



San Antonio Housing Trust Portfolio

San Antonio Housing Trust mission is to provide additional and continuous housing opportunities for low and moderate income families; to promote the public health, safety, convenience and welfare by mitigating the extent to which San Antonio's low and moderate income households are unable to afford decent, safe and sanitary housing within the City of San Antonio; and to revitalize neighborhood and downtown through appropriate housing activities.

The Trust meets its mission through four corporations:

Trust—The San Antonio Housing Trust (SAHT) was created by the City of San Antonio in 1988 with a corpus of \$10 million. An 11-member Board of Trustees appointed by the San Antonio City Council governs the SAHT. The Board of Trustees reviews and recommends to City Council the Housing Trust Fund awards. The Board makes its recommendation decision based on proposals received from sponsors responding to a request for proposals during an open, competitive, funding process. Interest earned from the \$10 million corpus and loan paybacks capitalize the funding rounds. Funding rounds are held as demand requires.

Foundation—The day-to-day administration of the Housing Trust Fund is performed by The San Antonio Housing Trust Foundation, Inc. (SAHTF) formed in 1991, a section 501 c(3) non-profit organization, under contract to the City of San Antonio. Staff is employed by SAHTF. All organizational expenses and contracts are through SAHTF. The Board of Trustees appointed by City Council also serve as the Board of Directors of the San Antonio Housing Trust Foundation, Inc. Agreements for Trust Assistance are finalized and executed through SAHTF. Because the majority of the Trust fund's activities are implemented through SAHTF, the Trust Fund Board of Trustees usually meets only quarterly, or as necessary, while the SAHTF Board of Directors meets monthly or more often as necessary. The Foundation serves as an escrow agent for various City of San Antonio housing programs.

Finance—The San Antonio Housing Trust Finance Corporation (SAHTFC) was formed by the Housing Trust in 1997 for the purpose of issuing bonds to finance workforce housing. This brings a new dimension to the Housing Trust's financial intermediary status and builds on the record of the Trust. The board for the Finance Corporation consists of five City Council Members from Districts 1 through 5. The staff of the Foundation administers the Finance Corporation.

Public Facility Corporation—The San Antonio Housing Trust Finance Corporation (SAHTFC) voted unanimously on July 1, 2009 to recommend that the City of San Antonio create a Public Facility Corporation (PFC) to provide a tool to develop workforce housing. Administered by the San Antonio Housing Trust Foundation. The board for the SAHTPFC consists of five City Council Members from Districts 1 through 5. A PFC provides housing resources to be coordinated and directed with Trust Funds to accomplish the City's revitalization goals.

In the fiscal year 2018, the Trust accomplished the following:

San Antonio Housing Trust Foundation, Inc.

The San Antonio Housing Trust Foundation serves as an escrow agent for 4 City of San Antonio housing programs. In addition, The San Antonio Housing Trust Foundation advances funds for the City of San Antonio down payment assistance to help first time homebuyers purchase their new home in a timely manner. In 2018, an estimated \$639,000 for an estimated 72 units was advanced for down payment assistance.

San Antonio Housing Trust

The San Antonio Housing Trust held a \$1 Million funding round in 2016 – 2017 to continue its mission of creating housing opportunities for low and moderate-income families and support the City of San Antonio’s mission to revitalize downtown. Four recipients were awarded funds totaling \$930,000.

Those recipients were:

NAME:	AMOUNT AWARDED:
Cypress Cove	\$50,000
Calcasieu	\$450,000
Lord Rd	\$250,000
Sutton Square	\$180,000

At the end of this fiscal year, Lord Road Apartments and Calcasieu have signed promissory notes and Agreement for Trust Assistance. Lord Road Apartments maturity date is August 1, 2062, where payments will commence on August 1, 2019 on a yearly basis from Cash Flow. Calcasieu maturity date is March 1, 2054, where payments will commence on March 1, 2019 on a yearly basis from Cash Flow.

