

## AGENDA

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A Regular Board Meeting for:  
SAN ANTONIO HOUSING TRUST  
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/89576025231?pwd=TDRNMjNYTDdaVWxwcS96SUpCNUVFZz09>

DIAL-IN NUMBER: 1-346-248-7799 MEETING ID: 895 7602 5231 PASSWORD: 504541

on Friday, August 18, 2023 beginning at 2:00 p.m.

**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 November 18, 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 on the San Antonio Housing Trust Fund
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  
Agenda Item 2**

This item includes the approval of minutes from the November 18, 2022 meeting.

## MINUTES

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**DATE:** November 18, 2022

**TIME AND PLACE:** The San Antonio Housing Trust 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, Eric Cooper, Councilman John Courage, Jordan Ghawi, Rachell Hathaway, Councilman Jalen McKee-Rodriguez, Marinella Murillo, Jane Pacione, Councilwoman Phyllis Viagran, and Mark Carmona

**ABSENT:** Councilwoman Adriana Rocha Garcia and Councilwoman Teri Castillo

**STAFF/VISITORS PRESENT:**

Pedro Alanis- Executive Director San Antonio Housing Trust; Nicole Collazo- Director of Operations San Antonio Housing Trust; Tom Roth- Director of Development San Antonio Housing Trust; John Hernandez- Senior Asset Manager San Antonio Housing Trust; Lauren Bejaran- Sr. Administrative Assistant San Antonio Housing Trust; Brett Sekula- City of San Antonio Finance Department; Alejandro Tijerina- City of San Antonio Finance Department; Ruben Lizalde- D3; Edward Mungia- D4; Ileana Sandoval- D9; Maribel Montalvo- SEFLA Interpreter, Summer Greathouse- Attorney Bracewell; Clarissa M. 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. APPROVAL OF BOARD MEETING MINUTES FOR FEBRUARY 15, 2022.**

Councilman Courage motioned, and Councilman McKee-Rodriguez seconded for approval of the minutes with the correction from February 15, 2022.

**AYES: 9**

**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 TAKEN.**

**4. BRIEFING ON THE SAN ANTONIO HOUSING TRUST FUND**

Alejandro Tijerina and Brett Sekula from the City of San Antonio Finance Department briefed the board on the San Antonio Housing Trust Fund. The Trust fund had a balance of \$10,264.047 at the beginning of the 2021 Fiscal Year, and had an ending balance on September 30, 2022, of \$10,665,827. Revenues for the Trust Fund included, \$10,607 pooled investment interest, \$59,963 in non-pooled investments interest, and \$331,281 of SAHT Loan Repayments through the Foundation. Expenditures for the Trust Fund included \$72 for contractual services, and reserves for the corpus amounted to \$10,000,000, which does not reflect the new \$233k FY 2023 Council Award.

**NO ACTION TAKEN**

**5. ADJOURNMENT**

Vice President Jane Paccione adjourned the meeting. There being no further business, the meeting adjourned at 2:20 p.m.

**San Antonio Housing Trust  
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.

Los oradores interesados tendrán 3 minutos cada uno para dirigirse a la Junta sobre temas de la agenda o asuntos relacionados con la política de vivienda; Se proporcionará un total de 15 minutos.

Para inscribirse en Comentario Público, llame al 210-735-2772 24 horas antes de esta reunión para incluir su nombre en la lista.

**San Antonio Housing Trust  
Agenda Item 4**

*Briefing and presentation of the Trust funds by the City of San Antonio Finance Department.*

**Summary**

The San Antonio Housing Trust (the "Trust") is a fund established in 1988 with a \$10 million corpus by the City of San Antonio governed by a Board of Trustees appointed by the San Antonio City Council. The Trust fund is managed by the City of San Antonio Finance Department.

The Trust fund earns revenue from investment income from investments, multifamily loan proceeds from previously issued loans, and contributions from the City or other sources. In FY 2023 the City Council Adopted Budget provided \$233,533 to the Corpus. The SAHT PFC contributed a matching amount. This increased the corpus for the first time in 34-35 years since the Trust was established.

The reserve requirement is now set at \$10.47 million.

At the beginning of FY 2023, the fund balance was \$10.66 million. Through March 2023, the Trust received a total of \$541k. Through the end of the FY 2023, it is anticipated to receive \$105k in additional earnings, bringing the final estimated balance to \$11.31 Million.

