily (WU)	3 Br	20	M	M		153.45
	4 Br	2	M	M		172.15
Not in EPC	5 Br	-	-	-		-



RPU EPC Savings

RPU EPC Savings

	Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
	Trash	W&S	Elec	Gas		
Sutton Oaks	-	-	-	-	\$	-
TX006000053	1 Br	10	M	X		95.30
TX06-0053.2	2 Br	34	M	X		119.99
Walk-UP/Multifamily (WU)	3 Br	5	M	X		160.00
	4 Br	-	-	-		-
Not in EPC	5 Br	-	-	-		-
Pin Oaks I	0 Br	12	M	M	\$	37.80
TX006000054	1 Br	36	M	M		45.23
TX06-0054.2	2 Br	2	M	M		53.33
Elevator Structure (ES)	3 Br	-	-	-		-
	4 Br	-	-	-		-
Included in EPC	5 Br	-	-	-		-
Gardens at San Juan	0 Br	-	-	-	\$	-
TX006000055	1 Br	3	X	X		137.56
TX06-0099.0	2 Br	33	X	X		176.24
Walk-UP/Multifamily (WU)	3 Br	24	X	X		253.30
	4 Br	3	X	X		325.12
Not in EPC	5 Br	-	-	-		-



RPU EPC Savings

RPU EPC Savings

		Utility Meter Type				Proposed Monthly Allowance - Post EPC	
		M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	
		Trash	W&S	Elec	Gas		
Park at Sutton Oaks	0 Br	-	-	-	-	\$	-
	1 Br	5	M	R	X		77.20
	2 Br	35	M	R	X		94.80
	3 Br	7	M	R	X		133.39
	4 Br	2	M	R	X		169.97
5 Br	-	-	-	-	-		-
Converse Ranch I	0 Br	-	-	-	-	\$	-
	1 Br	10	M	R	X		110.94
	2 Br	9	M	R	X		141.12
	3 Br	6	M	R	X		189.63
	4 Br	-	-	-	-		-
5 Br	-	-	-	-	-		-
Midcrowne	0 Br	-	-	-	-	\$	-
	1 Br	20	M	R	X		92.70
	2 Br	19	M	R	X		118.54
	3 Br	-	-	-	-		-
	4 Br	-	-	-	-		-
5 Br	-	-	-	-	-		-
Not in EPC	0 Br	-	-	-	-		-
	1 Br	5	M	R	X		77.20
	2 Br	35	M	R	X		94.80
	3 Br	7	M	R	X		133.39
	4 Br	2	M	R	X		169.97
5 Br	-	-	-	-	-		-



RPU EPC Savings

RPU EPC Savings

	Utility Meter Type M = Master/PHA Paid R = Retail/Resident Pd. X = No Service	Proposed Monthly Allowance - Post EPC Total Dollar Value				
		Trash	W&S	Elec	Gas	
Converse Ranch II	0 Br	-	-	-	\$	-
TX006000151	1 Br	6	M	R	X	115.10
TX06-6151.0	2 Br	10	M	R	X	136.55
Walk-UP/Multifamily (WU)	3 Br	5	M	R	X	174.96
	4 Br	-	-	-	-	-
Not in EPC	5 Br	-	-	-	-	-

SAN ANTONIO HOUSING AUTHORITY**September 2, 2021****BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6167, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION TO DECLARE ITS INTENT TO ISSUE BONDS NOT TO EXCEED \$20,000,000.00 TO PROVIDE FINANCING FOR A MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME (AURORA APARTMENTS); PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS; AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

DocuSigned by:



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

DocuSigned by:



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Timothy E. Alcott**Chief Real Estate and Asset
Management Officer****REQUESTED ACTION:**

Consideration and approval regarding Resolution 6167, authorizing the Las Varas Public Facility Corporation to declare its intent to issue bonds not to exceed \$20,000,000.00 to provide financing for a multifamily residential rental development for persons of low and moderate income (Aurora Apartments); prescribing certain terms and conditions of such bonds; authorizing the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and containing other provisions relating to the subject.

FINANCIAL IMPACT:

The bonds will assist with financing of the Project and there will be a 2% issuer's fee. The total financing will be brought to the Board of Commissioners for approval at a later date.

SUMMARY:

The Aurora Apartments is an approximately 105-unit multifamily project located at 509 Howard Street, San Antonio, Texas 78212, near the corner of Howard Street and West Cypress Street, requesting up to \$20,000,000.00 of volume cap.

The Aurora Apartments project will be the rehabilitation of an existing facility and will have 50% of the units set aside for families at 50% of the area median income, with the remaining 50% of the units to be set aside for families at 60% of the area median income. Las Varas Public Facility Corporation will be the proposed issuer of the bonds.

Las Varas Public Facility Corporation ("LVPFC") is an affiliate nonprofit public facility corporation of the Housing Authority of the City of San Antonio. Part of the financing for the Project will be through 4% tax credits. To issue 4% tax credits, LVPFC must first apply for an allocation of volume cap for private activity bonds, which if received, leads to a non-competitive application process for the 4% tax credits.

To promote certain private activities (which are deemed to benefit the public), each state is authorized to allow the issuance of a set amount of private activity "volume cap" tax-exempt bonds. The volume cap bonds can be allocated to finance multifamily housing projects. Projects

SAN ANTONIO HOUSING AUTHORITY

September 2, 2021

that are financed (whether new construction or acquisition/rehab) in part by tax exempt bonds are eligible for 4% tax credits.

LVPFC will seek approval to take non-binding preliminary action to apply to the Texas Bond Review Board for a volume cap in the amount of up to \$20,000,000.00 and to apply for 4% Tax Credits.

The attached Resolution authorizes Las Varas Public Facility Corporation to approve an inducement Resolution for the above project.

