

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
OFFICIAL MEETING MINUTES

DATE: September 29, 2023

TIME AND PLACE: The Public Facility Corporation met in session at 2:18 p.m., via Zoom and in person at 114 W Commerce, San Antonio, TX 78205.

PRESENT: Antoinette Brumfield, Mark Carmona, Councilman John Courage, Jordan Ghawi, Councilman Jalen McKee-Rodriguez, Marinella Murillo, Jane Paccione, Councilwoman Adriana Rocha Garcia.

ABSENT: Councilwoman Teri Castillo, Eric Cooper, and Councilwoman Phyllis Viagran.

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 Muniga- D4; Justin Renteria- D5; Milee Ray- D9; Mirla Lopez- SEFLA Languages Interpreter; Nikisha J. Baker- SAMMinistries; Jill Flynn- Cornerstone Housing Group; Alma Cobb- Realtex Development; Brad McMurray- Prospera Housing Community Services; Raymond Lucas- Prospera Housing Community Services; Jacque Woodring- Prospera Housing Community Services; Karla Desatnik- OCI Group.

1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order by President Adriana Rocha Garcia and roll call was called by Nicole Collazo.
2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JULY 28, 2023.**

MINUTES COMMISSION ACTION:

Councilman Jalen McKee-Rodriguez motioned, and Councilman John Courage seconded to approve the minutes of July 28, 2023.

AYES: 5

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. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION FY 2024 ANNUAL BUDGET AND TO AUTHORIZE THE EXPENDITURES CONTAINED THEREIN.**

Pete Alanis briefed the board on the proposed final FY 2024 Annual Budget for the San Antonio Housing Trust Public Facility Corporation. The FY 2024 preliminary PFC budget was presented to the full PFC board on August 18, 2023. Staff has made the following changes since the prior meeting: the \$449,000 “*Revenue Share*” line item was reduced to zero, the \$250,000 match “*Contribution to the Trust Fund*” was reduced to zero due to the City of San Antonio electing not to contribute to the Trust in FY 2024 City Budget, the “*VIDA Acquisition*” line item increased from \$1.38M to \$1.43M to account for a 10% increase in the equity requirement outlined in the Frost Facility Agreement, the “*Acquisition of Site #2*” line item of \$2.36M was reduced to zero due to the PFC not having the 2nd property under contract, and Staff added a line item for “*Other Programs and Initiatives*” with a budget amount of \$2.59M for future programmatic purposes in line with the Five-Year Plan.

These changes in expenses resulted in \$436,000 savings from what was proposed in the preliminary budget bringing the PFC estimate for the end of year “*Net Position*” to \$0. The PFC Finance & Audit Committee met on September 18, 2023, to consider the proposed FY 2024 PFC Budget and voted to move this item forward to the PFC Board for consideration.

MINUTES COMMISSION ACTION:

Councilman Jalen McKee-Rodriguez motioned, and Councilman John Courage seconded to approve the San Antonio Housing Trust Public Facility Corporation FY 2024 Annual Budget and to authorize the expenditures contained therein.

AYES: 5

NAYS:

ABSTAINED:

THE MOTION PASSED.

5. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF LAC BROOKS FAMILY LIMITED PARTNERSHIP RELATING TO THE PROPOSED FINANCING OF UP TO \$50,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE BROOKS FAMILY APARTMENTS; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed the board about the Brooks Family Apartments, a PFC partnership project with Lincoln Ave Capital. The Brooks Family Apartments will consist of a mix of one, two and three-bedroom apartment homes for families earning up to 70% AMI and will be located at the intersection of Research Plaza and Challenger Drive within the Brooks Activity Center on a 13.07-acre vacant parcel. The 340-unit project is estimated to cost \$85.8 million and will require the SAHTF PFC to apply for a \$50 million bond reservation through the Texas Bond Review Board.

The PFC Finance & Audit Committee met on September 18, 2023, to review the application for the project and recommended moving the item to the full PFC board for consideration.

Councilman John Courage asked Pete how much the rent would be for the units once construction is completed. Tom Roth replied stating the lowest rent at 30% AMI for 1-bedrooms are set at \$494 per month and the highest rent at 70% AMI will be set at \$1,100 per month. 3-bedroom units at the lowest rent at 30% AMI are set at \$685 per month and the highest rent at 70% AMI will be set at \$1,598 per month.

MINUTES COMMISSION ACTION:

Jane Paccione motioned, and Councilman Jalen McKee-Rodriguez seconded to approve Item #5, for the Brooks Family Apartments.

AYES: 5

NAYS:

**ABSTAINED:
THE MOTION PASSED.**

6. BRIEFING, DISCUSSION AND ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF LAC BROOKS SENIOR LIMITED PARTNERSHIP RELATING TO THE PROPOSED FINANCING OF UP TO \$35,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE BROOKS SENIOR APARTMENTS; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed the board about the Brooks Senior Apartments, a PFC partnership project with Lincoln Ave Capital. The Brooks Senior Apartments will consist of a mix of one, and two-bedroom apartment homes for senior families earning up to 60% AMI and will be located at the intersection of Research Plaza and S. New Braunfels Avenue within the Brooks Activity Center on a 6.55-acre vacant parcel. The 240-unit project is estimated to cost \$53.7 million and will require the SAHTF PFC to apply for a \$35 million bond reservation through the Texas Bond Review Board.

