AGENDA

A Regular Board Meeting for:
SAN ANTONIO HOUSING TRUST FOUNDATION
will be held at Municipal Plaza B Room
114 W Commerce St., San Antonio, TX 78205
and virtually via ZOOM:
https://us02web.zoom.us/j/86906181175?pwd=cDvJMvC1Bmv408gFFFa1TJ0rMeSmgl.1
DIAL-IN NUMBER: 1-346-248-7799 MEETING ID: 869 0618 1175 PASSWORD: 745227
On Friday, November 18, 2022, beginning at 2:00 p.m. or immediately following the adjournment of the San Antonio Housing Trust Board Meeting

NOTICE: *A quorum of the board of directors will be physically located at 114 W Commerce St., San Antonio, TX 78205 at 2:00 p.m. One or more of the Directors may attend this meeting by video conference pursuant to the requirements set forth in the Texas Open Meetings Act. An electronic copy of the agenda packet may be accessed at the San Antonio Housing Trust website under the CALENDAR/Board Meeting date page prior to the meeting.*

NOTICE: *This meeting of the Board, being held for the reasons listed below, is authorized in accordance with the Texas Government Code, Sections 551.001 - 551.146. Verification of Notice of Meeting and Agenda are on file in the Office of the Executive Director.*

1. Call to Order and Roll Call
2. Discussion and possible action to approve minutes of October 21, 2022
3. Public Comment – Interested speakers will have 3 minutes each to address the Board on agenda items or housing policy related matters.
4. Discussion and possible action to approve a resolution authorizing releasing a Request for Proposals for Community Land Trust Technical Assistance Grant.
5. Adjournment.

Executive Session. The San Antonio Housing Trust reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development). *ANY ITEM DISCUSSED IN EXECUTIVE SESSION MAY BE ACTED ON IN OPEN SESSION*

Attendance by Other Elected or Appointed Officials: It is possible that members City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or take action on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact Nicole Collazo, for concerns or requests, at (210) 735-2772 or FAX (210) 735-2112.

San Antonio Housing Trust Foundation
Agenda Item 2

This item includes the approval of minutes from the **October 21, 2022**, meeting.

SAN ANTONIO HOUSING TRUST FOUNDATION

2022 OFFICIAL MEETING MINUTES

DATE: Friday, October 21, 2022

TIME AND PLACE: The San Antonio Housing Trust Foundation met in session at 2:00 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, Rachell Hathaway, Marinella Murillo, Jane Pacione, Councilwoman Adriana Rocha Garcia, and Councilwoman Phyllis Viagran.

ABSENT: Mark Carmona and Councilman Jalen McKee-Rodriguez

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- Senior Asset Manager; Lauren Bejaran- Sr. Administrative Assistant San Antonio Housing Trust Foundation INC.; Ruben Lizalde- D3; Edward Muniga- D4; Ileana Sandoval- D9; Steve Poppoon- LPDC; Clarissa Rodriguez- Attorney DNRBZ.

1. **CALL TO ORDER AND ROLL CALL**: The meeting was called to order by President Adriana Rocha Garcia and the roll was called by Lauren Bejaran.

2. **APPROVAL OF BOARD MEETING MINUTES FOR SEPTEMBER 16, 2022.**
   Jordan Ghawi motioned, and Councilwoman Phyllis Viagran seconded for approval of the September 16, 2022, minutes with the noted corrections.
   AYES:10
   NAYS:
   ABSTAINED:
   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 AUTHORIZING MORTGAGE FORGIVENESS FOR ONE SINGLE-FAMILY LOAN OWNED BY THE SAN ANTONIO HOUSING TRUST FOUNDATION, INC.**
   Nicole Collazo briefed to the board about The San Antonio Housing Trust Foundation seeking to forgive an SAHT 2nd Mortgage Client (Loan #1419FD1), based on housing instability caused from the COVID-19 Pandemic, high property taxes, and inflationary costs. The Director of Operations and Board Member Toni Brumfield completed an evaluation on the client's income of 40% AMI and concluded the client meets the criteria for loan relief.

   MINUTES COMMISSION ACTION:
   Rachell Hathaway motioned, and Antoinette Brumfield seconded for approval of a resolution authorizing mortgage forgiveness for one single-family loan owned by the San Antonio Housing Trust Foundation, INC.
   AYES: 10
   NAYS:

ABSTAINED:
THE MOTION PASSED.

