

**FIRST AMENDMENT TO THE CENTER CITY HOUSING INCENTIVE
POLICY (“CCHIP”) AGREEMENT**

BETWEEN THE CITY OF SAN ANTONIO
AND
SAN ANTONIO HOUSING FACILITY CORPORATION

This First Amendment to the Center City Housing Incentive Policy (“CCHIP”) Agreement ("First Amendment") is entered into by and between the City of San Antonio ("City"), a municipal corporation governed by the laws of the State of Texas, and San Antonio Housing Facility Corporation ("Developer"). Together, City and Developer may be referred to herein as "the Parties."

RECITALS

- A. CITY and Developer entered into that certain CCHIP Agreement (the "Agreement") authorized under the City's CCHIP Policy and executed on September 4, 2015 and attached hereto as **Attachment I**.
- B. Prior to this First Amendment, the Agreement was in full effect and Developer was in compliance with all terms and conditions.
- C. The Parties now seek to amend the terms and conditions of the Agreement as stated in this First Amendment and affirm that all other provisions of the Agreement remain in full force and effect.

AMENDMENT

NOW THEREFORE, the Parties hereby agree and amend as follows:

- 1. **Definitions.** All capitalized terms used in this First Amendment without definition herein shall have the meanings assigned to such terms in the Agreement.
- 2. **Amendment.** The Parties hereby mutually agree to amend the Agreement as follows:

- (A) The first recital shall be deleted and replaced with the following:

WHEREAS, Developer is engaged in an economic development project that will located within the city limited of San Antonio that will consist of construction of approximately Four Hundred Fourteen (414) rental housing units in three separate phases to be located at:

- *All of Lot 19, Block 3, N.C.B. 1345, of the Wheatley Courts II-A Subdivision as shown on a plat recorded in Volume 9686, Page 14 of the Deed and Plat Records of Bexar County, Texas;*
- *All of Lot 27, Block 2, N.C.B. 1327 of the Wheatley Courts II-B Subdivision as shown on a plat recorded in Volume 9686, Page 10 of the Deed and Plat Records of Bexar County, Texas;*
- *All of Lot 31, Block 1, N.C.B. 1346 of the Wheatley Courts II-B Subdivision as shown on a plat recorded in Volume 9686, Page 10 of the Deed and Plat Records of Bexar County, Texas;*
- *All of Lot 26, Block 1, N.C.B. 1327 of the Wheatley Courts II-B Subdivision as shown on a plat recorded in Volume 9686, Page 10 of the Deed and Plat Records of Bexar County, Texas;*
- *All of Lot 13, Block 12, N.C.B. 1309 of the Wheatley Courts III-IDZ Subdivision as shown on a plat recorded in Volume 9725, Page 147 of the Deed and Plat Records of Bexar County, Texas;*
- *All of Lot 35, Block 13, N.C.B. 1344 of the Wheatley Courts III-IDZ Subdivision as shown on a plat recorded in Volume 9725, Page 10 of the Deed and Plat Records of Bexar County, Texas;*
- *All of Lot A, N.C.B. 1329 of the Wheatley Courts II-B Subdivision as shown on a plat recorded in Volume 4080, Pages 82-83 of the Deed and Plat Records of Bexar County, Texas;*
- *All of Lot 30, Block 14, N.C.B. 1328 of Wheatley Courts III-IDZ Subdivision, as shown on a plat recorded in Volume 9725, Page 147 of the Deed and Plat Records of Bexar County, Texas; each being a "Project Site", as more specifically described in **Exhibit 2A**; and*

(B) The second recital shall be deleted and replaced with the following:
***WHEREAS**, once completed, the Project is anticipated to result in the investment of approximately ONE HUNDRED AND TWO MILLION SEVEN HUNDRED THOUSAND 00/100 DOLLARS (\$102,700,000.00) in real property improvements, including land acquisition costs, within the boundaries of City Council District 2; and*

(C) Article III, Section A(1) and (2) shall be deleted and replaced with the following:

A. The Project.

- *Investment. DEVELOPER shall invest approximately ONE HUNDRED AND TWO MILLION SEVEN HUNDRED THOUSAND 00/100 DOLLARS (\$102,700,000.00) (the "Minimum Investment") in an economic development project that will be located within the city limits of San Antonio that will consist of the construction of FOUR HUNDRED FOURTEEN (414) rental housing units in three phase located at the Project Site (the "Project") . The Minimum Investment shall include, but not be limited to, expenditures in: land acquisition; design; base*

*building construction costs; engineering; public improvement costs; taxes and insurance; administrative and financing costs; and DEVELOPER fees, as described in DEVELOPER 's CCHIP Application, **Exhibit C.***

- *Construction. DEVELOPER shall commence construction and demolition, if applicable, at the Project Site on July 31, 2015 ("Commencement Date") and shall use commercially reasonable efforts to complete construction no later than May 31, 2020 (the "Completion Date"), subject to Force Majeure as defined in this Agreement. The Commencement Date shall be determined by the issuance of a building permit for the Project Site and CITY's receipt of correspondence from the general contractor for the Project certifying that construction has commenced. The Completion Date shall be determined by the issuance of a Certificate of Occupancy for the Project Site by CITY, not to be unreasonably withheld.*

(D) Article IV, Section A shall be deleted and replaced with the following:

*Economic Development Program Incentives. CITY is providing DEVELOPER with Incentives in a cumulative amount of approximately, but not limited to, ONE MILLION ONE HUNDRED FORTY-NINE THOUSAND EIGHT HUNDRED AND EIGHTY-EIGHT 00/100 DOLLARS (\$1,149,888.00), as summarized in the attached CCHIP Agreement Term Sheet, **Exhibit 2D.***

*A. Fee Waivers. CITY is providing DEVELOPER with Fee Waivers in the approximate amount of ONE MILLION ONE HUNDRED FORTY-NINE THOUSAND EIGHT HUNDRED- AND EIGHTY-EIGHT-DOLLARS AND O CENTS (\$1,149,888.00). The cumulative amount represents both City fee waivers in the approximate amount of ONE HUNDRED SEVENTY-EIGHT THOUSAND ONE HUNDRED AND EIGHTEEN 00/100 DOLLARS (\$178,118.00) and SAWS fee waivers in an approximate amount of NINE HUNDRED SEVENTY-ONE THOUSAND SEVEN HUNDRED AND SEVENTY DOLLARS 00/100 (\$971,770.00). The Fee Waivers are administrative in nature and are effective as of the date they are issued as reflected in the attached Fee Waiver Transmittal, **Exhibit 2E.***

(E) Exhibits A, C, D, and E are deleted in their entirety and replaced with Exhibits labeled 2A, 2C, 2D, and 2E attached to this FIRST AMENDMENT.

3. Effective Date. This First Amendment shall be effective upon execution of this FIRST AMENDMENT by all Parties.
4. No Other Changes. Except as specifically set forth in this First Amendment, all of the terms and conditions of the Agreement shall remain the same and are hereby ratified and confirmed. The Agreement shall continue in full force and

effect and with this First Amendment shall be read and construed as one instrument.

- 5. Choice of Law. This First Amendment shall be construed in accordance with and governed by the laws of the State of Texas.
- 6. Counterparts. This First Amendment may be executed in any number of counterparts, but all such counterparts shall together constitute but one instrument.

WITNESS HEREOF, the parties hereto have executed in triplicate originals of this First Amendment on the 2 day of April 2020.

CITY OF SAN ANTONIO
a Texas Municipal Corporation

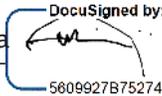


Assistant City Manager

APPROVED AS TO FORM:

City Attorney

DEVELOPER:
SAN ANTONIO HOUSING FACILITY CORPORATION,
a San Antonio Housing Authority
Affiliate

By: David Nisivoccia  3/27/2020
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Printed
Name: David Nisivoccia

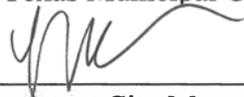
Title: Secretary/Treasurer

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CITY OF SAN ANTONIO
a Texas Municipal Corporation



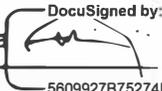
Assistant City Manager

APPROVED AS TO FORM:



City Attorney

DEVELOPER:
SAN ANTONIO HOUSING FACILITY
CORPORATION,
a San Antonio Housing Authority
Affiliate

By: David Nisivoccia  3/27/2020
DocuSigned by:
5609927B75274DC...

Printed
Name: David Nisivoccia

Title: Secretary/Treasurer

EXHIBIT 2A

Tract 1:

All of Lot 19, Block 3, N.C.B. 1345, of the Wheatley Courts II-A Subdivision as shown on a plat recorded in Volume 9686, Page 14 of the Deed and Plat Records of Bexar County, Texas.

Tract 2:

All of Lot 27, Block 2, N.C.B. 1327 of the Wheatley Courts II-B Subdivision as shown on a plat recorded in Volume 9686, Page 10 of the Deed and Plat Records of Bexar County, Texas.

Tract 3:

All of Lot 31, Block 1, N.C.B. 1346 of the Wheatley Courts II-B Subdivision as shown on a plat recorded in Volume 9686, Page 10 of the Deed and Plat Records of Bexar County, Texas.

Tract 4:

A 2.185 acre (95,193.69 Sq. Foot) tract of land being all of Lot A, N.C.B. 1329, Wheatley Courts Subdivision as shown on a plat recorded in Volume 4080, Pages 82-83 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Southern line of Hays Street (55.6' R.O.W.) for the Northernmost Northwestern corner of said Lot A, N.C.B. 1329, for the Northernmost Northwestern corner of this tract; THENCE: N 89°33'13" E – 280.00 feet along the Southern line of said Hays Street, the Northern line of said Lot A, N.C.B. 1329 to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of said Lot A, for a corner of this tract; THENCE: Along a line of said Lot A, N.C.B. 1329 with a curve to the right having a Delta Angle of 90°06'30", a Radius of 15.00 feet, an Arc length of 23.59 feet and a Chord bearing of S 45°23'32" E – 21.23 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Western line of Walters Street (R.O.W. Varies) for a corner of said Lot A, N.C.B. 1329, for a corner of this tract; THENCE: S 00°20'17" E – 277.70 feet along the Eastern line of said Lot A, N.C.B. 1329, the Western line of said Walters Street to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of said Lot A, for a corner of this tract; THENCE: Along a line of said Lot A, N.C.B. 1329, a curve to the right having a Delta angle of 89°53'30", a Radius of 15.00 feet, an Arc Length of 23.53 feet and a Chord bearing of S 44°36'28" W – 21.19 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Northern line of Burnett Street (55.6' R.O.W.) for a corner of said Lot A, for a corner of this tract; THENCE: S 89°33'13" W – 280.00 feet along the Southern line of said Lot A, N.C.B. 1329, the Northern line of said Burnett Street to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of said Lot A, for a corner of this tract; THENCE: Along a line of said Lot A, N.C.B. 1329, a curve to the right having a Delta angle of 90°06'30", a Radius of 15.00 feet, an Arc length of 23.59 feet and a Chord bearing of N 45°23'32" W – 21.23 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Eastern line of Hudson Street (55.6' R.O.W.) for a corner of said Lot A, for a corner of this tract; THENCE: N 00°20'17" W – 277.70 feet along the Western line of said Lot A, N.C.B. 1329, the Eastern line of said Hudson Street to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of said Lot A, for a corner of this tract; THENCE: Along a line of said Lot A, N.C.B. 1329, a curve to the right having a Delta angle of 89°53'30", a Radius of 15.00 feet, an Arc length of 21.19 feet and a Chord bearing of N 44°36'28" E – 21.19 feet to the POINT OF BEGINNING and containing 2.185 acres (95,193.69 Sq. Feet) of land.



