

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
OFFICIAL MEETING MINUTES
November 24, 2020

- The Public Facility Corporation met in session at 10:04 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, Councilman Roberto Treviño, Councilwoman Shirley Gonzales and Councilman John Courage,
ABSENT: Councilwoman Dr. Adriana Rocha Garcia

Staff/Visitors Present:

Pedro Alanis- Interim 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; Veronica Soto-NHSD; Iris Dimmick-San Antonio Report; Philip Morgan-Morgan Group; Ileana Riojas-TRLA; Edward Mungia-D4; Lleana Sandoval-D9; Allison Shae-NHSD; John Minter-Bitterblue Investment; Connor Welsh-Bitterblue Investments; Caroline McDonald- Bitterblue Investment; Tim Cone-Bitterblue Investment; Laddie Denton-Bitterblue Investment; Scott Teeter-Bitterblue Investment

1. Approval of minutes for October 21,2020.

MINUTES COMMISSION ACTION:

The motion was made by Councilman Treviño and seconded by Councilman Courage to approve the minutes from October 21, 2020.

AYES: 4

NAYS: 0

ABSTAIN: 0

THE MOTION CARRIED.

2. PUBLIC COMMENT-

Councilman Perry wrote an e-mail to express he is in full support for the Beitel Creek Flats project.

3. Consideration and possible action to approve a Resolution inducing the East Commerce Apartments, a new 250-unit mixed income affordable/market PFC structure in partnership with Cohen-Esrey Development Group, located on 12 acres of vacant land at 3623 East Commerce Street in Council District 2.

Pete Alanis briefed on Cohen-Esrey seeking a partnership through a 75-year lease with the San Antonio Housing Trust Public Facility Corporation. It is located at 3623 East Commerce Street in District 2. The new construction will have a unit mix efficiency to include one, two, and three-bedroom units. It will provide 10% units for tenants whose income is less than 60% of the AMI and 40% units are for tenant whose income is less than 80% of the AMI. All remaining units

will be market rate. The project will accept Section 8 vouchers. The Public Facility Corporation is anticipated to receive \$250,000 fee at closing, 7.5% of the developer fee and a \$25,000 annual fee for the remainder of the lease.

Councilwoman Viagran asked if Councilwoman Andrews-Sullivan was supportive of the project and Pete Alanis responded that she was in full support.

COMMISSION ACTION:

The motion was made by Councilwoman Gonzales and seconded by Councilman Treviño to approve to the initial PFC inducement resolution for East Commerce Apartments.

AYES: 4

NAYS: 0

ABSTAIN: 0

The MOTION CARRIED.

- 4. Consideration and possible action to approve a Resolution inducing the Longhorn Quarry II Apartments, a new 355- unit mixed-income affordable/market PFC structure in partnership with the Morgan Group Development and Bitterblue, Inc., located on 14 acres of vacant land near the intersection of Thousand Oaks Drive and Wurzbach Parkway in Council District 10.**

Pete Alanis briefed is an approval of the PFC inducement resolution of the Longhorn Quarry II. The Morgan Group and Bitterblue Inc. are seeking in a partnership though a 99-year lease with the PFC. IT is located near intersection of Thousand Oaks Drive and Wurzbach Parkway in Council District 10. This project will be an affordable market structure and it will have 36 units for tenants whos income at or below 60% AMI and 142 units for tenants at or below 80% AMI. This project will accept Section 8 vouchers.

The PFC is anticipated to receive a \$250,000 fee at closing and a \$15,000 annual administrative fee.

Tim Cone stated that expect that Longhorn Quarry will be providing a place to live for 2,000 and expected to create more than 500 jobs in the area. The project is fully funded and ready for development.

COMMISSION ACTION:

The motion was made by Councilman Treviño and seconded by Councilwoman Gonzales for the inducement approval resolution for the Longhorn Quarry II Apartments.

AYES: 4

NAYS: 0

ABSTAIN: 0

THE MOTION CARRIED.

- 5. A Briefing on policies and protections regarding tenants' rights**

Pete Alanis briefed on the formalization of the tenants' rights policies. The SAHT seeks to improve opportunities to reduce tenant displacements and increase the tenant experiences by establishing a set of tenant rights and protection policies for our affordable housing projects.

The draft policy will be presented at the next Board meeting to allow for public comment. The final policy will be presented at the following board meeting.

Councilwoman Gonzales is in support with going forward with community input. She is not supportive with starting over with a different new committee. Use the existing committee meeting

members. She mentioned just taking it to the Housing Commission Board and add it to the next agenda on the Housing Committee meeting.

NO MOTION NEEDED.

6. Possible action authorizing a Resolution confirming and ratifying Pedro A. Alanis as Assistant Secretary of San Antonio Housing Trust Public Facility Corporation

Pete Alanis stated this is an approval of the Resolution to appoint him as Assistant Secretary.

COMMISSION ACTION:

The motion was made by Councilman Courage and seconded by Councilwoman Gonzales for approval of Pedro Alanis as Assistant Secretary of the Public Facility Corporation.

AYES: 4

NAYS: 0

ABSTAIN: 0

The MOTION CARRIED.

Councilwoman Viagran adjourned the meeting. There being no further business, the meeting adjourned at 11:34a.m.