5. **DISCUSSION AND POSSIBLE ACTION TO CONSIDER A RESOLUTION AMENDING THE FY 2023 OPERATING BUDGET AND AUTHORIZE THE EXECUTIVE DIRECTOR TO SELECT, NEGOTIATE, AND EXECUTE AN OFFICE LEASE AGREEMENT FOR UP TO 5 YEARS.**
Pete Alanis briefed to the board on The San Antonio Housing Trust seeking to relocate to a possible office space due to the organization adding up to 4 additional employees in line with the 5-Year Strategic Plan. SAHT considered renovations to its current office at 2515 Blanco Rd., however, the renovation estimate is in the low six figures. The Finance and Audit Committee voted to move forward to the Foundation board a budget amendment authorizing up to $35,000 in available Foundation funds to authorize the relocation of the San Antonio Housing Trust Foundation to a new office location selected by the Executive Director.
MINUTES COMMISSION ACTION:
Jane Paccione motioned, and Councilwoman Phyllis Viagran seconded for approval of a resolution amending the FY 2023 Operating Budget and authorize the Executive Director to select, negotiate, and execute an office lease agreement for up to 5 years.
AYES: 10
NAYS:
ABSTAINED:
THE MOTION PASSED.

6. **DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION TO APPROVE THE SAN ANTONIO HOUSING TRUST 5-YEAR STRATEGIC PLAN.**
Pete Alanis briefed to the board on the Final Draft of the San Antonio Housing Trust 5-Year Strategic Plan.
MINUTES COMMISSION ACTION:
Councilwoman Phyllis Viagran, and Councilwoman Teri Castillo seconded for approval of a resolution to approve the San Antonio Housing Trust 5-Year Strategic Plan.
AYES: 10
NAYS:
ABSTAINED:
THE MOTION PASSED.

7. **DISCUSSION AND POSSIBLE ACTION TO CONSENT TO THE EXECUTIVE DIRECTOR SERVING ON THE ADVISORY BOARD FOR PRESTON HOLLOW COMMUNITY CAPITAL WHO HAS APPLIED TO BE CERTIFIES AS A NEW CDFI.**
Pete Alanis briefed to the board about Preston Hollow Community Capital (PHCC), a Texas based financial institution, applying to be a certified Community Development Financial Institution (CDFI) through the U.S. Treasury. Preston Hollow intends to focus their loan fund to positively impact low income Hispanic and Black underserved communities nationwide and have asked Pedro Alanis to serve as an Advisory Board Member on the PHCC CDFI Advisory Board. Pedro Alanis requires the full Foundation Board to provide consent to serve on the Preston Hollow CDFI Advisory Board.

MINUTES COMMISSION ACTION:
Councilman John Courage, and Jane Paccione seconded to consent to the Executive Director to serve on the CDFI Advisory Board for Preston Hollow Community Capital.
AYES: 10
NAYS:
ABSTAINED:
THE MOTION PASSED.

8. **ADJOURNMENT**
President Adriana Rocha Garcia adjourned the meeting. There being no further business, the meeting adjourned at 2:50 p.m.

San Antonio Housing Trust Foundation
Agenda Item 3

Public Comment

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. Instructions to sign up for Public Comment via Zoom video conference.

To sign up for Public Comment please call 210-735-2772 24 hours prior to this meeting to place your name on the list.

San Antonio Housing Trust Foundation
Agenda Item 4

Discussion and possible action to consider a resolution authorizing releasing a Request for Proposals for Community Land Trust Technical Assistance Grant

Summary:
In accordance with recommendations outlined in the approved 5-Year Strategic Plan, the SAHT Foundation has prioritized the preservation of existing neighborhoods as an overarching strategy to help prevent displacement and support affordable homeownership, particularly among Black, Indigenous, and People of Color (BIPOC) households. To initiate this effort, staff is proposing releasing a Request for Proposals to provide Foundation funds for technical assistance to facilitate the establishment of Community Land Trusts (CLT's).

CLT's are nonprofit organizations governed by a board of CLT residents, community residents, and public representatives that maintain long term ownership of land and assets to benefit low-income families within a defined community. Community land trusts are organized community-based nonprofits that essentially share ownership which supports the preservation and creation of long-term affordable homeownership or rental opportunities.

