

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
OFFICIAL MEETING MINUTES

Date: Tuesday, February 15, 2022

The Public Facility Corporation met in session at 5:17 p.m., via Zoom and in person at 100 Military Plaza, San Antonio, Texas 78205.

PRESENT: Councilwoman Phyllis Viagran, Councilwoman Dr. Adriana Rocha Garcia, Councilwoman Teri Castillo, Councilman John Courage, and Councilman Jalen McKee-Rodriguez, Antoinette Brumfield, Eric Cooper, Jordan Ghawi, Rachell Hathaway, Marinella Murillo, Jane Pacione, and Mark Carmona

ABSENT: None

Staff/Visitors Present:

Pedro Alanis- Executive Director San Antonio Housing Trust Public Facility Corporation; Nicole Collazo- Director of Operations San Antonio Housing Trust Public Facility Corporation; Lauren Bejaran-Sr. Administrative Assistant San Antonio Housing Trust Public Facility; Edward Muniga- D4; Ileana Sandoval- D9; Maria Lina- SEFLA Interpreter, Summer Greathouse- Attorney Bracewell, Jim Plummer-Bond Counsel Bracewell, Clarissa M. Rodriguez- Attorney DNRBZ;

1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order by Councilwoman Dr. Adriana Rocha Garcia and the roll was called by Nicole Collazo.
2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JANUARY 12, 2022.**
Councilman Courage motioned, and Councilwoman Castillo seconded the minutes of January 12, 2022, were read and approved as corrected.

AYES: 12

NAYS:

ABSTAINED:

THE MOTION PASSED.

3. **CITIZENS TO BE HEARD**
NONE. NO ACTION WAS TAKEN.

4. **DISCUSSION AND POSSIBLE ACTION TO FOR ELECTION OF OFFICERS.**
Pete Alanis briefed to the board about the San Antonio Housing Trust Public Facility Corporation and the San Antonio Housing Trust Finance Corporation are governed by state regulations and rules that state the board needs to have an election process for officer positions. The PFC and FC officer positions are limited to 1-year terms, resulting in the need for an election of officers on a yearly basis. The current officer positions will be elected to serve for the remainder of the fiscal year. Pete recommended to keep the same slate of officers as stated from the previous "Foundation" meeting.

MINUTES COMMISSION ACTION:

Councilman Courage motioned and seconded by Councilman McKee-Rodriguez to approve the

same slate of officers and elect Councilwoman Adriana Rocha Garcia for President, Jane Paccione for Vice President, Jordan Ghawi for Secretary, and Councilman John Courage for Treasurer for the San Antonio Housing Trust Public Facility Corporation.

AYES: 7

NAYS:

ABSTAINED:

THE MOTION PASSED.

5. DISCUSSION AND POSSIBLE ACTION TO APPOINT COMMITTEE ASSIGNMENTS.

Pete briefed to the board about the differences between the Committee Assignments for the San Antonio Housing Trust Public Facility Corporation, San Antonio Housing Trust Foundation, and the San Antonio Housing Trust. Community members of the board are allowed to appoint other board members to the two standing committees. If there is an Ad Hoc Committee, it must be created by the votes of the board members. After the Ad Hoc Committee is created, the Board President can then assign board members to that committee.

President Adriana Rocha Garcia declared Eric Cooper, Mark Carmona, Councilman McKee-Rodriguez, and Councilwoman Viagran, to the Governance and Policy Committee.

President Rocha Garcia declared Toni Brumfield, Jordan Ghawi, Marinella Murillo, Councilman Courage, and Councilwoman Viagran to the Finance and Audit Committee.

No motion needed.

MINUTES COMMISSION ACTION:

Councilman McKee-Rodriguez motioned and seconded by Councilwoman Viagran to authorize the creation of the Ad Hoc Committee for Sustainable and Universal Design.

AYES: 7

NAYS:

ABSTAINED:

THE MOTION PASSED.