FORD ENGINEERING, INC.

Date: August 11, 2015
Project No: 8106.00

Page 1 of 2

FIELD NOTES DESCRIPTION

1.219 Acres

53,082.51 Sq. Feet

Wheatley Courts IIB, Lot 26, N.C.B. 1327

A 1.219 acres (53,082.51 Sq. Foot) tract of land being all of Lot 26, N.C.B. 1327 of the Wheatley Courts IIB Subdivision as shown on a plat recorded in Volume 9686, Page 10 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Southern line of Lamar Street (55.6' R.O.W.) as shown on the plat of said Wheatley Courts IIB Subdivision, for the Northwestern corner of Lot 27 of the said Wheatley Courts IIB Subdivision for the Northeastern corner of this tract;

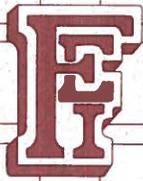
THENCE: S 00°20'17" E – 307.70 feet along the Western line of said Lot 27 to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Northern line of Hays Street (55.6' R.O.W.) for the Southwestern corner of said Lot 27, for the Southeastern corner of said Lot 26, for the Southeastern of this tract;

THENCE: S 89°33'13" W – 157.80 feet along the Northern line of said Hays Street to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of said Lot 26, for a corner of this tract;

THENCE: Along a curve to the right having a Delta Angle of 90°06'30", a Radius of 15.00 feet, an Arc length of 23.59 feet and a Chord bearing of N 45°23'32" W – 21.23 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Eastern line of North Mittman Street (55.6' R.O.W.) for a corner of said Lot 26, for a corner of this tract;

THENCE: N 00°20'17" W – 277.70 feet along the Eastern line of said North Mittman Street to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of said Lot 26, for a corner of this tract;

THENCE: Along a curve to the right having a Delta Angle of 89°53'30", a Radius of 15.00 feet, an Arc length of 23.53 feet and a Chord bearing of N 44°36'28" E – 21.19 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Southern line of said Lamar Street, for a corner of said Lot 26, for a corner of this tract;



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Page 2 of 2

THENCE: N 89°33'13" E – 157.86 feet along the Southern line of said Lamar Street to the **POINT OF BEGINNING** and containing 1.219 acres (53,082.51 Sq. Feet) of land, according to a survey made on the ground under my supervision

Corresponding plat prepared.
8106.00 Lot 26 NCB 1327 fn.docx

**BEARINGS ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE
COORDINATES, SOUTH CENTRAL ZONE NAD 83/93;**



Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573



FORD ENGINEERING, INC

Date: May 16, 2018
Project No: 8242.00

FIELD NOTES DESCRIPTION

1.093 ACRES (47,596.8 Sq. Ft.)

Wheatley Courts III

Lot 13, Block 12, N.C.B. 1309

A 1.093 acre (47,596.8 sq. ft.) tract of land, being all of Lot 13, Block 12, N.C.B. 1309 – Wheatley Courts III (IDZ) Subdivision, as shown on a plat recorded in Volume 9725, Page 147 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod with yellow plastic cap marked “Ford Eng Inc” set on the Eastern line of Hudson Street (55.6’ R.O.W.) for the Southwestern corner of Lot 1, N.C.B. 1309 as shown on a map recorded in the City of San Antonio archives and records, the same being the Southwestern corner of that certain tract of land conveyed to Beat-Aids, Inc. in Volume 11090, Page 2013 of the Official Public Records of Real Property of Bexar County, Texas, for the Northwestern corner of said Lot 13;

THENCE: N 89°33’13” E – 310.00 feet along the Southern line of Lots 1 thru 5, N.C.B. 1309 as shown on said map recorded in the City of San Antonio archives and records, the Northern line of said Lot 13 to a ½ inch iron rod with yellow plastic cap marked “Ford Eng Inc” set for the Southeastern corner of said Lot 5 conveyed to Manuel Trevino in Volume 17375, Page 1323 of the Official Public Records of Real Property of Bexar County, Texas, for the Northeastern corner of said Lot 13

THENCE: S 00°20’17” E – 138.88 feet along the Eastern line of said Lot 13, the Western line of Walters Street (R.O.W. Varies) to a ½ inch iron rod with cap marked “Ford Eng Inc” set at a point of curvature to the right, for a corner of said Lot 13;

THENCE: Along a line of said Lot 13, a curve to the right having a Delta angle of 89°53’31”, a Radius of 15.00 feet, an Arc length of 23.53 feet and a Chord bearing of S 44°36’28” W – 21.19 feet to a ½ inch iron rod with cap marked “Ford Eng Inc” set for a corner of said Lot 13 on the Northern line of Gabriel Street (55.6’ R.O.W.) for a corner of this tract;

THENCE: S 89°33’13” W – 280.00 feet along the Northern line of said Gabriel Street, the Southern line of said Lot 13 to a ½ inch iron rod with yellow plastic cap marked “Ford Eng Inc” set for at a curvature to the right, for a corner of said Lot 13;



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THENCE: Along a line of said Lot 13, a curve to the right having a Delta angle of $90^{\circ}06'31''$, a Radius of 15.00 feet, an Arc length of 23.59 feet and a Chord bearing of $N 45^{\circ}23'32'' W - 21.23$ feet to a $\frac{1}{2}$ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Eastern line of said Hudson Street, for a corner of said Lot 13;

THENCE: $N 00^{\circ}20'17'' W - 138.82$ feet along the Western line of said Lot 13, the Eastern line of said Hudson Street to the **POINT OF BEGINNING** and containing 1.093 acres (47,596.8 sq. ft.) of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.
824200 NCB 1309 Lot 13 Block 12.docx

***BEARINGS ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE
COORDINATES, SOUTH CENTRAL ZONE NAD 83/93;***



Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573



FORD ENGINEERING, INC

Date: May 16, 2018
Project No: 8242.00

FIELD NOTES DESCRIPTION

2.185 ACRES (95,193.7 Sq. Ft.)

Wheatley Courts III

Lot 35, Block 13, N.C.B. 1344

A 2.185 acre (95,193.7 sq. ft.) tract of land, being all of Lot 35, Block 13, N.C.B. 1344 – Wheatley Courts III (IDZ) Subdivision, as shown on a plat recorded in Volume 9725, Page 147 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod with yellow plastic cap marked “Ford Eng Inc” set on the Southern line of Gabriel Street (55.6’ R.O.W.) for the Northernmost Northwestern corner of said Lot 35;

THENCE: N 89°33’13” E – 280.00 feet along the Southern line of said Gabriel Street, the Northern line of said Lot 35 to a chiseled “X” set on a concrete retaining wall, at a point of curvature to the right, for a corner of said Lot 35;

THENCE: Along a line of said Lot 35, a curve to the right having a Delta angle of 90°06’27”, a Radius of 15.00 feet, an Arc length of 23.59 feet and a Chord bearing of S 45°23’30” E – 21.23 feet to a ½ inch iron rod with cap marked “Ford Eng Inc” set for a corner of said Lot 35 on the Western line of North Walters Street (R.O.W. Varies) for a corner of this tract;

THENCE: S 00°20’17” E – 277.70 feet along the Eastern line of said Lot 35, the Western line of said North Walters Street to a ½ inch iron rod with yellow plastic cap marked “Ford Eng Inc” set a curvature to the right, for a corner of said Lot 35

THENCE: Along a line of said Lot 35, a curve to the right having a Delta angle of 89°53’29”, a Radius of 15.00 feet, an Arc length of 23.53 feet and a Chord bearing of S 44°36’28” W – 21.19 feet to a ½ inch iron rod with yellow plastic cap marked “Ford Eng Inc” set on the Northern line of Lamar Street (55.6’ R.O.W.) for a corner of said Lot 35

THENCE: S 89°33’13” W – 280.00 feet along the Northern line of said Lamar Street, the Southern line of said Lot 35 to a ½ inch iron rod with yellow plastic cap marked “Ford Eng Inc” set for at a curvature to the right, for a corner of said Lot 35;

THENCE: Along a line of said Lot 13, a curve to the right having a Delta angle of 90°06’30”, a Radius of 15.00 feet, an Arc length of 23.59 feet and a Chord bearing of N 45°23’32” W –



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21.23 feet to a ½ inch iron rod with yellow plastic cap marked “Ford Eng Inc” set on the Eastern line of said Hudson Street, for a corner of said Lot 35;

THENCE: N 00°20'17" W – 277.70 feet along the Western line of said Lot 35, the Eastern line of said Hudson Street to a ½ inch iron rod with yellow plastic cap marked “Ford Eng Inc” set a curvature to the right for a corner of said Lot 35;

THENCE: Along a line of said Lot 35, a curve to the right having a Delta angle of 89°53'30", a Radius of 15.00 feet, an Arc length of 23.53 feet and a Chord bearing of N 44°36'28" E – 21.19 feet to the **POINT OF BEGINNING** and containing 2.185 acres (95,193.7 sq. ft.) of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.
824200 NCB 1344 Lot 35 Block 13.docx

***BEARINGS ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE
COORDINATES, SOUTH CENTRAL ZONE NAD 83/93;***



Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573



FORD ENGINEERING, INC

Date: May 16, 2018
Project No: 8242.00

FIELD NOTES DESCRIPTION

1.506 ACRES (65,607.3 Sq. Ft.)

Wheatley Courts III

Lot 30, Block 14, N.C.B. 1328

A 1.506 acre (65,607.3 sq. ft.) tract of land, being all of Lot 30, Block 14, N.C.B. 1328 – Wheatley Courts III (IDZ) Subdivision, as shown on a plat recorded in Volume 9725, Page 147 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod with yellow plastic cap marked “Ford Eng Inc” set on the Southern line of Lamar Street (55.6’ R.O.W.) for the Northernmost Northeastern corner of said Lot 30, the Northwestern corner of Lot 26 as shown on a Re-Subdivision of New City Block 1328 recorded in Volume 2222, Pages 168-169 of the Deed and Plat Records of Bexar County, Texas, being that certain tract of land conveyed to Trustees of Pentecostal Church of Christ in Volume 2747, Page 440 of the Deed Records of Bexar County, Texas;

THENCE: S 00°20’17” E – 153.85 feet along the Western line of said Lot 26, an Eastern line of said Lot 30 to a ½ inch iron rod with yellow plastic cap marked “Ford Eng Inc” set for the Southwestern corner of said Lot 26, for an interior corner of said Lot 30;

THENCE: N 89°33’13” E – 23.00 feet along the Southern line of said Lot 26, a line of said Lot 30 to a ½ inch iron rod with yellow plastic cap marked “Ford Eng Inc” set for the Northwestern corner of Lot 21 as shown on a Re-Subdivision plat of the South Half of Block 1328 in Volume 2222, Pages 30-31, Deed and Plat Records of Bexar County, Texas, the same being that certain tract of land conveyed to True Holliness Pentecostal Church in Volume 12904, Page 2125 of the Official Public Records of Real Property of Bexar County, Texas, for a corner of said Lot 30

THENCE: S 00°20’17” E – 43.85 feet along the Western line of said Lot 21, a line of said Lot 30 to a ½ inch iron rod with yellow plastic cap marked “Ford Eng Inc” set for the Southwestern corner of said Lot 21, for a corner of said Lot 30;

THENCE: N 89°33’13” E – 132.00 feet along the Southern line of said Lot 21, a line of said Lot 30 to a ½ inch iron rod with yellow plastic cap marked “Ford Eng Inc” set on the Western line of North Walters Street, for the Southeastern corner of said Lot 21, for a corner of said Lot 30;



FORD ENGINEERING, INC

THENCE: S 00°20'17" E – 95.03 feet along the Western line of said North Walters Street, and Eastern line of said Lot 30 to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set at a curvature to the right, for a corner of said Lot 30;