Eligible grant costs may include those necessary for funding legal formation, organizational structure, board or governing body formation, initial staffing, public outreach & engagement efforts, CLT consulting services, programmatic development, and other costs associated with creating a CLT. The RFP does not cover funding for the acquisition or rehabilitation/redevelopment of property. We intend to support the actual CLT activities once the CLT is up and running.

Proposal
The objective of this funding is to build capacity for established community-based organizations to establish Community Land Trusts (CLTs) to provide a source of permanently affordable homeownership and rental housing for current and future generations of families in areas that are at risk for gentrification, while protecting the fabric of neighborhoods from speculative market forces. We will ask eligible respondents to provide us information as follows:

- Provide an Executive Summary
- Describe your proposed neighborhood or community that you envision the CLT to serve.
- Describe the scale of need for a CLT in your proposed neighborhood or community.
- Provide letters of support from the community such as neighborhood associations, other community based organizations, or residents
- Describe specifically how the establishment of a CLT in your proposed neighborhood or community will be positively impacted.
- Can your community-based organization successfully take on the functions of a CLT including long-term stewardship of CLT properties?
- Describe the approach to engaging your community and how will members of the community be integrated into the CLT?
- What challenges do you anticipate in the development and implementation of a CLT in your community?
- Does your CLT envision serving with a specific & targeted population (i.e. older adults, persons with disabilities, voucher holders, etc…) If so, please describe.
- Are there other funds committed or anticipated to be leveraged with this grant?
- What is the grant amount requested?

Evaluation
Responsive Proposals will then be raked and scored based on the following point scale.

Organizational Capacity & Long-Term Stewardship (maximum 30 points) Measures the overall functionality of the organization and its relevance to the work that would be performed under the Grant, if awarded. Additionally, organizations should demonstrate an established track record of successful efforts and initiatives to improve their community. Community based organizations with long established roots administering successful and impactful community initiatives within defined community boundaries who also demonstrate sound financial and legal wherewith all and organizational stability will receive higher scores.

Community Impact (maximum 30 points) Measures the severity of need for positive outcomes that can be resolved with a Community Land Trust. Successful respondents will provide a detailed analysis of the targeted area and existing residential conditions while demonstrating the need for this type of investment. Organizations demonstrating this need for CLTs in their targeted areas will receive higher scores.

Approach to CLT Creation and Public Engagement (maximum 20 points) Measures the planning approach the organization will take to prepare and train staff, educate board members, and engage members of targeted community. Proposals that demonstrate a well thought out approach to their team development while also specifically stating public engagement approaches will receive higher scores.

Budget Detail and Leveraging (maximum 20 points) Measures the detail provided in the program budget and to the extent the respondent has committed or has a reasonable plan to leverage other resources to this effort will receive higher scores.

Recommendation
Finance and Audit Committee met on Wednesday, November 9th and approved to move forward the Request for Proposals to the full Board for consideration.

Attachment:
Draft RFP
Resolution

SAN ANTONIO HOUSING TRUST FOUNDATION, INC.

DRAFT

REQUEST FOR PROPOSALS:

COMMUNITY LAND TRUST GRANT

ISSUE DATE: November 21, 2022
SUBMISSIONS DUE: December 21, 2022

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RFP PURPOSE

The SAHT Foundation has prioritized the preservation of existing neighborhoods as an overarching strategy to help prevent displacement and support affordable homeownership, particularly among Black, Indigenous, and People of Color (BIPOC) households.

The Trust is releasing a Request for Proposals to provide funds for technical assistance to facilitate the establishment of Community Land Trusts (CLT's). This may include funding legal formation, organizational structure, board or governing body formation, initial staffing, public outreach & engagement efforts, CLT consulting services, programmatic development, and other costs associated with creating a CLT. The RFP does not cover funding for the acquisition or rehabilitation/redevelopment of property. CLT's are nonprofit organizations governed by a board of CLT residents, community residents, and public representatives that maintain long term ownership of land and assets to benefit low-income families within a defined community. Community land trusts are organized community-based nonprofits that essentially share ownership which supports the preservation and creation of long-term affordable homeownership or rental opportunities.

Successful applicants will have established long standing roots within the communities they serve as well as demonstrate the need to preserve and positively impact the neighborhood to achieve the Housing Trust's goals of neighborhood preservation through equitable and inclusionary outcomes.

MISSION STATEMENT

The purpose of the SAHT Foundation is to create and preserve housing that is affordable, accessible, attainable, and sustainable to San Antonio residents; and to support community development efforts that build and sustain neighborhoods, empower residents, and provide positive equitable outcomes.