STRATEGIC OUTCOMES:

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

ATTACHMENTS:

Resolution 6167

Resolution 21-LVPFC-08-19

Presentation

**San Antonio Housing Authority
Resolution 6167**

RESOLUTION 6167, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION TO DECLARE ITS INTENT TO ISSUE BONDS NOT TO EXCEED \$20,000,000.00 TO PROVIDE FINANCING FOR A MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME (AURORA APARTMENTS); PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS; AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the Las Varas Public Facility Corporation (the “Issuer”) was created by the San Antonio Housing Authority (the “Sponsor”) pursuant to the provisions of the Public Facility Corporation Act, Chapter 303, Texas Local Government Code (the “Act”); and

WHEREAS, it is deemed necessary and advisable that this Resolution be adopted; and

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

Section 1. The Issuer’s Resolution Declaring Intent to Issue Bonds to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Aurora Apartments); Prescribing Certain Terms and Conditions of Such Bonds; Authorizing the Filing of an Application with the Texas Bond Review Board; and Containing Other Provisions Relating to the Subject to be adopted by the Issuer on September 2, 2021, a copy of which is attached hereto as Exhibit A and made a part hereof for all purposes, is hereby specifically approved.

Section 2. The approval herein given is in accordance with the provisions of the Act and is not to be construed as any undertaking by the Sponsor, and the Bonds shall never constitute an indebtedness or pledge of the Sponsor, the City of San Antonio, Bexar County, Texas or the State of Texas, within the meaning of any constitutional or statutory provision, and the holder of the Bonds shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the Issuer, the Sponsor, the City of San Antonio, Bexar County, Texas or the State of Texas except those revenues assigned and pledged by the Issuer in the Indenture of Trust referenced in the Issuer Resolution.

Passed and approved on the 2nd day of September 2021.

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

Attested and approved as to form:

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

CERTIFICATE FOR RESOLUTION
Resolution 21LVPFC-08-19

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 (“Board”) held a meeting on September 2, 2021 (“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-08-19, AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION TO DECLARE ITS INTENT TO ISSUE BONDS UP TO \$20,000,000.00 TO PROVIDE FINANCING FOR A MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME (AURORA APARTMENTS); PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS; AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

(the “Resolution”) was duly introduced for the consideration of the Board of Directors 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 Meeting 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 2nd day of September 2021.

Ed Hinojosa, Jr.
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 21LVPFC-08-19**

RESOLUTION 21LVPFC-08-19, AUTHORIZING LAS VARA PUBLIC FACILITY CORPORATION TO DECLARE ITS INTENT TO ISSUE BONDS UP TO \$20,000,000.00 TO PROVIDE FINANCING FOR A MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME (AURORA APARTMENTS); PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS; AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

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

WHEREAS, the Issuer is empowered to finance the costs of public facilities consisting of a residential development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio, Texas (“City”) by the issuance of housing revenue bonds; and

WHEREAS, Fairstead, or an affiliated Texas limited partnership (“User”), requests that (i) the Issuer finance the acquisition, rehabilitation, and equipping of an approximately 105-unit multifamily housing residential facility to be located at 509 Howard Street, San Antonio, Texas 78212, and to be known as the Aurora Apartments (“Project”); and (ii) the Issuer file and/or refile a 2021 and/or any subsequent year Application (defined hereafter) and/or any carryforward application to the Texas Bond Review Board as described herein; and

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition, construction, equipping, and improvement of the Project would be a commitment and agreement by the Board of Directors (“Board”) of the Issuer to issue housing revenue bonds pursuant to the Act (“Bonds”) to finance and pay development costs of the Project (“Development Costs”); and

WHEREAS, in view of rising construction costs and the necessity of compliance with administrative regulations, it is considered essential that acquisition, construction, equipping, and improvement of the Project be completed at the earliest practicable date after satisfactory preliminary assurances from the Issuer that the proceeds of the sale of the Bonds, or other obligations, of the Issuer in an amount necessary to pay the Development Costs of the Project, will be made available to finance the Project; and

WHEREAS, this Resolution shall constitute the Issuer’s intent, subject to the terms hereof, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User now contemplated not to exceed \$20,000,000.00 and to expend the proceeds thereof to pay Development Costs, including costs of acquisition, rehabilitation, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

WHEREAS, the Bonds are “private activity bonds” as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (together, the “Allocation Act”), and various provisions of the Internal Revenue Code of 1986, as amended (“Code”); and

WHEREAS, the Code requires that the applicable elected official of the City approve the issuance of the Bonds after a public hearing for which reasonable public notice shall have been given; and

WHEREAS, the Issuer is authorized by the provisions of the Act to issue the Bonds; and

WHEREAS, in order to issue the Bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds in order to satisfy the provisions of the Code; and

WHEREAS, in order to satisfy, in part, the provisions of the Allocation Act, the Issuer must submit an “Application for Allocation of Private Activity Bonds” (“Application”) to the Texas Bond Review Board and adopt this Resolution authorizing the filing, and re-filing, either for carryforward volume cap or filing in subsequent years, of the Application; and

WHEREAS, the Application and the Allocation Act require that the Issuer certify that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer; and

WHEREAS, the User intends to make capital expenditures in connection with the acquisition, construction, equipping, and improvement of the Project (“Expenditures”) and expects to reimburse the Expenditures with proceeds of the Bonds; and

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

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain debt financing and tax credits on the Project; and

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of the City for the various entities to enter into the transactions described above so that the User may construct the Project.