THENCE: Along a curve to the right having a Delta angle of 89°53'31", a Radius of 15.00 feet, an Arc length of 23.53 feet and a Chord bearing of S 44°36'28" W – 21.19 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set Northern line of Hays Street (55.6' R.O.W.), for a corner of said Lot 30;

THENCE: S 89°33'13" W – 280.00 feet along the Northern line of said Hays Street, the Southern line of said Lot 30 to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set at a point of curvature to the right, for a corner of said Lot 30;

THENCE: Along a line of said Lot 30, a curve to the right having a Delta angle of 90°06'28", a Radius of 15.00 feet, an Arc length of 23.59 feet and a Chord bearing of N 45°23'32" W – 21.23 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Eastern line of Hudson Street (55.6' R.O.W.), for a corner of said Lot 30

THENCE: N 00°20'17" W – 277.70 feet along the Eastern line of said Hudson Street, the Western line of said Lot 30 to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set at a point of curvature to the right, for a corner of said Lot 30;

THENCE: Along a line of said Lot 30, a curve to the right having a Delta angle of 89°53'30", a Radius of 15.00 feet, an Arc length of 23.53 feet and a Chord bearing of N 44°36'27" E – 21.19 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Southern line of said Lamar Street, for a corner of said Lot 30

THENCE: N 89°33'13" E – 140.03 feet along the Southern line of said Lamar Street, the Northern line of said Lot 30 to the **POINT OF BEGINNING** and containing 1.506 acres (65,607.3 sq. ft.) of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.
824200 NCB 1328 Lot 30 Block 14.docx

**BEARINGS ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE
COORDINATES, SOUTH CENTRAL ZONE NAD 83/93;**




Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573

EXHIBIT 2C

MCCORMACK
BARON
SALAZAR

Via Email: Sarah.Esserlieu@sanantonio.gov

April 28, 2018

Mr. John Jacks
Director
Center City Development and Operations Department
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966
ATTN: Sarah Esserlieu, Senior Management Analyst

RE: East Meadows - Amended CCHIP Application

Dear Sarah:

Enclosed please find the amended CCHIP Application and supporting documentation in connection with the East Meadows Mixed-Income rental housing development, located on the former Wheatley Courts public housing site and adjacent parcels. This amendment is submitted in response to CCDO's request that we consolidate all three (3) phases of the East Meadows development into one CCHIP Application.

In addition to the CCHIP Application form, this submittal includes:

- Project Overview and Description
- Corporate Information for the Developer, McCormack Baron Salazar
- Site Plans and Renderings
- SAWS Impact Fees Estimates
- Project Proforma.

We appreciate the opportunity to submit this amended application and look forward to your review. Please let me know if you have any questions or require additional information.

Sincerely,



Louis J. Bernardy
Senior Vice President



Center City Housing Incentive Program (CCHIP) Application

Applicant Information

Name: _____ Title: _____

Company: _____

Project Role: _____

Address, City, ST, ZIP: _____

Phone: _____ Fax: _____ Email: _____

Project Information

Project Owner / Developer: _____

Other Associated Entities and Roles: _____

Project Name: _____

Project Site Address: _____

Start Date: _____ Completion Date: _____

Cost of public improvements: \$ _____

Estimated total project cost: \$ _____ (including public improvements)

Housing units created: _____ Rentals For Sale

Housing units per acre: _____

Target rental price per square foot: \$ _____ / Target sales price per square foot: \$ _____

Square feet of retail space: _____ Square feet of commercial office space: _____

Estimated number of new jobs to be created, if any: _____

Geographic Location

Project must be located in the CRAG. Additional consideration will be given to projects in one of the four subareas targeted for multi-family development.

- Located in CRAG and Tier1: Urban Core
- Located in CRAG and Tier 2: Near River South, Hemisfair/Cesar Chavez, Near East Side, Near West Side, Civic Core, Medical District
- Located in CRAG and Tier 3: River North
- Located in CRAG and Tier 4: Midtown
- Located in CRAG only and no Tier
- Located in a Tax Increment Reinvestment Zone (TIRZ), specifically: _____

Project Categories

- | | |
|--|--|
| <input type="checkbox"/> Historic Rehabilitation | <input type="checkbox"/> Brownfield Redevelopment |
| <input type="checkbox"/> Mixed Income (80%-100% AMI) | <input type="checkbox"/> High-Rise Residential Development |
| <input type="checkbox"/> Adaptive Reuse | <input type="checkbox"/> Student Housing |
| <input type="checkbox"/> Community Use | |
| <input type="checkbox"/> Within ¼ mile of Robert Thompson Transit Center or West Side Multi Modal Center | |

Other Project Features

- | | |
|--|---|
| <input type="checkbox"/> Low Impact Development | <input type="checkbox"/> Structured Parking |
| <input type="checkbox"/> Mixed Use (at minimum: first floor retail/office) | |

Site Information

City Council District #: _____ Current Zoning: _____

Bexar County Appraisal District Information (www.bcad.org)

Property ID#: _____ Acreage: _____

Current Value: Land: \$ _____ Improvements: \$ _____

Additional Information

1. Has the project owner/developer or any of its affiliates been cited, currently under investigation, or have litigation pending for any violations of Federal, State, County and/or City laws, codes or ordinances?

- No Yes (please indicate nature/status of the violations on additional page(s))

2. SAWS Impact Fees (if seeking waiver)

Estimate of water and sewer impact fees: \$ _____ (must obtain written estimate from SAWS)

Projected time to install water/sewer services: (season and year) _____

3. Other than City incentives, what are the funding sources for the project?

- | | |
|--|--|
| <input type="checkbox"/> Equity | <input type="checkbox"/> Housing Tax Credits |
| <input type="checkbox"/> Conventional Bank Financing | <input type="checkbox"/> HUD Loans |
| <input type="checkbox"/> Other: _____ | |

Required Attachments

- Cover letter describing project and summarizing details. Explain project features and categories marked above.
- Corporate Information (history, urban development experience, etc.)
- Site plans and renderings
- SAWS Impact Fee Estimate (Contact Brian Rodriguez at SAWS: 210-233-2985 or brian.rodriquez@saws.org)
- Project Proforma

East Meadows (formerly Wheatley Courts)
Amendment to CCHIP Application - Supplemental Information
April 30, 2018

A. Summary of Ownership, Associated Entities and Roles

Phase 1: 215 Mixed-income Family Apartments and Townhomes; 4,200 square feet of commercial space to house Bexar County Bibliotech

Site Address: 1223 No. Walters, San Antonio, TX 78202 (Management Office)

Owner: **Wheatley Family I, L.P., a Texas limited Partnership**

- General Partner: SAHA Wheatley I, LLC
- Class A Limited Partner: Wheatley Family I MBS SLP, Inc.
- Investor Limited Partner: RBC Tax Credit Equity, LLC
- Tax Credit Manager: RBC Tax Credit Manager II, LLC
- Property Management Agent: McCormack Baron Management Services
- Developer: McCormack Baron Salazar, Inc.

Phase 2: 80 Affordable Apartments for Low Income Seniors

Site Address: 910 N. Mittman, San Antonio, TX 78202

Owner: **Wheatley Senior, L.P., a Texas limited Partnership**

- General Partner: SAHA Wheatley Senior, LLC
- Class A Limited Partner: Wheatley Seniors MBS SLP, Inc.
- Investor Limited Partner: Wells Fargo Affordable Housing Community Development Corporation
- Tax Credit Manager: Wells Fargo Affordable Housing Community Development Corporation
- Property Management Agent: McCormack Baron Management Services
- Developer: McCormack Baron Salazar, Inc.

Phase 3: 119 Mixed-income Family Apartments and Townhomes

Site Address: 1223 No. Walters, San Antonio, TX 78202 (Management Office)

Owner: **Wheatley Family II, L.P., a Texas limited Partnership**

- General Partner: SAHA Wheatley II, LLC
- Class A Limited Partner: Wheatley Family II MBS SLP, Inc.
- Investor Limited Partner: RBC Tax Credit Equity, LLC
- Tax Credit Manager: RBC Tax Credit Manager II, LLC
- Property Management Agent: McCormack Baron Management Services
- Developer: McCormack Baron Salazar, Inc.

B. Project Overview

East Meadows / Choice Neighborhood Initiative

In April 2012, the San Antonio Housing Authority (the “Authority”) competitively selected McCormack Baron Salazar (“MBS”) as the Development Partner for the revitalization of Wheatley and surrounding Eastside neighborhood area. On December 12, 2012, the U.S. Department of Housing and Urban Development (“HUD”) selected the application submitted by the Authority and its Development Partner for an award in the amount of \$29,750,000 under the Choice Neighborhood Initiative (“CNI”) program. The Wheatley CNI Redevelopment Plan includes the demolition of all 246 public housing units and the construction of 414 new mixed-income, mixed-finance multifamily and senior rental housing units on-site and immediately off-site, consisting of 197 replacement PHA rental units (153 PHUs and 44 PBVs), 134 tax credit and 83 market rate units. An additional 49 replacement units are located offsite at a SAHA owned property, Sutton Oaks II, which is a 208-unit mixed income, mixed finance development in the target neighborhood completed by Franklin Companies and SAHA. The new rental units were to be constructed in 3 phases over a 5 to 6 year period.

The first phase, East Meadows Phase 1, includes 215 units of multi-family mixed-income housing. The project closed in July of 2015 and completed construction in December of 2017. The second phase, Wheatley Park Senior Living, includes 80 units of mixed-income senior housing. It closed in September of 2016 and completed construction in March of 2018. The development description that follows represents the third and final phase of this redevelopment plan.

The Authority is the owner of real property comprising approximately 4.79 acres in San Antonio, Texas, on which is the site will be developed. The vacant parcels and existing homes acquired by SAHA for this site have been remediated, demolished and re-platted. In addition to the new housing development, improvements to the neighborhood for public infrastructure including water/sewer services, lighting, curbs, gutters, public sidewalks, and street paving are planned. SAHA will provide the site in a clean and buildable condition along with completing all necessary right-of-way public improvements. SAHA will enter into a long-term ground lease with the Partnership for the prepaid ground lease payment of \$450,000, the fair market value, as determined by a land value appraisal.

At closing, SAHA will convey the land for the senior housing development to its instrumentality, San Antonio Housing Facility Corporation (“SAHFC”) and SAHFC will enter into a long-term ground lease with Wheatley Senior, L.P., for a prepaid ground lease payment. Site preparation work is being completed as part of the housing development scope with the General

Contractor, and is included in Part A costs. SAHA will complete all the necessary public improvements and will provide funding for these activities out of Part B costs, which are separate from the funding to be provided to the housing partnership. These public improvements include replacing water and sewer lines, adding two new streets with landscaping and streetscape, sidewalks, curbs, gutters, and moving public utilities underground.

The Developer is McCormack Baron Salazar, Inc. (MBS).

The San Antonio Housing Authority created SAHFC, which created a single purpose entity, SAHA East Meadows II, LLC, which will participate as the General Partner for the Partnership that owns this development. SAHA will make a sub-grant of CNI funds to SAHFC, who will participate as the lender, pass-through general contractor, and ground lessor. SAHA will also be the PHU subsidy provider.

The San Antonio Housing Facility Corporation will participate as a pass-through General Contractor and enter into a sub-contractor agreement with the selected Sub-Contractor, Cadence McShane Construction Company LLC (CMC). CMC is a general contractor that specializes in the commercial, industrial, educational, and multi-family housing markets. CMC has built over 75 multifamily developments nationwide over the past 30 years, including 25 communities in Texas. Over half of the developments constructed in Texas exceed 80 units in size and include multi-story structures. CMC is headquartered in the Dallas suburb of Addison, Texas and has additional offices in Houston, Austin, and San Antonio to support projects in Texas and the surrounding region. CMC was the General Contractor for Wheatley Park Senior Living as well.

