

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
OFFICIAL MEETING MINUTES

DATE: Friday, September 16, 2022

TIME AND PLACE: The Public Facility Corporation met in session at 2:53 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, Councilman Jalen McKee-Rodriguez, Marinella Murillo, Jane Pacione, and Councilwoman Phyllis Viagran.

ABSENT: Councilwoman Adriana Rocha Garcia

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; Avis Chaisson- Palladium USA; Lee Garrison- Frazer Lanier; Jason Grubbs- Frazer Lanier; Steve Poppoon- LPDC; Jean Latsha- Pedcor Investments; Summer Greathouse- Attorney Bracewell; Clarissa Rodriguez- Attorney DNRBZ.

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.
2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF AUGUST 19, 2022.**
 Councilman Courage motioned, and Councilwoman Castillo seconded for approval of the August 19, 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. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION'S ANNUAL BUDGET AND TO AUTHORIZE THE EXPENDITURES CONTAINED THEREIN.**
 Pete Alanis briefed to the board about the proposed fiscal year 2023 budget. The FY 2023 revised budget was presented to the Finance and Audit Committee on September 9, 2022, and committee approved to move forward to full SAHTPFC Board. The proposed FY 2023 budget includes \$2 million for operating expenses, \$6.1 million required operating reserves, and \$4.1 million in operating income.

MINUTES COMMISSION ACTION:

Councilman John Courage motioned, and Councilwoman Phyllis Viagran seconded for approval of the San Antonio Housing Trust Public Facility Corporation Fiscal Year 2023 Budget.

AYES: 6

NAYS:

ABSTAINED:

THE MOTION PASSED.

5. CONVENE INTO EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.071 TO SEEK ADVICE FROM LEGAL COUNSEL ABOUT LEGAL MATTERS AS REQUIRED UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE OF TEXAS WHEN IN CONFLICT WITH CHAPTER 551 RELATED TO BOND APPLICATION AND APPROVAL PROCESS.

Vice President Jane Paccione convened The San Antonio Housing Trust Public Facility Corporation into Executive Session at 2:59 p.m. to discuss Item Number 5.

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), and 551.087 (economic development). ANY ITEM DISCUSSED IN EXECUTIVE SESSION MAY BE ACTED ON IN OPEN SESSION.

Vice President Jane Paccione convened The San Antonio Housing Trust Public Facility Corporation into open session at 3:13 p.m. No action was taken during Executive Session.

NO ACTION TAKEN.

6. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF ELLISON APARTMENTS LIMITED PARTNERSHIP RELATING TO THE PROPOSED FINANCING OF UP TO \$43,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE ELLISON APARTMENTS; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed on the 312-unit new construction 4% bond proposed development targeted for low-income families from Lincoln Ave Capital and the PFC. The Ellison Apartments will include a mix of one-, two-, and three-bedroom units for family household incomes between 30% to 60% AMI. 47 units out of the total 312 units will be rent restricted for households earning up to 30% AMI.

The \$73.9 million project requires the PFC to apply for a \$43 million bond reservation through the Texas Bond Review Board to be 4% LIHTC eligible through TDHCA. The PFC anticipates earning a bond issuance fee 1% of the Final Bond Issuance Amount and an annual bond fee of \$30/unit for each year the bonds are outstanding.

On September 9, 2022, The Finance Committee approved to move this item forward to full SAHTPFC Board for initial inducement resolution for development of the Ellison Apartments.

MINUTES COMMISSION ACTION:

Councilwoman Phyllis Viagran motioned, and Jordan Ghawi seconded to approve Item# 6 for the Ellison Apartments.

AYES: 6

NAYS:

**ABSTAINED:
THE MOTION PASSED.**

7. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF PALLADIUM SAN ANTONIO, LTD. RELATING TO THE PROPOSED FINANCING OF UP TO \$43,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE PALLADIUM SAN ANTONIO APARTMENTS; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed to the board on Palladium USA International seeking partnership with the PFC to develop a 288-unit new construction 4% bond project targeted for low to moderate income families and veterans. The Palladium SA I Apartments will include a mix of one-, two-, and three-bedroom apartment units for family household incomes between 30% to 80% AMI.

The \$65.6 million project requires the PFC to apply for a \$43 million bond reservation through the Texas Bond Review Board to be 4% LIHTC eligible through TDHCA. The PFC expects to earn a bond issuance fee 1% of the Final Bond Issuance Amount and an annual bond fee of \$30/unit for each year the bonds are outstanding.

On September 9, 2022, The Finance Committee approved to move this item forward to full SAHTPFC Board for initial inducement resolution for development of the Palladium San Antonio Apartments.

