

Responses to questions received for the Resolutions of Support or No Objection
Request for Applications issued on January 30, 2015

1. What is considered a Major Employment Center? Can you please define this term?
Using the 2012 Employee per Square Mile Density Map posted on the GMA website, a Major Employment Center is an area of the City of San Antonio that has a "High" Employee Density, which is defined as 4,201 employees per square mile or higher. Please refer to the Map Legend for the appropriate color codes for employee density.
2. Do you want us to submit a copy of the completed Market Study along with the application?
No. Submitting a copy of the completed Market Study along with the application is not necessary. Once the certifying officer signs the PDF version of the application, he or she is certifying that the statements made on the application are true and correct to the best of his or her knowledge. In addition, the certifying officer understands that false statements on the application constitute fraud and is immediate grounds for denial. Moreover, the information provided is subject to verification by the City of San Antonio
3. Do you want us to submit our rent schedule and proforma, etc. along with the application?
No. Submitting a rent schedule or proforma along with the application is not necessary. Once the certifying officer signs the PDF version of the application, he or she is certifying that the statements made on the application are true and correct to the best of his or her knowledge. In addition, the certifying officer understands that false statements on the application constitute fraud and is immediate grounds for denial. Moreover, the information provided is subject to verification by the City of San Antonio.
4. Would you like to see any attachment for property manager experience and developer/owner experience along with the application?
No. Attaching information about the experience of the property manager or developer/owner along with the application is not necessary. Once the certifying officer signs the PDF version of the application, he or she is certifying that the statements made on the application are true and correct to the best of his or her knowledge. In addition, the certifying officer understands that false statements on the application constitute fraud and is immediate grounds for denial. Moreover, the information provided is subject to verification by the City of San Antonio.
5. How do you define community center or facility? Does a community church qualify as a community center/facility?
A community center is a facility providing community programs or services that are open to the general public. Generally, the community facility is owned or leased by a political jurisdiction (City of San Antonio, Bexar County, and other cities). Certain other facilities owned by school districts, public housing authorities, churches or private nonprofit or

for-profit entities may be used to meet this criteria, provided there is a bona fide, written joint use agreement between a political jurisdiction and the school district, housing authority, church or private entity making the facility and its programs available to the general public for a minimum of 20 hours per week.

A list of City of San Antonio owned Community Centers may be found at:

<http://www.sanantonio.gov/humanservices/Facilities.aspx#5455253-community-centers>

Additionally, certain City of San Antonio Department of Parks and Recreation properties have Community and Activity facilities. A directory of City of San Antonio Parks and Recreation Facilities may be found at:

http://www.sanantonio.gov/parksandrec/pdfs/Park_Inventory_072014.pdf

Be sure to only claim points for a park and recreation location that has a Community Center, Gymnasium or Activity Building identified in the Parks and Recreation Inventory matrix.

For senior housing projects, a list of City of San Antonio Senior Centers may also be found at:

<http://www.sanantonio.gov/humanservices/Facilities.aspx#5455252-senior-centers>

6. Is there a list or definition for what would count as an aging or disability resource center?

The aging and disability resource center directory can be found at:

<http://bexar.tx.networkofcare.org/aging/>

You may count one the closest facility falling under one of the following aging and disability category:

Adult Day Care / Day Programs (all subcategories eligible)

<http://bexar.tx.networkofcare.org/aging/services/category.aspx?cid=19494&targetgrp=&z=>

Benefits Assistance

<http://bexar.tx.networkofcare.org/aging/services/subcategory.aspx?tax=FT-1000&cid=19495&targetgrp=Bexar>

Congregate Meals / Nutrition Sites

<http://bexar.tx.networkofcare.org/aging/services/subcategory.aspx?tax=BD-5000.1500&cid=19507&targetgrp=Bexar>

Disabilities/rehabilitation (all subcategories eligible)

<http://bexar.tx.networkofcare.org/aging/services/category.aspx?cid=19499&targetgrp=&z=>

Food Pantries

<http://bexar.tx.networkofcare.org/aging/services/subcategory.aspx?tax=BD-1800.2000&cid=19507&targetgrp=Bexar>

