

AGENDA

**A Regular Board Meeting for:
SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
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 Foundation 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. Briefing and presentation on the status of the Texas Bond Review Board Bond Lottery and the LIHTC applications submitted by the Public Facility Corporation.

***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

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION BOARD MEMBERS:

Council Member Jalen McKee-Rodriguez (District 2), Council Member Phyllis Viagran (District 3), Council Member Dr. Adriana Rocha Garcia (District 4), Council Member Teri Castillo (District 5), Council Member John Courage (District 9), Jane Paccione, Jordan Ghawi

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 Public Facility Corporation
Agenda Item 2**

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

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
OFFICIAL MEETING MINUTES

DATE: Friday, October 21, 2022

TIME AND PLACE: The Public Facility Corporation met in session at 2:50 p.m., via Zoom and in person at 114 W Commerce St, San Antonio, TX 78205.

PRESENT: Antoinette Brumfield, Mark Carmona, 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; Jim Plummer- Attorney Bracewell; 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. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF SEPTEMBER 16, 2022.**
Councilwoman Teri Castillo motioned, and Jane Pacione seconded for approval of the September 16, 2022, minutes with the noted corrections.
AYES: 6
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 THE ASSISTANT SECRETARY TO AMEND THE PRESERVE AT BILLY MITCHELL DEVELOPMENT AGREEMENT, LEASE AGREEMENT, REGULATORY AGREEMENT, AND OTHER SUPPORTING DOCUMENTS.**

Pete Alanis briefed to the board on Item# 4. Staff is recommending revising income and rent restrictions that would support the same level of 30% units and affordability for Preserve at Billy Mitchell to ensure completion of the renovations, lease-up, and stabilization with a revised permanent mortgage of \$48.37 million.

MINUTES COMMISSION ACTION:

Councilwoman Teri Castillo motioned, and Councilwoman Phyllis Viagran seconded for approval of a resolution authorizing the Assistant Secretary to amend the Preserve at Billy Mitchell Development Agreement, Lease Agreement, Regulatory Agreement, and other supporting documents.

AYES: 6

NAYS:

ABSTAINED:

THE MOTION PASSED.

5. ADJOURNMENT

President Adriana Rocha Garcia adjourned the meeting. There being no further business, the meeting adjourned at 3:07 p.m.

**San Antonio Housing Trust Public Facility Corporation
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 Public Facility Corporation
Agenda Item 4**

Briefing and presentation on the status of the Texas Bond Review Board Bond Lottery and the LIHTC applications submitted by the Public Facility Corporation

Background

At the September 16, 2022, San Antonio Housing Trust Public Facility Corporation’s regular board meeting, the board approved bond inducement resolutions for nine affordable development and acquisition/rehabilitation projects. The inducement resolutions are required to submit applications to the Texas Bond Review Board (TBRB). Upon review and acceptance of the application TBRB conducts a lottery to determine each applicant’s position for the award of an allocation of private activity bonds. The 2023 Private Activity Bond Lottery was conducted on November 9, 2022. The results of the lottery for our 9 applications are summarized below:

Priority 1 Applications:

Lottery #	Project Name	Type	Unit Count
18	Ellison Apartments	new construction	312
25	Cattleman Square	new construction	138
60	Winston/Roselawn	acquisition/rehab	209
89	Manor/Spanish Spur	acquisition/rehab	<u>256</u>
		Total	915

Priority 2 Applications:

Lottery #	Project Name	Type	Unit Count
23	Palladium Crestway	new construction	270
29	Creek Bend	new construction	312
37	Westwood Plaza	acquisition/rehab	305
40	Legacy Senior	new construction	198
92	Palladium SA	new construction	<u>288</u>
		Total	1,373

We will not know exactly which prioritized lottery projects will receive a bond reservation since the amount of available bonds is not determined until the 2023 State Ceiling and corresponding sub-ceiling/set-aside amounts have been derived from the population of Texas as reported by the US Census Bureau. According to the US Census Bureau’s website, they anticipate releasing this population estimate data on Thursday, December 22, 2022.

However, once a bond reservation is awarded, the recipient will be required to submit a tax credit application to the Texas Department of Housing and Community Affairs (TDHCA) and will have 180 days to close on the financing. Our staff and bond counsel shall work to develop the memorandum of understanding (MOU) to summarize the deal structure for each transaction which will be brought to the board starting in December and January. ***Each project must have PFC Partnership approval prior to submitting the application to TDHCA or the application is considered deficient.***