MINUTES COMMISSION ACTION:

Councilwoman Phyllis Viagran motioned, and Councilwoman Teri Castillo seconded to approve Item# 7 for The Palladium San Antonio Apartments.

AYES: 6

NAYS:

ABSTAINED:

THE MOTION PASSED.

8. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF PALLADIUM SAN ANTONIO II, LTD. RELATING TO THE PROPOSED FINANCING OF UP TO \$43,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE PALLADIUM CRESTWAY APARTMENTS; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed to the board on Palladium USA International seeking partnership with the PFC to develop a 270-unit new construction 4% bond project targeted for low to moderate income families. The Palladium Crestway Apartments will include a mix of one-, two-, and three-bedroom apartment units for family household incomes between 30% to 80% AMI.

The \$61.6 million project requires the PFC to apply for a \$43 million bond reservation through the Texas Bond Review Board to be 4% LIHTC eligible through TDHCA. The PFC anticipates earning a bond issuance fee 1% of the Final Bond Issuance Amount and an annual bond fee of \$30/unit for each year the bonds are outstanding.

On September 9, 2022, The Finance Committee approved to move this item forward to full SAHTPFC Board for initial inducement resolution for development of the Palladium Crestway Apartments.

MINUTES COMMISSION ACTION:

Councilman Jalen McKee-Rodriguez motioned, and Councilwoman Phyllis Viagran seconded to approve Item# 8 for The Palladium Crestway Apartments.

AYES: 6

NAYS:

**ABSTAINED:
THE MOTION PASSED.**

9. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF LEGACY-SAN AN NEW BRAUNFELS, LP RELATING TO THE PROPOSED FINANCING OF UP TO \$50,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE LEGACY SENIOR APARTMENTS; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed on the 198-unit new construction 4% bond proposed development targeted for older adults ages 55+ from Cornerstone Housing Group and the PFC. The Legacy Senior Apartments will include a mix of one- and two-bedroom apartment units for older adults earning up to 60% AMI. SAHT is seeking to incorporate 10% of the units at 30% AMI, when the HUD 2024 Rent schedule is release in May 2023. The \$42.1 million project will not likely receive allocated bonds until summer 2023 due to the project being a Priority 2 with the TBRB. The PFC will be required to apply for a \$50 million bond reservation through the TBRB to be 4% LIHTC eligible through TDHCA.

On September 9, 2022, The Finance Committee approved to move this item forward to full SAHTPFC Board for initial inducement resolution for development of the Legacy Senior Apartments.

MINUTES COMMISSION ACTION:

Councilman Jalen McKee-Rodriguez motioned, and Councilwoman Phyllis Viagran seconded to approve Item# 9 for The Legacy Senior Apartments.

AYES: 6

NAYS:

ABSTAINED:

THE MOTION PASSED.

10. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF PEDCOR INVESTMENTS-2022-CXCI, L.P. RELATING TO THE PROPOSED FINANCING OF UP TO \$45,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE CREEK BEND APARTMENTS HOMES; AND OTHER MATTERS IN CONNCECTION THEREWITH.

Pete Alanis briefed to the board on Pedcor seeking partnership with the PFC to develop a 312-unit new construction 4% bond project targeted for low to moderate income families. The Creek Bend Apartments will include a mix of one-, two-, and three-bedroom apartment units for family household incomes between 30% to 60% AMI.

The \$82.5 million project requires the PFC to apply for a \$45 million bond reservation through the Texas Bond Review Board to be 4% LIHTC eligible through TDHCA. The PFC anticipates earning a bond issuance fee 1% of the Final Bond Issuance Amount and an annual bond fee of \$30/unit for each year the bonds are outstanding.

On September 9, 2022, The Finance Committee approved to move this item forward to full SAHTPFC Board for initial inducement resolution for development of the Creek Bend Apartments.

MINUTES COMMISSION ACTION:

Councilman John Courage motioned, and Councilwoman Phyllis Viagran seconded to approve Item# 10 for The Creek Bend Apartments.

AYES: 6

NAYS:

**ABSTAINED:
THE MOTION PASSED.**

11. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF WESTWOOD PLAZA LP RELATING TO THE PROPOSED FINANCING OF UP TO \$30,000,000 OF THE COSTS OF THE ACQUISITION, REHABILITATION, CONSTRUCTION AND EQUIPPING OF THE WESTWOOD PLAZA APARTMENTS; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed to the board on the Pico Union and PFC partnership through a bond inducement to combine and rehabilitate 305-units through a 4% LIHTC structure targeted for low-income families. The Westwood Plaza Apartments will include a mix of efficiencies, one-, and two-bedroom apartment units for family household incomes up to 60% AMI.