Development

East Meadows Phase II is the new construction of 119 units of mixed-income housing, consisting of 96 garden units and 23 townhouse units, in 20 buildings adjacent to the site of the East Meadows Phase I and Wheatley Park Senior Living developments. The buildings will comprise of one, two, three, and four bedroom units. Architectural style of the buildings will vary between Spanish style, colonial, and craftsman style. The three (3) story buildings will include a mix of two-story townhomes and flats. There will be 145 parking spaces available for residents on-site.

Of the 119 new family units to be constructed, 95 units will be set aside as tax credit units, with 42 of these units specifically set aside as Public Housing Units. There are 24 units that will be unrestricted, market rate residential units. There will be 31 HOME units, 24 designated as High HOME units and 7 designated as Low HOME units. It is expected that this development will close on its financing in July and begin construction immediately.

The development will also offer various sustainable features and amenities that enhance the urban environment, encourages walkability, and promotes multi-modal transportation. East Meadows Phase II will also include water efficient landscaping, reflective roofing materials,

permeable paving, and efficient irrigation systems. The units at East Meadows Phase II will feature energy efficient air conditioning, low VOIC and low/no formaldehyde products, water conserving fixtures, and mold preventing materials. Additionally, each unit will have Energy Star light fixtures and appliances, including a refrigerator, electric stove, and microwave. The development will be certified under Enterprise Green Communities, Build San Antonio Green Level II and Energy Star. In addition, the entire development project (all phases) will be LEED-ND Stage 3 at the end of project completion.

The management office, maintenance space, community room, pool, fitness center, and computer lab are located in the mixed-use building located within East Meadows Phase I. East Meadows Phase II will have a Reciprocal Easement Agreement (REA) to access those amenities. Costs for these amenities, including management and other shared staff will be borne by each phase and is included in the operating budget. There is also a Bexar County branch of BiblioTech, a virtual library, occupying the commercial space of the mixed-use building within East Meadows Phase I.

Site Information

The project site for East Meadows II is approximately 4.79 acres that is not a part of the original 13-acre site of the former Wheatley Courts. Through the plat mapping process, the original 13-acre site was re-platted into two sites. One site consists of 215 units of multifamily housing, East Meadows, which is currently under construction. The second site (the subject of this Proposal), of approximately 1.2 acres, will consist of one (1) 80 unit building to be known as Wheatley Park Senior Living. The building will be located at the corner of N. Mittman and Hays Street. Wheatley Park Senior Living will be located where the former Administration building once stood. The development will have a physical address of 910 N. Mittman Street, San Antonio, TX 78202. Prior to demolition of the former Wheatley Courts, the project received a No Further Action Letter from the Texas Commission of Environmental Equity on February 28, 2014 for the project site. Environmental reports for the site were submitted to TCEQ in February 2014. After review, TCEQ determined that the Texas Risk Reduction Program was not applicable for the site and no further action was required.

East Meadows Phase II is located in the East Point neighborhood of San Antonio, Texas. The neighborhood is bordered by the I-35 Freeway to the North, New Braunfels Avenue to the West, Walters Street to the East and Houston Street to the South. The neighborhood is comprised of mainly single-family residences along with churches, an elementary school, and a middle school. East Point has suffered from a lack of investment over the last several decades; however, it is in close proximity to major employment areas, including Downtown San Antonio, AT&T Center, and Fort Sam Houston.

This development will be part of the East Meadows community, a three phase, mixed income community. The development will be within a mile proximity to HEB, a local grocery store, St. Phillips College, and Ella Austin Center, a community center with various organizations

providing social services. It will also be in close proximity to Bexar County Bibliotech, which is located within East Meadows Phase 1. The Bexar County BiblioTech is one of three digital libraries in Bexar County that serves the Eastside neighborhood. The County leased 4,200 SF of first floor space in one of the mixed-use buildings. It will also be adjacent to a neighborhood park. The site does not have any unusual features that will affect development or construction costs.

See Legal Descriptions for East Meadows I and Wheatley Park Senior Living, as well as the Recorded Plat Map for the East Meadows II site.

SCHEDULE A

Name and Address of Title Insurance Company: Stewart Title Guaranty Company
P.O. Box 2029, Houston, TX 77252

File No.: 16029032880

Policy No.: O-5966-000147595

Address for Reference only: 910 N. Mittman Street, San Antonio, TX 78210

Amount of Insurance: \$15,531,364.00

Premium: \$72,588.00

Date of Policy: September 30, 2016

1. Name of Insured:

Wheatley Senior, L.P., a Texas limited partnership

2. The estate or interest in the Land that is insured by this policy is:

Tract 1: Leasehold estate created by Amended and Restated Ground Lease between San Antonio Housing Facility Corporation, as Landlord, and Wheatley Senior, L.P., a Texas limited partnership, as Tenant, dated as of September 30, 2016, as evidenced by Memorandum of Lease recorded September 30, 2016 in [Volume 18119, Page 2413](#), of the Real Property Records of Bexar County, Texas.

Tract 2: Non-exclusive easements for ingress/egress, use of sixteen (16) parking spaces, access to trash enclosures, and use of the Community Space and incidental purposes, over and across the four tracts as described in that Reciprocal Easement Agreement dated as of September 1, 2016, from Wheatley Family I, L.P., to the Housing Authority of the City of San Antonio, Texas, recorded in [Volume 18119, Page 1516](#), of the Real Property Records of Bexar County, Texas.

3. Title is insured as vested in:

Wheatley Senior, L.P., a Texas limited partnership (Leasehold)
San Antonio Housing Facility Corporation (Fee Estate)

4. The Land referred to in this policy is described as follows:

TRACT 1:

A 1.219 acres (53,082.5 sq. ft.) tract of land, being all of Lot 26, Block 2, N.C.B. 1327 Wheatley Courts II-B Subdivision, as shown on a plat recorded in [Volume 9686, Page 10-13](#) of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Southern line of Lamar Street (55.6' R.O.W.) as shown on said Wheatley Courts II-B subdivision and the Wheatley Courts II-A Subdivision as shown on a plat recorded in Volume 9686, Page 14 of the Deed and Plat Records, for the Northeastern corner of said Lot 26, the Northwestern corner of Lot 27, Block 2 of the said Wheatley Courts II-B Subdivision, for the Northeastern corner of this tract;

THENCE: S 00°20'17" E - 307.70 feet along the Eastern line of said Lot 26, the Western line of said Lot 27 to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Northern line of Hays Street (55.6' R.O.W.) for the Southeastern corner of said Lot 26, the Southwestern corner of said Lot 27, for the Southeastern corner of this tract;

THENCE: S 89°33'13" W - 157.80 feet along the Southern line of said Lot 26, the Northern line of said Hays Street to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a Southwestern corner of said Lot 26 at point of curvature to the right, for a corner of this tract;

THENCE: Along a line of said Lot 26, a curve to the right having a Delta angle of $90^{\circ}06'30''$, a Radius of 15.00 feet, an Arc length of 23.59 feet and a Chord bearing of $N 45^{\circ}23'32'' W - 21.23$ feet to a $\frac{1}{2}$ inch iron rod with cap marked "Ford Eng Inc" set for a corner of said Lot 26 on the Eastern line of N. Mittman Street (55.6' R.O.W.) for a corner of this tract;

THENCE: $N 00^{\circ}20'17'' W - 277.70$ feet along the Western line of said Lot 26, the Eastern line of said N. Mittman Street to a $\frac{1}{2}$ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of Lot 26 at a point of curvature to the right, for a corner of this tract;

THENCE: Along a line of said Lot 26, a curve to the right having a Delta angle of $89^{\circ}53'30''$, a Radius of 15.00 feet, an Arc length of 23.53 feet and a Chord bearing of $N 44^{\circ}36'28'' E - 21.19$ feet to a $\frac{1}{2}$ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Southern line of said Lamar Street, for a corner of said Lot 26, for a corner of this tract;

THENCE: $N 89^{\circ}33'13'' E - 157.86$ feet along the Northern line of said Lot 26, the Southern line of said Lamar Street to the POINT OF BEGINNING and containing 1.219 acres (53,082.5 sq. ft.) of land, according to a survey made on the ground under my supervision.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

TRACT 2:

Non-exclusive easements for ingress/egress, use of sixteen (16) parking spaces, access to trash enclosures, and use of the Community Space and incidental purposes, over and across the four tracts as described in that Reciprocal Easement Agreement dated as of September 1, 2016, from Wheatley Family I, L.P., to the Housing Authority of the City of San Antonio, Texas, recorded in [Volume 18119, Page 1516](#), of the Real Property Records of Bexar County, Texas.



First American

Schedule A

Owner Policy of Title Insurance (T-1)

ISSUED BY

First American Title Insurance Company

POLICY NUMBER

639682 OL

Name and Address of Title Insurance Company:

First American Title Insurance Company, 1 First American Way, Santa Ana, CA 92707.

File No.: NCS-639682-STLO

Date of Policy: July 20, 2015 at 10:41 A.M.

Address for Reference only: 906 North Mittman Street, Wheatley Courts Apartments, San Antonio, Texas

Amount of Insurance: \$41,748,371.00

Premium: \$115,198.00

1. Name of Insured:

Wheatley Family I, L.P., a Texas limited partnership

2. The estate or interest in the Land that is insured by this policy is:

Leasehold in the ground only, with title to the improvements until termination of the Lease, as created by that certain unrecorded Amended and Restated Ground Lease dated as of July 15, 2015, executed by San Antonio Housing Facility Corporation as Landlord and Wheatley Family I, L.P. as Tenant, as evidenced of record by the Memorandum of Lease recorded July 20, 2015 in County Clerk's File No. 20150132425.

3. Title is insured as vested in:

Wheatley Family I, L.P., a Texas limited partnership

4. The land referred to in this policy is described as follows:

Tract 1:

All of Lot 19, Block 3, N.C.B. 1345, of the Wheatley Courts II-A Subdivision as shown on a plat recorded in Volume 9686, Page 14 of the Deed and Plat Records of Bexar County, Texas.

Tract 2:

All of Lot 27, Block 2, N.C.B. 1327 of the Wheatley Courts II-B Subdivision as shown on a plat recorded in Volume 9686, Page 10 of the Deed and Plat Records of Bexar County, Texas.

Tract 3:

All of Lot 31, Block 1, N.C.B. 1346 of the Wheatley Courts II-B Subdivision as shown on a plat recorded in Volume 9686, Page 10 of the Deed and Plat Records of Bexar County, Texas.