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

- 1) Subject to the terms hereof, the Issuer agrees that it will:
 - a. subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount not to exceed \$20,000,000.00;
 - b. cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefore satisfactory to the User and the Issuer can be made, take such action and authorize the execution of such documents and take such further action as may be

necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing among other things for payment of the principal of, interest on, redemption premiums on, and paying agents' and trustee's fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and the City (including legal and financial advisory expenses); acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, the City, and the User;

c. if the proceeds from the sale of the Bonds are insufficient to complete the acquisition, construction, equipping, and improvement of the Project, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms which shall be set forth herein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, construction, equipping, and improvement of the Project, as requested by the User and within then applicable limitations; and

d. take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

2) The Bonds shall specifically provide that neither the State of Texas ("State"), the City, nor any political issuer, subdivision, or agency of the State shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State, the City, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

3) It is understood by the Issuer, and the User has represented to the Issuer, that in consideration of the Issuer's adoption of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that:

a. prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User; and

b. the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and the City against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or the City) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer.

4) The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.

5) Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

6) It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any "related person" as defined in section 144(a)(3) of the Code; (iii) any legal successor thereto; (iv) an entity in which any of the above is a general partner or sole member; or (v) or any entity approved by the Issuer, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

7) This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. The Application and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is affirmative official action taken by the Issuer towards the issuance of the Bonds in order to comply with the requirements of the Code. **Neither the User nor any other party is entitled to rely on this Resolution as a commitment to issue bonds or loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor any one claiming by, through or under the User, nor any investment banking firm or potential purchaser of the Bonds shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.**

8) The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any officer or designee of the Issuer to prepare and file a 2021 and/or 2022 Application, and/or any carryforward Application, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

9) The Issuer respectfully requests that the Application be accepted and approved by the Texas Bond Review Board.

10) Any officer of the Issuer (or his designee) is hereby authorized to execute the Application, to pay (or cause the User to pay) the Application Fee of \$5,000 for each Application (submitted to the Issuer by the User) to the Texas Bond Review Board and to submit any additional information or to make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Application.

11) The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.

12) In connection with the issuance of the Bonds, the Board hereby authorizes its bond counsel to arrange for the publication of a notice of public hearing in the City of San Antonio, Texas regarding the Bonds for the purpose of complying with section 147(f) of the Code. The form of notice of such hearing and the date, place, and manner of its publication shall be acceptable to the Corporation's bond counsel. The hearing shall be held by the Corporation's bond counsel.

13) Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount that will not exceed \$20,000,000.00. This Resolution shall constitute a declaration of official intent under the Treasury Regulation Section 1.150-2.

14) The Board authorizes any officer of the Issuer to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.

15) 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.

16) 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.

17) If any provision of this Resolution or the Application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

18) That the Issuer hereby authorizes the filing and any resubmission of an Application with the TBRB, that Locke Lord LLP be designated as the authorized representative of the Issuer for purposes of an Application and that any officer of the Issuer is hereby authorized and directed to execute an Application on behalf of the Issuer and to take any and all other actions related to such Application or necessary or desirable to carry out the provisions of this Resolution.

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

20) This Resolution shall be in force and effect from and after its passage.

Passed and approved the 2nd day of September 2021.

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

Attested and approved as to form:

