

AGENDA

A Regular Board Meeting for:
SAN ANTONIO HOUSING TRUST FINANCE CORPORATION
will be held at Municipal Plaza C Room
114 W Commerce St., San Antonio, TX 78205
and virtually via ZOOM:

<https://us02web.zoom.us/j/82875357147?pwd=RXFnZ2NVbW5XMW90Z1Y4Wmsxc0lBZz09>

DIAL-IN NUMBER: 1-346-248-7799 MEETING ID:828 7535 7147 PASSWORD: 721215

On Friday, September 29, 2023, beginning at 2:00 p.m. or immediately following the adjournment of the San Antonio Housing Trust Public Facility Corporation 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 July 28, 2023.
3. Public Comment – Interested speakers will have 3 minutes each to address the Board on agenda items or housing policy related matters.
4. Consideration and possible action to approve the San Antonio Housing Trust Finance Corporation FY 2024 Annual Budget and to authorize the expenditures contained therein.
5. Briefing, discussion and possible action regarding a resolution concerning the application of Arbors at West Avenue LP relating to the proposed request to secure an inducement resolution for the issuance of \$3,600,000 in additional private activity bonds to finance additional costs associated with the costs of the acquisition, rehabilitation, construction and equipping of **The Arbors at West Avenue Apartments**; and other matters in connection therewith.
6. Adjournment.

***Executive Session**

The San Antonio Housing Trust Public Facility Corporation 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 FINANCE 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 Finance Corporation
Agenda Item 2

This item includes the approval of minutes from the **July 28, 2023**, meeting.

SAN ANTONIO HOUSING TRUST FINANCE CORPORATION
OFFICIAL MEETING MINUTES

DATE: July 28, 2023

TIME AND PLACE: The Finance Corporation met in session at 3:34 p.m., via Zoom and in person at 114 W Commerce St, San Antonio, TX 78205.

PRESENT: Antoinette Brumfield, Eric Cooper, Jordan Ghawi, Rachell Hathaway, Marinella Murillo, Jane Paccione, Councilwoman Adriana Rocha, and Councilwoman Phyllis Viagran

ABSENT: Mark Carmona, Councilwoman Teri Castillo, Councilman John Courage, and Councilman Jalen McKee-Rodriguez

STAFF/VISITORS PRESENT:

Pedro Alanis- Executive Director San Antonio Housing Trust Foundation.; Susan Snowden-Financial Director San Antonio Housing Trust; 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- Senior Administrative Assistant San Antonio Housing Trust Foundation; Ruben Lizalde- D3; Edward Muniga- D4; Mirla Lopez- SEFLA Languages Interpreter.

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 FOR JUNE 16, 2023.**
Councilwoman Phyllis Viagran motioned, and Jane Paccione seconded for approval of the June 16, 2023 minutes.
AYES: 4
NAYS:
ABSTAINED:
THE MOTION PASSED.
3. **CITIZENS TO BE HEARD**

NONE. NO ACTION WAS TAKEN.
4. **BRIEFING, DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION APPROVING A BUDGET AMENDMENT FOR THE SAN ANTONIO HOUSING TRUST FINANCE CORPORATION FISCAL YEAR 2023 RELATED TO A NET INCREASE IN BUDGETED REVENUES AND OPERATING EXPENSES.**
Pete Alanis briefed the board on the proposed resolution to approve a 9+3 Budget Amendment for the San Antonio Housing Trust Finance Corporation. The amendment will accurately reflect the adjustments needed for a net increase in revenues due to interest income being

substantially higher than expected, resulting in a required budget increase in the amount of \$62.8k. Operating expenses are amended to reflect adjustments in the cost allocation of accounting and audit services attributed to the FC of \$28.9k. By the end of FY 2023, the budget amendment will increase our net position by \$33.8k from \$91k to 125k. The Finance & Audit Committee recommends approving a resolution to amend the FY 2023 Finance Corporation budget.

MINUTES COMMISSION ACTION:

Councilwoman Phyllis Viagran motioned, and Jordan Ghawi to approve Item #4.