Tract 4:

A 2.185 acre (95,193.69 Sq. Foot) tract of land being all of Lot A, N.C.B. 1329, Wheatley Courts Subdivision as shown on a plat recorded in Volume 4080, Pages 82-83 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

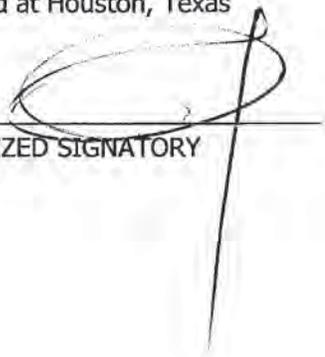
BEGINNING: at a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Southern line of Hays Street (55.6' R.O.W.) for the Northernmost Northwestern corner of said Lot A, N.C.B. 1329, for the Northernmost Northwestern corner of this tract; THENCE: N 89°33'13" E – 280.00 feet along the Southern line of said Hays Street, the Northern line of said Lot A, N.C.B. 1329 to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of said Lot A, for a corner of this tract; THENCE: Along a line of said Lot A, N.C.B. 1329 with a curve to the right having a Delta Angle of

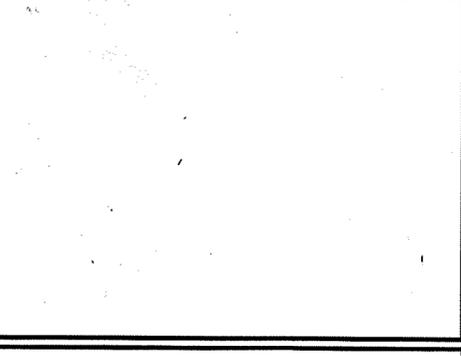
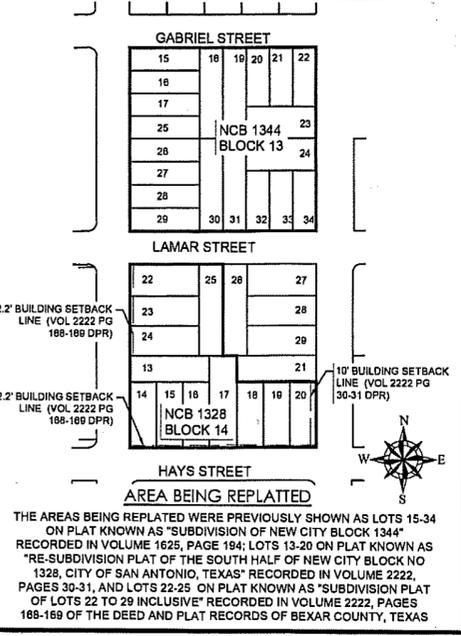
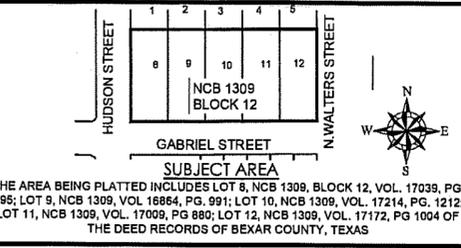
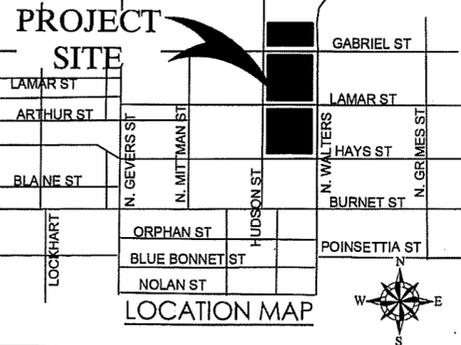
90°06'30", a Radius of 15.00 feet, an Arc length of 23.59 feet and a Chord bearing of S 45°23'32" E – 21.23 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Western line of Walters Street (R.O.W. Varies) for a corner of said Lot A, N.C.B. 1329, for a corner of this tract; THENCE: S 00°20'17" E – 277.70 feet along the Eastern line of said Lot A, N.C.B. 1329, the Western line of said Walters Street to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of said Lot A, for a corner of this tract; THENCE: Along a line of said Lot A, N.C.B. 1329, a curve to the right having a Delta angle of 89°53'30", a Radius of 15.00 feet, an Arc Length of 23.53 feet and a Chord bearing of S 44°36'28" W – 21.19 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Northern line of Burnett Street (55.6' R.O.W.) for a corner of said Lot A, for a corner of this tract; THENCE: S 89°33'13" W – 280.00 feet along the Southern line of said Lot A, N.C.B. 1329, the Northern line of said Burnett Street to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of said Lot A, for a corner of this tract; THENCE: Along a line of said Lot A, N.C.B. 1329, a curve to the right having a Delta angle of 90°06'30", a Radius of 15.00 feet, an Arc length of 23.59 feet and a Chord bearing of N 45°23'32" W – 21.23 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Eastern line of Hudson Street (55.6' R.O.W.) for a corner of said Lot A, for a corner of this tract; THENCE: N 00°20'17" W – 277.70 feet along the Western line of said Lot A, N.C.B. 1329, the Eastern line of said Hudson Street to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of said Lot A, for a corner of this tract; THENCE: Along a line of said Lot A, N.C.B. 1329, a curve to the right having a Delta angle of 89°53'30", a Radius of 15.00 feet, an Arc length of 21.19 feet and a Chord bearing of N 44°36'28" E – 21.19 feet to the POINT OF BEGINNING and containing 2.185 acres (95,193.69 Sq. Feet) of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Countersigned at Houston, Texas

BY: _____
AUTHORIZED SIGNATORY

A handwritten signature in black ink is written over a horizontal line. The signature is stylized, starting with a large loop on the left, crossing itself, and ending with a long vertical stroke that extends downwards.



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

MARK B. HILL
LICENSED PROFESSIONAL ENGINEER # 94904

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REX L. HACKETT, R.P.L.S. R.P.L.S. NO. 5573
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND:
I.R.F. = FOUND 1/2" IRON ROD
I.R.S. = SET 1/2" IRON ROD
ROW = RIGHT-OF-WAY
SET "X" = SET "X" IN CONCRETE WALKWAY
DPR = DEED PLAT RECORDS OF BEXAR COUNTY, TEXAS
O = ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."
C = CENTERLINE
NCB = NEW COUNTY BLOCK

SURVEYOR NOTES:
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/03, SOUTH CENTRAL ZONE.
2. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD 83)
3. DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET. THE SCALE FACTOR IS 0.99983028895.
4. 1/2" REBAR SET AT ALL CORNERS W/ YELLOW PLASTIC CAP STAMPED "FORD ENG. INC.", UNLESS OTHERWISE NOTED.

CPS NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS, SYSTEMS (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC AND GAS EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTE WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION

STORM WATER NOTES:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

WASTE WATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

PLAT NUMBER: 170407

REPLAT & SUBDIVISION PLAT ESTABLISHING:
WHEATLEY COURTS III (IDZ)

BEING 4.793 ACRES, ESTABLISHING LOT 13, BLOCK 12, NCB 1309, LOT 35, BLOCK 13, NCB 1344, AND LOT 30, BLOCK 14, NCB 1328, OUT OF LOTS 15-34, NCB 1344, RECORDED IN VOLUME 1625, PAGE 194, LOTS 13-20, NCB 1328, RECORDED IN VOLUME 2222, PAGES 30-31, AND LOTS 13-20, NCB 1328, AS RECORDED IN VOLUME 2222, PAGES 168-169 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND ARBITRARY LOT 8, NCB 1309, BLOCK 12, VOL. 17039, PG. 695; ARBITRARY LOT 9, NCB 1309, VOL. 16884, PG. 991; ARBITRARY LOT 10, NCB 1309, VOL. 17214, PG. 1212; ARBITRARY LOT 11, NCB 1309, VOL. 17009, PG. 880; ARBITRARY LOT 12, NCB 1309, VOL. 17172, PG. 1004 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS

DATE: 11/3/2017 FBI Proj. No. 8190.01

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER ADDRESS:
SAN ANTONIO HOUSING AUTHORITY
816 SOUTH FLORES STREET
SAN ANTONIO, TEXAS 78242

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED David Nisvoccia, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8 DAY OF November, A.D. 2017

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES: 7-14-2020

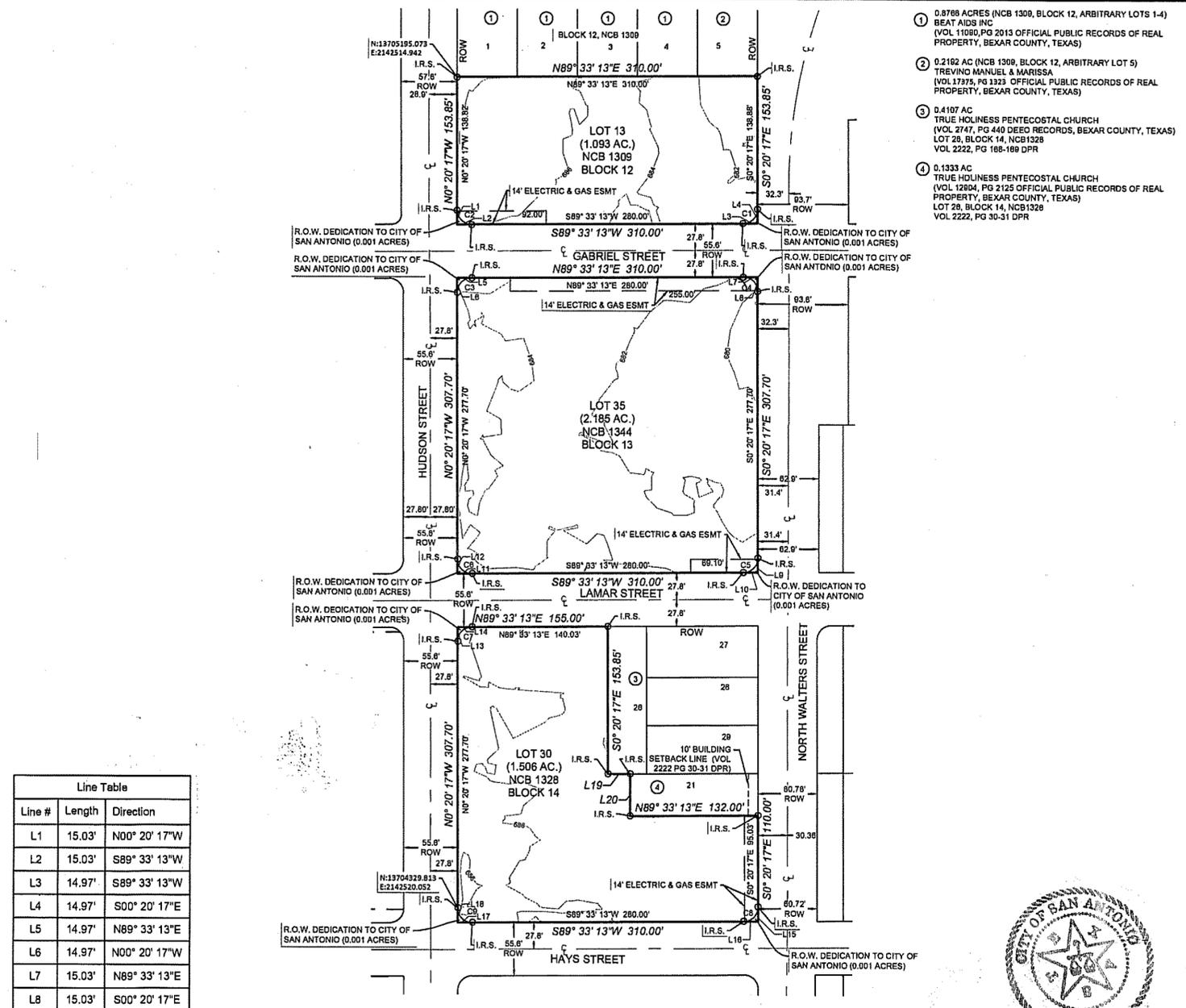
THIS REPLAT AND SUBDIVISION OF WHEATLEY COURTS III HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS 17 DAY OF January, 2018

BY: [Signature]
DIRECTOR DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR
I, Gerard Kichhoff, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 19th DAY OF January, A.D. 2018 AT 9:23am, AND DULY RECORDED THE 19th DAY OF January, A.D. 2018, AT 9:23am, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK / VOLUME 9725 ON PAGE 147 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 19th DAY OF January, A.D. 2018

