

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
OFFICIAL MEETING MINUTES

Date: Wednesday, May 25, 2022

The Public Facility Corporation met in session at 5:49 p.m., via Zoom and in person at 114 W Commerce St, San Antonio, TX 78205.

PRESENT: Antoinette Brumfield, Councilwoman Teri Castillo, Eric Cooper, Councilman John Courage, Jordan Ghawi, Councilman Jalen McKee-Rodriguez, Marinella Murillo, Jane Pacione, Councilwoman Adriana Rocha Garcia, Councilwoman Phyllis Viagran, and Mark Carmona.

ABSENT: Rachell Hathaway

STAFF/VISITORS PRESENT:

Pedro Alanis- Executive Director San Antonio Housing Trust Foundation INC.; Nicole Collazo- Director of Operations San Antonio Housing Trust Foundation INC.; John Hernandez- Asset Manager San Antonio Housing Trust Foundation INC.; Lauren Bejaran- Sr. Administrative Assistant San Antonio Housing Trust Foundation INC.; Ruben Lizalde- D3; Edward Muniga- D4; Ileana Sandoval- D9; Jason Arechiga- NRP Group; Nick Walsh- NRP Group; Summer Greathouse- Attorney Bracewell; Clarissa M. Rodriguez- Attorney DNRBZ.

1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order by Councilwoman Dr. Adriana Rocha Garcia and the roll was called by Lauren Bejaran.
2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF MAY 6, 2022.**
 Councilwoman Viagran motioned, and Councilwoman Castillo seconded for approval of the May 6, 2022, minutes with the noted corrections.
AYES: 6
NAYS:
ABSTAINED: 1- Jordan Ghawi
THE MOTION PASSED.
3. **CITIZENS TO BE HEARD-INTERESTED SPEAKERS WILL HAVE 3 MINUTES EACH TO ADDRESS THE BOARD ON AGENDA ITEMS OR HOUSING POLICY RELATED MATTERS; A TOTAL OF 15 MINUTES WILL BE PROVIDED.**
 NONE.
 NO ACTION WAS TAKEN.
4. **DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION TO AUTHORIZE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR ON CALL FINANCIAL ADVISORY SERVICES WITH STIFEL.**
 Pete Alanis briefed on this item in the previous Foundation meeting regarding the possible action to approve a resolution to authorize Executive Director to negotiate and execute a professional services agreement for on call financial advisory services with Stifel.

MINUTES COMMISSION ACTION:

Councilwoman Viagran motioned, and Councilman McKee-Rodriguez seconded to approve and authorize Executive Director to execute a professional services agreement for on call Financial Advisory services with Stifel.

AYES: 7

NAYS:

ABSTAINED:

THE MOTION PASSED.

5. DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION TO AUTHORIZE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE PROFESSIONAL SERVICES AGREEMENTS FOR ON CALL BOND UNDERWRITER SERVICES WITH STIFEL AND FRAZER AND LANIER.

Pete Alanis briefed on this item on the previous Foundation meeting regarding the possible action to approve a resolution to authorize Executive Director to negotiate and execute a professional services agreement for on call bond underwriter services with Stifel and Frazer and Lanier.

MINUTES COMMISSION ACTION:

Councilman McKee-Rodriguez motioned, and Councilwoman Castillo seconded to approve and authorize Executive Director to execute a professional services agreement for on call Bond Underwriter services with Stifel and Frazer and Lanier.

AYES: 7

NAYS:

ABSTAINED:

THE MOTION PASSED.

6. DISCUSSION AND POSSIBLE ACTION ON A RESOLUTION INDUCING THE VIENTO APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL FILLINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; AND THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed to the board about the new PFC induced and NRP Group Partnership project called the Viento Apartments. The proposed 324-unit project is estimated at \$75.8 million and will be located on 15-acres along S. Zarzamora and Loop 410 in District 4. All units will be rent, and income restricted at varying incomes between 30 percent and 70 percent AMI and will provide 1-to-4-bedroom units. 49 Units will serve families at or below 30% AMI; 161 units will serve families at or below 60% AMI; and 114 units will serve families at or below 70% AMI.

The Viento Apartments project will be a 4% LIHTC equity structure, that will be covered by the Tenant Rights Policy, is Section 8 eligible, and will also have increased accessibility. The SAHT is requiring 32 units built to accessible standards, an increase from 7% required by the State to 10%. The San Antonio Housing Authority has the potential to provide \$38 million in Carry-Forward Bonds that were awarded by The Texas Bond Review Board, which are set to expire at the end of the FY 2022. SAHA's committee is expected to meet later in June 2022 to approve on the bond issuance. The PFC terms include a 40% developer fee, 40% deferred development fee, 50% cash

flow after the deferred developer fees have been paid, and 25% of projected tax savings in cash at closing. The San Antonio Housing Authority shall earn all bond fees associated with the Bond Issuance and shall be in the first position for Bargain Purchase Right at the end of 15 years. The SAHT PFC shall be in second position for this Bargain Purchase Right.

The estimated capital stack for Viento includes a \$34,825,000 40-year HUD loan, \$28,973,230 in LIHTC Equity, \$6,911,551 in deferred developer fees, a \$1,250,000 30-year COSA Home Loan, and \$3,900,000 financing gap due to increasing interest rates and construction costs. The SAHT PFC is hoping to close on financing by the end of the calendar year from potential future home funds, bond funds, and multi-family development loans. SAHT staff recommend to the Finance and Audit Committee that the Public Facility Corporation provide inducement approval of the project to apply for LIHTC and other financing necessary to support Viento Apartments at our 40%. The Finance and Audit Committee agreed with staff recommendation for the approval of a resolution inducing the Viento Apartments transaction, including the execution of all documentation necessary to obtain the financing for such transaction.

Jane Paccione asked Pete Alanis about the bedroom size for the 32 accessible units that are being built at the Viento Apartments. Pete stated Nick Walsh from the NRP Group could answer any questions about the project. Nick stated that the accessible units will be evenly distributed through all the apartment buildings as 1-to-4-bedroom units. There is currently no set number on how many bedrooms the accessible units will have.

Eric Cooper asked Nick Walsh how much money per square footage for each apartment unit. Pete responded by saying that more details on the project will come forward once the project starts. Pete will release the financial information once it is available for him to share with the board.

MINUTES COMMISSION ACTION:

Jordan Ghawi motioned, and Jane Paccione seconded to a resolution inducing the Viento Apartments transaction, including the execution of all filings and agreements with the Texas Department of Housing and Community Affairs in connection with applications for low-income housing tax credits; and the negotiation and execution of a memorandum of understanding for such transaction; and other matters in connection therewith.

AYES: 6

NAYS:

ABSTAINED: 1- Councilman John Courage

THE MOTION PASSED.

7. ADJOURNMENT

Councilwoman Rocha Garcia adjourned the meeting. There being no further business, the meeting adjourned at 6:18 p.m.