

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
OFFICIAL MEETING MINUTES

DATE: February 17, 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.; Nicole Collazo- Director of Operations San Antonio Housing Trust Foundation; Tom Roth- Director of Development San Antonio Housing Trust Foundation; Jessica Kuehne- Director of Asset Management San Antonio Housing Trust Foundation.; John Hernandez- Senior Asset Manager San Antonio Housing Trust Foundation; Lauren Bejaran- Sr. Administrative Assistant San Antonio Housing Trust Foundation; Ruben Lizalde- D3; Edward Muniga- D4; Ileana Sandoval- D9; Summer Greathouse- Attorney Bracewell; Clarissa Rodriguez- Attorney DNRBZ; Avis Chaisson- Executive Director Palladium USA #8; Ryan Wilson- Franklin Development; Jose Gonzales- Alamo Community Group; Nikisha J. Baker- President and CEO SAMMinistries.

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 4% LIHTC Lincoln Ave Capital partnership project, Ellison Apartments.

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 Cattleman Square Apartments, a 138-unit new construction 4% bond development partnership project with Alamo Community Group.

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.**

Pete Alanis briefed to the board on the Pico Union Partnership Project, the Winston/Roselawn Apartment Transaction.

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 MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed to the board on the Pico Union Partnership Project, the Pecan Manor/Spanish Spur Apartments.

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.**

Pete Alanis briefed to the board on the Palladium Crestway Apartments, a 270-unit new construction partnership project with Palladium Group.

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 MATTERS IN CONNECTION THEREWITH.**

Pete Alanis briefed to the board on Item #10, for the Pavilion at Culebra Apartments Transaction.

MINUTES COMMISSION ACTION:

Jordan Ghawi motioned, and seconded Councilwoman Teri Castillo 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.