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: SS Rivera, DEPUTY



Line Table

Line #	Length	Direction
L1	15.03'	N00° 20' 17"W
L2	15.03'	S89° 33' 13"W
L3	14.97'	S89° 33' 13"W
L4	14.97'	S00° 20' 17"E
L5	14.97'	N89° 33' 13"E
L6	14.97'	N00° 20' 17"W
L7	15.03'	N89° 33' 13"E
L8	15.03'	S00° 20' 17"E
L9	14.97'	S00° 20' 17"E
L10	14.97'	S89° 33' 13"W
L11	15.03'	S89° 33' 13"W
L12	15.03'	N00° 20' 17"W
L13	14.97'	N00° 20' 17"W
L14	14.97'	N89° 33' 13"E
L15	14.97'	S00° 20' 17"E
L16	14.97'	S89° 33' 13"W
L17	15.03'	S89° 33' 13"W
L18	15.03'	N00° 20' 17"W
L19	23.00'	N89° 33' 13"E
L20	43.85'	S00° 20' 17"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.53'	15.00'	89.89°	S44° 36' 28"W	21.19'
C2	23.59'	15.00'	90.11°	N45° 23' 32"W	21.23'
C3	23.53'	15.00'	89.89°	N44° 36' 28"E	21.19'
C4	23.59'	15.00'	90.11°	S45° 23' 32"E	21.23'
C5	23.53'	15.00'	89.89°	S44° 36' 28"W	21.19'
C6	23.59'	15.00'	90.11°	N45° 23' 32"W	21.23'
C7	23.53'	15.00'	89.89°	N44° 36' 28"E	21.19'
C8	23.53'	15.00'	89.89°	S44° 36' 28"W	21.19'
C9	23.59'	15.00'	90.11°	N45° 23' 32"W	21.23'

RECORDED'S MEMORANDUM
 AT THE TIME OF RECORDED, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLUMINATION, GLOSS OR PHOTO COPY, DISCOLORED PAPER ETC.
 Doc# 20180010144 Fees: \$82.00
 01/19/2018 9:23AM 4 pages
 Filed & Recorded in the Official Public Records of Bexar County, Texas
 GERARD C. KICHHOFF COUNTY CLERK



MCCORMACK BARON SALAZAR

Statement of Qualifications

Specialized Experience

During the past 45 years, McCormack Baron Salazar has closed 191 projects with development costs in excess of \$3.75 billion. We've developed more than 20,000 homes and 1.4 million square feet of retail and commercial space—all totaling \$3.75 billion reinvested into communities, positively impacting local residents and businesses.

As a nationally-acclaimed firm, with developments in 45 cities and 25 states and territories, we specialize in the revitalization of urban neighborhoods with multi-block, mixed-income projects that produce attractive, urban neighborhoods that evolve from extensive community planning exercises.

Our comprehensive approach has made us a pioneer in the U.S. Department of Housing and Urban Development's efforts to transform public housing sites and neighborhoods. We were instrumental in the earliest HOPE VI efforts, including the first pre-HOPE VI demonstration development, and are now a leader in the Choice Neighborhoods Initiative.

Under these programs (and others like it), McCormack Baron Salazar has closed seventy-eight phases of public housing transformation in 36 communities involving over \$2 billion in total redevelopment costs and resulting in 9,629 homes. We are the housing developer in ten Choice Neighborhood Implementation efforts with Choice grants totaling more than \$300 million.

The McCormack Baron Salazar Difference

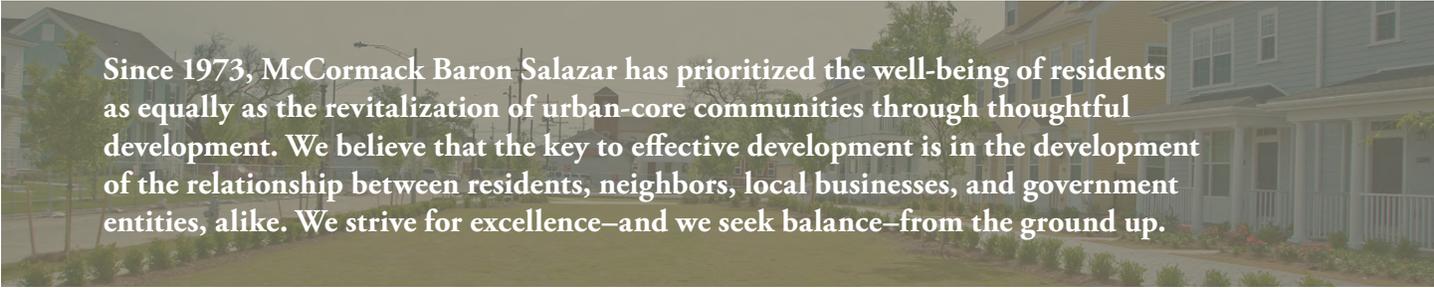
We believe in going beyond brick and mortar to embrace the soul of the community. We believe in developing people along with place. We are committed to the future of urban America.

The hallmark of McCormack Baron Salazar developments is its holistic approach to development that includes thoughtful planning and design to address not only funding and physical structures, but important initiatives that work to re-knit the fabric of distressed urban districts.

Our development process centers on community engagement. Before one shovel is put into the ground, we have spent time listening and actively engaging with clients, cities, housing authorities, residents, and stakeholders – understanding their needs, discovering the neighborhood's strengths, learning about the historical and cultural significance of each place, and creating working partnerships with all stakeholders, founded on mutual trust and open communication.

We partner with non-profits and other community resources to strengthen neighborhood social structures, create connections to jobs and educational opportunities, and empower residents to lead healthy, prosperous lives in thriving, self-sustaining communities.

McCormack Baron Salazar believes in long-term engagement. We maintain our commitment to residents by managing our properties to the highest standards, reinvesting, and looking for additional opportunities to help residents thrive.



Since 1973, McCormack Baron Salazar has prioritized the well-being of residents as equally as the revitalization of urban-core communities through thoughtful development. We believe that the key to effective development is in the development of the relationship between residents, neighbors, local businesses, and government entities, alike. We strive for excellence—and we seek balance—from the ground up.

MCCORMACK BARON SALAZAR

Statement of Qualifications *(continued)*

Unique Approach

Our thoughtful approach to development becomes a social and economic driver for the communities we serve. We believe this approach provides the financial, physical, and social resilience needed to ensure sustainable success.



Financial Resilience

McCormack Baron Salazar developments are characterized by a blend of financing sources: public, private, and philanthropic—using federal, state, and local programs, tax-credit equity, foundation and pension loans and grants, and conventional private debt and equity. Developments include market-rate units to allow for financial stability, while also providing low-income housing without concentrating poverty.

While low-income tax credits enable us to build the buildings, utilizing New Markets Tax Credits enables us to implement essential programs and initiatives that support the overall success of residents and the community. These include workforce development assistance, healthcare and wellness programs, and education initiatives. We work to improve neighborhood assets like schools, community retail and services, commercial office space, healthcare services, street and sidewalk improvements, recreational investments and open park space.

The McCormack Baron approach to diverse funding is an economically stable platform for housing, enabling us to better maneuver economic or public funding fluctuations and one that ultimately encourages further investments.



Physical Resilience

We design and construct to a market-rate standard using contextual architecture, modern amenities, and sustainable features to create developments that enhance the surrounding communities and catalyze future investments. Designs are informed by New Urbanist, Smart Growth, and healthy-living principals.



In the McCormack Baron Salazar portfolio, we are proud to have created 51 green-certified communities that feature solar hot water, solar energy use, and water reuse features. Our sustainable construction practices reduce utility costs, improve efficiencies, and improve the overall health of community.

Sustainability also extends to the physical resiliency of the structure itself. At McCormack Baron Salazar, we produce intentionally designed structures that are able to respond to extreme climate shifts and natural disasters, such as floods, hurricanes, and tornados.

Social Resilience

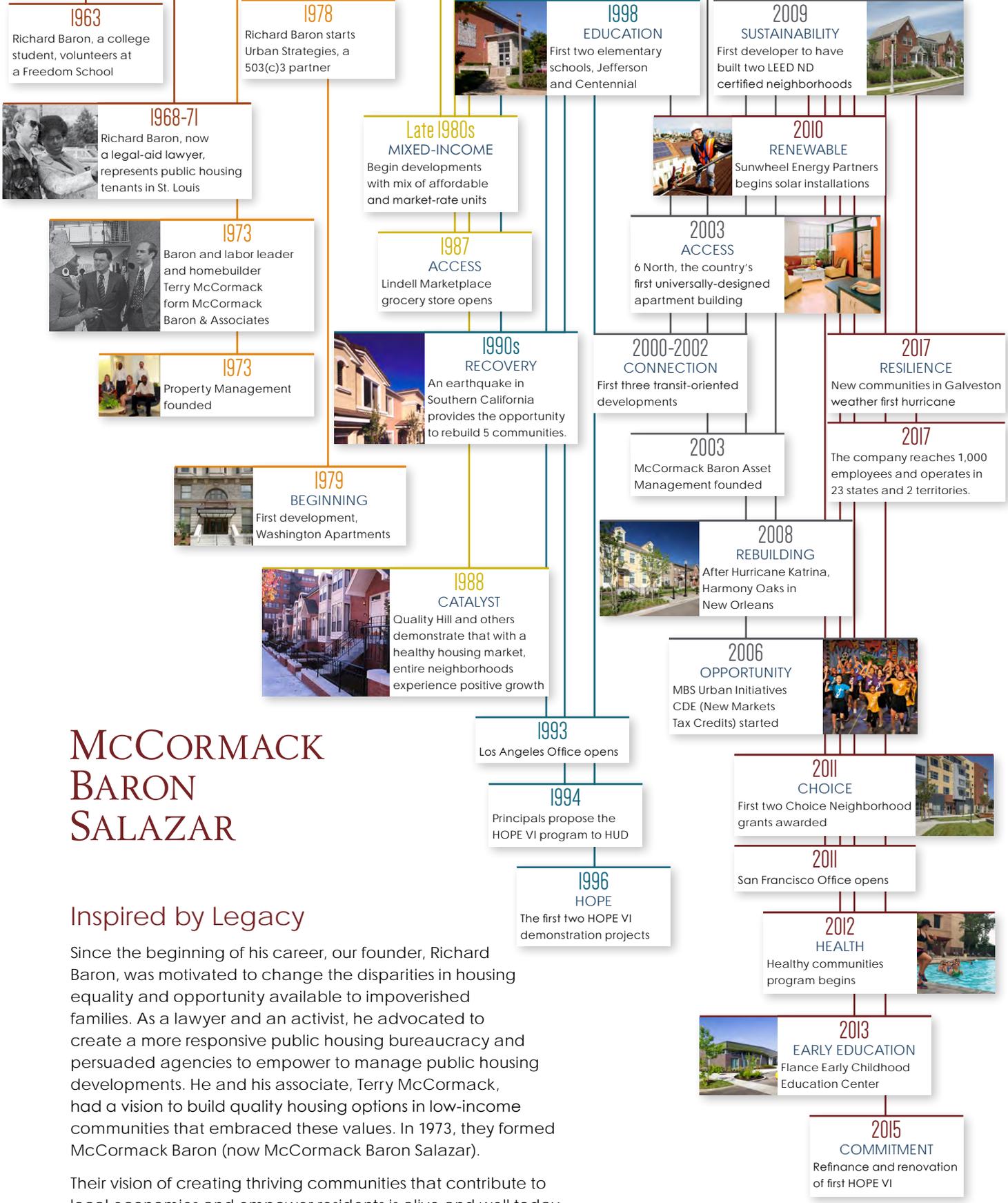
It is our belief that the collective strength of the community comes not from buildings alone, but from the potential of each individual living there. Providing opportunities and resources to support individuals in their own success encourages upward mobility and economic development, which ultimately ensures that the entire community thrives.



