

**SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION**  
**OFFICIAL MEETING MINUTES**  
**June 14,2021**

- The Public Facility Corporation met in session at 11:13 a.m, via Zoom
- The meeting was called to order by Councilwoman Viagran and the roll was called by Maria Bradley.

**PRESENT: Councilwoman Viagran, Councilman Treviño, Councilwoman Conzales,  
Councilwoman Dr. Rocha Garcia and Councilman 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; Summer Greathouse and Jim Plummer-Bracewell LLC; Rebecca Flores- Citizen; Adrian Herrera-Citizen; Irasema Cavazos- Citizen; Benjamin Virgil- Citizen; Mia Loseff-Citizen; Kevin LeMelle-Citizen; Kayla Miranda- SAHA Tenant; Marlon Davis-Citizen; Brady Alexander-Citizen; Peggy Peña-Citizen; Sofia Lopez-Citizen; Allison Beaver-NHSD; Ian Benavidez-NHSD; Adrienne House-Citizen; Amelia Valdez- Citizen; Ben Olivo- San Antonio Heron; Dave Holland-Provident Realty Advisors; Deborah Bond-Citizen; Edward Mungia-D4; Ileana Sandoval-D9; Giselle Barajas- Citizen; Jackie Wang- Citizen; Judit Vega-Citizen; Ken Lowe-Citizen; Pharaoh J. Clark-Reliable Revolutionaries; Madison Iszler- San Antonio Express News; Matt Garcia- Citizen; Paul DeManche-Citizen; Richard Webner-Express News; Ruben Archield- Citizen; Steven Santana-Citizen; Susan Richardson- CoSA Housing Commissioner; Basil Koutsogeorgas-Provident Realty Advisors

**1. Citizens to be heard.-**

**Rebecca Flores-** She spoke on behalf of Maria Berriozába, who was in Council in District 2 in 1991, her concern regarding the Friedrich Lofts, stating it is unfair that only 5 city council members make a decision that impacts the whole city and multiple scales of Government. She mentioned the board will vote a date before a new council is sworn in including council from District 2, which should be able to provide input in this discussion.

**Adrian Herrera-** He is a student attending Trinity University. He wanted to express his concern that there is no way the Friedrich Lofts will benefit the East side. The millions of dollars in tax breaks the PFC is receiving to provide for 24 units is not worth it. The taxes could be used to build truly affordable areas that need it most that are making that are below 50% AMI. More than half of the people in that area will not be able to afford to live there. He expressed that project like the Friedrich Lofts is the reason gentrification sparks.

**Irasema Cavazos-** Senior Citizen living in District 2, she is asking that a decision would not be made until District 2 is appointed. She mentioned the area in District 2 has historic poverty, it won't benefit the residents living there only the tourists. Most women she knows would not be able to afford to live in the Friedrich Lofts. She is a Senior citizen living on a fixed income and she wouldn't be able to afford to live there.

**Benjamin Virgil-** He expressed his concern that Friedrich Loft is not affordable. This project includes 24 units below 50%AMI. He wants the board to not pass this project and reconsider other options to have deeper area median incomes.

**Mia Losseff-** She is a District 1 resident and wanted to express her concern about the displacement and gentrification of this project. Residents want to see improvement, but it cannot happen at the expense of the residents living there. She would like to delay or amend the project; it does not make sense to rush this vote without the new Council member in District 2.

**Kayla Miranda-** SAHA tenant stated that the Public Facility Corporation was initially created with the intention of helping the rising housing crises. This project does not justify the millions of tax dollar breaks to only get 24 so called affordable units. Use the tax break dollars to build affordable units and help the people that need it the most. This project will raise taxes in the area where residents cannot afford.

**Marlon Davis-** Resident in District 2 would like to wait on the discussion for this project until new council is sworn in. The tax breaks for the developers put this on the homeowners in the rise of property taxes. This project does not help middle income renters.

**Peggy Peña-** She is expressing her disappointment in the PFC effort to launch the Friedrich Lofts to impose this transaction to their residents in the East side. This project will have less than 10% of the units will be accessible for the families in the East side, but who is this project even for. All these PFC deals have robbed the school districts millions of dollars and the property taxes will continue to rise at an alarming rate.

**Sofia Lopez-** She expressed her concerns that 80% AMI is not enough, and less than 10% of these units are not affordable. Developments like this is like racial displacements not wealthier East sides moving on up into these apartments like Councilwoman Gonzales stated. Projects like this will worsen housing crises.

