

## **AGENDA**

City of San Marcos Housing Authority  
Board of Directors  
Will Hold A

### **SPECIAL**

Meeting at 6:00 p.m.  
Dial by Phone; 346 248 7799  
Via Telephone Conference at  
Zoom Meeting ID: 826 7395 8736  
Password: 289896  
Tuesday, October 4, 2023, 2023  
And physically at  
San Marcos Housing Authority  
1201 Thorpe Lane  
San Marcos, TX 78666

1.
  - A. Call to Order
  - B. Roll Call
  - C. Acknowledge Posting of Meeting Notice
2. Public Comments: (3 Minutes)
3. Approval of Minutes-FOR APPROVAL
  - A. AUGUST 29,2023
4. New Business
  - A. PUBLIC HEARING AND RESOLUTION AUTHORIZING (I) THE SMHA FINANCE PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (WHISPER HILLS APARTMENTS) SERIES 2023 (THE "BONDS") ;(II) SMHA FINANCE PUBLIC FACILITY CORPORATION TO APPROVE A RESOLUTION AUTHORIZING THE BONDS; (III) SMHA OPERATING PUBLIC FACILITY CORPORATION TO APPROVE A RESOLUTION AUTHORIZING ITS PARTICIPATION IN THE WHISPER HILLS APARTMENTS TRANSACTION; AND (iv) OTHER MATTERS IN CONNECTION THEREWITH
  - B. APPROVAL TO DISPOSE OF THE APPLIANCES AND HOT HEATERS NOT WORKING.
  - C. APPROVAL TENANT ACCOUNT RECEIVABLE WRITE-OFF'S FOR PH & SPRINGTOWN VILLA FY2023
  - D. APPROVAL TO VOID ALL OUTSTANDING CHECKS OVER 90 DAYS FOR ALL ACCOUNTS FOR.
5. Old Business
6. Financial/Occupancy Reports –AUGUST,2023 FOR APPROVAL
  - A. PUBLIC HOUSING – LOW RENT
  - B. SECTION 8 HOUSING CHOICE VOUCHER
  - C. SECTION 8 NEW CONSTRUCTION – SPRINGTOWN VILLA
7. Director's Report
  - A. LIV WHISPER HILLS APARTMENTS CLOSING SET FOR OCTOBER 2023
  - B. LANTANA (under construction) PARTIAL LEASING STARTED
  - C. WHISPER PHASE I (under construction)
  - D. CHANGING PH&HCV POLICIES (NEW HUD HOTMA)
8. Commissioner's Report
9. Adjournment

AGENDA  
SMHA Operating Public Facility Corporation  
Board of Directors  
Will Hold a  
**SPECIAL**  
Meeting at 6:00 PM  
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Tuesday, October 4, 2023  
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1201 Thorpe Lane  
San Marcos, TX 78666

1. A. CALL TO ORDER  
B. ROLL CALL  
C. ACKNOWLEDGE POSTING OF MEETING NOTICE
2. PUBLIC COMMENTS (3 MINUTES)
3. APPROVAL OF MINUTES
4. NEW BUSINESS
  - A. RESOLUTION AUTHORIZING THE WHISPER HILLS APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF ALL OF THE MEMBERSHIP INTEREST OF SMHA WHISPER HILLS GP, LLC AND ITS ADMISSION AS THE GENERAL PARTNER OF LIV WHISPER HILLS, LP; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING THE SMHA OPERATING PUBLIC FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH
5. OLD BUSINESS
6. FINANCIAL REPORTS
7. DIRECTOR'S REPORT
8. COMMISSIONER'S REPORT
9. ADJOURNMENT

Posted: 3:00PM 9/29/2023

AGENDA  
SMHA Finance Public Facility Corporation  
Will Hold a  
SPECIAL  
Meeting at 6:00PM  
Dial by Phone: 346 248 7799  
Via Telephone Conference  
Meeting ID: 826 7395 8736  
Passcode: 289896  
Tuesday, October 4, 2023  
And physically at  
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1201 Thorpe Lane  
San Marcos, TX 78666

1.
  - A. Call To Order
  - B. Roll Call
  - C. Acknowledge Posting of Meeting Notice
  
2. Public Comments (3 minutes)
  
3. Approval of Minutes
  
4. New Business
  - A. RESOLUTION AUTHORIZING THE SMHA FINANCE PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (WHISPER HILLS APARTMENTS), SERIES 2023; AND OTHER MATTERS IN CONNECTION THEREWITH
  
  - B. RESOLUTION CONCERNING THE APPLICATION OF STREAMLINE ADVISORY PARTNERS RELATING TO THE PROPOSED FINANCING OF UP TO \$50,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF CENTERPOINT AT COMMONS APARTMENTS, TO BE LOCATED AT APPROXIMATELY THE SOUTHWEST CORNER OF TRANSPORTATION WAY AND COMMERCIAL LOOP, SAN MARCOS, TEXAS; AND OTHER MATTERS IN CONNECTION WITH
  
  - C. RESOLUTION CONCERNING THE APPLICATION OF STREAMLINE ADVISORY PARTNERS RELATING TO THE PROPOSED FINANCING OF UP TO \$50,000,000 OF THE COST OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE SPRINGS APARTMENTS; TO BE LOCATED AT APPROXIMATELY THE SOUTHEAST CORNER OF AQUARENA SPRINGS DRIVE AND INTERSTATE HIGHWAY 35, SAN MARCOS, TEXAS; AND OTHER MATTERS IN CONNECTION THEREWITH
  
  - D. RESOLUTION CONCERNING THE APPLICATION OF PROVIDENT REALITY PROVIDERS OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO \$35,000,000 OF THE COST OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE CENTERPOINT CROSSING APARTMENTS; TO BE LOCATED AT APPROXIMATELY THE SOUTHEAST CORNER OF CENTER POINT ROAD AND INTERSTATE HIGHWAY 35, SAN MARCOS, TEXAS; AND OTHER MATTERS IN CONNECTION THEREWITH

5. **Old Business**
6. **Financial Reports**
7. **Director's Report**
8. **Commissioner's Report**
9. **Adjournment**

**Posted: 3:00PM 9/29/2023**