Senior Centers

<http://bexar.tx.networkofcare.org/aging/services/category.aspx?cid=19511&targetgrp=Bexar&z>

Veterans Benefit Assistance

<http://bexar.tx.networkofcare.org/aging/services/subcategory.aspx?tax=FT-1000.9000&cid=19495&targetgrp=Bexar>

7. Does a hospital or clinic have to accept both Medicare and Medicaid?
Yes, the hospital or qualified medical facility must accept both Medicare and Medicaid payments.
8. How do you want to us to show the bus route to an employment center? Attached is how we were showing the bus route, but not sure how to get the bus route on the map with the employment zones you provided.
Most importantly, the bus route map should show the commute time from point A to point B. Utilizing the VIA Metropolitan Transit Rider Tools feature will not only provide the distance traveled, but the commute time. This tool can be found at the link below.
<http://www.viainfo.net/BusService/RiderTool.aspx>
9. Do you want a copy of the completed ESA?
No. Submitting a copy of the completed ESA along with the application is not necessary. Once the certifying officer signs the PDF version of the application, he or she is certifying that the statements made on the application are true and correct to the best of his or her knowledge. In addition, the certifying officer understands that false statements on the application constitute fraud and is immediate grounds for denial. Moreover, the information provided is subject to verification by the City of San Antonio.
10. If we are within a 9 minute drive of the major employment zone but there is not a bus line/station can we count that?
No. This question pertains only to public transit commute.
11. One of our sites is less than a ¼ mile from a bus stop and walking distance from high employee density area in two directions. However they would have to get on the bus and ride through the high density area to get to another bus stop (if we are looking at it from getting to a point A to point B). If they go the other direction they would walk through a high density area to get to a bus stop. Is the point item meant to be more about the commute? Because the commute on both of my properties to a high density area is within minutes/seconds whether you are walking or driving but riding the bus actually increases the commute because of the location of the stops and routes.

This question pertains only to public transit commute.

12. What else needs to be submitted as part of the application aside from the Excel Template?

Please review Section 004 – Application and Submittal Requirements in the Request for Applications (Instructions). In addition, question 8 of the application does require that a map be attached for each amenity chosen.

13. We'll have our Environmental Study completed by the end of February. Are we eligible for the 5 points?

Yes, provided you are able to document this claim should you be asked to do so by the City of San Antonio or TDHCA.

14. Do we have to select the property manager company now, or are we just attesting to the fact that the property management company that we do select will meet these criteria?

If the property manager is not currently selected, you may certify that the property manager will meet the experience requirements of the point level that is selected on your application. Should the eventually selected property manager not meet the requirements of the selected point level, the respondent will be subject to the false statement provisions and penalties described in the application document.

15. What evidence do you need showing that the market study has started?

Submitting evidence that a Market Study has been initiated is not necessary. Once the certifying officer signs the PDF version of the application, he or she is certifying that the statements made on the application are true and correct to the best of his or her knowledge. The City, at its option, may require the respondent to provide a letter of engagement calling for commencement of the market study by or before the date of the application. In addition, the certifying officer understands that false statements on the application constitute fraud and is immediate grounds for denial. Moreover, the information provided is subject to verification by the City of San Antonio.

16. Do we need to have a completed proforma at this time? What happens if the proforma changes when submitted to TDHCA?

No. The proforma can change as long as the rent, vacancy and collection loss, and reserve assumptions are consistent with TDHCA threshold and underwriting requirements.

17. Can you provide definitions for all the "Project Transit Amenities" – for example, what qualifies as a Major Employment Center or Aging & Disability Resource Center?

Please refer to the responses provided for questions 1, 5 through 8, 10 and 11.

18. As far as zoning --- if part of the site is zoned property, and the other part of the site is not, can we take these points?

No. The subject property as a whole must meet zoning requirements at time of application submission in order to claim these points.

19. In reference to Resident Services – are we taking points here for services that we will provide?

You may provide the services yourself or you may utilize a third party provider, provided there is a bona fide, written agreement with a third party resident service provider to offer services at the property location (on-site community facility). The term of the initial agreement must be for at least two years. The respondent cannot charge the resident services provider for the use of respondent provided facilities.