

SAN ANTONIO HOUSING TRUST FOUNDATION
2021 BOARD OF DIRECTORS
MINUTES

DATE: Monday, April 26, 2021

TIME AND PLACE: 2:00 p.m.; Zoom meeting

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

ABSENT: John Harris

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

VISITORS: Veronica Soto- NHSD, Amy Kastely-St. Mary's Professor of Law, Michael Taylor- Habitat for Humanity, Graciela Sanchez- Esperanza Peace and Justice Center, Melanie Cowart- Roseville Housing Trust of San Antonio, Madison Izler-San Antonio Express News, Mark Anthony- Sanchez & Wilson PLLC, Stephanie Wiese- Habitat for Humanity of San Antonio, Tina Aranda, Suzanne Hill-San Antonio for Growth on the Eastside, and Ileana Sandoval-D9

1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order at 2:02p.m.
2. **CEREMONIAL ITEM: PRESENTATION OF THE SUSAN R. SHEERAN BRIDGE BUILDER AWARD TO THE SAN ANTONIO HOUSING TRUST FOR ENHANCING SAN ANTONIO RESIDENTS' QUALITY OF LIFE THROUGH HOUSING INITIATIVES.**

Edward Gonzales from the City of San Antonio presented the award to the Foundation board for the ongoing work to the contribution to the Covid's Emergency Housing Assistant Program.

3. **APPROVAL OF BOARD MEETING MINUTES FOR JANUARY 22,2021**

Director Paul DeManche motioned, and Director John Whitsett seconded to approve meeting minutes as presented.

MOTION CARRIED 6-0

4. **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.**

Mike Taylor thanked the Oversight Committee for recommending Habitat for Humanity be awarded the \$200,000 grant. The funding will allow 20 new energy efficient homes built in San Antonio to assist low-income families.

Graciela Sanchez thanked the San Antonio Housing Trust for creating this fund of money to help the families making 30% AMI or less who are struggling to maintain and upkeep their homes.

Melanie Cowart thanked the Housing Trust and is honored to have received the grant that will help housing for Senior Citizens. Last year Roseville decided to do a complete renovation of 88 units to be compliant with ADA, even though they are not required to be ADA compliant.

Zeke Romo wanted to thank the Housing Trust on behalf of Our Casas for the partnership.

5. **TREASURER'S REPORT FOR MARCH 2021**

Pete briefed on the Foundation Operating budget. So far have expended 39% of the annual budget amount

in the first 6 months of the year. Halfway through the year we should be no greater than 50% so we are ahead of schedule. The fee to professionals is expected to increase in expenses due to the development of the website and the completion of the annual report. The Foundation has \$341,000 available in operating cash.

The four SAHT entities has about \$2.78M available in addition to the Corpus reserves.
Pete will talk about the mid-year budget analysis at the next board meeting.

NO ACTION NEEDED.

6. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING THE TRUST ASSISTANCE OVERSIGHT COMMITTEE'S FY 2021 JOINT REQUEST FOR APPLICATION RECOMMENDATION TO AWARD \$1,832,340 IN AVAILABLE SAHT FOUNDATION FUNDS TO THE HOUSING FIRST COMMUNITY COALITION IN THE AMOUNT OF \$1,093,000, ESPERANZA PEACE AND JUSTICE CENTER IN THE AMOUNT OF \$300,000, OUR CASAS RESIDENT COUNCIL IN THE AMOUNT OF \$239,340 AN HABITAT FOR HUMANITY IN THE AMOUNT OF \$200,000

Pete briefed the Housing Trust made \$3M available through the combined RFA process. The deadline was extended through March 17, 2021. There were 17 applications submitted totaling \$7.8M funding request. The Oversight Committee met on April 8th, to review the projects and made recommendations. The Committee recommended the Housing First Community Coalition in the amount of \$829,000. The Esperanza Peace and Justice Center in the amount of \$300,000. Our Casas Resident Council in the amount of \$239,340. The Habitat for Humanity in the amount of \$200,000.

The Trust a separate recommendation for the \$900,000 out of the Trust Fund and will be discussed in the Trust meeting, following this meeting.

The Executive Directors challenge awarded The Housing First Community Coalition for \$264,000. Pete briefed on the Housing First Community Coalition project called Towne Twin Village that will support Seniors ages 50 and up that experience chronic homelessness with medical, mental, and physical disabilities. The resident's income level will fall 0-30% AMI. The first phase will include 42 tiny homes, 25 RV trailers and pavilion for activities, a chapel, and a laundry facility. The Foundation will also provide \$829,000 to rent funding to construct about 20 tiny homes.

The Esperanza Peace and Justice Center shall create the Esperanza Community Land Trust to permanently preserve existing low-income housing on the Westside. The Community Land Trust will renovate older westside homes and rent them to persons at or below 30%AMI. A Demolition Emergency Fund is created to work with households whose homes are at risk for demolition.

Our Casas is supporting the infill vacant lot development of five single family homes located on Vera Cruz, Santiago, and Chihuahua on the eastern side of Apache Creek on the near westside. Once completed, these single-family homes will be sold to household at or below 80% AMI.

Funds awarded to Habitat for Humanity will support the Rancho Carlota Subdivision, located on the SW side. The funding request will provide construction materials to build 67 homes. Home will be sold to income qualified families for \$95,000 with 0% mortgages for up to 25 years.

Motion out of Committee and seconded by Paul DeManche to award Housing First Community Coalition \$829,000 out of the Foundation funds.

MOTION CARRIED 6-0.

Motion out of Committee and seconded by Estrella Garcia Diaz to award the Esperanza Peace and Justice Center \$300,000 from the Foundation funds.

MOTION CARRIED 6-0.

Motion out of Committee and seconded by John Whitsett to award the Our Casas Resident Council \$239,340 from the Foundation funds.

MOTION CARRIED 6-0.

Motion out of the Committee and seconded by Paul DeManche to award Habitat for Humanity \$200,000 from the Foundation funds.

MOTION CARRIED 6-0.

Motion out of Committee and seconded by Estrella Garcia Diaz to award Housing First Community Coalition \$264,000 from the Foundation funds.

MOTION CARRIED 6-0.

7. PRESENTATION AND POSSIBLE ACTION REGARDING THE SAN ANTONIO HOUSING TRUST FOUNDATION, INC. AUDIT FOR FISCAL YEAR ENDING SEPTEMBER 30, 2020

Clark Crutchfield presented the audited financials for fiscal year ending September 30, 2021. He gave his unqualified opinion there was not any issues with internal controls.

Director Estella motioned, and seconded by Director Paul to accept the final audit statements as presented.

MOTION CARRIED 6-0.

8. 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.

NONE.

9. ADJOURNMENT- Without objection the chair adjourned the meeting at 2:49pm.

Signed this _____ of _____, 2021

Respectfully Submitted by:

Secretary