

SAN ANTONIO HOUSING TRUST FOUNDATION, INC.

A Texas Affordable Housing and Community Development Foundation

CHRONOLOGICAL HISTORY

- 1986-1988 In response to federal funding cuts, community groups and affordable housing developers work with city council and city staff to create San Antonio Housing Trust (SAHT).
- 1988 San Antonio City Council approves creation of SAHT, the first in Texas and the 19th nationally; appoints 11 members Board of Trustees.
- 1988-1989 Board works for one year reviewing other housing trusts and writing rules for operation; rules adopted by city council in December 1989.
- 1989 SAHT is capitalized with \$10,000,000 from the city as a result of the sale of the cable TV franchise.
- 1990 San Antonio Housing Trust Foundation, Inc. (SAHTF) formed under Texas Nonprofit Corporation Act, attains 501 c (3) status and contracts with the City of San Antonio to administer the SAHT.
- 1990 SAHT conducts first competitive funding round with \$1,000,000 in interest earnings.
- 1990 SAHTF awarded over \$700,000 in commercial loans to non-profits totaling over 82 units.
- 1991 San Antonio Housing Trust Investment Corporation (SAHTIC) formed to conduct real estate investment activities for the Foundation.
- 1991 SAHTF awarded nearly \$700,000 commercial loans to non-profits totaling over 160 units
- 1991 SAHT awarded \$600,000 commercial loans to non-profits for 42 low income elderly housing units
- 1992 SAHTF works as The Enterprise Foundation's local intermediary partner for the administration of the National Community Development Initiative (NCDI).
- 1992 SAHTF awarded over \$500,000 commercial loans totaling 285 multi-family and single-family units
- 1994 SAHTF named city umbrella organization for non-profit development organizations and assumes responsibility for allocation of City of San Antonio HOME CHDO set-aside funds.
- 1994 SAHTF awarded over \$800,000 to local non-profits totaling over 230 units
- 1995 Working with the city, Greater San Antonio Builders Association and other partners SAHTF takes on responsibilities as project manager for the first Affordable Parade of Homes 7 in Coliseum Oaks.
- 1995 SAHTF awarded \$100,000 to Exchange Group 1992 Ltd. for an equity interest in the Exchange Building
- 1996 SAHTIC contracts with city to convey its surplus property suitable for affordable housing to affordable housing developers, allowed under new legislation.

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- 1996 SAHTF awarded over \$400,000 in commercial loans totaling 122 units. In addition to \$75,000 to NHS for down payment assistance.
- 1997 San Antonio Housing Trust Finance Corporation (SAHTFC) is created and receives \$25,000,000 bond allocation for a single-family mortgage program for Spring 1998. SAHTFC initiates a \$15 million Mortgage Credit Certificate program and a \$10 million Bond program with an historic low mortgage rate of 5.75%.
- 1997 SAHT awarded \$110,000 to San Antonio Development Agency for 1998 for Down Payment Assistance
- 1998 San Antonio Housing Trust Reinvestment Corporation (SAHTRC) is created to administer Tax Increment Reinvestment Zone (TIRZ) financing for housing and community revitalization.
- 1998 SAHTFC issues \$10,000,000 in Single Family Mortgage Revenue Bonds Series 1998A
- 1998 SAHTF awarded over \$700,000 commercial loans totaling over 190 units
- 1998 SAHT/SAHTF award the City of San Antonio Neighborhood Action Department \$200,000 for down payment assistance assisting nearly 100 first time homebuyers
- 2000 Notice of Fund availability for Funding Round for \$1 million. SAHTF awarded over \$700,000 multi-family loans totaling 245 units
- 2000 SAHTF award the City of San Antonio Neighborhood Action Department \$90,000 for down payment assistance for first time homebuyers. In addition to \$50,000 for Rental Rehab for 5 single family homes.
- 2000 SAHT awarded \$108,000 to two local non-profits totaling 15 units
- 2001 SAHTF awarded San Antonio Development Agency in the amount of \$100,000 for Highland Hills Project.
- 2001 SAHT awarded over CoSA \$300,000 in guarantee for Rehab of 58 units
- 2002 SAHTF awarded Our Casas Resident Council \$50,000 for the Gillette Square Apartments totaling 44 units
- 2002 SAHTFC Single Family Mortgage Revenue Bonds Series 2002A in the amount of \$20,981,000
- 2002 SAHTF awarded Merced Selah Housing \$29,000 for rehab of single family home located at 123 Fargo
- 2002-2003 SAHTFC in partnership with Bexar County Housing Finance Corporation \$41,962,000 Series 2002 & 2003B Tax Exempt Single-Family Bond Program
- 2003 SAHTF awarded over \$270,000 in multi-family and single-family loans for total of 79 units