At McCormack Baron Salazar, we are proud to partner closely with nonprofits and other community organizations to enhance neighborhood social structures, create connections to jobs and educational opportunities, and empower residents to lead healthy, prosperous lives in thriving, self-sustaining communities.

The end result is a happy, safe, and thriving community, filled with individuals who take pride in their neighborhood.

That is the McCormack Baron Salazar difference.



McCormack Baron Salazar

Inspired by Legacy

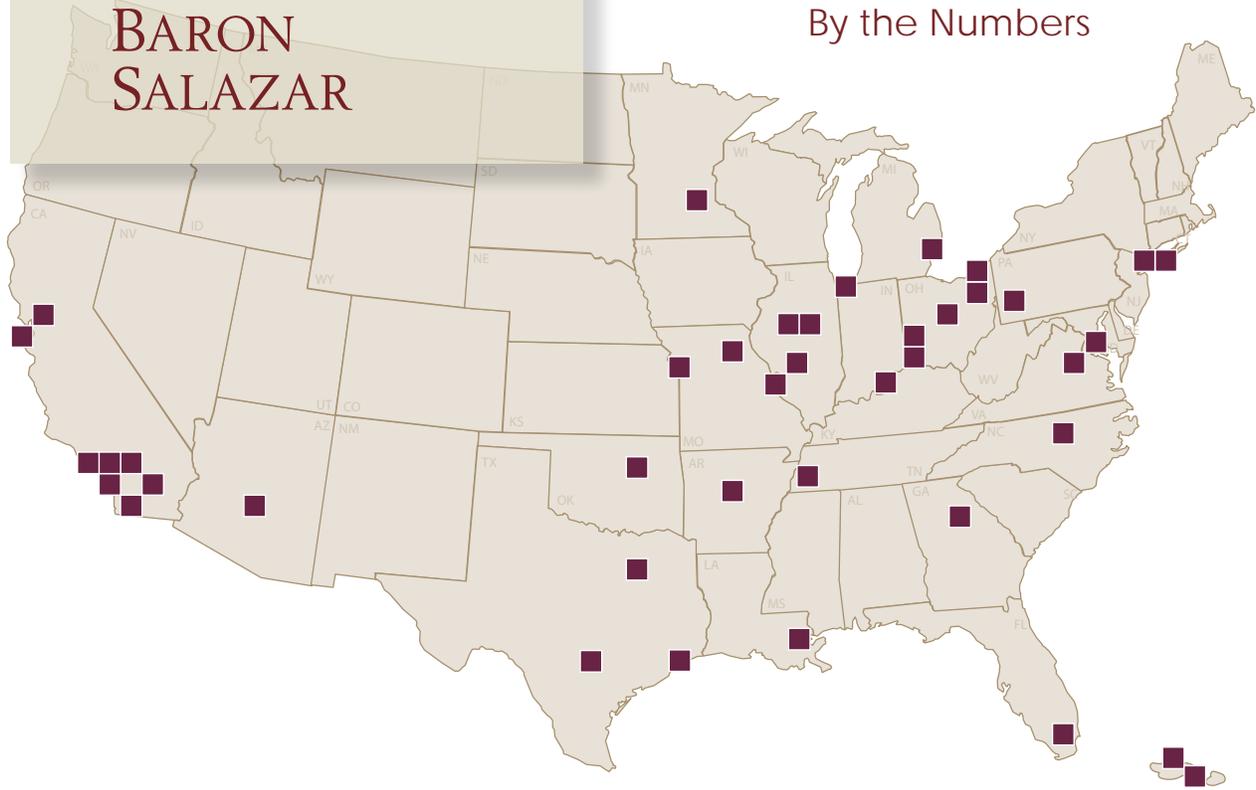
Since the beginning of his career, our founder, Richard Baron, was motivated to change the disparities in housing equality and opportunity available to impoverished families. As a lawyer and an activist, he advocated to create a more responsive public housing bureaucracy and persuaded agencies to empower to manage public housing developments. He and his associate, Terry McCormack, had a vision to build quality housing options in low-income communities that embraced these values. In 1973, they formed McCormack Baron (now McCormack Baron Salazar).

Their vision of creating thriving communities that contribute to local economies and empower residents is alive and well today.



MCCORMACK BARON SALAZAR

National Development Experience By the Numbers



NATIONAL DEVELOPMENT ACHIEVEMENTS			
TOTAL INVESTMENT \$3,891,000,000	HOMES 21,286	DEVELOPMENT PHASES 195	COMMERCIAL SPACE 1,446,000 SQ. FT.
CHOICE NEIGHBORHOOD/HOPE VI ACHIEVEMENTS			
TOTAL INVESTMENT \$2,257,000,000	HOMES 10,443	COMMUNITIES 36	IMPLEMENTATION GRANTS 10
GREEN CERTIFIED DEVELOPMENTS		NEW MARKETS TAX CREDITS	
HOMES 5,383	COMMUNITIES 54	NEW MARKETS TAX CREDIT ALLOCATION \$350,000,000	TOTAL NMTC DEVELOPMENT INVESTMENT \$900,000,000
MANAGEMENT PORTFOLIO		ASSET MANAGEMENT PORTFOLIO	
HOMES 32,000	PROPERTIES 331	HOMES 41,664	PROPERTIES 402

Revised Site Plan: Wheatley Courts





MWR 15





VIEW LOOKING EAST FROM NORTH MITTMAN STREET



SAN ANTONIO, TEXAS

WHEATLEY PARK SENIOR LIVING

R P G A
DESIGN GROUP, INC.
ARCHITECTURE • INTERIORS • LANDSCAPE ARCHITECTURE





CCHIP Agreement Term Sheet

Wheatley Courts Choice Neighborhood Project (Phases 2 & 3)

Project Name and location: The Wheatley Courts Choice Neighborhood Initiative Redevelopment project is located at 906 N. Mittman Street, San Antonio, TX 78202, within the CRAG and Council District 2.

Project Description: Construction of 300 multi-family rental units which will be developed in two of three construction phases. Phase 2 will be a 220 unit garden apartment and town home development. Phase 3 will consist of an 80 unit senior independent living development and Phase 4 will consist of a 117 unit multifamily development to be built in the 2.5 blocks adjacent to Wheatley Courts. The total development will also include 4,300 SF of commercial office space for a total project cost of \$93,000,000. The investment for Phase 2 and 3 components will be \$64,196,000. Construction for Phase 2 will begin in May 2015 and Phase 3 in February 2017.

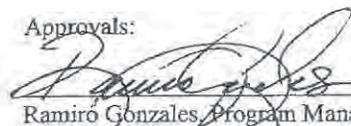
Project Developer and POC: Louis Bernardy, McCormack Baron Salazar, Inc.
 (213) 221-5335

Incentive Package per CCHIP

City Fee Waivers.....	178,118.00
SAWS Fee Waiver (Phase 2).....	728,456.00
-Not available until October 1, 2016	
SAWS Fee Waiver (Phase 3).....	243,314.00
-Not available until October 1, 2017	
<hr/>	
TOTAL INCENTIVES	\$1,149,888.00

All funding is subject to availability at the time of disbursement. City fee waivers are funded by the General Fund. SAWS Fee Waivers are funded through an annual credit allocation.

Approvals:

 3/19/15
 Ramiro Gonzales, Program Manager Date

 3/19/15
 Erik "Clay" Lewis, Fiscal Analyst Date

 3/23/15
 Lori Houston, Director Date

Wheatley Courts Impact Fees Waiver						02/25/15
Unit EDUs	Water EDUs value	Water impact fees	Sewer EDUs value	Sewer impact fees	Total	New Housing Units
Phase 2						
110	3391	\$373,010	1505	\$165,550	\$538,560	220
Phase 3						
40	3391	135640	1505	\$60,200	\$195,840	80
Phase 4						
58.5	3391	\$198,374	1505	\$88,043	\$286,416	117
208.5						417
Total		\$707,024		\$313,793	\$1,020,816	
Irrigation EDUs						
Phase 2						
4	3391				\$189,896	
Phase 3						
1	3391				\$47,474	
Phase 4						
3	3391				\$142,422	
8						
Total					\$379,792	

Total request for all phases

\$1,400,608



SAN ANTONIO WATER SYSTEM
P. O. Box 2449
San Antonio, TX 78298

SERVICE COST ESTIMATE

Date 6/20/2014 Applicant Wheatly Courts

Mailing Address _____

Phone No. _____ Type of Business Apartments

Service Address _____ Lot Number _____ Block No. _____

Map No. 172-580 ICL/OCL _____

Service Level 3 Plat # _____

Service 1

Service 2

Service 3

Size Domestic Size Irrigation Size _____

Water Impact Fees 707,023.50 379,792.00 _____

Wastewater Impact Fees 313,792.50 _____

(If Applicable)

Service Line Fees _____

Lateral Fees _____

Additional Fees _____

(Local Benefit, ProRata, Fire Flow, etc)

\$ 1,020,816.00 **\$ 379,792.00** **\$ -**

Total Service Cost Estimate **\$ 1,400,608.00**

Remarks: IMPACT FEE Based on 417 Units =208.5 EDU's X \$3,391.00
Sewer Lower \$1,505.00 per EDU / 8 Irrigation Meters

All installation charges shall be in accordance with current San Antonio Water System Regulations for water and wastewater service. This estimate is not intended to be an invoice for fees due to SAWS for water/wastewater service. Final costs may include other fees not identified in this estimate.

LAWRENCE TOVAR
 Counter Services Division
 Phone: 210 233-2009



SAWS IMPACT FEE ESTIMATE

March 22, 2018

Applicant Nick Holscher, PE

Phone No. 210-321-3432

Wheatley Courts III (IDZ) Plat # 170407 recorded 1/19/2018

WASTEWATER EDUs			
TYPE	Criteria	#	EDU

	DATE	ZONE	METER	EDU	Total
Domestic	Rate 7	Low	1.5"	60.00	\$275,820.00
Domestic	Rate 7	Low	1"	16.00	\$73,552.00
Irrigation	Rate 7	Low	1.5"	15.00	\$68,955.00
Killed Service			5/8"	31	\$142,507.00
Fireline					\$0.00
Wastewater	Rate 7	Lower		76.0	\$114,380.00
Killed Service				31	\$46,655.00
Local Benefit					\$0.00

Total Service Cost Estimate

\$343,545.00

Remark Requesting estimate for Wheatley Courts III (IDZ) - last phase- 12 qty 1.5" meters, 8 qty 1" meters, and 3 qty 1.5" irrigation meters. Impact fees are based on current rates in effect at the date of this quote. Killing 31 water/sewer taps on this plat.

Total Water EDUs=91

Total Sewer EDUs=76

All installation charges shall be in accordance with current San Antonio Water System Regulations for water and wastewater service. This estimate is not intended to be an invoice for fees due to SAWS for water/wastewater service. Final costs may include other fees not identified in this estimate.

Jackie Kneupper
 San Antonio Water System
 Counter Services
Jaclyn.Kneupper@saws.org
 210-233-3731



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

March 7, 2018

San Antonio Water System
Mains and Services
2880 US Highway 281 North
San Antonio, TX 78242

RE: *East Meadows II (Plat ID: 170407)*

To Whom It May Concern:

Please accept this letter as our approval that existing water meters in the attached exhibit within NCB 1309 Block 12, NCB 1344 Block 13, and NCB 1328 Block 14 may be killed and the credits applied towards any new charges and fees associated with the above mentioned project. Please see attached list of meters to be killed.

Please contact me at (210)-321-3432 or nick.holscher@kimley-horn.com should you have any questions or require additional information to process this request.

