

SAN ANTONIO HOUSING TRUST
FOUNDATION

2022 OFFICIAL MEETING MINUTES

DATE: Friday, July 15, 2022

TIME AND PLACE: The San Antonio Housing Trust Foundation met in session at 3:39 p.m., via Zoom and in person at 100 W. Houston, San Antonio, Texas 78204.

PRESENT: Antoinette Brumfield, Councilwoman Teri Castillo, Eric Cooper, Jordan Ghawi, Rachell Hathaway, Mark Carmona, Jane Pacione, and Councilwoman Phyllis Viagran.

ABSENT: Councilwoman Adriana Rocha Garcia, Councilman Jalen McKee-Rodriguez, Councilman John Courage, and Marinella Murrillo.

STAFF/VISITORS PRESENT:

Pedro Alanis- Executive Director San Antonio Housing Trust Foundation INC.; Nicole Collazo- Director of Operations San Antonio Housing Trust Foundation INC.; Lauren Bejaran- Sr. Administrative Assistant San Antonio Housing Trust Foundation INC.; Ruben Lizalde- D3; Justin Renteria- D5; Ileana Sandoval- D9; Clarissa Rodriguez- Attorney DNRBZ; Summer Greathouse- Attorney Bracewell; Jason Arechiga- The NRP Group; Mark Tolley- Mission Development Group; Keith Newcomb- San Antonio Alternative Housing Corporation; Andrew Poppoon- LPDC.

1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order by Vice President Jane Pacione and the roll was called by Lauren Bejaran.

1. **APPROVAL OF BOARD MEETING MINUTES FOR MAY 25, 2022.**

Jordan Ghawi motioned, and Rachell Hathaway seconded for approval of the May 25, 2022, minutes with the noted corrections.

AYES: 7

NAYS:

ABSTAINED:

THE MOTION PASSED.

2. **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.

3. **BRIEFING AND DISCUSSION ON THE FISCAL YEAR 2023 BUDGET TIMELINE.**

Pete briefed to the board about the updates SAHT staff has for the FY 2023 Budget Timeline. Currently, the SAHT executive team is discussing operational expenses and revenues forecasted for FY 2023. Staff plans to prepare the Preliminary Budget by July 29, 2022. The draft budget will then be presented to the Finance and Audit Committee the second week of August 2022 for the committee to review. Staff will incorporate any changes and recommendations before

presented the final budget to the full board on September 16, 2022. Once the budget is adopted, it will become effective October 1, 2022. Pete stated that Item 3 is a briefing and requires no action. Vice President Jane Paccione opened the floor up for discussion. No discussion took place.

NO ACTION TAKEN.

4. BRIEFING AND DISCUSSION REGARDING THE 5-YEAR STRATEGIC PLAN OBJECTIVES.

Pete briefed to the board about updates SAHT Staff has regarding the 5-Year Strategic Plan. SAHT's Strategic Plan began in April 2022 with Review of Plans and Reports such as, Strategic Housing Implementation Plan (SHIP), Community Bond Committees' Report, Growing Together: Anti- Displacement Agenda for San Antonio, UT Law Report on PFCs, and NALCAB Report on SAHT. Throughout May 2022, Mission Matters continued with interviews and focus groups with board members, city representatives, community housing advocates, community housing development organizations (CHDOs), and housing developers. Mission Matters concluded in June with the survey that was distributed to more than 90 stakeholders which resulted in 30 responses.

Mission Matters prepared a working document outlining Strategic Objectives sourced from community input through the interviews, surveys, and focus groups. Out of this process, SIX Strategic Objectives emerged: Objective 1: Preservation of Affordable Multi-Family Rental Housing; Objective 2: New construction of Affordable Housing for targeted populations; Objective 3: Support Neighborhood Preservation Efforts; Objective 4: Clarify SAHT's role in the Local Housing System; Objective 5: Invest in SAHT's Capacity to Grow Objective 6: Engage in Advocacy at Local, State, and Federal Level. Through the objective process, SAHT staff researched a variety of strategies that can be used in each objective.