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- 2003 SAHTFC Bond Series 2003A in the amount of \$191,748.00 for Single Family Mortgage Revenue Bond
- 2004 Notice of Fund availability for a Funding Round for \$1.25 million
Awarded \$1.1 million in 734 units.
- 2004 SAHT approves revisions to the Declaration of Trust and the Final Rules and Regulations
- 2004 SAHT moved into the newly restored McIlvaine House
- 2005 Notice of Funding Round in the amount of \$100,000 for Emergency Home Repair Pilot Program
- 2006 SAHTFC issues a \$15,000,000 Single Family Mortgage Revenue Bonds Program (Mortgage – Backed Securities Program) assisting over 300 families
- 2006 SAHTFC bond allocation \$8,000,000 Multi-Family Housing Revenue Bonds to the Landing Apartments
- 2007 SAHTF awarded \$750,000 in multi-family loans to non-profits totaling 389 units.
- 2008 Notice of Fund availability for Funding Round up to \$1 million. Awarded \$475,000 to San Antonio Alternative Housing for the Encinal Apartments totaling 200 units
- 2009 San Antonio Housing Trust Public Facility Corporation is formed under Chapter 303, Local Government Code, created for the purpose of assisting the City of San Antonio in financing, refinancing, or providing public housing facilities. SAHTPFC is a tool to develop affordable housing and accomplish the City’s revitalization goals.
- 2009 Increased Merced Housing Texas Revolving Rehab Loan Fund to \$155,948
- 2009 SAHTF awarded \$300,000 to Housing Community Services for West Durango Apartments totaling over 80 units
- 2010 SAHTFC is authorized to issue \$21,250,000.00 Tax Exempt Multi-Family Housing Revenue Bonds to provide Financing for the construction of the Cevallos Lofts Apartments
- 2010 SAHT awarded Merced Housing Texas \$100,000 for the Eleanor Apartments totaling 9 units
- 2010 SAHT approved a loan in the amount of \$750,000 to the SAHT PFC’s Hillcrest SA Apartments, LP for the construction of the Woodlawn Ranch Apartments
- 2010 Authorized the sale of property in the Highland Gardens area for the establishment of a City Park
- 2010 Sale of the Mortgage Loan Collateral from the Mortgage-Backed Securities from the 1998 Single Family Mortgage Revenue Bond Program for \$260,000

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- 2011 The Office of Urban Redevelopment (OUR SA) requested that the San Antonio Housing Trust administer the interim construction financing for this Infill Pilot Program \$5,000
- 2011 Completion of the SAHT PFC's Cevallos Lofts with an investment of \$38 million with 252 mixed income units
- 2012 Completion of the SAHT PFC's Woodlawn Ranch Apartments with an investment of \$29 million with 252 mixed income units
- 2013 CoSA authorized SAHTF as the Escrow Agent for the \$1,240,000 Neighborhood Stabilization Program Land Banking Account
- 2013 SAHTF approves a loan in the amount of \$750,000 for the affordable housing development La Risa Apartments
- 2013 Encinal foreclosed for a loss of
- 2014 SAHTFC is authorized to issue \$18,000,000.00 Tax Exempt Multi-Family Housing Revenue Bonds to provide Financing for the construction of the Masters Ranch Apartments
- 2014 SAHTFC Board approved the conversion of Cevallos bond financing from a variable rate to a fixed rate
- 2014 Increased Merced Housing Texas Eleanor Apartments Fund by \$40,000
- 2014 SAHT Board approved the sale of the Calcasieu Note for approximately \$203,000
- 2014 SAHT Board approved the sale of the 336 Laverne note for \$7,000
- 2014 Increased Inner-City Loan by \$50,000
- 2015 SAHTFC Board approved the sale of collateral relating to the corporation's series 2002 and 2003B Single Family Mortgage Revenue Bond for approximately \$220,000 and \$280,000 respectively
- 2015 SAHTFC is authorized to issue \$24,000,000.00 Tax Exempt Multi-Family Housing Revenue Bonds to provide Financing for the construction of the Acme Road Apartments
- 2015 SAHTPFC Board approved the transfer of funds for \$1,000,000.00 from the Public Finance Corp to the SAHT Foundation to fund a funding round
- 2015 SAHTIC Board approved the dissolution of the Investment Corporation and the transfer of its assets to the Foundation
- 2015 Granted Merced Housing Texas a 3-year extension

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- 2015 Palo Alto and Woodlawn Ranch Apartments began construction
- 2015 Election of new board officers for SAHT
- 2015 SAHTPFC – Masters Ranch closed and began construction
- 2015 SAHTF – Bus Tour of all projects under construction and built
- 2016 SAHTF – Applicants for Funding Round chosen
- 2016 SAHTFC – Granted VDC Babcock a 3-Year extension on La Risa Loan
- 2016 SAHTFC – Approval of Acme Road Apartments Series 2016 Housing Revenue Bond
- 2016 SAHTFC – Sale of GNMA Single Family Mortgage Revenue Bonds, Series 2006 and the redemption of such bonds approved by Board
- 2016 SAHTPFC – Crockett Street Lofts closed and began construction
- 2016 SAHTPFC – Longhorn Quarry closed and began construction
- 2016 SAHTPFC/FC – Freedom Hills Ranch Approved Revenue bonds series 2016, closed, and began construction
- 2016 SAHTPFC/FC – Acme Road Apartments closed and began construction
- 2016 SAHTPFC – Extension of the Bond maturity for Masters Ranch Apartments approved by Board
- 2017 SAHTF – Board approved the transfer of Kings Court loans to Merced Housing
- 2017 SAHTF – Three board members resigned during the year. Three additional members were assigned to the Board
- 2017 SAHTFC – Board approved Housing Revenue Bonds (Oak Valley Apartment Project), Series 2017; (Trails at Leon Creek Apartments Project), Series 2017
- 2017 SAHTPFC/FC – Board approved Grants to City of San Antonio to support programs benefitting single family housing
- 2017 SAHTPFC/FC – New City Council Member elected and appointed to Board
- 2017 SAHTPFC/FC – Election of Board members
- 2017 SAHTPFC – Oak Valley closed and began construction
- 2017 SAHTPFC – Montebella II (Foster Rd.) Apartments closed and began construction

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2017

SAHTPFC – Board approved the Lease of 20 parking spots at Cevallos Lofts to Axiom Real Estate Advisors for 2 years