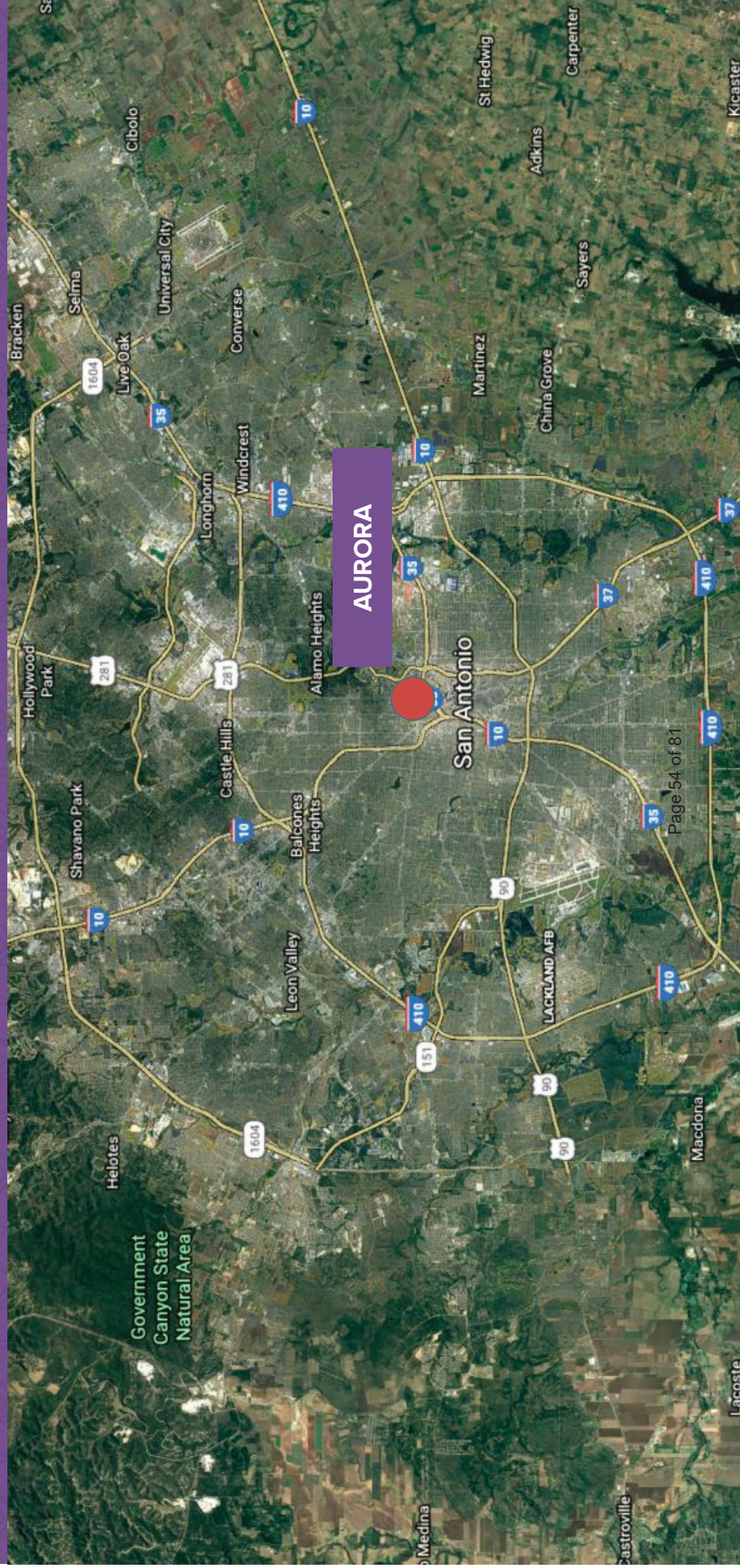
Ed Hinojosa, Jr.
Secretary/Treasurer



Aurora Apartments

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

MAP



REGIONAL CENTERS

PHASE 1 CENTERS

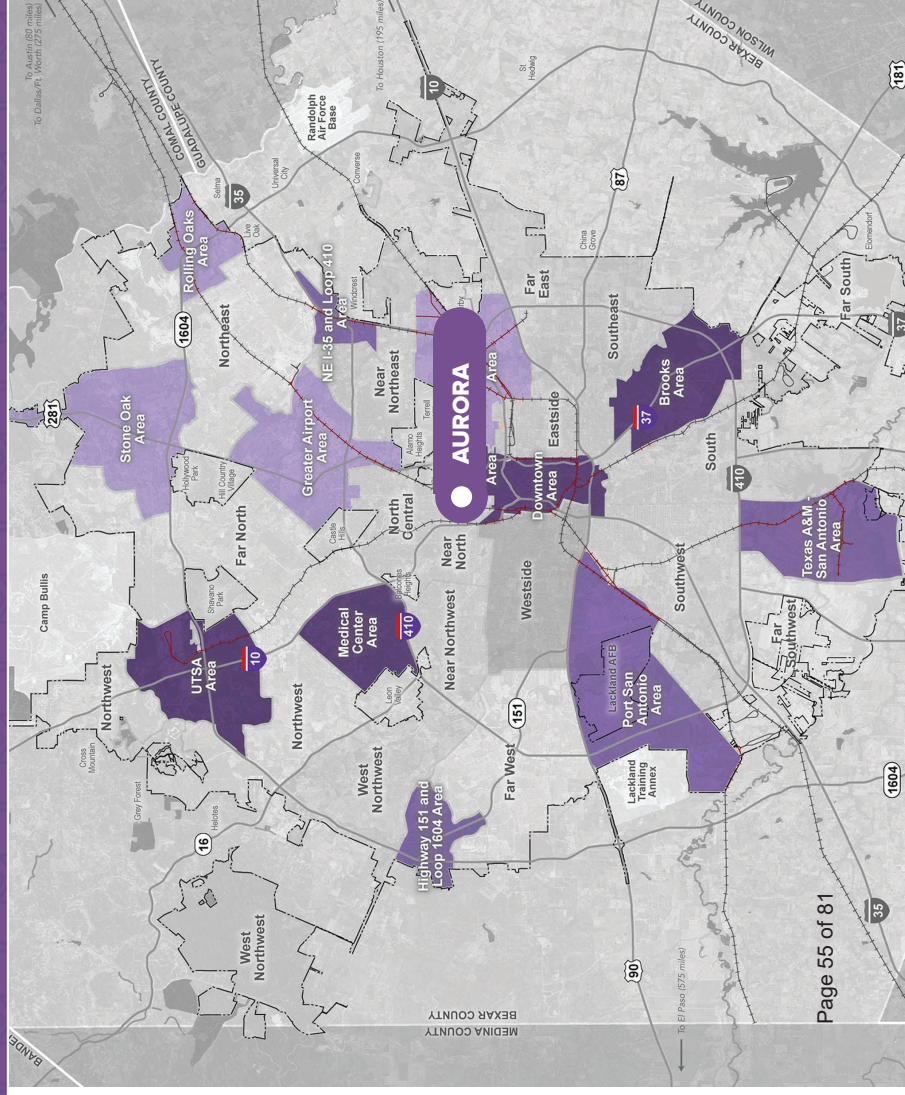
- Downtown
- Medical Center
- UTSA
- Midtown
- Brooks

PHASE 2 CENTERS

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

PHASE 3 CENTERS

- Greater Airport Area
- Fort Sam Houston
- Rolling Oaks
- Stone Oak



AURORA



- ❖ City Council District 1
- ❖ San Antonio ISD
- ❖ 105 Units
 - 50% AMI - 53
 - 60% AMI - 52
- ❖ Bond Issuance
- ❖ Total Development Cost:
\$31,710,245.00

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QUESTIONS?

OPPORTUNITY **LIVES HERE**
@SAHAhousing

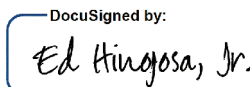
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SAN ANTONIO HOUSING AUTHORITY

September 2, 2021

BOARD OF COMMISSIONERS
Regular Board Meeting**RESOLUTION 6168, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION AND THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE INDUCEMENT RESOLUTIONS FOR THE FOLLOWING PROPOSED TAX CREDIT AND TAX EXEMPT BOND FINANCING PROJECT: NORTH POND APARTMENTS**

DocuSigned by:

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Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

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Timothy E. Alcott
 Chief Real Estate and Asset
 Management Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6168, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve Inducement Resolutions for the following proposed tax credit and tax exempt bond financing project: North Pond Apartments.

FINANCIAL IMPACT:

The bonds will assist with financing of the Project and there will be a 2% issuers fee. The total financing will be brought to the Board of Commissioners for approval at a later date.

