

**SAN ANTONIO HOUSING TRUST FINANCE CORPORATION**  
**OFFICIAL MEETING MINUTES**  
**December 10, 2019**

- The Finance Corporation met in session at 10:00 A.M., 105 Main Plaza, San Antonio, Texas 78205 Municipal Plaza “C” Room.
- The meeting was called to order by Councilwoman Rebecca Viagran and the roll was called by JD Hernandez.

**PRESENT: Rebecca Viagran, Shirley Gonzales, Dr. Adriana Rocha Garcia, John Courage**

**ABSENT: Roberto Treviño**

• **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  
 Maria Bradley – Administrative Assistant, San Antonio Housing Trust Finance Corporation  
 Joey Guerra Jr.- Integrated Realty Group  
 Mark Gregg- Streamline Advisory Partners  
 Sam Aveidi- Integrated Realty Group  
 Edward Mungia- D4  
 Joel Pollack-Streamline Advisory Partners  
 Ruben Lizalde- D3  
 Jason Arechiga-NRP Group  
 Wesley Fonseca- NRP Group  
 Daryl Lange- Bitterblue Group  
 Caroline McDonald-Brown & Ortiz

1. **Approval of minutes – November 8, 2019**

**COMMISSION ACTION:**

The motion was made by Councilman Courage and seconded Councilwoman Rocha Garcia to approve the November 8, 2019 minutes.

**AYES: 4**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED**

2. **Citizens to be heard –**

Elizabeth Kipp is a resident at the Pan American Apartments who has lived there for 9 years. She mentioned some concerns she had in mind while this project is being remodeled. It is important she remains in the same unit because it is a hassle to change addresses. She wants transportation to and from school and any after school programs or reimbursement for travel expenses and to hire insured and bonded movers. She also requests a written agreement of work being done.

Sylvia Limon also another resident of the Pan American Apartments states herself and her neighbors want to be included in all discussions of this rehab project and have written agreements to make sure concerns will be addressed.

3. **Amended and Restated Resolution increasing the inducement of the amount of tax-exempt bonds from \$12,000,000 to \$15,000,000 to finance the acquisition and rehabilitation of the Pan American Apartments located at 143 NW 36<sup>th</sup> Street; and other matter in connection therewith.**

Pedro Alanis briefed that the Finance Corporation approved a Resolution for inducement for tax exempt bonds up to 12,000,000 back in August 2019. Steel Properties is requesting to increase the amount up to \$15,000,000 in bond allocations due to increased construction costs and changes in financing. Pete confirmed that the Resolution from August has not changed. Pan American is a 100-unit multifamily, tax credit project apartment. All units will be rented to individuals whose income is at or below 60% median family income.

Councilwoman Viagran wants Pete to meet with the Steel Properties to make sure we address the tenant's requests. She also wants to make sure tenants will have a place to stay while their units are being renovated. She mentioned having a discussion about policy standards for the apartment complexes not to use eviction companies such as "Kick'em Out Quick." Councilwoman Gonzales requested if the project could be xeriscape and if there is a possibility on adding more trees for shade.

**COMMISSION ACTION:**

The motion was made by Councilwoman Gonzales and seconded by Councilwoman Rocha Garcia to approve the Resolution increasing inducement of the amount.

**AYES: 4**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED**

4. **Resolution concerning the application of Port SA Redevelopment, LP relating to the proposed financing of up to \$37,000,000 of the costs of the acquisition and rehabilitation of the Preserve at the Port Apartments, located at 402 Gillmore Avenue; and other matters in connection therewith.**

Preserve at the Port Apartments is a 396 multifamily tax credit project in District 5. All units will be rented at or below 60% of medium family income. The request for \$37,000,000 tax exempt bonds is necessary to receive state tax credits. The request is to authorize the developers and Bond counsel to take preliminary action to allocate tax exempt bonds.

**COMMISSION ACTION:**

The motion was made by Councilwoman Shirley Gonzales and seconded by Councilwoman Rocha Garcia to approve of the Inducement Resolution.

**AYES: 4**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED**

**5. Resolution concerning the application of VCCPHC-San Antonio I, LP (a Pedcor affiliate) relating to the proposed financing of up to \$25,000,000 of the costs of the acquisition, construction, and equipping of the Northview Apartments, to be located at 23132 US Highway 281 North; and other matters in connection therewith.**

Pedro Alanis stated this is a 156-unit multifamily, tax credit project in District 9. All units will be rented to individuals at or below 60% of median family income. This request allows the partnership to reserve \$25,000,000 in bond allocation that will be expected to receive in March or April. The Finance Corporation will receive a 1% issuer fee.

**COMMISSION ACTION:**

The motion was made by Councilman Courage and seconded by Councilwoman Rocha Garcia approval of the Resolution concerning the application.

**AYES: 4**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED**

**Adjournment**

The meeting was adjourned by Councilwoman Gonzales at 11:02AM