

**SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION**  
**OFFICIAL MEETING MINUTES**  
**January 26, 2021**

- The Public Facility Corporation met in session at 10:04 a.m, via Zoom
- The meeting was called to order by Councilwoman Viagran and the roll was called by Maria Bradley.

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

**ABSENT:**

**Staff/Visitors Present:**

Pedro Alanis-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; Allison Shae- NHSD; Kenneth Saks- Olivia, SAKS, Garcia & Curiel, L.L.P.; Caroline McDonald-Brown & Ortiz PC; Rebecca Flores-Citizen; John Minter-Bitterblue Investment; Timothy Alcott-SAHA; Edward Mungia- D4; Philip Morgan-Morgan Group; Rich Acosta-My City is My Home; Monica Cruz- Citizen; Jason Hauck- Travis Russell- Morgan Group; Dan Wilson-Atlantic Pacific Communities; Nick Laettner-Morgan Group; Tim Barr-Citizen; Ron Valentin-Collaborate Architects; Chris Villa-D3; Ruben Lizalde-D3; Carine Yhap-Atlantic Pacific Communities; Scott Teeter-Bitterblue; Amanda Gonzalez- Methodist Healthcare Ministries; Kayla Miranda- Citizen; Teresa Menendez Myers-D5; Peggy Pena- Highland Park Neighborhood Association; Derek Roberts-D9

**1. Approval of minutes for November 24, 2020.**

**MINUTES COMMISSION ACTION:**

The motion was made by Councilman Courage and seconded by Councilwoman Rocha Garcia for approval meeting minutes from November 24, 2020.

**AYES: 5**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED.**

**2. PUBLIC COMMENT-**

Rebecca Flores expressed her concern on property tax exemptions and affordability to those that need it most. She questioned if the schools knew that they were losing state funding in the district where SAHT is building.

Rich Acosta from My City is My Home spoke greatly about the Tenant Protection Plan that Pedro Alanis; Executive Director of San Antonio Housing Trust is getting approved on all the SAHTPFC properties. He stated the City should take steps to increase renters' rights on all

properties that accept taxpayer funds.

Monica Cruz a community researcher and concerned resident in San Antonio, spoke about tax breaks that are continued to approve in the community. These developments serve middle income renters. She is concerned about the family's whose income is less than 60% AMI.

Kayla Miranda resident of The Alazan Apache Apartments expressed her concern on the rents that are not affordable in her area and that the SAHT is not building affordability in the neighborhood.

- 3. Consideration and possible action to approve a Resolution inducing the Ridgeline Flats Apartments, a new 350-unit mixed income affordable/market PFC structure in partnership with Morgan Group Development and Bitterblue, Inc., located on approximately 13 acres of land located on the north side of North Loop 1604 West between Shavano Ranch and Rogers Ranch, and the negotiation and execution of a Memorandum of Understanding in Connection therewith.**

Pete Alanis mentioned the Morgan Group is seeking a partnership with Bitterblue Inc. with the Public Facility Corporation. The new construction is in Council district 9, located along 1604 in Shavano Ranch. The project is a mix of 1-, 2- and 3-bedroom units and will provide 36 units for tenants income less than 60% AMI and 140 units for tenants whose income at or below 80% AMI. The rest will be at market rate. The PFC will receive \$250,000 origination fee at closing, \$25,000 annual fee through year 4 and a \$35,000 annual fee there afterwards. The PFC will also receive 1% transaction fee based on the gross sale of the project except of the first sale, which can be up to 1.4% depending on the performance of the project.

Councilman Courage wanted to clarify if the new developers did not include NRP Group and Pete did confirm it did not include NRP.

Councilman Treviño and Councilwoman Rocha Garcia had asked if SAHT had any communications with the school districts when it comes to a new project being built. Pete commented that it is not part of the process to engage with the school districts but can be part of their process in the future.

**COMMISSION ACTION:**

The motion was made by Councilman Courage and seconded by Councilman Treviño to approve the inducement approval Resolution for the Ridgeline Flats Apartments.

**AYES: 5**

**NAYS: 0**

**ABSTAIN: 0**

**The MOTION CARRIED.**

- 4. Consideration and possible action to approve an Amended and Restated Resolution of Inducement for the Echo East Apartments transaction, including the execution of all documentation necessary to obtain the financing for such transaction; and authorizing all filings and agreements with the Texas department of Housing and Community Affairs in connection with applications for low-income housing tax credits; and to allow other matters in connection therewith.**

Pete Alanis wanted to update the PFC resolution for the purposes of complying with the TDHCA application process. TDHCA is requiring an updated resolution since the prior resolution was done back in 2019.

**COMMISSION ACTION:**

The motion was made by Councilwoman Gonzales and seconded by Councilwoman Rocha Garcia for the approval of the updated 2021 Resolution for Echo East Apartments.

**AYES: 5**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED.****5. Briefing and consideration of a Proposed Tenant's Protection Policy**

Pete Alanis presented the Proposed Tenant Protection Policy. He mentioned that the policy will be available for a 45-day public comment period for any interested parties to provide any feedback.

**NO ACTION NEEDED:**

**AYES:5**

**NAYS: 0**

**ABSTAIN: 0**

Councilwoman Viagran adjourned the meeting. There being no further business, the meeting adjourned at 11:17a.m.