President Rocha Garcia declared Jane Paccione, Councilwoman Teri Castillo, and Rachell Hathaway to the Sustainable and Universal Design Committee.

No motion needed.

6. DISCUSSION AND POSSIBLE ACTION FOR APPOINTMENT AND ENGAGEMENT OF A GENERAL COUNSEL.

Pete Alanis briefed on this item on the previous Trust meeting regarding recommendation to select Denton Navarro Rocha Bernal & Zech as General Counsel for all SAHT entities.

MINUTES COMMISSION ACTION:

Councilwoman Viagran motioned and seconded by Councilman Courage to approve the Evaluation Committee's recommendation to appoint Clarissa Rodriguez from Denton Navarro Rocha Bernal & Zech for General Counsel for the San Antonio Housing Trust Public Facility Corporation.

AYES: 7

NAYS:

ABSTAINED:

THE MOTION PASSED.

7. DISCUSSION AND POSSIBLE ACTION TO ADOPT A “CONFLICT-OF-INTEREST” POLICY.

Pete Alanis briefed on this item on the previous Trust meeting regarding the Conflict-of-Interest Policy.

MINUTES COMMISSION ACTION:

Councilwoman Viagran motioned and seconded by Councilman Courage to approve the adoption of the Conflict-of-Interest Policy for the San Antonio Housing Trust Public Facility Corporation.

AYES: 7

NAYS:

ABSTAINED:

THE MOTION PASSED

8. DISCUSSION AND POSSIBLE ACTION ON A RESOLUTION INDUCING THE PATRIOT’S POINT 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 THE NEGOTIATION OF A MEMORANDUM OF UNDERSTANDING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete briefed to the board about the Patriot’s Point Apartments being a 320-unit, 4% LIHTC project, located in District 4. The project is a partnership between Operation Finally Home, a non-profit organization, and Liberty Multi-family, LLC, and is expected to cost \$61.56 million dollars, 30 million of it accrued from tax exempt bonds that were issued through the Finance Corporation. The 320, 1-to-3-bedroom, units include 48 units at 30% AMI and 272 units at 60% AMI. The units will be protected by the Tenant Protection Policy and will accept Section 8 vouchers. Patriot’s Point is a HUD 221 (d)(4) structured project, with 6 months to close financing. The San Antonio Housing Trust will partner with Operation Finally Home and Liberty Multi-Family, LLC to finalize the design on the project. The SAHT is striving to promote universal design concepts that will be ageable to serve the residents who will be residing at those projects.

Operation Finally Home has collaborated with many veterans’ programs in the past by building veterans homes and providing mortgage assistance. The non-profit organization will receive a third of the revenue in developer fees for Patriot’s Point and will also be providing veterans Veteran Program Referrals, trauma informed care with an onsite dedicated case manager, vocational training (placement), and childcare. The onsite case manager will conduct an annual resident survey, so future housing needs will be met each year. The PFC will earn 30% of deferred developer fees in 12 years, and 50% net cash flow after the deferred fee period. After year 15, a Bargain Purchase Right will give the PFC an opportunity to outright purchase the property for the cost of remaining debt and exit taxes. The project has an equity score of 7 out of 10 with the median household annual income of \$40,625 and a minority concentration at 94%. The Land has 1 vacant residence sits on the 10-acre property that will require a Texas Commission on Environmental Quality Voluntary Cleanup Program Application. Pete is recommending to the board the approval of a non-binding resolution inducement for the Patriot’s Point Apartments Transaction.

MINUTES COMMISSION ACTION:

Councilwoman Viagran motioned and seconded by Councilman Courage to authorize the

resolution inducing the Patriot's Point apartments transaction.

AYES: 7

NAYS:

ABSTAINED:

THE MOTION PASSED

9. ADJOURNMENT

Councilwoman Rocha Garcia adjourned the meeting. There being no further business, the meeting adjourned at 5:48 p.m.