**Maureen Galindo-** She stated that it's projects like this that the City uses the tax money to displace residents. She is against developments that create gentrification.

**Jessica Guerrero-** Resident in district 3, who lives 5 miles from the Friedrich building. The last 8-15 years unprecedented growth directly linked to increased homelessness among the lowest paid workers, it impacts the whole community. She hopes this board supports truly affordable housing and serve people below and up to 60% AMI starting with the Friedrich Lofts. She would like to delay this project.

**Judit Vega-** She is a resident in district 3. Her family moved to district 2 from the West side of San Antonio in seek of a better life. She sees firsthand that other families struggle to raise their families. She feels that it is unsettling and wrong to have this vote a day before a new council is sworn in. She would like to delay the vote and reconsider the 24 units being developed.

**Carolyn Atkins-** She is a disabled retired educator and has lived in 3 tax exempt mixed income properties. Most of her neighbors do not meet the AMI criteria proposed. She is a strong advocate of low-income affordable housing and supports to address the crises that exists to develop generally affordable housing that is designed for families. Projects like the one proposed today benefit the developers, and residents do not benefit from it.

**Natalie Rodriguez-** She is a concerned citizen to ask to postpone this vote and should not rush this process, she urges City Council members to not support the significant tax breaks for this proposed unaffordable housing. The system is stuck where developers make money off the Trust. This development only includes 24 units that are affordable to someone earning \$39,000 a year and is not right since the current minimum wage is \$7.25 per hour or \$15,000 annually. Rent continues to increase, and residents are finding affordable places to live.

**Celina Santibanias-** She is a resident in district 2. She expressed her concern for the families that have children going to the Elementary and High school close to the Friedrich building, she states about 60% of the parents there would not be able to afford to live at the Friedrich. She also stated that the funds of taxpayers should not be used to provide and develop this housing.

**Susanna Segura-** Citizen in district 4, and a community organizer. She is against to pass

the 75-year tax incentive for the Friedrich Lofts. This is just an example of how tax breaks are used to expedite gentrification. None of the proposed affordable units are affordable to the working class in San Antonio. This project will force families out as their property taxes rise.

**Amelia Valdez-** She is co-chair of the Historic West Side Resident Association. She was raised in the poorest zip code. She wants a delay of this vote until the new council is sworn in.

**Imgad Roff-** Concerned citizen that expressed her concern that it's unacceptable for Council to hold a vote in this manner a day before a council member is sworn in. This vote does not help and is not helping the community. These projects take money from the public sector to be fully funded. This is not affordable housing but serving the best interest of the developers.

**TC Calbert-** He wanted to express his concern that this project does not serve the working class and poor people of this district. This area is the fastest growing gentrification area in the country.

**Brady Alexander-** He wants the Friedrich Lofts to be delayed and until the new board members is seated. This project affects first time home buyers and the community in general. This kind of project is made for the developers and harmful to the community.

**2. 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 the Friedrich Lofts that delayed the decision on June 8<sup>th</sup> to address concerns about the 60% AMI affordable units and the transaction fees. The project will add 10 additional affordable units for tenants whose income is less than 60% AMI. The units increased from 14 to 24 units. Reducing equity position by 5% to cover costs of those extra 60% AMI units and in return the PFC will be getting transaction fee through the life of the lease. Due to the increases in development costs the project needs more debt equity to close financing. The equity provider has agreed to provide the additional capital necessary along with HUD debt. The project will be able to close with permanent financing with HUD and commence activities if the PFC moves forward. Pete wanted to clarify that the reason the board is considering the item today is the inability to continue meeting as a Public Facility Corporation board through the summer. After today there would not be able to meet quorum and placing additional members of city council on the PFC board requires formal city council action, as well as considerable discussion with the mayor and new city council.

Over the next 10 years the PFC would anticipate receiving an estimate of \$3.34 million. The PFC will receive \$250,000 transaction fee at first sale and \$225,000 annual fees.

The motion was made by Councilman Courage and seconded by Councilwoman Gonzales to approve item #2.

**AYES: 3**

**NAYS: 1**

**ABSTAIN: 1**

**THE MOTION CARRIED.**

Councilwoman Viagran adjourned the meeting. There being no further business, the meeting adjourned at 12:54 p.m.