The PFC Finance & Audit Committee met on September 18, 2023, to review the application for the project and recommended moving the item to the full PFC board for consideration.

President Adriana Rocha Garcia asked Pete if he spoke with Councilwoman Viagran for District 3 about the project. Pete replied stating Councilwoman Viagran approved of the project, as well as the Brooks Development Authority who also approved of the project.

MINUTES COMMISSION ACTION:

Councilman Jalen McKee-Rodriguez motioned, and Jane Paccione seconded to approve Item #6 for the Brooks Senior Apartments.

AYES: 5

NAYS:

ABSTAINED:

THE MOTION PASSED.

7. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF THE COMMONS AT ACEQUIA TRAILS LIMITED PARTNERSHIP RELATING TO THE PROPOSED FINANCING OF UP TO \$30,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF A 201-UNIT PERMANENT SUPPORTIVE HOUSING DEVELOPMENT; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed the board about the Commons at Acequia Trails Apartments, a PFC partnership project with San Antonio Metropolitan Ministry Inc., dba SAMMinistries,. The Commons at Acequia Trails Apartments will consist of a mix of studio and 1-bedroom apartment homes for individuals experiencing chronic homelessness and will be located within the Brooks Regional Center on a 6.9-acre vacant parcel. The 201-unit permanent supportive housing project is estimated to cost \$53.6 million and will require the SAHTF PFC or FC to apply for a \$35 million bond reservation through the Texas Bond Review Board to be eligible for the 4% Low Income Housing Tax Credit Program through TDHCA.

The PFC Finance & Audit Committee met on September 18, 2023, to review the application for the project and recommended moving the item to the full PFC board for consideration.

Pete Alanis passed the floor over to Nikisha Baker, from SAMMinistries to elaborate on the Permanent Supportive Housing programs the Commons at Acequia Trails will provide. Nikisha stated the project will offer case management resources, clinic service center that will include therapeutic services, psychiatric services, and physical health services that will be provided by SAMMinistries' partnership with UT Health.

Councilman John Courage asked Pete Alanis how the San Antonio Housing Trust PFC can be built into the apartment units to guarantee homeless individuals will receive housing vouchers for projects like Acequia without the vouchers running out at Opportunity Home. Pete Alanis replied stated that there will need to be more discussion with our Continue of Care organizations and the local housing authority, who can convert certain vouchers into project-based vouchers.

Jordan Ghawi asked Pete Alanis if this project is the only Permanent Supportive Housing Project the PFC board has approved. Pete replied stating that Commons at Acequia Trails is the third Permanent Supportive Housing Project the PFC has approved.

MINUTES COMMISSION ACTION:

Jane Paccione motioned, and Councilwoman John Courage seconded to approve Item #7 for the Commons at Acequia Trails Apartments.

AYES: 5

NAYS:

ABSTAINED:

THE MOTION PASSED.

8. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF ARTISAN AT ZARZAMORA APARTMENTS RELATING TO THE PROPOSED FINANCING OF UP TO \$35,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF A 250-UNIT FAMILY PROJECT LOCATED AT ZARZAMORA AND 410; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed the board about the Artisan at Zarzamora Apartments, a PFC partnership project with Franklin Development Properties, Ltd. The Artisan at Zarzamora will consist of a mix of two and three-bedroom apartment homes for families earning up to 60% AMI and will be located at the within the Texas A&M- San Antonio Regional Center on a 12-acre vacant parcel. The 250-unit project is estimated to cost \$60.3 million and will require the SAHTF PFC or FC to apply for a \$35 million bond reservation through the Texas Bond Review Board to be eligible for the 4% Low Income Housing Tax Credit Program through TDHCA. The Project will also require a 100% Sales and Property Tax Exemption through the PFC being part of the Tax Credit Partnership.

The PFC Finance & Audit Committee met on September 18, 2023, to review the application for the project and recommended moving the item to the full PFC board for consideration.

MINUTES COMMISSION ACTION:

Councilman Jalen McKee-Rodriguez motioned, and Councilman John Courage to approve Item #8 for the Artisan at Zarzamora Apartments.

AYES: 5

NAYS:

ABSTAINED:

THE MOTION PASSED.

9. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF LEGACY AT SPRINGVALE LIMITED PARTNERSHIP RELATING TO THE PROPOSED FINANCING OF UP TO \$35,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE LEGACY AT SPRINGVALE APARTMENTS FAMILY APARTMENTS; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed the board about the Legacy at Springvale Apartments, a PFC partnership project with Real Tex Development Corporation. The Legacy at Springvale Apartments will consist of a mix

of one-, two- and three-bedroom apartment homes for families earning up to 60% AMI and will be located at the corner of Cedarhurst Dr. and Valley Hi Drive, within the Port San Antonio Regional Center on a 14-acre vacant parcel. The 300-unit project is estimated to cost \$59.2 million and will require the SAHTF PFC to apply for a \$35 million bond reservation through the Texas Bond Review Board to be eligible for the 4% Low Income Housing Tax Credit Program through TDHCA.