STATEMENT OF PURPOSE

Provide additional and continuing housing opportunities for low- and moderate-income families. Promote public health, safety, convenience and welfare by mitigating the extent to which low- and moderate-income households, as defined by the City, are unable to afford decent, safe and sanitary housing Revitalize our neighborhoods through appropriate housing activities.

SCHEDULE OF EVENTS

Following is a list of **projected dates/times** with respect to this RFP:

Milestone	Date/Time
RFP Release Date	November 21, 2022
Pre-Submittal Conference	December 10, 2022
Final Questions Accepted	December 16, 2022
Proposals Due	December 21, 2022 at 4:00pm
Evaluation Period	January 3 – January 13
Anticipated Board Action	Late January or Early February

PROPOSAL REQUIREMENTS

1. Provide an Executive Summary
2. Provide documentation the applicant meets ***Qualification Criteria***
3. Provide a narrative of the below ***Proposal Detail***
4. Provide a ***detailed line-item budget*** with descriptions on each line item.
5. Provide at least three **organizational references**
6. Provide two years of the most recent **audited financial statements**
7. Provide a ***board resolution*** expressing support and authorizing the submission of this grant proposal.

Respondent is expected to examine this RFP carefully, understand the terms and conditions for providing the services listed herein and respond completely. Failure to complete and provide any of these Proposal requirements may result in the respondent's Proposal being deemed non-responsive and therefore disqualified from consideration.

COMMUNITY BASED ORGANIZATION QUALIFICATIONS

A responsive applicant:

- shall be a membership-based organization
- shall be currently established in the targeted community
- shall be public or privately recognized non-profit organization by IRS designation
- must be locally based in the City of San Antonio
- shall not be delinquent in the payment of taxes to the City of San Antonio
- must not have been convicted of discrimination or any other violation of fair housing laws as they apply to the City of San Antonio
- must not have outstanding unresolved complaints of violation of fair housing laws
- shall have not filed for bankruptcy in the last 10 years or have not experienced loan default over the past ten years
- shall provide a disclosure of any pending litigation

PROPOSAL DETAIL

The objective of this funding is to build capacity for established community-based organizations to establish Community Land Trusts (CLTs) to provide a source of permanently affordable homeownership and rental housing for current and future generations of families in areas that are at risk for gentrification, while protecting the fabric of neighborhoods from speculative market forces.

- Provide an Executive Summary
- Describe your proposed neighborhood or community that you envision the CLT to serve.
- Describe the scale of need for a CLT in your proposed neighborhood or community.
- Describe specifically how the establishment of a CLT in your proposed neighborhood or community will be positively impacted.

- Provide letters of support from the community such as neighborhood associations, other community based organizations, or residents.

- Can your community-based organization successfully take on the functions of a CLT including long-term stewardship of CLT properties?

- Describe the approach to engaging your community and how will members of the community be integrated into the CLT?

- What challenges do you anticipate in the development and implementation of a CLT in your community?

- Does your CLT envision serving with a specific & targeted population (i.e. older adults, persons with disabilities, voucher holders, etc…) If so, please describe.

- Are there other funds committed or anticipated to be leveraged with this grant?

- What is the grant amount requested?

PRE-PROPOSAL CONFERENCE AND WRITTEN QUESTIONS

A Pre-Submittal Conference will be held **at 3:00 p.m., Central Time, on December 10, 2022 via Zoom only.** Attendance at the Pre-Submittal Conference is optional, but highly encouraged. Respondents may call the toll-free number listed below and enter an access code to participate the day of the conference.

Zoom Link: TBD

Staff Contact Person:
Nicole Collazo
nicolecollazo@saht.org
210-735-2772.

Respondents may submit written questions concerning this RFP to the Staff Contact Person, Nicole Collazo – nicolecollazo@saht.org, until **4:00 p.m., Central Time, on December 16, 2022.** Questions received after the stated deadline will not be answered. All questions shall be sent by e-mail.

All proposals must be received no later than **4:00 p.m., Central Standard Time, on December 21, 2022.** Any proposal or modification received after this time shall not be considered. Therefore, Respondents should strive for early submission to avoid any issues or cause delay in uploading proposal responses as RFP will close at the due date and time.

SUBMITTAL REQUIREMENTS

Submission of the Proposal: must be received no later than the deadline and should conform to the requirements specified in this RFP.