Objective 1, The Preservation of Affordable Multi-Family Rental Housing, includes the following: Assess, Prioritize, & Develop preservation plans for a risk properties, Partner with Non-Profits to acquire and preserve smaller Multifamily properties, Acquire and Rehab Apartments under PFC for Permanent Affordability, Provide gap financing for preservation of Apartments serving between 30%-80% AMI tenants, use SAHT Funding for "Green Grants" to non-profits, and Establish Multifamily Rehabilitation Criteria that promotes Universal Design, Sustainability and Increased Accessibility. Objective 2, New construction of Affordable Housing for the targeted populations, includes the following: Prioritizing public land to build affordable housing, Utilize COSA Displacement Tool, Continue to partner with Developers on LIHTC- Lower Fees for Non-Profits, Identify and Acquire property suitable for Redevelopment, Engage with Continuum of Care Providers to create Permanent Supportive Housing (PSH), Maintain Cash Resources to fund PSH related Operational/Support Reserves, and Establish Multifamily Criteria to promote site selection, equity, digital access, universal design, accessibility, and sustainability features.

Objective 3, Support Neighborhood Preservation Efforts, includes the following: identify and prioritize funding for Community Based Partners for Land Trusts, increase organizational capacity to implement Land Trust program, and continue to prioritize infill housing and acquisition programs. Community Land Trusts are composed of board members from the community that hold and trust all the properties to ensure they are rented or owned by low-income families. Objective 4, Clarify SAHT's role in the Local Housing System, includes the following: coordinate funding efforts with COSA, provide funding opportunities for non-profit housing initiatives in line with

SHIP, adopt/publish criteria for programs and funding policies, partner w/ affordable housing developer to apply for COSA funding, create new initiatives that can be utilized with City Bond funding, continues Public Engagement thru transparency, awareness, and education, conduct research and support for studies & assessments at COSA request, and provide timely website updates on projects and be responsive to information on financial structures when requested.

Objective 5, Invest in SAHT's Capacity to Grow, includes the following: increase staff capacity, establish Financial Investment Policy, utilize Corpus for Guarantees or Reserves for SAHT initiatives, recommend COSA provide an annual stream to support/grow the Trust Fund, pursue SAHT owned housing opportunities to build long term community equity, and leverage existing revenue streams to capitalize funding for future SAHT initiatives. Objective 6, Engage in Advocacy at Local, State, and Federal Level, includes the following: Executive Director should continue to become more active in educating policy makers at all levels of government and increase organizational capacity to prepare educational materials for the community and policy makers. Finance and Audit Committee recommended moving forward to full board for presentation and feedback. Once feedback is received from the board, SAHT Staff will present the Strategic Plan Draft to the Governance and Policy committee before presenting the draft to the board again on August 19th board meeting. Staff anticipates final board approval on September 16th board meeting.

Jordan Ghawi requested to see a breakdown of the respondents, who participated in the surveys, from Mission Matters. Pete Alanis stated he would send Jordan a list of the respondents who participated in the surveys.

Mark Carmona stated he will make sure that the City of San Antonio's Public Education Campaign efforts are aligning with the Housing Trust in Objective 4: Clarify SAHT's role in the Local Housing System.

Councilwoman Phyllis Viagran recommends staff to research all 3rd parties or staff hired on by SAHT aligns well with the Strategic Plan and the goals set out by the Strategic Plan.

Councilwoman Teri Castillo asked if there could be another objective added to the Strategic Plan titled "Preserve Public Housing Units". Pete stated the objective suggestive by Councilwoman Teri Castillo falls under Objective 1: Preservation of Affordable Multi-Family Rental Housing. Councilwoman Teri Castillo asked if Objective 1 could include the terms "Public Housing". Pete stated he would bring the recommendation to Mission Matters for review.

Jordan Ghawi recommended board members be trained to engage in advocacy at local, state, and federal level to become more active in educating policy makers at all levels of government. Eric Cooper expressed agreement of Jordan Ghawi's recommendation on training board members to engage in advocacy.

NO ACTION TAKEN.

5. ADJOURNMENT

Vice President Jane Paccione adjourned the meeting. There being no further business, the meeting adjourned at 4:04 p.m.