

**SAN ANTONIO HOUSING TRUST FOUNDATION
2024 OFFICIAL MEETING MINUTES**

DATE: February 16, 2024

TIME AND PLACE: The San Antonio Housing Trust Foundation met in session at 2:06 p.m., via Zoom and in person at 114 W Commerce, San Antonio, TX 78205.

PRESENT: Antoinette Brumfield, Mark Carmona, Councilmember Teri Castillo, Jordan Ghawi, Rachell Hathaway, Councilmember Sukh Kaur, Councilmember Jalen McKee-Rodriguez, Marinella Murillo, and Jane Paccione.

ABSENT: Eric Cooper, Councilmember Adriana Rocha Garcia, and Councilmember Phyllis Viagran.

STAFF/VISITORS PRESENT:

Pedro Alanis- Executive Director San Antonio Housing Trust; Nicole Collazo- Director of Operations San Antonio Housing Trust; Susan Snowden- Financial Director San Antonio Housing Trust; Tom Roth- Director of Development San Antonio Housing Trust; Seema Kairam- Real Estate Development Manager of San Antonio Housing Trust; Jessica Kuehne- Director of Asset Management San Antonio Housing Trust; Lauren Bejaran- Senior Administrative Assistant San Antonio Housing Trust; Ryan Salts- District 1; Enrique Trevino- District 3; Edward Mungia- District 4; Justin Renteria- District 5; Melanie Cawthon- DisABILITYsa; Reverend Maribel Vazquez- Emanuel United Methodist Church; Rajeev Puri- Athena Domain, Inc.; Matthew Sims- Mason Joseph; Karla Desatnik- OCI Group; Robert Garza- City of San Antonio Neighborhood & Housing Services Department; Allison Beaver- City of San Antonio Neighborhood & Housing Services Department; Jean Latsha- Pedcor; Mirla Lopez- SEFLA Languages Interpreter; Clarissa Rodriguez- Denton Navarro Rocha Bernal & Zech, P.C.; James Plummer- Bracewell; Summer Greathouse- Bracewell.

1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order by Vice President Jane Paccione and the roll was called by Lauren Bejaran.
2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JANUARY 26, 2024.**
MINUTES COMMISSION ACTION:
 Jordan Ghawi motioned, and Councilmember Teri Castillo seconded to approve the January 26, 2024, minutes.
AYES: 8
NAYS:
ABSTAINED:
THE MOTION PASSED.
3. **PUBLIC COMMENT – INTERESTED SPEAKERS WILL HAVE 3 MINUTES EACH TO ADDRESS THE BOARD ON AGENDA ITEMS OR HOUSING POLICY RELATED MATTERS.**

NONE.
NO ACTION TAKEN.
4. **EXECUTIVE DIRECTOR’S QUARTERLY REPORT**
 Executive Director, Pete Alanis, briefed the board on the Quarterly Report for Quarter 1 of FY 2024.

Rachell Hathaway asked Pete Alanis if the \$127,000 in sponsorships funds under Program Expenses were used for the SEED Academy. Director of Operations, Nicole Collazo, stated the \$127k in funds were for an existing SAHT Foundation Grant, Town Twin Village.

NO ACTION TAKEN.

5. CONSIDERATION AND ACTION ON A RESOLUTION AUTHORIZING THE LEASE OF THE MCILVAINE FARMHOUSE PROPERTY LOCATED AT 2515 BLANCO ROAD, PROVIDING IMPROVEMENTS CONTEMPLATED IN SAID LEASE, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE SERVICE CONTRACTS FOR SUCH IMPROVEMENTS.

Executive Director, Pete Alanis, briefed the board on the proposed resolution authorizing the \$1 per year, over 5 years, lease of the McIlvaine Farmhouse to DisABILITYsa. The resolution would also authorize the Executive Director to negotiate and execute service contracts for various repairs that need to be completed at the McIlvaine Farmhouse.

Marinella Murillo recommended to Executive Director Pete Alanis to research Small, Minority, And Women-Owned Businesses that the Foundation could use for the repairs at the McIlvaine House.

Rachell Hathaway asked Executive Director Pete Alanis if DisABILITYsa has procured the funds needed for the necessary repairs at the McIlvaine House. Pete responded stated that DisABILITYsa will provide \$24,750 upfront to the foundation repair work. Pete turned the floor over to Melanie Cawthon from DisABILITYsa for further comments.

Melanie Cawthon stated, DisABILITYsa is currently processing on submitting a grant application to the San Antonio Area Foundation for their remaining contribution for the necessary repairs. Melanie also stated that there is a savings fund as well if DisABILITYsa does not get approved for the grant funding.

MINUTES COMMISSION ACTION:

Jordan Ghawi motioned, and Councilmember Teri Castillo seconded to approve Item #5 for the McIlvaine Farmhouse.

AYES: 8

NAYS:

ABSTAINED:

THE MOTION PASSED.

6. CONSIDERATION AND ACTION TO APPROVE A RESOLUTION TO AWARD A GRANT OF \$45,000 IN AVAILABLE FOUNDATION FUNDS TO EMANUEL UNITED METHODIST CHURCH TO FUND A FEASIBILITY STUDY FOR AN AFFORDABLE HOUSING DEVELOPMENT ON EXCESS LAND OWNED BY THE CHURCH.

Executive Director, Pete Alanis, briefed the board on the proposed resolution for the Emanuel Church to fund a feasibility study for an affordable housing development on excess land owned by the church.

Reverend Maribel Vazquez briefed the board on the need for housing in her community.

Councilmember Teri Castillo expressed her support for the proposed resolution for Emanuel Church to produce more housing in District 5.

Jordan Ghawi asked Executive Director Pete Alanis what the length of commitment for affordability would be for the Emanuel church proposed development. Pete Alanis stated that the affordability commitment is to be determined based on the funding the church receives for their proposed development. The Foundation does not plan to place an affordability covenant on the \$45,000 grant,

however, if the project is moved forward, the Foundation would negotiate the affordability commitment. Jordan Ghawi stated he would like to see a revised resolution that states the Emanuel Church will be tied to a set affordability performance period during the feasibility study.

MINUTES COMMISSION ACTION:

Jordan Ghawi motioned, and Councilmember Teri Castillo seconded for an amendment to the proposed resolution for Emanuel United Methodist Church, instating a 5-year affordability period and the return of the \$45,000 grant to the Foundation if the affordability standards are not met.

AYES: 8

NAYS:

ABSTAINED:

THE MOTION PASSED.

7. ADJOURNMENT

Vice President Jane Paccione adjourned the meeting. There being no further business, the meeting was adjourned at 2:36 p.m.