APARTMENT UNIT MIX AT PERCENTAGES OF AREA MEDIAN INCOME (AMI)

(IN 2017, THE AREA MEDIAN INCOME IN SAN ANTONIO FOR A FAMILY OF FOUR IS \$63,500, AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD))						
MULTIFAMILY UNITS		Extremely Low Income	Very Low Income		Low Income	
PROPERTY	Total Units	≤30% AMI	≤50% AMI	≤60% AMI	≤80% AMI	Market Rate
SAN ALFONSO VERA CRUZ	204	31	49	83		41
KINGS COURT	200	32	48	80		40
CALCASIEU	248			248		
THE MAVERICK	32			32		
ST JAMES	124	13		111		
THE EXCHANGE	23				23	
THOMPSON PLACE	28		12	16		
WEST DURANGO	96	5	34	53		4
LA RISA	272		42			
CYPRESS COVE	136			136		
SUTTON SQUARE DUPLEXES	30		30			
LORD ROAD APARTMENTS	324		13	311		
CALCASIEU	75					

TOTAL	1,792	81	215	659	23	85
PERCENTAGE OF TOTAL		6%	15%	47%	2%	6%

San Antonio Housing Trust Finance Corporation (FC)

The San Antonio Housing Trust Finance Corporation approved three Multifamily Housing Revenue Bonds; Trails at Leon Creek Apartments Series 2018, St. John's Apartments Series 2018, and Brookwood Senior Apartments Series 2018.

San Antonio Housing Trust Public Facility Corporation (PFC)

The PFC closed on five projects and induced five others with 2018 supporting a total of 1277 affordable units in construction, and 1086 affordable units under Inducement.

APARTMENT UNIT MIX AT PERCENTAGES OF AREA MEDIAN INCOME (AMI)

(IN 2018, THE AREA MEDIAN INCOME IN SAN ANTONIO FOR A FAMILY OF FOUR IS \$66,800 AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD))

Phase	Inducement	Closing	Project	Sum of 30%	Sum of 50%	Sum of 60%	Sum of 80%	Sum of MR	Sum of Total Value
Completed	1/19/2010	3/1/2010	Cevallos Lofts		63		63	126	\$ 36,054,493
	5/4/2011	6/1/2011	Woodlawn Ranch	10	90	100		52	\$ 32,332,935
	11/13/2012	3/1/2015	Masters Ranch		3	234		15	\$ 30,631,694
	11/4/2014	7/1/2015	Esperanza @ Palo Alto		4	318			\$ 41,083,412
	11/4/2014	2/1/2016	The Upton @ Longhorn Quarry				156	149	\$ 38,187,121
	5/9/2015	6/8/2016	Freedom Hills Ranch			252			\$ 33,466,311
	9/25/2015	11/1/2016	Acme Road		8	316			\$ 44,573,570
Completed Sum				10	168	1220	219	342	\$ 256,329,536
Construction	11/4/2014	5/1/2016	The Baldwin @ St. Paul Square				136	135	\$ 48,433,744
	3/16/2015	7/18/2018	Copper Pointe				126	126	\$ 40,220,093
	8/24/2016	8/25/2018	Lord Road Apartments		5	319			\$ 48,610,408
	10/12/2016	8/8/2018	Trails @ Leon Creek			344			\$ 66,674,201
	11/14/2016	8/24/2018	St. John's			176		52	\$ 39,537,921
	6/21/2017	6/1/2017	Oak Valley	2		190			\$ 38,085,791
	8/1/2017	5/1/2018	Brookwood		99			98	\$ 31,712,227
	8/16/2017	9/7/2017	Montebella II				161	160	\$ 37,167,172
Construction Sum				2	104	1029	423	571	\$ 350,441,557
Inducement	11/14/2016	(blank)	Majestic Ranch Apartments			288			\$ 41,914,375
	8/16/2017	(blank)	Broadway Jones Apartments				142	141	\$ 56,115,149
	10/11/2017	(blank)	Friedrich Lofts				175	175	\$ 68,260,792
	11/11/2017	(blank)	Riverview @ Brooks Apartments			324			\$ 43,391,015
	12/11/2017	(blank)	Alsburly Park			240			\$ 40,000,000
	5/23/2018	(blank)	San Pedro Creek Lofts				160	160	\$ 55,819,500
	5/23/2018		Lackland Town Center Lofts				177	177	\$ 43,638,182
	5/23/2018		Culebra Creek			312			\$ 63,157,635
	7/18/2018	(blank)	Mesa West			280			\$ 55,447,041
	11/28/2018	(blank)	Lookout Apartments			32	125	155	\$ 41,320,146
	1/23/2019	(blank)	San Pedro Creek Apartments		16		146	161	\$ 56,000,000
	1/23/2019		Luna Lofts Apartments	16	32	26			\$ 18,150,000
	1/23/2019		Hamilton Wolfe Lofts						
Inducement Sum				16	48	1502	925	969	\$ 583,213,835
Grand Total				28	320	3751	1567	1882	\$ 1,189,984,928