The difference between \$11.31 million and the \$10.47 million reserve requirement equates to the estimated amount available at the end of September 30, 2023, which is \$846k

The investment portfolio is summarized in the attached document.

No action required for this briefing.

**Attachment:**

SAHT Trust Fund Report

**City of San Antonio Housing Trust Fund**  
**Amount Available for Funding**  
**for Fiscal Year 2023**

Fund Balance as of 10/01/22			10,665,827.00 <sup>1</sup>
Revenues:			
Interest Earned on Pooled Investments			29,572.29 <sup>2</sup>
Interest Earned on Investments			44,530.72
San Antonio Housing Trust Contribution			233,533.00
COSA Housing Trust Contribution			233,533.00
Total Revenues			541,169.01
Expenditures & Encumbrances:			
	Expenditures	Encumbrances	Total
Reserve Requirement	10,467,066.00	0.00	10,467,066.00
Administrative Expenses Paid with Prior Year Encumbrances	0.00	0.00	0.00
Current Fund Balance as of 3/31/23			739,930.01
Total Remaining Interest Earnings through 9/30/23			105,985.55 <sup>3</sup>
Amount Available at 9/30/23			\$ 845,915.56

<sup>1</sup> Fund balance adjusted for fair value investment adjustment of \$737,281.08.

<sup>2</sup> Interest Earned on Pooled Investments through 3/31/23.

<sup>3</sup> Total Remaining Interest Earnings includes assumed reinvestment of securities.



City of San Antonio Housing Trust Fund  
Schedule of Interest Earnings  
for Fiscal Year 2023

Investment Portfolio at 10/01/22:

Type of Security	Maturity Amount	Settlement Date	Maturity Date	Discount Rate	Coupon Rate	Price	Yield	Premium/ (Discount)	Total Cost	Accrued Interest	Total Cost Including Accrued Interest	*Interest Earned through 03/31/23	Cash Received through 03/31/23
1 T-NOTE	2,500,000.00	02/02/21	02/28/23		1.5000%	102.85937500	0.1177710%	71,484.38	2,571,484.38	16,056.63	2,587,541.01	1,260.72	-
2 FHLB	4,840,000.00	02/12/21	02/12/26		0.6000%	100.00000000	0.6000000%	-	4,840,000.00	-	4,840,000.00	14,520.00	14,520.00
3 FHLB	2,500,000.00	04/12/22	04/12/24		2.3000%	100.00000000	2.3000000%	-	2,500,000.00	-	2,500,000.00	28,750.00	28,750.00
	<u>9,840,000.00</u>							<u>71,484.38</u>	<u>9,911,484.38</u>	<u>16,056.63</u>	<u>9,927,541.01</u>	<u>44,530.72</u>	<u>43,270.00</u>

Earnings on Reinvestment

Type of Security	Maturity Amount	Settlement Date	Maturity Date	Discount Rate	Coupon Rate	Price	Yield	Premium/ (Discount)	Total Cost	Accrued Interest	Total Cost Including Accrued Interest	*Interest To Be Earned through 09/30/23	Cash To Be Received through 09/30/23
1 FNMA	1,775,000.00	04/27/23	01/27/25		5.2500%	100.00000000	5.2500000%	-	1,775,000.00	-	1,775,000.00	39,604.69	-
2 FHLB	1,000,000.00	04/24/23	02/25/27		0.8750%	88.42700000	4.1431410%	115,730.00	884,270.00	704.86	884,974.86	16,864.73	4,375.02
3 FHLB	467,000.00	06/30/23	06/30/24		5.3500%	100.00000000	5.3500000%	-	467,000.00	-	467,000.00	6,246.13	-
	<u>3,242,000.00</u>							<u>115,730.00</u>	<u>3,126,270.00</u>	<u>704.86</u>	<u>2,659,974.86</u>	<u>62,715.55</u>	<u>4,375.02</u>

Interest Earned Through 3/31/23	44,530.72
Remaining Interest to be Earned Through 9/30/23	<u>105,985.55</u>
Total Interest Earned through 9/30/23	<u><u>150,516.27</u></u>

\*Interest Earned represents Accrued Income, Cash Received, Amortization for Premium, and Accretion for Discount

\*\*Interest to be Earned represents Accrued Income on actual reinvestment and assumed reinvestment