The PFC Finance & Audit Committee met on September 18, 2023, to review the application for the project and recommended moving the item to the full PFC board for consideration.

MINUTES COMMISSION ACTION:

Councilman Jalen McKee-Rodriguez motioned, and Jane Paccione seconded to approve Item #9 for the Legacy at Springvale Apartments.

AYES: 5

NAYS:

ABSTAINED:

THE MOTION PASSED.

10. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF LEGACY AT LOOP 410, LP RELATING TO THE PROPOSED FINANCING OF UP TO \$45,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF A 201-UNIT SENIOR HOUSING DEVELOPMENT LOCATED AT ZARZAMORA AND LOOP 410.

Pete Alanis briefed the board about the Legacy at Senior Apartments, a PFC partnership project with Cornerstone Housing Group. The Legacy at Senior Apartments will consist of a mix of one-, and two-bedroom apartment homes for adults ages 55+ who are at or below 60% AMI and will be located at IH 410 and Zarzamora on a 10-acre vacant parcel. The 201-unit project is estimated to cost \$50.4 million and will require the SAHTF PFC to apply for a \$45 million bond reservation through the Texas Bond Review Board to be eligible for the 4% Low Income Housing Tax Credit Program through TDHCA.

The PFC Finance & Audit Committee met on September 18, 2023, to review the application for the project and recommended moving the item to the full PFC board for consideration.

MINUTES COMMISSION ACTION:

Councilman Jalen McKee-Rodriguez motioned, and Jane Paccione seconded to approve Item #10 for the Legacy Senior Apartments at Loop 410.

AYES: 5

NAYS:

ABSTAINED:

THE MOTION PASSED.

11. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF RESIDENCES AT PEARSALL PARK LIMITED PARTNERSHIP RELATING TO THE PROPOSED FINANCING OF UP TO \$35,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE RESIDENCES AT PEARSALL PARK SENIOR APARTMENTS; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed the board about the Residences at Pearsall Park, a PFC partnership project with Lincoln Ave Capital. The Residences at Pearsall Park Apartments will be a mix of affordable units for households whose incomes range from 30% to 60% AMI and will be in City Council District 4 on a 21-acre vacant parcel. The 240-unit project is estimated to cost \$53.6 million and will require the SAHTF PFC to apply for a \$35 million bond reservation through the Texas Bond Review Board.

The PFC Finance & Audit Committee met on September 18, 2023, to review the application for the project and recommended moving the item to the full PFC board for consideration.

Councilman John Courage asked Pete Alanis if a couple, two adults, both have to be 55+ in order to live at the Pearsall Park Apartments at 410. Pete replied stating that only 1 adult has to be aged 55 or older to meet the requirements for residency.

Marinella Murillo asked Pete Alanis if the combined income of an older adult and a working adult would factor their AMI requirements to live at Pearsall Park. Pete replied stating that both incomes are factored into the income requirements for the project.

MINUTES COMMISSION ACTION:

Jane Paccione motioned, and Councilman Jalen McKee-Rodriguez seconded to approve Item #11 for the Pearsall Park Senior Apartments.

AYES: 5

NAYS:

ABSTAINED:

THE MOTION PASSED.

12. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF PEDCOR INVESTMENTS-2022-CXCI, L.P. RELATING TO THE PROPOSED FINANCING OF UP TO \$50,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE CREEK BEND APARTMENT HOMES; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pete Alanis briefed the board about the Creek Bend Apartments, a PFC partnership project with Pedcor. The Creek Bend Apartments will be a mix of affordable units for households whose incomes range from 30% to 60% AMI and will be located on the most norther parcel within the City of San Antonio limits on 18 acres of a 37-acre vacant parcel of land. The 312-unit project is estimated to cost \$96.7 million and will require the SAHTF PFC or FC to apply for a \$50 million bond reservation through the Texas Bond Review Board to be eligible for the 4% Low Income Housing Tax Credit Program through TDHCA. The project will also require a 100% Sales and Property Tax Exemption through the PFC being part of the Tax Credit Partnership.

The PFC Finance & Audit Committee met on September 18, 2023, to review the application for the project and recommended moving the item to the full PFC board for consideration.

MINUTES COMMISSION ACTION:

Councilman John Courage motioned, and Jalen McKee-Rodriguez seconded to approve Item #12 for the Creek Bend Apartments.

AYES: 5

NAYS:

ABSTAINED:

THE MOTION PASSED.

13. ADJOURNMENT

President Adriana Rocha Garcia adjourned the meeting. There being no further business, the meeting adjourned at 3:08 p.m.