

SAN ANTONIO HOUSING TRUST FOUNDATION
2021 BOARD OF DIRECTORS
MINUTES

DATE: Wednesday, September 16, 2020

TIME AND PLACE: 1:00 p.m.; Zoom meeting

PRESENT: Celina Peña, Paul DeManche, John Whitsett, Hilliard Galloway, John Harris and Estrella Garcia-Diaz

ABSENT: Frankie Gonzales Wolfe and Erica Martinez

STAFF MEMBERS: Pedro Alanis- Executive Director; Nicole Collazo- Assistant Director, Maria Bradley- Senior Administrative Assistant and Robert Wilson, Attorney

VISITORS: Benjamin Vergil- District 1; Beau Anderson- District 8

1. CALL TO ORDER AND ROLL CALL: The meeting was called to order at 1:07p.m.
2. APPROVAL OF BOARD MEETING MINUTES FOR AUGUST 12, 2020.

Director John Whitsett motioned, and Director Erica Martinez seconded to accept the meeting minutes as presented.

MOTION CARRIED 6-0

3. CITIZENS TO BE HEARD-INTERESTED SPEAKERS WILL HAVE 3 MINUTES EACH TO ADDRESS THE BOARD ON AGENDA ITEMS OR HOUSING POLICY RELATED MATTERS; A TOTAL OF 15 MINUTES WILL BE PROVIDED.

Amelia Valdez- Ms. Valdez wanted to express her concerns for residents in District 5. The residents have homes that are old and in dire need of repairs, but do not have the money to fix their homes. She spoke on how it is important to work together for our community and not to have these residents misplaced that who mostly elderly seniors.

Graciela Sanchez- Ms. Sanchez wanted to also express her concern on helping the community during this difficult time for some on the Pandemic. She would like to see Housing Trust funds help residents that need it the most to fix their home to avoid being demolished.

Susana Segura- Ms. Segura is in District 5, she is renting a home that needs A/C repairs and requires major upkeep and repairs but unfortunately there aren't any programs that can help her. She also mentioned on creating a program for first time homebuyers to encourage home ownership in the community to prevent developers from demolishing houses and building apartment complexes.

Irma Hofmann- Ms. Hofmann wanted to express the same concerns as the previous speakers. She wants to see more programs to help people that are homeless. It would be nice for the Housing Trust to help and uplift the community.

Mia Loseff- Ms. Loseff a resident in District 1 and wanted more programs to help home rehabilitation.

Micheal Taylor- Mr. Taylor wanted to express wanted to add homeownership program.

Kayla Miranda- Ms. Miranda is a SAHA resident, she wants to see programs target people that are below 50% AMI.

Terri Castillo- Ms. Castillo lives in District 5, she would like for the Housing Trust to consider distributing funds for homeownerships help perverse their homes in the Historic West side.

4. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING THE FINANCE COMMITTEE RECOMMENDATION TO APPROVE THE FY 2021 SAHT BUDGET, INCLUDING OPERATIONAL AND PROGRAMMATIC POLICIES

Pete Alanis mentioned in September of each year the San Antonio Housing Trust Foundation adopts a budget for the new fiscal year beginning in October. In September of 2019, the San Antonio Housing Trust Foundation board approved a \$926,718 budget for the upcoming FY 2020. Out of that amount \$716,433 was budgeted for Foundation Operations. In FY 2021 the operating budget focused on hiring consultants to increase capacity in the areas of asset management, underwriting, grant making and compliance. The proposed budget increased by 15% from the original FY 2020 budget. It went from \$716,433 to \$826,855 for FY 2021.

Pete also spoke to the Board about programmatic priorities such as programs that assist in eviction prevention, emergency, food security, utility needs, programs for Seniors, homeowner rehabilitation, and anti-displacement programs for families. Approximately \$2,283,006 will be available to assist with these programmatic priorities.

Director Celina Peña motioned and seconded by John Whitsett to approve the Fiscal Year 2021 budget.

MOTION CARRIED 6-0

5. BRIEFING, DISCUSSION, AND POSSIBLE ACTION TO AUTHORIZE EXECUTION OF THE ANNUAL PROFESSIONAL SERVICES CONTRACT FOR FY 2021 WITH CITY OF SAN ANTONIO

Pete Alanis mentioned to the Board to remove the operational support and FY 2021 and remove the requirement for the Foundation to “Float” \$700,000 for the homebuyer assistance program. The City of San Antonio will advance City funds so the Foundation can continue to expedite payments to title company to support the Homebuyers Incentive Program.

Director Celina Peña and Director Paul seconded for the approval of the annual Professional Service Contract for Fiscal year 2021.

MOTION CARRIED 6-0

6. EXECUTIVE BRIEFING, DISCUSSION, AND POSSIBLE ACTION TO AUTHORIZE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH TCAM, AN MRI COMPANY

Pete briefed on increasing the capacity in areas of asset management, contract monitoring and underwriting services to support several multi-family projects partnered through the Public Facility Corporation and Finance Corporation in the next fiscal year.

An RFQ was released on July 8,2020. TCAM was the sole respondent. The Executive Director reviewed the proposal and negotiated the scope of work and pricing.

The budget for consulting services is at \$160,000 and TCAM is within our budget.

Director John Harris motioned and Director John Whitsett seconded give authorization to the Executive Director to negotiate and execute an agreement with TCAM.

MOTION CARRIED 6-0

7. EXECUTIVE SESSION: Pursuant to 551.071, 551.072, 551.074 of the Texas Government Code (consultation with attorney, personnel, contracts, real estate, and litigation matters may be discussed)

ANY ITEM DISCUSSED IN EXECUTIVE SESSION MAY BE ACTED UPON IN OPEN SESSION.

8. ADJOURNMENT- Without objection the chair adjourned the meeting at 2:04p.m.

Signed this _____ of _____, 2021

Respectfully Submitted by:

Secretary