

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
OFFICIAL MEETING MINUTES
February 26, 2020

- The Public Facility Corporation met in session at 3:22p.m, Municipal Plaza, Room “B”, 105 Main Plaza, San Antonio, TX 78205
- The meeting was called to order by Councilwoman Viagran and the roll was called by John Hernandez.

PRESENT: Rebecca Viagran, Roberto Treviño, Dr. Adriana Rocha Garcia, Shirley Gonzales and John Courage

ABSENT:

Staff/Visitors Present:

Pedro Alanis- Interim Executive Director San Antonio Housing Trust Finance Corporation; Nicole Collazo- Assistant Director San Antonio Housing Trust Finance Corporation; JD Hernandez – Asset Manager San Antonio Housing Trust Finance Corporation; Sharon Jennings-Contract Officer San Antonio Housing Trust Finance Corporation; Maria Bradley - Administrative Assistant, San Antonio Housing Trust Finance Corporation; Edward Mungia-D4; Allison Shae-Neighborhood Housing Services Department; Steve Poppoon- HRES; Lizbeth Parra-TRLA

1. Approval of minutes-

MINUTES COMMISSION ACTION:

The motion was made by Councilwoman Gonzales and seconded by Councilwoman Rocha Garcia to approve the minutes January 22, 2020

AYES: 5

NAYS: 0

ABSTAIN: 0

The MOTION CARRIED.

2. **CITIZENS TO BE HEARD-** Lizbeth Parra with Texas RioGrande Legal Aid is a representative for the Pan American tenants. She provided a list of requests that the tenants are asking for.
3. **Consideration and possible action to re-approve an Amended and Restated Resolution inducing the Hamilton Wolfe Lofts Apartments, a new 74-unit 9% Low Income Housing Tax Credit multi-family project in partnership with NRP, located at approximately Hamilton Wolfe Road and Princeton Place in Council District 8.**

Pete Alanis said this is an \$18.75 million project, a 74-unit multi-family, 9% low income housing tax credit project located in District 8. The PFC approved a prior inducement in 2019 for an 88-unit project, however the project was not awarded tax credit due to a competitive process. In 2020, due to a new QAP criteria the project should be more competitive, and the PFC will partner up with a historically underutilized business “HUB” partner to provide a more competitive edge. The developer fee of \$1.68 million is capped at 15% of the project eligible tax credit basis. The

HUB will be 5% of the general partnership and take a 5% stake of the developer fee and 40% cash flow. NRP and the PFC will split the balance of the cash flow each at 30%.

Pete recommends the board approve the non-binding Resolution to obtain tax credits and the required debt.

Councilman Treviño asked if Councilman Manny Pelaez, was in favor of this project. Jason Arechiga with the NRP Group stated he met with the office of District 8 and was very supportive with this project.

COMMISSION ACTION:

The motion was made by Councilman Treviño and seconded by Councilwoman Gonzales to approval of Item Number 3.

Councilman Courage abstained.

AYES: 4

NAYS: 0

ABSTAIN: 1

The MOTION CARRIED

4. **Consideration and possible action to approve a Resolution authorizing execution of a Memorandum of Understanding with Steele Properties III LLC in connection with the Pan American Apartments, a 4% Low Income Housing Tax Credit redevelopment of an existing 100-unit multi-family project, located at 143 NW 36th Street, San Antonio, in Council District 5.**

The Public Facility Corporation induced the 100-unit Pan American Apartments on August 28, 2019. This is the first project-based voucher subsidized partnership for the PFC. There will not be any increases in rents for the tenants as a result of the renovations. Steele Development, Monroe Property Group, and the Public Facility Corporation staff met on site with the residents and representatives from neighborhood associations to discuss the project plans.

The PFC negotiated 40% of the developer fee and 50% of the net Cash Flow in exchange for the property tax exemption.

The developer is anticipating only a 12% developer fee (7.2% to the developer and 4.8% to PFC) A portion of the developer fee may be required to be deferred over 4 years to subsidize a project gap.

The Finance Corporation also approved the issuance of tax-exempt bonds in an amount not to exceed \$15,000,000.

The PFC/FC will ensure the rehabilitation of 100 units, as well as, receive an estimated \$2,031,000 over a 15-year period.

Councilwoman Gonzales commented about her concern was the laundry rooms. She mentioned it would be nice to have a laundry room available for each tenant in their unit. She mentioned she wants the tenants to be happy and be a successful project.

Councilwoman Viagran asked if all tenants were able to return to their previous units. Pete stated that the Monroe Group is working on keeping everyone in the same unit, but it is hard to say 100% that is going to happen, but the intent is to move everyone back in the same unit.

COMMISSION ACTION:

The motion was made by Councilwoman Gonzales and seconded by Councilwoman Rocha Garcia for the approval of Item number 4.

AYES: 5

NAYS: 0

ABSTAIN: 0

The MOTION CARRIED

5. Presentation of and possible action to approve the audited financial statements for the fiscal year ending September 30, 2019.

Clark Crutchfield went over the Public Facility Corporation financial statements assets and liabilities for year ending September 30, 2019. He mentioned everything was in compliance.

COMMISSION ACTION:

The motion was made by Councilman Treviño and seconded by Councilman Courage to accept the audit as presented.

AYES: 5

NAYS: 0

ABSTAIN: 0

The MOTION CARRIED

6. Assistant Secretary's Report- A briefing on financials, progress of projects or grant expenditures, personnel matters and other activities which do not require Board action.

Pete Alanis briefed on some items that were done in relation to the NALCAB assessment. He introduced a new employee of the SAHT team, Sharon Jennings, Contract Officer. Pete also mention that he has provided underwriting expertise to the Asset Manager and offered more opportunities for staff training.

NO ACTION TAKEN.

Councilwoman Viagran adjourned the meeting. There being no further business, the meeting adjourned at 4:23p.m.