

**SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION**  
**OFFICIAL MEETING MINUTES**  
**March 30,2021**

- The Public Facility Corporation met in session at 1:06 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; Justin Renteria-D1; Edward Mungia-D4; Teresa Menendez Myers-D5; Ruben Lizalde-D3; Juan Valdez-Mayors Office; Cara Ross-Lincoln Property Co.; Barbara Hawkins-Echo East Project Representative; Carine Yhap-Atlantic Pacific; Maria Antonietta Berriozabal-D1; Debra Guerrero- NRP Group; Jean Latsha-Pedcor; Lizbeth Parra-Texas RioGrande Legal Aid

**1. Approval of minutes for February 24, 2021**

**MINUTES COMMISSION ACTION:**

The motion was made by Councilman Courage and seconded by Councilwoman Rocha Garcia for approval meeting minutes from February 24, 2021.

**AYES: 5**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED.**

**2. PUBLIC COMMENT-**

**Rebecca Flores-** She wanted to express her concern on the gentrification happening in her area. She pays about \$5,000 in property taxes and her plan is to gift her house her daughter. She would like for the PFC to be more transparent to the public. She would like to have information available to the public as to who are the partners involved and what are the total annual tax exemptions. She mentioned that she could not look up the tax values of the PFC properties on BCAD. She only found info on the Baldwin. She also asked if the City does inspection on the properties since she has read many residents complain about the Baldwin.

**Monica Cruz-** San Antonio Housing Trust should incorporate more transparency regarding the developments that benefit developers.

**Rich Acosta-** He wanted to express his excitement on the San Antonio Housing Trust for approving the tenant protection rights. He believes it is a fantastic move that the SAHT has voted

for. He wanted to highlight 2 of the rights that are very important to all tenants. One of which is the rights for tenants to access their tenant files. Allowing tenants request their files in case of an eviction process; or having accountability for any service repairs needed. Another right he wanted to highlight the source of income protection that all San Antonio Housing Trust properties including PFC will accept Section 8 vouchers.

**Christina Trejo** – She wanted to express her enthusiasm to the San Antonio Housing Trust on taking the initiative to help and protect tenants renters rights. The protection will make a huge impact on the San Antonio Community that are the most vulnerable.

- 3. Resolution authorizing the Echo East Apartments transaction, including the execution of all documentation necessary to carry out the transaction; authorizing the purchase of the land for the transaction and the lease of such land for the transaction; and authorizing the acquisition of the membership interest in SAHT Echo East Manager, LLC; and authorizing the financing for such transaction; and authorizing San Antonio Housing Trust Public Facility Corporation serve as the general contractor; and other matters in connection therewith.**

Pete briefed on the final approval of the Echo East project by the George Gervin Foundation has partnered with Atlantic Pacific communities located in Council District 2. The project will be required to adopt the new Tenant Protection policy and will accept section 8 vouchers. The PFC will service as the general partner in the tax credit company partnership and will continue to own the land and lease it to the tax credit partnership. Currently the property does not pay property taxes and was owned by the City for several years prior to conveying it to the PFC. PFC will receive \$200,000 bond issuance fee at closing and \$92,160 annual bond fee over 15 years.

**COMMISSION ACTION:**

The motion was made by Councilwoman Viagran and seconded by Councilwoman Gonzales to approve item #3.

**AYES: 5**

**NAYS: 0**

**ABSTAIN: 0**

**The MOTION CARRIED.**

- 4. Resolution authorizing Longhorn Quarry II Apartments transaction, including the execution of all documentation necessary to carry out the transaction; authorizing the purchase of the land for the transaction and the lease of such land for the transaction; and authorizing the financing for such transaction; and authorizing San Antonio Housing Public Facility Corporation to enter into a joint venture agreement to serve as a general contractor; and other matters in connection therewith.**

Pete Alanis briefing on the final approval of the Longhorn Quarry 2 project. The Morgan group is seeing to develop a multi-family apartment complex. It will have a unit mix of 1,2 and 3 bedroom units. The project will have 36 units available for tenants whose income is less than 60% of the area median income; 142 units are for tenants of whose income is less than 80% AMI and the remaining units will be market-rate units. This is not a tax credit project. It will be owned by the PFC and leased to the developer for a 99-year lease period.

