

**SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION**  
**OFFICIAL MEETING MINUTES**  
**November 8, 2019**

- The Public Facility Corporation met in session at 10:00A.M, Municipal Plaza, Room “C”, 105 Main Plaza, San Antonio, TX 78205
- The meeting was called to order by Councilman Treviño and the roll was called by John Hernandez.

**PRESENT: Rebecca Viagran, Roberto Treviño, Dr. Adriana Rocha-Garcia, John Courage, Shirley Gonzales**

**ABSENT:**

- **Staff/Visitors Present:**

Pedro Alanis- Interim Executive Director San Antonio Housing Trust Public Facility Corporation  
 Nicole Collazo- Assistant Secretary San Antonio Housing Trust Public Facility Corporation  
 John Hernandez- Asset Manager San Antonio Housing Trust Public Facility Corporation  
 Madison Iszler- E-N  
 Jameene Williams- City Attorney’s Office  
 Gene Rodriguez- Urban Policy Advisor D5  
 Edward Mungia- Constituents Services D4  
 Susan Guinn- Districts Attorney’s Office  
 Ruben Lizalde- Chief of Staff D3  
 Justin Renteria- Director of Communications D1  
 Veronica Soto- NHSD  
 Victoria Gonzalez- Mayor’s Office  
 Ian Benavidez- NHSD  
 Rajeev Puri- ADI

**1. Approval of minutes- August 28, 2019 and September 10, 2019**

**MINUTES COMMISSION ACTION:**

The motion was made by Councilman Courage and seconded by Councilwoman Dr. Rocha Garcia to approve the August 28, 2019 and the September 10, 2019 minutes as amended.

**AYES: 5**

**NAYS: 0**

**ABSTAIN: 0**

**The MOTION CARRIED.**

**2. Citizens to be heard-None**

**3. Consideration and possible action to approve a Resolution inducing the City Base Apartments, a new 292-unit 4% Low Income Housing Tax Credit multi-family project in partnership with Franklin Development Corporation, located on 9.38 acres at 7402 S. New Braunfels Avenue within the Brooks Regional Activity Center in Council District 3.**

This item is an inducement Resolution. Franklin Development was selected for the purchase of the property located within District 3. Franklin Development is seeking a partnership with the Public Facility Corporation to develop a \$52,000,000 project consisting of 292 multi-family units. The PFC will receive 40% of the total developer fee, 45% of cash flow, and 45% of proceeds from any future sale or refinancing of the project.

**COMMISSION ACTION:**

The motion was made by Councilwoman Viagran and seconded by Councilwoman Gonzales to approve the inducement Resolution for the City Base Apartments.

**AYES: 5**

**NAYS: 0**

**ABSTAIN: 0**

**The Motion Carried.**

**4. Consideration and possible action to approve a Resolution inducing the South Flores Lofts Apartments, a new 292-unit mixed income affordable/market PFC structure in partnership with Athena Domain, Inc., located on 3.5 acres at the corner of East Cevallos Street and South Flores Street in Council District 5.**

Pedro Alanis briefed on the inducement Resolution for the South Flores Lofts Apartments. Athena Domain is seeking a partnership with the PFC. The proposed unit mix for this project is 40% at or below 80% of AMI and 10% of the units at or below 60% of the AMI. This project is a C-CHIP project and would receive \$218,000 in SAWS impact fee waivers. Councilwoman Viagran requested more information regarding the parking garage structure and any incentives that will offset the parking garage.

The following is a rent breakdown:

Efficiency: \$1,065-\$1,600

1 Bedroom: \$1,065-\$1,928

2 Bedroom: \$1,065-\$2,500

3 Bedroom: \$3,000-\$3,513

Pete Alanis gave an update on the Pan American complex stating everything is going well and the tenants are excited for this project to start. Councilwoman Gonzales had a question regarding what standards were to make the buildings more efficient. Pete stated he will review the rehab scope to see what features may be applied and explore those options. Councilwoman Viagran requested to see rehabilitation standards that the companies provide for any future rehab projects.

**COMMISSION ACTION:**

The motion was made by Councilwoman Gonzales and seconded by Councilman Treviño to approve the inducement Resolution.

**AYES: 5**

**NAYS: 0**

**ABSTAIN: 0**

**The Motion Carried.**

**5. Consideration and possible action to approve a Resolution amending the lease agreement between the Public Facility Corporation and the Foster Road GL LP due to pending sale of the Viridian Apartments (Montabella Pointe II) located at 5415 N Foster in Council District 2.**

**COMMISSION ACTION:**

The motion was made by Councilman Courage and seconded by Councilwoman Gonzales to table Item number 5 to the December Public Facility Corporation Agenda.

**AYES: 5**

**NAYS: 0**

**ABSTAIN: 0**

**The Motion Carried.**

**6. Consideration and possible action approving a Resolution for a Loan Modification for the Woodlawn Ranch Apartments to lower the interest rate from 4.2% to an estimated 3.1%, thus increasing the net cash flow return to the PFC.**

On October 2011, a partnership was made between Michael Hogan and Royal Bank of Canada to fund Woodlawn Ranch located in Council District 7. The \$13.4 Million loan was originally financed within 480 months at a 4.2% interest rate and currently at a balance of \$12.4 Million as of November 30, 2019. Pedro Alanis is proposing refinancing the loan to lock in the interest rate at 3.1% for the remaining of the 401 months. This modified mortgage will not take on additional debt simply allow the partnership to take advantage of a lower interest rate.

**COMMISSION ACTION:**

The motion was made by Councilman Courage and seconded by Councilwoman Dr. Rocha-Garcia to approve the Loan Modification Resolution for the Woodlawn Ranch Apartments to a 3.1% interest rate.

**AYES: 5**

**NAYS: 0**

**ABSTAIN: 0**

**The Motion Carried.**

**7. Assistant Secretary's Report- A briefing on financials, progress of projects or grant expenditures, personnel matters and other activities which do not require Board action.**

Pedro Alanis gave a financial report of unencumbered cash balances for all four Trust entities as of November 5, 2019.

Public Facility Corporation: \$1,539,164

Finance: \$1,798,612

Trust Corpus Investment: \$900,000

Foundation: \$689,000

A forecast of revenues was thoroughly explained to include a breakdown of bond issuance fees, annual issuer fee, percent of net cash flow, origination/deferred developer fees and administrative fees. Currently there are twenty-three PFC and FC projects that were financially closed or completed. Pete Alanis also mentioned that 25% of all PFC and FC revenues go to the Foundation to help operations on

a quarterly basis.

Pedro Alanis briefed on established policies.

- Partners must have relevant experience with proposed activities
- Land cost should not exceed fair market value in deals
- All projects must have at least 50% of units reserved earning less than 80% AMI
- PFC and FC require a \$3,000 Application Fee
- PFC and FC require a minimum of \$250,000 PFC Development fee at closings
- PFC negotiates a minimum of \$25,000 Annual Administrative Fee

**8. Discussion and possible action regarding NALCAB Assessment and restructuring including, if desired, an executive session to discuss legal issues pursuant to Texas Government Code Section 551.**

Pedro Alanis went over a few recommendations that the SAHT Foundation Board Members want to implement for this assessment. First recommendation is to have the Foundation, City and PFC/FC Board be a part of the hiring of the Executive Director search prior to the governance change. In addition, to have all the meetings at the same time and same day and same location.

Councilwoman Viagran, Councilman Trevino and Councilwoman Gonzales volunteered to sit on the selection committee for the hiring of the Executive Director.

**Adjournment**

Councilwoman Viagran adjourned the meeting. There being no further business, the meeting adjourned at 11:11AM.