The \$48 million project requires the PFC to apply for a \$30 million bond reservation through the Texas Bond Review Board to be 4% LIHTC eligible through TDHCA. The PFC anticipates earning a bond issuance fee 1% of the Final Bond Issuance Amount and an annual bond fee of \$30/unit for each year the bonds are outstanding.

On September 9, 2022, The Finance Committee approved to move this item forward to full SAHTPFC Board for initial inducement resolution for development of the Westwood Plaza Apartments.

MINUTES COMMISSION ACTION:

Councilwoman Phyllis Viagran motioned, and Councilman John Courage seconded to approve Item# 11 for The Westwood Plaza Apartments.

AYES: 6

NAYS:

ABSTAINED:

THE MOTION PASSED.

12. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF WINSTON ROSELAWN APTS LP RELATING TO THE PROPOSED FINANCING OF UP TO \$25,000,000 OF THE COSTS OF THE ACQUISITION, REHABILITATION, CONSTRUCTION AND EQUIPPING OF THE WINSTON SQUARE/ROSELAWN APARTMENTS; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed to the board on the Pico Union and PFC partnership to combine and rehabilitate 208-units between two properties through a combined 4% LIHTC structure targeted for low-income older adults ages 62+. The Winston Square/Roselawn Apartments will include a mix of one-, two- and three-bedroom apartment units for family household incomes at 30% and 60% AMI.

The \$33.1 million project requires the PFC to apply for a \$25 million bond reservation through the Texas Bond Review Board to be 4% LIHTC eligible through TDHCA. The PFC anticipates earning a bond issuance fee 1% of the Final Bond Issuance Amount and an annual bond fee of \$30/unit for each year the bonds are outstanding.

On September 9, 2022, The Finance Committee approved to move this item forward to full SAHTPFC Board for initial inducement resolution for development of the Winston Square/Roselawn Apartments.

MINUTES COMMISSION ACTION:

Councilwoman Teri Castillo motioned, and Councilwoman Phyllis Viagran seconded to approve Item# 12 for the Winston Square/Roselawn Apartments.

AYES: 6

NAYS:

ABSTAINED:

THE MOTION PASSED.

13. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF SPANISH PECAN APTS LP RELATING TO THE PROPOSED FINANCING OF UP TO \$25,000,000 OF THE COSTS OF THE ACQUISITION, REHABILITATION, CONSTRUCTION AND EQUIPPING OF THE PECAN MANOR/SPANISH SPUR APARTMENTS; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed to the board on the Pico Union and PFC partnership through a bond inducement to combine and rehabilitate 256-units between two properties through a combined 4% LIHTC structure targeted for low-income families. The Pecan Manor/Spanish Spur Apartments will include a mix of one-, two-, and three-bedroom apartment units for family household incomes at 30% and 60% AMI. The \$33.1 million project requires the PFC to apply for a \$25 million bond reservation through the Texas Bond Review Board to be 4% LIHTC eligible through TDHCA.

On September 9, 2022, The Finance Committee approved to move this item forward to full SAHTPFC Board for initial inducement resolution for development of the Pecan Manor/Spanish Spur Apartments.

MINUTES COMMISSION ACTION:

Councilwoman Phyllis Viagran motioned, and Councilwoman Teri Castillo seconded to approve Item# 13 for The Pecan Manor/Spanish Spur Apartments.

AYES: 6

NAYS:

ABSTAINED:

THE MOTION PASSED.

14. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF ACG CATTLEMAN SQUARE, LP AND ALAMO COMMUNITY GROUP RELATING TO THE PROPOSED FINANCING OF UP TO \$38,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE CATTLEMAN SQUARE LOFTS APARTMENTS; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed to the board on Alamo Community Group seeking partnership with the PFC to develop a 138-unit new construction 4% bond development targeted for the city's low-income downtown workforce. The Cattlemen's Square Apartments will include a mix of efficiencies, one-, and two-bedroom workforce apartment units for household incomes between 30% to 60% AMI. The \$65.6 million project requires the PFC to apply for a \$38 million bond reservation through the Texas Bond Review Board to be 4% LIHTC eligible through TDHCA. The PFC anticipates earning a bond issuance fee 1% of the Final Bond Issuance Amount and an annual bond fee of \$30/unit for each year the bonds are outstanding.

MINUTES COMMISSION ACTION:

Councilwoman Phyllis Viagran motioned, and Councilwoman Teri Castillo seconded to approve Item# 13 for The Cattleman Square Apartments.

AYES: 6

NAYS:
ABSTAINED:
THE MOTION PASSED.

15. ADJOURNMENT

Vice President Jane Paccione adjourned the meeting. There being no further business, the meeting adjourned at 4:29 p.m.