

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
OFFICIAL MEETING MINUTES
June 8,2021

- The Public Facility Corporation met in session at 10:35 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, Councilwoman Adriana Rocha Garcia, Councilwoman Shirley Gonzales, and Councilman Courage

ABSENT: Councilman Roberto Treviño

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; Summer Greathouse and Jim Plummer-Bracewell LLC; Adam Smith-3LBEquities, Ruben Lizalde-D3; Levi Stoneking-Bracewell LLC; Edward Mungia-D4; Basil Koutsogeorgas-Provident Realty Advisors; Dave Holland-Provident Realty Advisors; Jackie Wang-San Antonio Report; Mitchell Parton-; Nick Laettner-Morgan Group; John Minter-Bitterblue; Jarrett Woods-Waypoint Development

1. Approval of minutes for May 26,2021

MINUTES COMMISSION ACTION:

The motion was made by Councilman Courage and seconded by Councilwoman Gonzales for approval meeting minutes from May 26,2021.

AYES: 4

NAYS: 0

ABSTAIN: 0

THE MOTION CARRIED.

2. PUBLIC COMMENT- NONE

3. Resolution authorizing the Friedrich Lofts transaction, including the execution of all documentation necessary to carry out the transaction; and authorizing the financing for such transaction; and authorizing San Antonio Housing Trust Public Facility corporation to enter into a joint venture agreement to serve as the general contractor; and other matters in connection therewith.

Pete Alanis briefed on this project, Friedrich Lofts developed by Provident Realty Associates is an affordable/ market structured financing that was previously approved by the PFC board in 2018 and then re-approved on January 22,2020. On June 15, 2020, the PFC board also authorized a loan to enable acquisition of the land and demolition and rehabilitation work that was required for the project to obtain permanent financing from HUD. The acquisition closed on August 2020, and final approval is requested to close permanent HUD financing.

This project is in District 2 and it is a three-story garden-type development with surface parking amenities. This project will include a pool, fitness center, clubhouse, internet café and other Class-A amenities.

50% of the 358 units in the project will be market-rate units, the remaining 165 will be set aside for tenants whose income is less than 80% of AMI. Another 14 of the units will be set aside for tenants whose income is less than 60% of AMI.

The project is expected to cost approximately \$77,920,641. The PFC is anticipated to receive an estimated \$2.73 million over the same 10-year period.

- \$600,000 origination fee
- \$225,000 annual fees
- \$1,904,981 in cash flow fees

Councilman Courage stated that there are more than half of the units at 80% or 60% AMI but people living in that area will not be able to afford to live there. The PFC will not get anything out of the sale. The project maybe valued at 77 million right now but in 5 years it may be valued at 100 million and the PFC will not get nothing out of it except the continued cash flow. For those reasons he is not in support of the project.

Councilwoman Gonzales brought up a point that the residents living in that area that continue their education and are looking for quality and new place to live have to move out and we should have them stay in the neighborhoods.

Councilwoman Rocha Garcia asked Pete who in the Community was in support of this project. Pete said Dignowity Hill Neighborhood Association and Denver Heights neighborhood association both were in support of the project. He confirmed that the community wants to see the property redeveloped.

COMMISSION ACTION:

The motion was made by Councilwoman Rocha Garcia and seconded by Councilman Courage for a delay in item #3 until a new quorum is up for the Public Facility Corporation.

AYES: 2

NAYS: 1

ABSTAIN: 1

The MOTION CARRIED.

4. **Resolution authorizing the Ridgeline Flats 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 San Antonio Housing Trust Public Facility corporation to serve as the general contractor; and other matters in connection therewith.**

Pete Alanis briefed on the Ridgeline Flats that is developed by Morgan Group and Bitterblue, Inc. It is a 350-unit multi-family new construction project located in District 9, near Shavano Park and Rogers Ranch. The project is expected to cost approximately \$60,030,040 will be financed through a \$39,109,526 conventional debt and \$21,010,514 in private equity. Owned by the PFC and leased to the team affiliate for 99 years.

This project is an affordable/market mixed income structure with 174 market rate units; 140 units reserved for those tenants at or below 80% AMI and 36 units reserved for those tenants at or below 60% AMI.

Councilwoman Gonzales expressed her frustration on the delay on item #3.

COMMISSION ACTION:

The motion was made by Councilman Courage and seconded by Councilwoman Rocha Garcia for approval of the Ridgeline project final authorization.

AYES: 4
NAYS: 0
ABSTAIN: 0

THE MOTION CARRIED.

5. **Resolution authorizing the Southton Lofts 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 Trust Public Facility Corporation to enter into a joint venture agreement to serve as the general contractor; and other matters in connection therewith.**

Pete Alanis briefed on this new construction project located in District 3. The project is an affordable/market mixed-income structure with 50% market rate units. This PFC approved a mixed income structure with 119 market rate units, 72 units are reserved for tenants at or below 80% AMI and 24 units are reserved for tenants at or below 60% AMI and 24 units for at or below 50% AMI. The project will be owned by the PFC and leased for 75 years to an affiliate to the developer.

COMMISSION ACTION:

The motion was made by Councilwoman Rocha Garcia and seconded by Councilman Courage for approval of the final authorization of the Southton Lofts.

AYES: 4
NAYS: 0
ABSTAIN: 0

THE MOTION CARRIED.

Councilwoman Viagran adjourned the meeting. There being no further business, the meeting adjourned at 11:35 a.m.