One (1) electronic copy of a signed Proposal submitted via email to **nicolecollazo@saht.org** or a pre-arranged file sharing link.

Proposals must be received via email **no later than 4:00 PM on Friday December 21, 2022**. Any Proposal or modification received after this time may not be considered. Therefore, Respondents should strive for early submission to avoid the possibility of rejection for late arrival.

Proposal Format: Each digital proposal shall be submitted in a PDF format on letter size pages (8.5" x 11"), with a font size no less than 12-point type, and margins no less than .1" around the perimeter of each page. Each Proposal must include the sections and attachments in the sequence as requested by this Proposal. Failure to meet the above conditions may result in disqualification of the Proposal or may negatively affect scoring.

EVALUATION AND SCORING

Responsive Proposals will then be raked and scored based on the following point scale.

Criteria	Points
Organizational Capacity & Long-Term Stewardship	30
Community Impact	30
Approach to CLT Creation and Public Engagement	20
Budget Detail and Leveraging	20

1. *Organizational Capacity & Long-Term Stewardship (maximum 30 points):* Measures the overall functionality of the organization and its relevance to the work that would be performed under the Grant, if awarded. Additionally, organizations should demonstrate an established track record of successful efforts and initiatives to improve their community. Community based organizations with long established roots administering successful and impactful community initiatives within defined community boundaries who also demonstrate sound financial and legal wherewith all and organizational stability will receive higher scores.

2. *Community Impact (maximum 30 points):* Measures the severity of need for positive outcomes that can be resolved with a Community Land Trust. Successful respondents will provide a detailed analysis of targeted area and existing residential conditions while demonstrating the need for this type of investment. Organizations demonstrating this need for CLTs in their targeted areas will receive higher scores.

3. *Approach to CLT Creation and Public Engagement:* (maximum 20 points): Measures the planning approach the organization will take to prepare and train staff, educate board members, and engage members of targeted community. Proposals that demonstrate a well thought out approach to their team development while also specifically stating public engagement approaches will receive higher scores.

4. Budget Detail and Leveraging *(maximum 20 points):* Measures the detail provided in the program budget and to the extent the respondent has committed or has a reasonable plan to

leverage other resources to this effort will receive higher scores.

SAHT Foundation reserves the right to:

- Award all, a portion of, or none of our funding at our own discretion
- Change or disallow aspects of the applications and make such changes conditions of its commitment to provide funding.
- Recommend funding in an amount less than requested.
- Not issue an award or grant agreement to any Applicant if it has been determined that the Applicant is not in compliance with local, state, and federal laws and has not taken satisfactory steps to remedy such non-compliance.
- Waive any requirement contained in this RFP.
- Revise this RFP from time to time.
- Extend the submission due date.

Award Recommendations and SAHT Foundation Board Approval Awards will be recommended based on available funding, proposal quality and feasibility as determined by the review and rating of a proposal. Staff recommendations will be advanced to a Board Committee for consideration and must be approved by the SAHT Foundation Board prior to the execution of a grant agreement.

Funding Recognition

All awardees must acknowledge the SAHT Foundation in annual reporting and press releases regarding the program.

Non-Discrimination

Applicants shall not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity, veteran status, disability, familial status, national origin, or age. The SAHT Foundation believes that every resident deserves to be treated with dignity & respect, as well as provide fair access to opportunities, and will comply with the City of San Antonio's Non-Discrimination Ordinance. The Non-Discrimination Ordinance (NDO) provides protection from discrimination in the areas of employment, contracts and subcontracts, appointments to Boards and Commissions, housing, and public accommodation.

Audited Financial Statements

Selected applicants shall be required to provide current audited organizational Financial Statements along with the management letter prior to the execution of final grant agreements. Applicants will be required to submit audited financial statements for each year of the grant period.

Conflict of Interest

All actual and potential conflicts should be disclosed even if they are deemed to be immaterial. Conflicts of interest include activities of family members, friends, and business associates. The applicant shall disclose all significant financial interests of any applicant personnel, including those of the personnel's spouse and dependent children and that would reasonably appear to be affected by the activities funded or proposed for funding by the Trust; or in entities whose financial interests would reasonably appear to be affected by such activities.

