

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
OFFICIAL MEETING MINUTES
February 24, 2021

- The Public Facility Corporation met in session at 1:32 p.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 Beaver- NHSD; Mia Loseff- Texas Housers; Gilbert Piette-; Ryan Wilson-Franklin Company; Janna Cormier- JC Development; Brett Franklin- Franklin Companies; Benjamin Vergil- Texas Housers; Ruben Lizalde-D3; Monica Cruz-Resident

1. Approval of minutes for January 26, 2021.

MINUTES COMMISSION ACTION:

The motion was made by Councilwoman Rocha Garcia and seconded by Councilman Treviño for approval meeting minutes from January 26, 2021.

AYES: 3

NAYS: 0

ABSTAIN: 0

THE MOTION CARRIED.

2. PUBLIC COMMENT-

Monica Cruz- Concerned resident and Community Researcher wanted to correct the misinformation that Jim Plummer shared about the impact the PFC development has on school districts. She stated many of the PFC developments are not suitable for families with school aged children. The low-income families do not benefit from these projects because normally it is too expensive and not enough 3+ bedroom units. She gave in reasonings why she would like to stop the approval of PFC developments that utilized the 303.042 tax break.

3. Consideration and possible action to approve a Resolution inducing the Arbors at West Avenue Apartments, including the execution of all documentation necessary to obtain the financing for such transaction; and authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low-

income housing tax credits; and other matters in connection therewith.

Pete Alanis stated nonprofit group Prospera is seeking a partnership 75-year lease with a PFC. This is a renovation project of 150 existing units, 84 units will be demolished and reconstructed. It is currently on tax exempt property in Council District 1. The new construction project will have unit mix of 1,2-, 3- and 4-bedroom units. It will provide 43 Section-8 units, 98 units for those tenants with income less than 50% of the AMI. 24 units for tenants with income less than 60% AMI and 69 units for tenants with income less than 80% of the AMI. This project will abide by the new tenant protection policy. The PFC will receive 25% of the developer fee and any deferred fee and 50% of the cash flow long term.

Councilman Treviño is in favor for this project.

Councilman John Courage and Councilwoman Gonzales arrived at 1:45pm

COMMISSION ACTION:

The motion was made by Councilman Treviño and seconded by Councilwoman Rocha Garcia to approve the non-binding inducement.

AYES: 5

NAYS: 0

ABSTAIN: 0

The MOTION CARRIED.

4. **Resolution concerning the Application of the ARDC San Pedro, Ltd. for the Four25 Apartments, a new 9% low-income Housing Tax credit project; including the execution of all documentation necessary to obtain the financing for such transaction; and authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with application for low income housing tax credits; and other matters in connection therewith.**

Pete Alanis stated Franklin Development is seeking at 75-year lease with the PFC. This project will create 80 new units and will have 80 space parking garage, at no charge to tenants. The new construction project will include unit mix of 2- and 3-bedroom units. The new construction project will provide 16 units to tenants with income less than 30% AMI, 32 units with income less than 50% AMI and 32 units with income less than 60% AMI. This project will also include the new tenant protection policy.

Councilwoman Viagran wanted to confirm parking situation. If a family chose not to have a parking space will families not be charged for not using the parking. Pete replied that the garage is built as part of the financing project and he confirmed with the developer that no one will be charged for it.

COMMISSION ACTION:

The motion was made by Councilman Treviño and seconded by Councilman Courage to approval of item 4.

AYES: 5

NAYS: 0

ABSTAIN: 0

THE MOTION CARRIED.**5. A briefing on proposed legislation regarding Public Facility Corporations**

Pete Alanis briefed the board members about the upcoming legislation bills that would affect Public Facility Corporations. Some SAHTPFC projects that are in the process of closing may also be impacted.

The proposed legislation bills:

SB 591-Paul Bettencourt ® & HB 1604- Jim Murphy

HB 1096- Gary Gates

HB 1286- Jon Rosenthal

HB 628- Jon Rosenthal

NO ACTION NEEDED:

Councilwoman Viagran adjourned the meeting. There being no further business, the meeting adjourned at 2:16pm