SUMMARY:

Las Varas Public Facility Corp (LVPFC) is seeking authority to file applications relating to our proposed 2021 and/or 2022 tax-exempt bond and 4% tax credit projects. All 4% tax credit projects must be financed in part with tax-exempt bonds. In order to issue tax-exempt bonds, the issuer must obtain a volume cap allocation from the Texas Bond Review Board. This is time sensitive and can be competitive. LVPFC will be applying for a volume cap, which will not be awarded until the end of the year, if any volume cap is available. Certain state agencies have the right to use the available volume cap before local agencies, and last year the state agencies used almost all of the volume cap and only seven local agency projects received volume cap. Volume cap available to local agencies is awarded on a first come, first served basis, according to when the application is submitted. Therefore, LVPFC would need to submit applications as soon as possible. We must also apply for tax credits to the Texas Department of Housing and Community Development. Accordingly, Staff is requesting that the Board authorize these actions so that we may begin the process, but ***we are not asking to specifically approve or be bound to these projects. These are non-binding Resolutions.*** This will enable us to move forward, make applications for volume cap and tax credits, and begin to coordinate the financing and negotiate the specific terms of the deals, which will be brought back for Board approval.

The North Pond Apartments is an approximately 108-unit multifamily project located within Victoria Commons west of the IH-37 frontage road, seeking up to \$20,000,000.00 of volume cap.

The agency will be issuing a Request for Proposals for the development of the North Pond Apartments project which will be new construction. All units will be low income housing tax credit units serving families whose incomes average 60%. The specific unit mix and any subsidized

SAN ANTONIO HOUSING AUTHORITY

September 2, 2021

programs will be determined once a developer is procured. All units will have restricted rent and must accept Section 8 vouchers.

Las Varas Public Facility Corporation will be the proposed issuer of the bonds. The San Antonio Housing Facility Corporation will own the land and create a single member limited liability company to serve as the general partner of the tax credit partnership, which will own the project.

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

STRATEGIC OUTCOMES:

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

ATTACHMENTS:

Resolution 6168

Resolution 21FAC-08-19

Resolution 21LVPFC-08-20

Presentation

**San Antonio Housing Authority
Resolution 6168**

RESOLUTION 6168, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION AND THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE INDUCEMENT RESOLUTIONS FOR THE FOLLOWING PROPOSED TAX CREDIT AND TAX EXEMPT BOND FINANCING PROJECT: NORTH POND APARTMENTS

WHEREAS, one of the San Antonio Housing Authority strategic goals is to expand the supply of affordable housing; and

WHEREAS, principal financing mechanisms for new affordable housing are the issuance of tax-exempt bonds and the 4% low income housing tax credit; and

WHEREAS, Staff has proposed the following new project to be financed in 2022:

North Pond Apartments, an approximately 108-unit multifamily project to be located within Victoria Commons west of the IH-37 frontage road, seeking \$20,000,000.00 of volume cap.

WHEREAS, it is necessary to obtain volume cap allocation for tax-exempt bonds and application for tax credits for the project; and

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

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

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

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

- 1) Approve Resolution 6168, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve Inducement Resolutions for the following proposed tax credit and tax exempt bond financing project: North Pond Apartments.
- 2) Approve Resolution 21-LVPFC-08-20 inducing the proposed Project and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.
- 3) Approve Resolution 21FAC-08-19 of SAHFC inducing the proposed Project and authorizing the applications necessary therefore and the negotiation of the terms of the financing therefore.

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

Passed and approved the 2nd day of September 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

CERTIFICATE FOR RESOLUTION
Resolution 21FAC-08-19

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

1. In accordance with its bylaws, the Board of Directors of SAHFC (Board) held a meeting on September 2, 2021 (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-08-19, INDUCING THE NORTH POND APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

(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 2nd day of September 2021.



Ed Hinojosa, Jr.
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 21FAC-08-19**

RESOLUTION 21FAC-08-19, INDUCING THE NORTH POND APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, North Pond Apartments, LP, or a similarly named and to-be-formed Texas limited partnership (Partnership), and SAHA North Pond Apartments GP, LLC, or a similarly named and to-be-formed Texas limited liability company and its general partner (General Partner), will be formed to acquire and construct an approximately 108-unit multifamily housing facility (Housing Facility) to be located within Victoria Commons west of the IH 37 frontage road in downtown San Antonio, Texas (Land, together with the Housing Facility, the Project); and

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

WHEREAS, the Partnership has requested that the Las Varas Public Facility Corporation (the Issuer) issue its Multifamily Housing Revenue Bonds (North Pond Apartments) Series 2021 or 2022 (the Bonds) to finance the Project (Bond Financing); and

WHEREAS, the Issuer will issue the Bonds in an amount not to exceed \$20,000,000.00 and loan such proceeds to the Partnership; and

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

WHEREAS, the Partnership, will apply for approximately \$20,000,000.00 in low income housing tax credits (LIHTCs) from the Texas Department of Housing and Community Affairs (TDHCA); and

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

WHEREAS, the Partnership will contribute approximately \$20,000,000.00 of equity to the construction of the Project, which will be contributed by a limited partner to be determined at a later date (Equity Financing); and

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

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

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

WHEREAS, SAHFC will enter into the Joint Venture to form an entity that will enter into a construction contract with the Partnership to serve as the general contractor to construct the Project (Construction Documents); and

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

<u>Name of Director/Officer</u>	<u>Position</u>
Dr. Ana M. "Cha" Guzman	President and Director
Jessica Weaver	Vice President and Director
Loren D. Dantzler	Director
Olga G. Kauffman	Director
Gabriel L. Lopez	Director
Ignacio A. Perez	Director
Ruth Rodriguez	Director
Ed Hinojosa, Jr.	Secretary/Treasurer
Brandee Perez	Assistant Secretary/Treasurer
Timothy E. Alcott	Assistant Secretary/Treasurer
Muriel Rhoder	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 has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of SAHFC.

