

**SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION**  
**OFFICIAL MEETING MINUTES**

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**DATE: January 20, 2023**

**TIME AND PLACE:** The Public Facility Corporation met in session at 2:03 p.m., via Zoom and in person at 114 W Commerce, San Antonio, TX 78205.

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

**ABSENT: Antoinette Brumfield and Eric Cooper.**

**STAFF/VISITORS PRESENT:**

Pedro Alanis- Executive Director San Antonio Housing Trust Foundation INC.; Jessica Kuehne- Director of Asset Management San Antonio Housing Trust Foundation INC.; John Hernandez- Senior Asset Manager; Ruben Lizalde- D3; Edward Muniga- D4; Ileana Sandoval- D9; Summer Greathouse- 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 roll call was called by Lauren Bejaran.
2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JANUARY 20, 2023.**  
 Councilman John Courage motioned, and Councilwoman Phyllis Viagran seconded for approval of the January 20, 2023, minutes with the noted corrections.  
**AYES: 7**  
**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. **RESOLUTION INDUCING THE ELLISON APARTMENTS TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH.**  
 Pete Alanis briefed to the board about the LIHTC Franklin Development partnership project, Four25.

**MINUTES COMMISSION ACTION:**

Jordan Ghawi motioned, and Councilwoman Teri Castillo seconded to approve Item #4 for the Ellison Apartments Transaction.

**AYES: 7**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

**5. RESOLUTION INDUCING THE CATTLEMAN SQUARE LOFTS APARTMENTS TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH.**

Pete Alanis briefed to the board about the Financial Restructuring for the Preserve at the Port Apartments that will allow for the completion of the 368-unit affordable housing development, while preserving the long-term affordability and financial viability of the project.

**MINUTES COMMISSION ACTION:**

Councilwoman Teri Castillo motioned, and Councilman John Courage seconded to approve Item #5 for the Cattleman Square Lofts Apartments.

**AYES: 7**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

**6. RESOLUTION INDUCING THE WINSTON SQUARE/ROSELAWN APARTMENTS TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH.**

**MINUTES COMMISSION ACTION:**

Councilwoman Teri Castillo motioned, and Councilwoman Phyllis Viagran to approve Item #6 for The Winston Square/Roselawn Apartments.

**AYES: 7**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

**7. RESOLUTION INDUCING THE PECAN MANOR/SPANISH SPUR APARTMENTS TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAXPAGE CREDITS; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTES IN CONNECTION THEREWITH.**

**MINUTES COMMISSION ACTION:**

Councilwoman Phyllis Viagran motioned, and Councilwoman Teri Castillo seconded to approve

Item #7 for the Pecan Manor/Spanish Spur Apartments.

**AYES: 7**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

- 8. RESOLUTION INDUCING THE PALLADIUM CRESTWAY APARTMENTS TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH.**

**MINUTES COMMISSION ACTION:**

Jordan Ghawi motioned, and Councilwoman Teri Castillo seconded to approve Item #8 for the Palladium Crestway Apartments.

**AYES: 7**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

- 9. RESOLUTION INDUCING THE LEGACY SENIOR RESIDENCES TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH.**

Pete Alanis briefed to the board that Item #9 for the Legacy Senior Residences will be moved to the March 17, 2023, SAHT PFC meeting.

**NO ACTION TAKEN.**

- 10. RESOLUTION INDUCING THE PAVILION AT CULEBRA APARTMENTS TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTES IN CONNECTION THEREWITH.**

**MINUTES COMMISSION ACTION:**

Jordan Ghawi motioned, and seconded Councilwoman Teri Castillo to to approve Item #10 Pavilion at Culebra Apartments.

**AYES: 7**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

## **11. ADJOURNMENT**

President Adriana Rocha Garcia adjourned the meeting. There being no further business, the meeting adjourned at 2:45 p.m.