

**SAN ANTONIO HOUSING TRUST FINANCE CORPORATION**  
**OFFICIAL MEETING MINUTES**  
**September 30, 2020**

- The Finance Corporation met in session at 10:24 a.m., via zoom
- The meeting was called to order by Councilwoman Rebecca Viagran and the roll was called by Maria Bradley.

**PRESENT: Councilwoman Rebecca Viagran, Councilman Roberto Treviño, Councilwoman Shirley Gonzales and Councilman John Courage**

**ABSENT: Councilwoman Dr. Adriana Rocha Garcia**

**Staff/Visitors Present:**

Pedro Alanis- Interim Executive Director San Antonio Housing Trust Public Facility Corporation; Nicole Collazo- Assistant Director San Antonio Housing Trust Public Facility Corporation; JD Hernandez – Asset Manager San Antonio Housing Trust Public Facility Corporation; Sharon Jennings-Contract Officer San Antonio Housing Trust Public Facility Corporation; Maria Bradley - Administrative Assistant, San Antonio Housing Trust Public Facility Corporation; James Plummer-Bracewell LLP; Summer Greathouse-Bracewell LLC; Kenneth Saks-Villas at Echo East; Jacque Wooding-Prospera Housing Community Service; Piette Gilbert; Victor Miramontes-Managing Partners Mission DG, LLC; Ryan Sweeney- Prospera Housing Community Services; Adolfo Pesquera-Virtual Builders Exchange; Juanna Cormier- LIHTC Consultant- Brad McMurray-Prospera Housing Community Services; Derek Roberts-District 9; Jean Latsha- Pedcor; Jose Gonzalez-Alamo Community Group

**1. Approval of minutes August 26, 2020.**

**MINUTES COMMISSION ACTION:**

The motion was made by Councilman Treviño and seconded by Councilman Courage to approve the meeting minutes from August 26, 2020.

**AYES: 4**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED.**

**2. Public Comment-**

**NONE.**

**3. Resolution concerning the application of The Arbors at West Avenue, LP (an affiliate of Prospera Housing Community Services) relating to the proposed financing of up to \$25,000,000 of the costs of the acquisition, rehabilitation, construction, and equipping of the Arbors at West Avenue, to be located at approximately 3747 West Avenue; and other matters in connection therewith.**

Pete stated this project is a 234-unit multifamily tax credit project in District 1 located inside Loop

410. He mentioned that the project is combining 2 adjacent apartment complexes and providing renovations and reconstructions of the Arbor Place Apartments. All units will be rented to individuals whose incomes average at or below 60% of median family income. This project will retain 43 Section 8 units through a new 20-year HUD contract. Councilman Trevino is supportive of this project.

**COMMISSION ACTION:**

The motion was made by Councilman Treviño and seconded by Councilman Courage to approve the item #3.

**AYES:4**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED.**

- 4. Resolution concerning the application of Aspire at Vida, LP (an affiliate of Mission Development Group) relating to the proposed financing of up to \$30,000 of the costs of the acquisition, construction, and equipping of the Aspire at Vida, to be located on Jaguar Boulevard near University Way; and other matters in connection therewith.**

Pete mentioned this is a 288-unit multifamily, tax credit project in District 3. More than 89% of the units will be rented to individuals whose income average at or below 60% of median family income and the remainder of the unites will be market rate. In addition, 15% of the units are expected to be reserved for veterans. Mission DG will act as the developer and will seek a nonbinding resolution of inducement with the Public Facility Corporation.

**COMMISSION ACTION:**

The motion was made by Councilman Courage and seconded by Councilwoman Gonzales to approve the nonbinding inducement.

**AYES:4**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED.**

- 5. Resolution concerning the application of Franklin Brooks City Base, Ltd (an affiliate of Franklin Development) relating to the proposed financing of up to \$20,000,000 of the costs of the acquisition, construction, and equipping of the Brooks Seniors, to be located at the corner of Inner Circle Drive and Louis Bauer; and other matters in connection therewith**

Pete briefed this is a 193-unit multifamily senior housing tax credit project in District 3. About 65% of the units will be rented to tenants whose incomes are averaged to 60% of median family income and 35% of the unites will be market rate. It is dedicated to tenants of ages 62 and older. Councilman Courage wants to know what kind of amenities will be available for the seniors. Pete replied that there are near by amenities near Brooks City Base and the Trails that are in the area. Pete will also get with the developer to see what amenities will be provided for them and will bring it up to the board. (Have Pete provide feedback to the board on what amenities will be provided for seniors)

**COMMISSION ACTION:**

The motion was made by Councilman Gonzales and seconded by Councilman Courage to approve item #5.

**AYES:4**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED.**

**6. Second Amended and Restated Resolution of Inducement relating to the proposed financing of up to \$20,000,000 of the costs of the acquisition, construction, and equipping the Echo East Apartments located at 301 Spriggsdale; and other matters in connection therewith**

Pete briefed this project will be income average to the 60% AMI level and will accept Section 8 vouchers. This project had impacts to tax credit pricing and had to withdraw it's tax credit application. The partner at the time, Gardner Capital at the time was unable to close HUD financing on the project in time. The project had to proceed with Conventional Financing with a reduction in tax credit pricing. Pete recommends increasing the bond amount from \$20,000,000 to \$30,000,000 and to approve the second Resolution.

**COMMISSION ACTION:**

The motion was made by Councilwoman Gonzales and seconded by Councilman Courage to approve the non-binding Resolution and up to \$30,000,000 bond application.

**AYES:4**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED.**

**7. Resolution authorizing San Antonio Housing Trust Finance Corporation First Lien Multifamily Housing Revenue Bonds (Northview Apartments Project), Series 2020B; and other matters in connection therewith**

Pete recommends to final approve on the bond issuance associated with the Northview Apartments.

**COMMISSION ACTION:**

The motion was made by Councilman Courage and seconded by Councilwoman Gonzales to approval of item #7.

**AYES:4**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED.**

**8. Consideration and possible action to approve the Finance Corporation's annual budget and to authorize the expenditures contained therein, including providing \$500,000 in Finance Corporation funds to support the City of San Antonio's COVID-19 Emergency Housing Assistance Program**

Pete recommends funding \$500,000 from the Finance Corporation.

**COMMISSION ACTION:**

The motion was made by Councilwoman Gonzales and seconded by Councilman Courage to approve the Finance Corporation budget.

**AYES:4**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED.**

**Adjournment**

The meeting was adjourned by Councilwoman Viagran at 11:23 a.m.