The only change since inducement approval from back in November was the cost of the project was increased due to construction pricing and interest rate; however, the debt and equity were able to compensate due to the increase.

Councilwoman confirmed that the Council member from this district was in agreement with this project. Pete Alanis confirmed that is correct.

**COMMISSION ACTION:**

The motion was made by Councilwoman Gonzales and seconded by Councilwoman Rocha Garcia for approval of item #4.

**AYES: 5**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED.**

5. **Consideration and possible action to approve a Resolution inducing the Cosmopolitan Apartments, a new 105-unit, PFC-structure affordable senior-housing project in partnership with Loopy Limited, located at 311 West Laurel in Council District 1.**

Pete Alanis briefed on the Cosmopolitan Apartments. Loopy Limited is seeking partnership with a 75-year lease with the Public Facility Corporation. The new construction project will have a mix of 105-unit new construction and 5 two-bedroom units that will have a 20-year Housing Assistance Program contract extension with HUD. Which limits seniors to spend no more than 30% on rent. HUD will pay the difference between rent and what seniors can afford. The project will not be funded with tax credits.

The PFC will receive 20% of annual net cash flow rent after the first sale, and 2% of gross sale proceeds at any future sale of the life of the lease.

This is a Senior project and no families with children will live in this complex.

**COMMISSION ACTION:**

The motion was made by Councilman Courage and seconded by Councilwoman Rocha Garcia to approve item #5 as stated.

**AYES: 5**

**NAYS: 0**

**ABSTAIN: 0**

**THE MOTION CARRIED.**

6. **Discussion and possible action regarding the election to accept rent instead of sales proceeds upon the sale of the Salado at Red Berry and authority to amend and restate the Lease Agreement.**

Pete Alanis told the board that the Salado at Red Berry is selling their interest in the project to the Brice Real Estate Development Group. The PFC will continue to own the project subject to the lease conditions. Project will remain tax exempt. The PFC can elect to either accept a percentage of sales proceeds or receive a percentage of net operating income and accept annual fees for the remaining term of the lease. If the PFC agrees to cash out option, 10% share of the available proceeds after debt and equity are repaid. If the PFC elects to receive 10% of the cash flow and annual fees from the Property for the remaining 73 years in the lease.

**COMMISSION ACTION:**

The motion was made by Councilwoman Rocha Garcia and seconded by Councilwoman Gonzales for approval of item # 6 with recommendation #1 to elect the right to cash flow in admin fees.

**AYES: 5**  
**NAYS: 0**  
**ABSTAIN: 0**

**THE MOTION CARRIED.**

7. **Consideration and possible action to approve the TIRZ grant for the Red Berry trail system.**  
 Pete Alanis briefed on March 15<sup>th</sup>, the Inner City TIRZ Board has unanimously approved providing \$1.2 million grant to the PFC to complete the work. Once work is completed then the PFC shall convey all the trails, trailhead, lake, water well, and land back to the City. Staff is recommending acceptance of the TIRZ funding and to authorize the amendment to the master development agreement to include those funds.

**COMMISSION ACTION:**

The motion was made by Councilman Courage and seconded by Councilwoman Rocha Garcia for the approval and adoption of item #7.

**AYES: 5**  
**NAYS: 0**  
**ABSTAIN: 0**

**THE MOTION CARRIED.**

8. **Consideration and possible action to approve the adoption of the Tenant Protection Policy.**  
 Pete Alanis briefed on the Tenant Protection Policy. The process to developing this policy was to aim to improve tenant experience who were previously evicted or displaced. In 2016, there was a Princeton University report stating San Antonio has a higher eviction rate than both Los Angeles and Atlanta combined. Pete Alanis wanted the San Antonio Housing Trust that wanted to be a small part of a solution to lower the eviction rate.  
 On January 26, the Public Facility Corporation board approved the release of the proposed policy along with a 45-day engagement comment period.  
 On February 24<sup>th</sup>, Pete presented to the Housing Commission who also provided feedback.

**COMMISSION ACTION:**

The motion was made by Councilman Treviño and seconded by Councilwoman Gonzales to approval of the Tenants Protection Policy

**AYES: 5**  
**NAYS: 0**  
**ABSTAIN: 0**

**THE MOTION CARRIED.**

Councilwoman Viagran adjourned the meeting. There being no further business, the meeting adjourned at 2:39pm