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

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

Section 2. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are hereby authorized to execute any and all applications and term sheets required for the financing and construction of the Project, including, but not limited to, the TDHCA Documents and all other documents relating to obtaining the Bond Financing, LIHTCs, Equity Financing, and the Subordinate Loans to which the Partnership, the General Partner, and/or SAHFC is a party.

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

Section 4. It is understood by SAHFC and the Partnership has represented to SAHFC, that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, that the Partnership has agreed and any future developer (Developer) will agree that:

(a) the Partnership and Developer will (1) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC and the Housing Authority against all losses, costs, damages, expenses and liabilities of whatsoever nature (including but not limited to reasonable attorneys' fees, litigation and courts costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of SAHFC or the Housing Authority).

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

Partnership or the Developer, nor any investment banking firm or potential purchaser shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.

Section 6. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

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

Section 8. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 9. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 10. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

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

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

Passed and approved on the 2nd day of September 2021.

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

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

CERTIFICATE FOR RESOLUTION
Resolution 21LVPFC-08-20

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

1. In accordance with its bylaws of the Issuer, the Board of Directors of the Issuer (Board) held a meeting on September 2, 2021 (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-08-20, CONCERNING THE APPLICATION OF NORTH POND APARTMENTS LTD. RELATING TO THE PROPOSED FINANCING OF UP TO \$20,000,000.00 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE NORTH POND APARTMENTS, TO BE LOCATED WITHIN VICTORIA COMMONS WEST OF THE IH 37 FRONTAGE ROAD IN DOWNTOWN SAN ANTONIO, TEXAS; 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 LVPFC.

SIGNED this 2nd day of September 2021.

Ed Hinojosa, Jr.
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 21LVPFC-08-20**

RESOLUTION 21LVPFC-08-20, CONCERNING THE APPLICATION OF NORTH POND APARTMENTS LTD. RELATING TO THE PROPOSED FINANCING OF UP TO \$20,000,000.00 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE NORTH POND APARTMENTS, TO BE LOCATED WITHIN VICTORIA COMMONS WEST OF THE IH 37 FRONTAGE ROAD IN DOWNTOWN SAN ANTONIO, TEXAS; AND OTHER MATTERS IN CONNECTION THEREWITH

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

WHEREAS, the Issuer, on behalf of the Housing Authority, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City by the issuance of housing revenue bonds; and

WHEREAS, North Pond Apartments LP, or a similarly named and to-be-formed Texas limited partnership (User), will file an Application (Application), requesting that (i) the Issuer finance the acquisition, construction, rehabilitation, improvement, and equipping of an approximately 108-unit multifamily housing facility to be located within Victoria Commons west of the IH-37 frontage road in downtown San Antonio, Texas, and proposed to be known as the North Pond Apartments or similarly styled (Project); and (ii) the Issuer file a 2021 and/or 2022 Allocation Application (defined hereafter) and/or any carryforward applications associated with such Allocation Applications to the Texas Bond Review Board as described herein; and

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition, construction, equipping, and improvement of the Project would be a commitment and agreement by the Board of Directors (Board) of the Issuer to issue housing revenue bonds pursuant to the Act (Bonds) to finance and pay any Development Costs, as defined in the Act, for the Project; and

WHEREAS, in view of rising construction costs and the necessity of compliance with administrative regulations, it is considered essential that acquisition, construction, equipping, and improvement of the Project be completed at the earliest practicable date after satisfactory preliminary assurances from the Issuer that the proceeds of the sale of the Bonds, or other obligations of the Issuer in an amount necessary to pay the Development Costs of the Project, will be made available to finance the Project; and

WHEREAS, this Resolution shall constitute the Issuer's commitment, subject to the terms hereof, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User now contemplated not to exceed \$20,000,000.00 and to expend the proceeds thereof to pay Development Costs including costs of acquisition, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

WHEREAS, the Bonds are “private activity bonds” as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (Allocation Act), and various provisions of the Internal Revenue Code of 1986, as amended (Code); and

WHEREAS, the Code requires that the applicable elected official of the City approve the issuance of the Bonds after a public hearing for which reasonable public notice shall have been given; and

WHEREAS, the Issuer is authorized by the provisions of the Act to issue the Bonds; and

WHEREAS, in order to issue the Bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds in order to satisfy the provisions of the Code; and

WHEREAS, in order to satisfy, in part, the provisions of the Allocation Act, the Issuer must submit an “Application for Allocation of Private Activity Bonds” or a “Application for Carryforward for Private Activity Bonds” (Allocation Application) to the Texas Bond Review Board and adopt this Resolution authorizing the filing or refiling of the Allocation Application; and

WHEREAS, the Allocation Application and the Allocation Act requires that the Issuer certify that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer; and

WHEREAS, the User intends to make capital expenditures in connection with the acquisition, construction, equipping, and improvement of the Project (Expenditures) and expects to reimburse the Expenditures with proceeds of the Bonds; and

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

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain debt financing and tax credits on the Project; and

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the User may construct the Project.

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

Section 1. Subject to the terms hereof, the Issuer agrees that it will

(a) subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount not to exceed \$20,000,000.00;

(b) cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefore satisfactory to the User and the Issuer can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing among other things for payment of the principal of, interest on, redemption premiums on, and paying agents' and trustee's fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and the Housing Authority (including legal and financial advisory expenses); acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, the Housing Authority, and the User;

(c) if the proceeds from the sale of the Bonds are insufficient to complete the acquisition, construction, equipping, and improvement of the Project, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms which shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, construction, equipping, and improvement of the Project, as requested by the User and within then applicable limitations; and

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas (State), the Housing Authority, nor any political issuer, subdivision, or agency of the State shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State, the Housing Authority, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

Section 2. It is understood by the Issuer, and the User has represented to the Issuer, that in consideration of the Issuer's adoption of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that

(a) prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself, on a nonrecourse basis, to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User;

(b) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and the Housing Authority against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable

attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or the Housing Authority) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and

(c) no Bonds will be issued without the approval of the Housing Authority.