Indemnity/Insurance Requirements

Applicants receiving funding must agree to hold the San Antonio Housing Trust Foundation Inc. harmless and indemnify it as to all claims, suits, costs, fees, and liability arising out of the acts or

work of the agency, its employees, subcontractors, or agents pursuant to the funding agreement, where such liability is incurred as a result of the actions or omissions of such parties. The insurance of the Agency must be primary and noncontributory with any insurance for which the City is named insured and include a waiver of subrogation against the City for losses arising from work performed by the Agency. The San Antonio Housing Trust Foundation Inc. must be named as an additional insured and be provided with a certificate and endorsement showing such coverage. The following minimum insurance coverage will be expected:

A. Workers Compensation	Statutory Amount
B. Professional Liability	$1,000,000
C. Automobile Liability	$1,000,000
D. Broad Form Comprehensive Liability	$1,000,000/occurrence

RESTRICTIONS ON COMMUNICATION

Respondents are prohibited from communicating with SAHT Foundation Staff, Board Members, and Foundation Board Members regarding this RFP or Proposals from the time the RFP has been released until funds have been awarded. These restrictions extend to "thank you" letters, phone calls, emails, and any contact *that results in the direct or indirect discussion* of the RFP and/or Proposal submitted by the respondent. Violation of this provision by Respondent and/or its agent may lead to disqualification of Respondent's Proposal from consideration. The only communication allowed with SAHT Foundation staff includes the following:

- Respondents may submit questions concerning this RFP to the staff contact person listed below until 4:00 P.M. Central Standard Time, on. Questions received after December 16, 2022, will not be answered. All questions shall be sent by email to nicolecollazo@saht.org.
- If necessary, an interview may be scheduled.
- Upon completion of the evaluation process, Respondents shall receive a notification letter and phone call indicating the recommended firm and anticipated agenda dates.

SAN ANTONIO HOUSING TRUST FOUNDATION, INC.

RESOLUTION _____

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST FOUNDATION AUTHORIZING THE RELEASE OF A REQUEST FOR PROPOSALS FOR TECHNICAL ASSISTANCE FUNDS SOURCED FROM THE FOUNDATION TO ELIGIBLE COMMUNITY BASED ORGANIZATIONS TO FACILITATE THE ESTABLISHMENT OF COMMUNITY LAND TRUSTS

WHEREAS, the San Antonio Housing Trust Foundation, Inc. (Housing Trust) continues to develop long range plans to ensure the Housing Trust moves forward in a direction consistent with the adopted goals and visions of the Housing Trust to achieve the affordable housing production and preservation goals in San Antonio; and

WHEREAS, the Housing Trust Foundation Board of Directors approved the Strategic Plan for Fiscal Years 2023-2027; and

WHEREAS, the Strategic Plan included preservation of existing neighborhoods as an overarching strategy to help prevent displacement and support affordable homeownership, particularly among Black, Indigenous, and People of Color (BIPOC) households; and

WHEREAS, consistent with implementing this effort, it is recommended to releasing a Request for Proposals to provide Foundation funds for technical assistance to facilitate the establishment of Community Land Trusts (CLT's) via grant funding; and

WHEREAS, the CLT will be governed by a Board of CLT Residents, community residents, and public representatives to fulfill the goals of CLT as nonprofit organizations that maintain long term ownership which supports the preservation and creation of long-term affordable homeownership and rental opportunities; and

WHEREAS, the Housing Trust Foundation requires Foundation funds to fund grants for the CLTs; and

WHEREAS, the Housing Trust Foundation Board of Directors recommends the approval of using Foundation funds to establish grants for Community Land Trusts.

NOW THEREFORE, BE IT RESOLVED BY THE SAN ANTONIO HOUSING TRUST FOUNDATION, INC. THAT:

Section 1. The above Recitals are true and correct and are a material part of this Resolution and are incorporated herein for all purposes.

Section 2. The Board of Directors for the San Antonio Housing Trust Foundation, Inc. does hereby approve the funds to be used to establish Community Land Trusts, as indicated in Exhibit A.

Section 3. If any section, subsection, clause, phrase or provision of this Article, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Article, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

Section 4. This Resolution shall be cumulative of all provisions of the Housing Trust, except where the provisions of this Resolution are in direct conflict with the provisions of such Resolution, in which event the conflicting provisions of such Resolution are hereby repealed.

Section 5. That it is officially found, determined and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 6. This Resolution shall take effect immediately from and after its passage and the publication of the caption hereof, as provided by law.

PASSED and APPROVED this the ___day of November, 2022

SIGNED:

_____
Councilwoman Adriana Rocha Garcia
President

ATTEST:

_____
Jordan Ghawi, Secretary