Sincerely,

David Nisivoccia
President & CEO

SAHA

818 S. Flores St.
San Antonio, TX 78204
210.477.6262 | saha.org

BOARD OF COMMISSIONERS

Morris A. Stribling, DPM, Chairman • Charles R. Muñoz, Vice Chair
Thomas F. Adkisson • Francesca Caballero • Charles Clack
Marie R. McClure • Jessica Weaver

PRESIDENT & CEO

David Nisivoccia

Key #	Block	Address	Water Service #	Water Meter Size	EDU'S	Sewer Service #
1	12	601 Gabriel Street	00823	5/8"	1	4479
2	12	607 Gabriel Street				
3	12	611 Gabriel Street	053217	5/8"	1	37215
4	12	617 Gabriel Street	014332	5/8"	1	8601
5	12	623 Gabriel Street	062918	5/8"	1	46044
					Total EDU's	4

Key #	Block	Address	Water Service #	Water Meter Size	EDU'S	Sewer Service #
6	13	610 Gabriel Street	063776	5/8"	1	46754
7	13	612 Gabriel Street	082404	5/8"	1	082404
8	13	614 Gabriel Street	084076	5/8"	1	64186
9	13	616 Gabriel Street	085409	5/8"	1	085409
10	13	618 Gabriel Street	083975	5/8"	1	64544
11	13	530 Hudson Street	064263	5/8"	1	46518
12	13	526 Hudson Street	070347	5/8"	1	51316
13	13	522 Hudson Street	066261	5/8"	1	8736
14	13	518 Hudson Street	091548	5/8"	1	71592
15	13	514 Hudson Street	096224	5/8"	1	75159
16	13	506 Hudson Street	079396	5/8"	1	60281
17	13	502 Hudson Street	076122	5/8"	1	57332
18	13	1811 Lamar Street	186937	5/8"	1	69259
19	13	1815 Lamar Street	089629	5/8"	1	75722
20	13	1817 Lamar Street	089729	5/8"	1	69716
21	13	1821 Lamar Street				
22	13	1827 Lamar Street	144534	5/8"	1	117401
					Total EDU's	16

Key #	Block	Address	Water Service #	Water Meter Size	EDU'S	Sewer Service #
23	14	422 Hudson Street	020706	5/8"	1	13231
24	14	418 Hudson Street	080682	5/8"	1	080682
25	14	414 Hudson Street	083635	5/8"	1	083635
26	14	410 Hudson Street	135698	5/8"	1	135698
27	14	1903 Hays Street	069449	5/8"	1	130260
28	14	1907 Hays Street	139674	5/8"	1	113023
29	14	1911 Hays Street	107137	5/8"	1	84274
30	14	1915 Hays Street	076214	5/8"	1	57761
31	14	1917 Hays Street	077546	5/8"	1	58779
32	14	1923 Hays Street	097698	5/8"	1	76240
33	14	1810 Lamar Street	084978	5/8"	1	65120
					Total EDU's	11

Block 12

Building #	Type	Units	Meter Size	Charged Water EDUs	Charged Sewer EDUS
17	C	9	1.5"	5	5
18	E	6	1.5"	5	5
19	A	9	1.5"	5	5
20	D	2	1"	2	2
Irrigation	-	-	1.5"	5	

Block 13

Building #	Type	Units	Meter Size	Charged Water EDUs	Charged Sewer EDUS
7	A	9	1.5"	5	5
8	E1	6	1.5"	5	5
9	C	9	1.5"	5	5
10	B	3	1"	2	2
11	B	3	1"	2	2
12	C	9	1.5"	5	5
13	E1	6	1.5"	5	5
14	A	9	1.5"	5	5
15	B	3	1"	2	2
16	B	3	1"	2	2
Irrigation	-	-	1.5"	5	

Block 14

Building #	Type	Units	Meter Size	Charged Water EDUs	Charged Sewer EDUS
1	E	6	1.5"	5	5
2	B	3	1"	2	2
3	C	9	1.5"	5	5
4	B	3	1"	2	2
5	B	3	1"	2	2
6	C	9	1.5"	5	5
Irrigation	-	-	1.5"	5	
TOTAL EDUS:				91	76

Exhibit 2D



CCHIP Amendment Term Sheet

East Meadows (Phase 2, 3 & 4)

Project Name & Location: The Wheatley Courts Choice Neighborhood Initiative Redevelopment project is located at 906 N. Mittman Street, San Antonio, TX 78202 Council District 2.

Project Description: Construction of 414 multi-family rental units which will be developed in two of the three construction phases, Phase 2 is a 215-unit garden apartment and town home development. Phase 3 consist of an 80-unit senior independent living development and Phase 4 will consist of a 119-unit multi-family development to be built adjacent to the former Wheatley Courts. The total development will also include 4,200 SF of commercial office space for a total project cost of \$102,700,000. Construction for Phase 2 and 3 were completed in March 2018. Phase 4 is under construction and will be complete in May 2020.

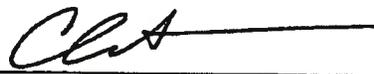
Project Developer & POC: Louis Bernardy, McCormack Baron Salazar, Inc.
210-819-6492

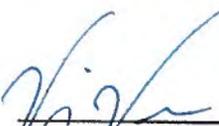
Incentive Package per CCHIP	Amount	Program Fees
City Fee Waiver.....	178,118.00.....	100.00
SAWS Fee Waiver.....	971,770.00.....	100.00
TOTAL INCENTIVES AND PROGRAM FEES	\$1,149,888.00	\$200.00

Program fees must be paid before execution of the final incentive agreement. All funding is subject to availability at the time of disbursement. City fee waivers are funded by the General Fund. SAWS Fee Waivers are funded through an annual SAWS credit allocation.

Quoted incentives will be reserved for this project for up to 90 calendar days pending the execution of a CCHIP Incentive Agreement. If an Agreement has not been executed within 90 days from the receipt of this term sheet, then all quoted incentives will be forfeited and made available to other projects.

Approvals:


 _____ 3/6/20
 Christopher Lazaro, Redevelopment Officer Date


 _____ 3/6/2020
 Wiengsak Vongchampa, Date
 Department Fiscal Administrator


 _____ 3/6/20
 John Jacks, Director Date

Exhibit 2E



Fee Waiver Program Admin Welcome Karla

ADMIN

Submitted Date	Est. Claim Date	Request Status	Status Date	Approval
7/10/2014 9:43:29 AM	7/11/2014	Complete	1/14/2020 11:39:40 AM	<input type="checkbox"/> Council Approval(CCA) <input type="checkbox"/> Owner Occupied(DOO) <input checked="" type="checkbox"/> CCHIP(CHI) <input type="checkbox"/> Other CCDO Proj(OCP) <input type="checkbox"/> Small Business(SBS) <input type="checkbox"/> Historic Rehab(DHR) <input type="checkbox"/> CCHIP 18(CCH) <input type="checkbox"/> Legacy Business(DLB) Approval Codes <input type="text"/>

[Status/Notes](#) Ordinance Number(If Applicable):

Pending CCHIP Agreement. Upon execution, authorize 100% SAWS waiver of \$971,770 for Phase 2 and 3. 3/19/15 RG. City fee waiver renewed 12/21/2015 at no cost. No record of expiration notice, and CCHIP is active, \$58,873 remaining SAWS re-activated 12/6/19.

[Activity History](#)

SAWS

SAWS Waived Amount: SAWS Initial Approval Date:

SAWS Waiver Admin Fee- Date Paid:

Renewal: 1st(No cost) 2nd 3rd

CITY

City Waived Amount: City Initial Approval Date:

City Waiver Admin Fee- Date Paid:

Funding Source:

Renewal:

Fee Waiver Program Form Information WaiverID 977

Attachment(s) Returned: 1 **City** **City Status: EXPIRED**
 SAWS **SAWS Status: ACTIVE**

APPLICANT INFORMATION

Project Owner:

Project Type:

Existing Homeowner:

Other Owner Occupied:

Existing housing units to be rehabilitated/Repaired:

New Housing Units Planned (Total):

Units at 120% AMI(for-sale only):

Units at 80% AMI:

Units at 60% AMI:

Units at 30% AMI:

Other (please specify):

Total Affordable Housing Units: Studio/Efficiencies: 1 Bedroom: 2 Bedroom: 3 Bedroom: 4+ Bedroom:

Is your property currently a designated historic landmark and/or located within a designated historic district? Yes No

Are you a Small Business Owner? Yes No

Is your business located in the San Antonio city Limits? Yes No

Has your business been operating for a minimum of 2 years? Yes No

Do you consider yourself a small, minority and/or women-owned business?

If yes, please list your certification type(s):

Please list other certification type(s):

How many jobs do you expect to add after successful completion of this project?

Is the business seeking fee waivers currently registered as a Legacy Business with the City of San Antonio? Yes No Not Sure

Is the business seeking fee waivers been in operation for at least 20 years? Yes No

APPLICANT POINT OF CONTACTProject Role: Other Project Role: Name: POC2-Name: Title: Company Name: POC2-Company Name: Applicant Address: City: State: Zip Code: Phone: POC2-Phone: Fax: Email: POC2-Email: **PROJECT INFORMATION/DESCRIPTION**Project Address: City Council District: Property/Parcel ID: Acreage: Proposed Land Used of Project: Commercial Sq. Ft.: Residential Sq. Ft.: Other Proposed Land Used of Project:

Project Description:

McCormack Baron Salazar is the master developer, partnering with the San Antonio Housing Authority, to redevelop the existing Wheatley Courts Public Housing site located on the Eastside of

Proposed Level of Investment:

Construction Start Date:

Construction Completion Date:

Current Zoning of Project Site:

Are you requesting a City fee waiver?: Yes No

City Fee Waiver Request:

City Fee Waiver Approved:

Applied for Other Incentive?: Yes No

If so, what Dept(s):

SAWS Sewer and Water Impact Fee?: Yes No

SAWS Fee Waiver Request:

SAWS Fee Waiver Approved:

Request Submitted By: Web User
 Request Submitted Date: 7/10/2014 9:43:29 AM
 Last Modified By: 145791
 Last Modified Date: 1/14/2020 11:39:40 AM
 Request Status: Complete
 Status Date: 1/14/2020 11:39:40 AM
 Ordinance Number:

Pending CCHIP Agreement. Upon execution, authorize 100% SAWS waiver of \$971,770 for Phase 2 and 3.
 Status Reason: 3/19/15 RG. City fee waiver renewed 12/21/2015 at no cost. No record of expiration notice, and CCHIP is active, \$58,873 remaining SAWS re-activated 12/6/19.

SAWS Waived Amt: \$971,770.00
 SAWS Initial Approval Date:
 SAWS Waiver Adm Fee Date Paid:
 SAWS Renewal:
 SAWS Waived Date: 12/10/2019 10:49:02 AM
 SAWS Who Waived: 104832
 City Initial Approval Date:
 City Waived Amt: \$178,118.00
 City Waiver Admin Fee Date Paid:
 City Renewal:
 City Who Waived: rg09880
 City Waived Date: 3/19/2015 2:58:29 PM
 Est. Claim Date: 7/11/2014
 City Approved: Yes
 SAWS Approved: Yes
 City Expiration Date:

SAWS Expiration Date:

City Council Approval(CCA): No
 Owner Occupied Rehabilitation(DOO): No
 ED Industry: No
 Center City Housing Infill Policy(CHI): Yes
 Other CCDO Projects(OCP): No
 Small Business(SBS): No
 Historic Rehabilitation(DHR): No
 CCHIP 18(CCH): No
 Legacy Business(DLB): No
 Approval Code:

Attachment(s) Returned: 1

Attachments	Created-By	Created-Date
View hqc2mfd2@saws.org_20140620_165043 (5) SAWS Fee Estimate Waiver Request.pdf	Web User	7/10/2014 9:43:29 AM