Section 3. The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.

Section 4. Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

Section 5. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any "related person" as defined in section 144(a)(3) of the Code; (iii) any legal successor thereto; (iv) an entity in which any of the above is a general partner or sole member; or (v) or any entity approved by the Issuer, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 6. This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. The Allocation Application and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is affirmative official action taken by the Issuer towards the issuance of the Bonds in order to comply with the requirements of the Code. **Neither the User nor any other party is entitled to rely on this Resolution as a commitment to issue bonds or loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor any one claiming by, through or under the User, nor any investment banking firm or potential purchaser of the Bonds shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.**

Section 7. The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any officer or designee of the Issuer to prepare and file a 2021 and/or 2022 Allocation Application and/or any carryforward applications associated with such Allocation Application, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

Section 8. The Issuer respectfully requests that the Allocation Application be accepted and approved by the Texas Bond Review Board.

Section 9. Any officer of the Issuer (or his designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of \$5,000.00 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board and to submit any additional information or to make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

Section 10. The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.

Section 11. In connection with the issuance of the Bonds, the Board hereby authorizes its bond counsel to arrange for the publication of a notice of public hearing in the City of San Antonio, Texas regarding the Bonds for the purpose of complying with section 147(f) of the Code. The form of notice of such hearing and the date, place, and manner of its publication shall be acceptable to the Corporation's bond counsel. The hearing shall be held by the Corporation's bond counsel.

Section 12. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount that will not exceed \$20,000,000.00. This Resolution shall constitute a declaration of official intent under the Treasury Regulation Section 1.150-2.

Section 13. The Board authorizes the President, Vice President, Secretary, Treasurer or any Assistant Secretary of the Board to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.

Section 14. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 15. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 16. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 17. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 18. This Resolution shall be in force and effect from and after its passage.

Passed and approved the 2nd day of September 2021.

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

Attested and approved as to form:

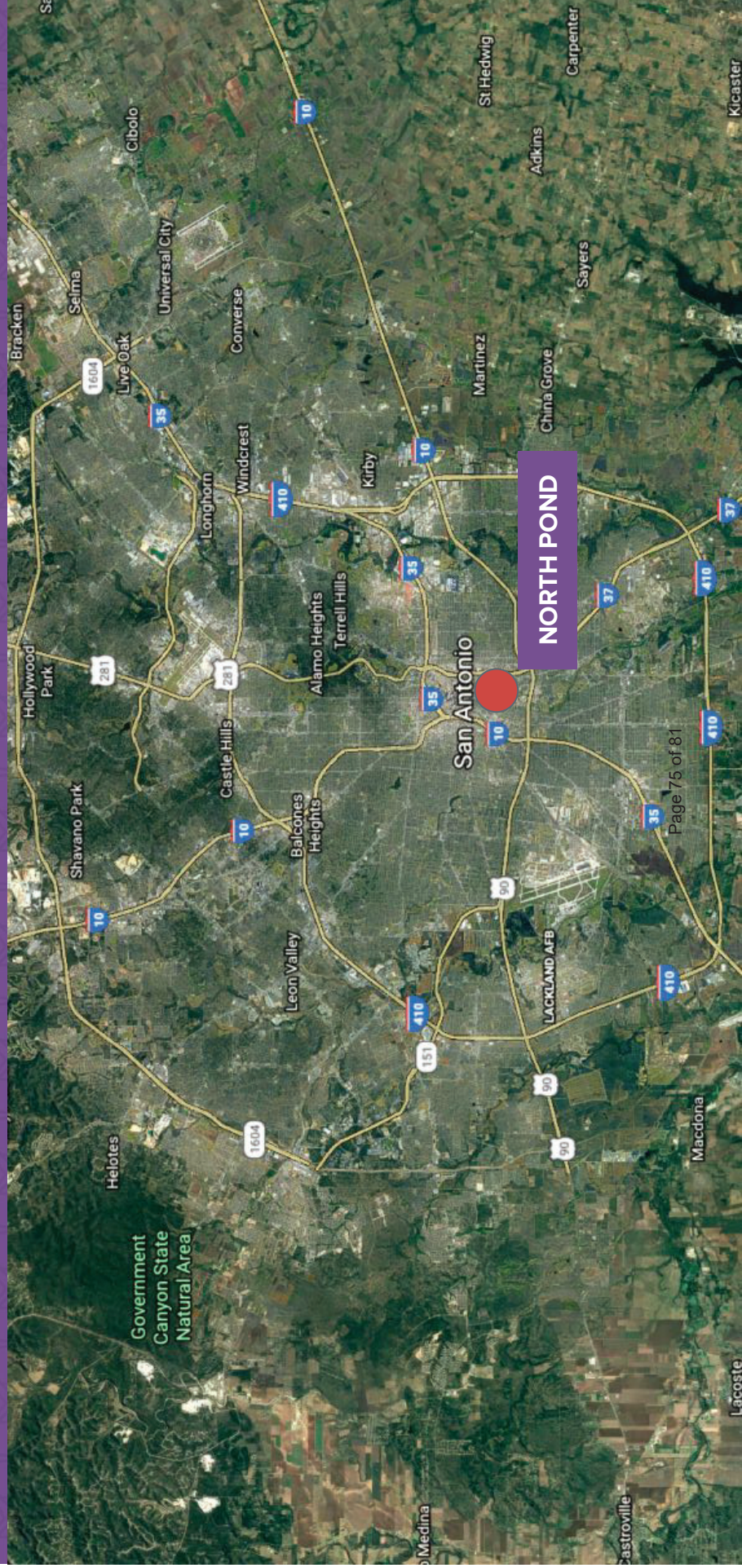
Ed Hinojosa, Jr.
Secretary/Treasurer



VICTORIA COMMONS NORTH POND

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

MAP



REGIONAL CENTERS

PHASE 1 CENTERS

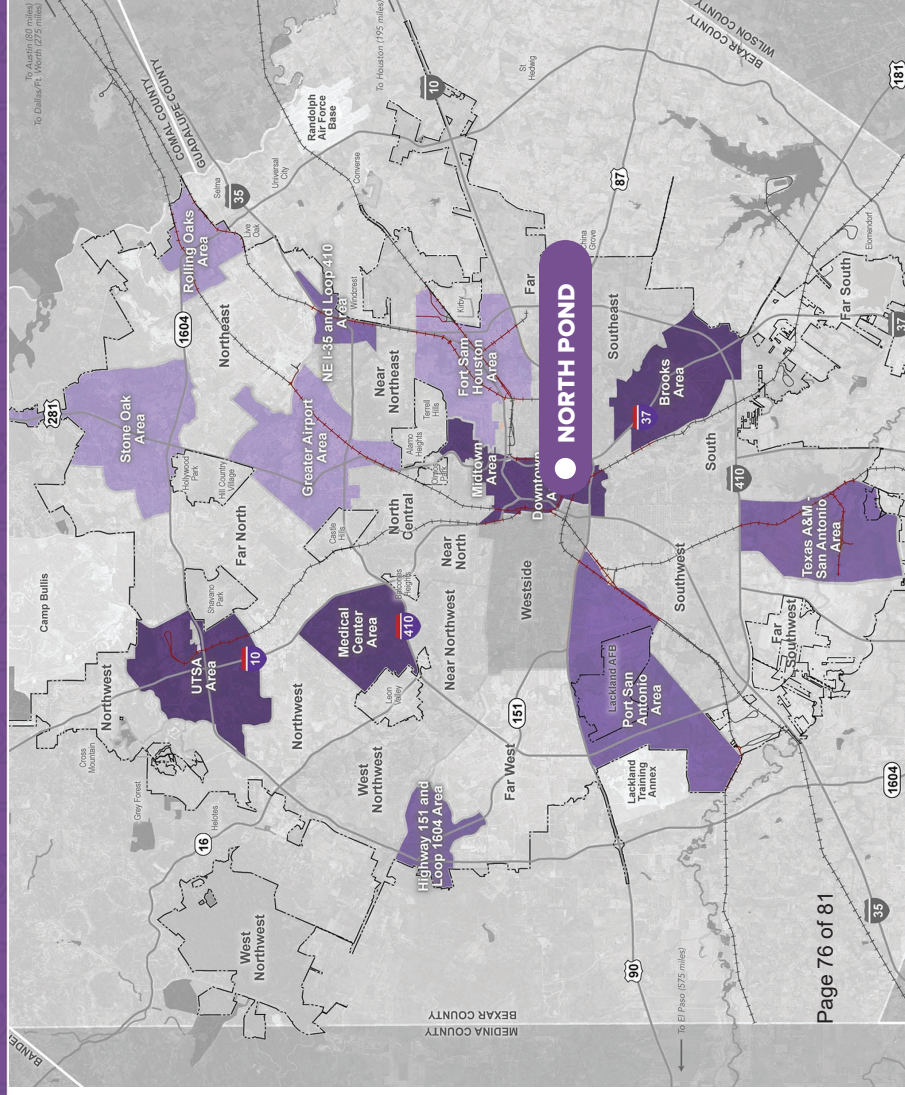
Downtown
Medical Center
UTSA
Midtown
Brooks

PHASE 2 CENTERS

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

PHASE 3 CENTERS

Greater Airport Area
Fort Sam Houston
Rolling Oaks
Stone Oak



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NORTH POND



- ❖ City Council District 1
- ❖ San Antonio ISD
- ❖ Bond Issuance

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VICTORIA COMMONS - MASTER PLAN



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QUESTIONS?

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PRESIDENT'S REPORT

AUGUST 2021

HOUSING VOUCHER OPEN ENROLLMENT

SAHA will begin accepting preliminary applications for the Housing Choice Voucher (HCV) Program — commonly known as Section 8 — from Sept. 1-17, 2021.

During the 17-day open enrollment period, the public can apply at any time to receive housing assistance through the HCV Program. After the closure of the enrollment period on Sept. 17, 2021, SAHA will select 5,000 applications through the lottery system. When an applicant is selected, they can expect to wait up to 2 1/2 years to be drawn from the waitlist for the eligibility process. For more information, FAQs, and resources, visit saha.org/enrollment.

BACK-TO-SCHOOL DRIVE-THRU EVENT

SAHA President and CEO, Ed Hinojosa, Jr., with staff, and District 2 City Councilman, Jalen McKee-Rodriguez, worked hand-in-hand to distribute nearly 2,000 backpacks filled with school supplies on July 27, 2021.





ALAZAN-APACHE COURTS MEET AND GREET

Residents at Alazan-Apache Courts gathered in the Community Room to welcome new property manager Elsa Lujan and enjoyed food, fun activities, and had the opportunity to learn about The City of San Antonio's Neighborhood and Housing Services Department Rent and Utility Assistance Program on July 30, 2021.



O.P. SCHNABEL ICE CREAM SOCIAL

Residents at O.P. Schnabel met with Generations Visiting Practitioners staff during an ice cream social to discuss at-home patient care and resources available to residents on July 30, 2021.