AYES: 4

NAYS:

ABSTAINED:

THE MOTION PASSED.

5. ADJOURNMENT

President Adriana Rocha Garcia adjourned the meeting. There being no further business, the meeting was adjourned at 3:37 p.m.

San Antonio Housing Trust Finance 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.

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 Finance Corporation
Agenda Item 4

Consideration and possible action to approve the San Antonio Housing Trust Finance Corporation FY 2024 Proposed Budget and authorize the expenditures contained therein.

On August 18, 2023, staff presented the *preliminary* Finance Corporation budget. There was no change to the Finance Corporation Budget.

Operating Revenues

The San Antonio Housing Trust Finance Corporation earns revenues through annual issuer fees derived from projects with outstanding bonds. The current revenue estimate of \$135k is slightly increased year over year by \$11,400.

Operating Expenses

The operating expense budget proposes a \$11,505 increase in operational expenses primarily due to allocation of costs associated with accounting and asset management related services, as well as a slight uptick in revenue to the Foundation.

Non-Operating Expenses

The non-operating income interest revenues were reduced slightly by \$11k due to conservative interest rate projections.

Recommendation:

The Finance Committee met on September 18, 2023 to consider the proposed FY 2024 FC Budget and voted to move this item forward to the Finance Corporation board for consideration.

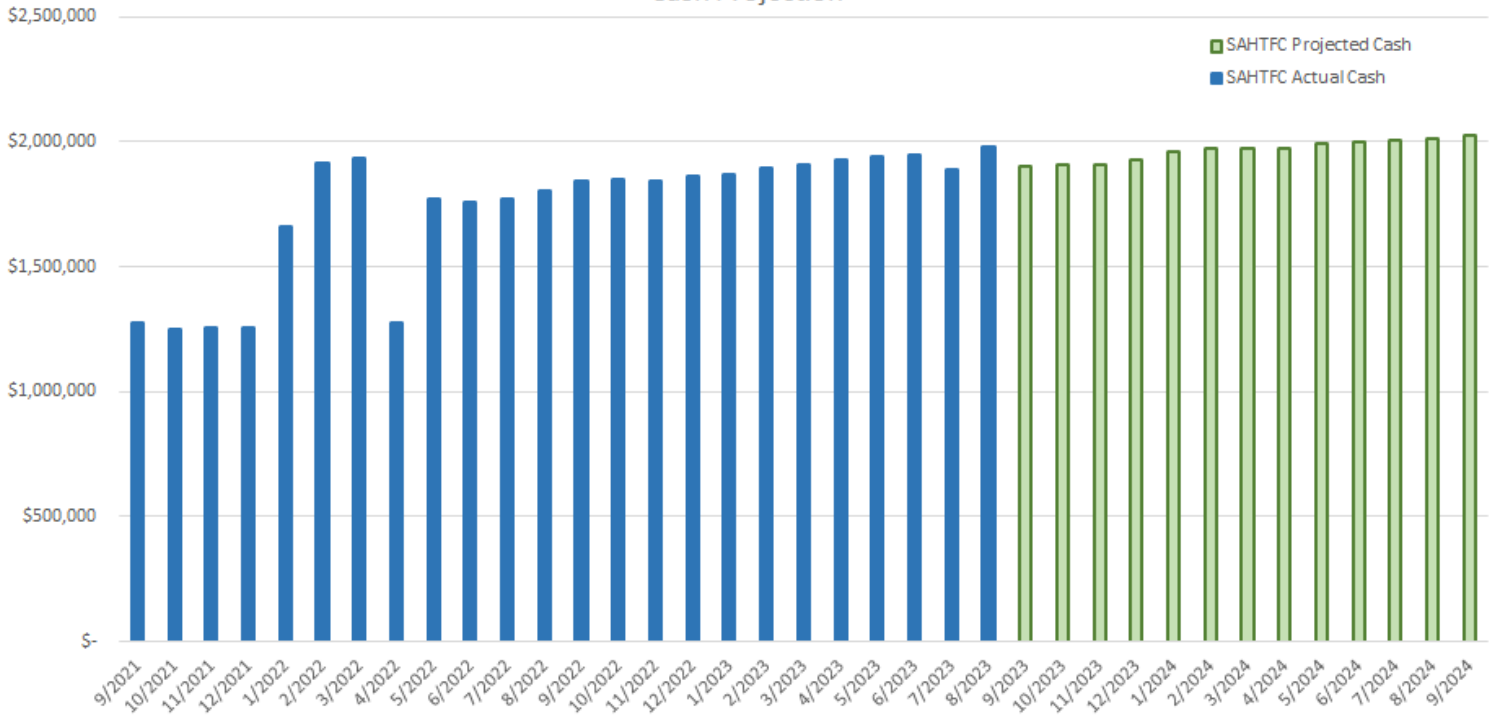
Attachment:

