

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
2023 OFFICIAL MEETING MINUTES

DATE: November 27, 2023

TIME AND PLACE: The Public Facility Corporation met in session at 1:17 p.m., via Zoom and in person at 114 W Commerce, San Antonio, TX 78205.

PRESENT: Antoinette Brumfield, Mark Carmona, Councilmember Teri Castillo, Eric Cooper, Rachell Hathaway, Councilmember Sukh Kaur, Councilmember Jalen McKee-Rodriguez, Marinella Murillo, Councilmember Adriana Rocha Garcia, and Councilmember Phyllis Viagran.

ABSENT: Jordan Ghawi and Jane Paccione

STAFF/VISITORS PRESENT:

Pedro Alanis- Executive Director San Antonio Housing Trust Foundation; Nicole Collazo- Director of Operations San Antonio Housing Trust Foundation; Susan Snowden- Financial Director 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- Senior Administrative Assistant San Antonio Housing Trust Foundation; Ruben Lizalde- D3; Edward Mungia- D4; Justin Renteria- D5; Mirla Lopez- SEFLA Languages Interpreter; Clarissa Rodriguez-Denton Navarro Rocha Bernal & Zech, P.C.; James Plummer- Bracewell; Summer Greathouse-Bracewell; Jean Latsha- Pedcor.

1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order by President Rocha Garcia and roll call was called by Lauren Bejaran.
2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF OCTOBER 20, 2023.**

MINUTES COMMISSION ACTION:

Councilmember Jalen McKee-Rodriguez motioned, and Councilmember Teri Castillo seconded to approve the minutes of October 20, 2023.

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.**

NONE.

NO ACTION TAKEN.

4. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING THE ACQUISITION OF 19.68 ACRES OF VACANT LAND LOCATED ALONG THE WEST SIDE OF S. ZARZAMORA, SOUTH OF 410 IN PHASE II OF THE VIDA DEVELOPMENT IN COUNCIL DISTRICT 4.**

Pete Alanis briefed the board on the proposed resolution authorizing the Assistant Secretary of The

San Antonio Housing Trust Public Facility Corporation, to take any necessary actions to close financing on the acquisition of 19.68 acres of vacant land located along the west side of S. Zarzamora, south of 410 in Phase II of The Vida Development.

MINUTES COMMISSION ACTION:

Councilmember Jalen McKee-Rodriguez motioned, and Councilmember Teri Castillo seconded to approve Item #4 for the 19.68 acres of vacant land in Phase II of The Vida Development.

AYES: 9

NAYS:

ABSTAINED:

THE MOTION PASSED.

5. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION INDUCING THE CREEK BEND APARTMENT HOMES 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 APPROVING AND AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed the board on the proposed resolution inducing the PFC and Pedcor partnership, Creek Bend Apartment Homes Transaction, and subsequent matters therewith. Councilman John Courage of City Council District 9 did approve of the project.

Eric Cooper asked Pete Alanis if the \$310,000 cost per apartment unit is high due to the land acquisition costs. Jean Latsha from Pedcor answered, stating, that Phase I of the Creek Bend Apartment units are expensive due to the land acquisition and infrastructure costs associated with utilities on site. Eric Cooper asked if there is any opportunity in Phase II of the Creek Bend Apartments to increase the number of affordable units. Jean Latsha stated there will be more affordable units in Phase II.

Councilmember Sukh Kaur asked Pete how Creek Bend's \$3.3 million dollar GAP will be paid. Pete Alanis stated the project is in the early stages and it will be too early to know from an interest rate standpoint where the final numbers are going to be. The final tax credit equity pricing will come in later for the project. Jean Latsha stated Pedcor has closed financing on a project with a \$1 million dollar gap that Pedcor filled themselves. Jean assured that if Creek Bend does have a gap, they would be able to fill the gap.

MINUTES COMMISSION ACTION:

Councilmember Sukh Kaur motioned, and Councilmember Jalen McKee-Rodriguez seconded, to approve a resolution inducing the Creek Bend Apartment Homes Transaction.

AYES: 9

NAYS:

ABSTAINED:

THE MOTION PASSED.

6. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF ORION I APARTMENTS RELATING TO THE PROPOSED FINANCING OF UP TO \$50,000,000 OF THE COST OF ACQUISITION, CONSTRUCTION, AND EQUIPPING OF A 312-UNIT MULTIFAMILY DEVELOPMENT LOCATED AT PALO ALTO AND 410; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed the board about the proposed resolution inducing the Orion I Apartments.

MINUTES COMMISSION ACTION:

Councilmember Teri Castillo motioned, and Councilmember Jalen McKee-Rodriguez seconded to approve Item #6 for the Orion I Apartments.

AYES: 9

NAYS:

ABSTAINED:

THE MOTION PASSED.

7. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF ORION II APARTMENTS RELATING TO THE PROPOSED FINANCING OF UP TO \$35,000,000 OF THE COST OF ACQUISITION, CONSTRUCTION, AND EQUIPPING OF A 240-UNIT MULTIFAMILY DEVELOPMENT LOCATED AT PALO ALTO AND 410; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed the board about the proposed resolution inducing the Orion II Apartments.

MINUTES COMMISSION ACTION:

Councilmember Jalen McKee-Rodriguez motioned, and Councilmember Teri Castillo to approve Item #7 for the Orion II Apartments.

AYES: 9

NAYS:

ABSTAINED:

THE MOTION PASSED.

8. EXECUTIVE SESSION: THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY WILL MEET IN EXECUTIVE SESSION PURSUANT TO GOVERNMENT CODES 551.071 CONSULTATION WITH ATTORNEY AND 551.072, REAL PROPERTY TO RECEIVE ADVICE AND UPDATES ON PENDING OR CONTEMPLATED LITIGATION AND AS FOLLOWS:

A. TAX CREDIT ASSET MANAGEMENT (“TCAM”) AGREEMENT

B. MISSION ROAD DEVELOPMENTAL CENTER V. CAL-TEX INTERIORS, INC., ET AL.; IN THE 73RD DISTRICT COURT OF BEXAR COUNTY, TEXAS, CAUSE NO. 2023-CI-08474.

C. TO DISCUSS AND DELIBERATE THE ACQUISITION OF LAND PARCELS FOR THE PURPOSE OF LAND BANKING AND POSSIBLE DEVELOPMENT.

President Rocha Garcia convened the San Antonio Housing Trust PFC meeting into Executive Session at 1:57 p.m.

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 THE EXECUTIVE SESSION MAY BE ACTED ON IN OPEN SESSION.

President Rocha Garcia reconvened the San Antonio Housing Trust Foundation meeting into Open Session at 2:04 p.m. No action was taken place during the Executive Session.

9. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION APPOINTING NICOLE COLLAZO AS AN ASSISTANT

SECRETARY.**MINUTES COMMISSION ACTION:**

Councilmember Sukh Kaur motioned, and Councilmember Teri Castillo to approve a resolution appointing Nicole Collazo as an Assistant Secretary.

AYES: 9

NAYS:

ABSTAINED:

THE MOTION PASSED.

10. ADJOURNMENT

President Rocha Garcia adjourned the meeting. There being no further business, the meeting adjourned at 2:05 p.m.