FY 2024 Proposed Finance Corporation Budget and cash flow.
Resolution



	FY 2023 Budget	FY 2024 Proposed Budget	Change
OPERATING REVENUES			
Fee Income			
Annual Issuer Fee	\$ 123,640	\$ 135,040	\$ 11,400
Total Fee Income	123,640	135,040	11,400
TOTAL OPERATING REVENUES	\$ 123,640	\$ 135,040	\$ 11,400
OPERATING EXPENSES			
Administrative Fees	30,910	33,760	2,850
Professional Services			
Accounting & CFO Services	13,080	14,400	1,320
Asset Management Services	15,000	23,185	8,185
Audit Services	11,000	11,550	550
Compliance Monitoring Services	3,600	2,200	(1,400)
Other Professional Services	100	100	-
Total Professional Services	42,780	51,435	8,655
Subscriptions - Software Licenses	800	1,000	
TOTAL OPERATING EXPENSES	\$ 74,490	\$ 86,195	\$ 11,505
OPERATING INCOME (LOSS)	\$ 49,150	\$ 48,845	\$ (105)
NONOPERATING REVENUES (EXPENSES)			
Interest Income - Banks	76,000	75,000	(1,000)
TOTAL NONOPERATING REVENUES (EXPENSES)	76,000	75,000	\$ (1,000)
INCREASE (DECREASE) IN NET POSITION	\$ 125,150	\$ 123,845	\$ (1,105)

SAN ANTONIO HOUSING TRUST FINANCE CORPORATION Cash Projection



Note: September 2023 is estimated based on FY 2023 remaining budget.

San Antonio Housing Trust Finance Corporation
Agenda Item 5

Briefing, discussion and possible action regarding a resolution concerning the application of Arbors at West Avenue LP relating to the proposed request to secure an inducement resolution for the issuance of \$3,600,000 in additional private activity bonds.

Background

The Arbors at West Avenue apartments is owned and operated by Prospera Housing Community Services, a local non-profit in partnership with the PFC. On September 3, 2020, The San Antonio Housing Finance Corporation provided an inducement resolution for the issuance of \$25,000,000 in private activity bonds to help finance the construction of 84 new multifamily units and rehabilitate 150 existing multifamily units on the site.

On September 7, 2021, the SAHTFC board approved a resolution to close the transaction and enter the partnership, issue a ground lease, and execute all documents required to consummate the transaction.

The renovations experienced delays and additional costs of \$4,142,332 associated with hidden defects that were not visible until the renovation work commenced. Prospera was able to secure the necessary funds to fill the gap. However, they require additional bonds to comply with the “50% test”, which requires the project have enough bonds issued to cover 50% of eligible project expenses. Prospera needs to secure an additional bond allocation of \$3,600,000 to meet the requirement.

The Texas Bond Review Board is aware of similar situations where projects may not meet the 50% test due to cost overruns and additional costs due to higher-than-expected interest rates on constructions loans. They are giving such projects a priority status if they apply for additional bond funds during the upcoming 2024 bond lottery. However, applications for the additional bond allocation must be submitted before October 20, 2023.

Recommendation:

It is recommended that the SAHTFC board approve a new inducement resolution in the amount of \$3,600,000.

Attachment:

Resolution