

## 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/88070033634?pwd=SnRLdUR6MVhpNFp1TzIUUnhaZzhvQT09>**

**DIAL-IN NUMBER: 1-346-248-7799 MEETING ID: 880 7003 3634 PASSWORD: 396957**

**on Friday, April 19, 2024, 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 October 20, 2023.
3. Interested speakers will have 3 minutes each to address the Board on agenda items or housing policy related matters.
4. Discussion and possible action to approve a resolution authorizing an amount up to \$1,025,000 from available Trust Funds to support the 425 San Pedro development.
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 of 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 October 20, 2023 meeting.

**SAN ANTONIO HOUSING TRUST**  
**2023 OFFICIAL MEETING MINUTES**

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**DATE:** October 20, 2023

**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, Mark Carmona, Councilmember Teri Castillo, Eric Cooper, Jordan Ghawi, Rachell Hathaway, Councilmember Jalen McKee-Rodriguez, Marinella Murillo, Councilmember Adriana Rocha Garcia, and Councilmember Phyllis Viagran.

**ABSENT:** Councilmember John Courage 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 Muniga- D4; Justin Renteria- D5; Milee Ray- D9; Mirla Lopez- SEFLA Languages Interpreter; Clarissa Rodriguez- Denton Navarro Rocha Bernal & Zech, P.C.; James Plummer- Bracewell; Rajeev Puri- Athena Domain; Matt Sims- Mason Joseph Company; Karla Desatnik- OCI Group; Ian Benavidez- City of San Antonio Neighborhood and Housing Services Department; Victoria Gonzalez-Gerlach- City of San Antonio Neighborhood and Housing Services Department; Allison Beaver- City of San Antonio Neighborhood and Housing Services Department.

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. **APPROVAL OF BOARD MEETING MINUTES FOR AUGUST 18, 2023.**  
**MINUTES COMMISSION ACTION:**

Councilmember Jalen McKee-Rodriguez motioned, and Councilmember Phyllis Viagran seconded for approval of the August 18, 2023, minutes.

**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. DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION RECOMMENDING BOARD OF TRUSTEES APPOINTMENTS FOR THE SAN ANTONIO HOUSING TRUST TO THE CITY COUNCIL OF THE CITY OF SAN ANTONIO CONSISTENT WITH THE FIRST AMENDED AND RESTATED DECLARATION OF THE TRUST.**

Pete Alanis briefed to the board on reappointing board members Antoinette Brumfield, Eric Cooper, and Jane Paccione to the San Antonio Housing Trust Board of Trustees. The Governance and Policy Committee met on October 13, 2023, and recommend re-appointing Antoinette Brumfield, Eric Cooper, and Jane Paccione for a 4-year term to the SAHT Board of Trustees.

**MINUTES COMMISSION ACTION:**

Councilmember Jalen McKee-Rodriguez motioned, and Councilmember Phyllis Viagran seconded to approve the reappointment of Antoinette Brumfield, Eric Cooper, and Jane Paccione to the San Antonio Housing Trust Board of Trustees.

**AYES: 8**

**NAYS:**

**ABSTAINED: 1- Antoinette Brumfield**

**THE MOTION PASSED.**

**5. DISCUSSION AND POSSIBLE ACTION FOR ELECTION OF OFFICERS.**

Pete Alanis briefed to the board on the election of officers for the San Antonio Housing Trust Board of Trustees for Fiscal Year 2024. Nominations are accepted from the floor and election based on the majority of Trustees present is required. Treasurer for the SAHT Board of Trustees is the City of San Antonio Director of Finance by default.

**MINUTES COMMISSION ACTION:**

Councilmember Phyllis Viagran motioned, and Councilmember Teri Castillo seconded to approve appointing Councilmember Adriana Rocha Garcia as Board President of the San Antonio Housing Trust.

**AYES: 8**

**NAYS:**

**ABSTAINED: 1- Councilmember Adriana Rocha Garcia**

**THE MOTION PASSED.**

**MINUTES COMMISSION ACTION:**

Rachell Hathway motioned, and Marinella Murillo seconded to approve appointing Jane Paccione as Board Vice President of the San Antonio Housing Trust.

**AYES: 8**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

**MINUTES COMMISSION ACTION:**

Councilmember Phyllis Viagran motioned, and Councilmember Teri Castillo seconded to approve appointing Jordan Ghawi as Secretary of the San Antonio Housing Trust.

**AYES: 8**

**NAYS:**

**ABSTAINED: 1- Jordan Ghawi**

**THE MOTION PASSED.**

Eric Cooper joined the San Antonio Housing Trust meeting at 2:09 p.m.

**6. ADJOURNMENT**

President Adriana Rocha Garcia adjourned the meeting. There being no further business, the meeting adjourned at 2:10 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

*Discussion and possible action to approve a resolution authorizing an amount up to \$1,025,000 in available funds from the San Antonio Housing Trust Fund to support the Four25 San Pedro an 80 unit affordable and permanent supportive housing transit-oriented development.*

### **Background:**

In February 2021, the SAHT PFC board approved a non-binding inducement resolution for the 9% LIHTC project located at 425 San Pedro Avenue which initially was proposed as an 80-unit affordable and permanent supportive housing transit-oriented development. Due to low scores for the schools in the area, the development would not score well as a family development per Texas Department of Housing and Community Affairs (TDHCA) Qualified Allocation Plan (QAP). The development was reimagined as a non-family development containing 80 one-bedroom units. The Five Points Neighborhood Association opposed the redesign, and the TDHCA tax credit application was withdrawn.

### **Update:**

Since that time, the school rating issue improved to allow for a new 80-unit 9% LIHTC affordable and permanent supportive housing transit-oriented development focused on families. The development will consist of 41 two-bedroom units and 39 three-bedroom units serving families with incomes at 30% to 60% of Area Median Income (AMI). The property will be both income and rent restricted based on family size and AMI of the occupants. The affordability restriction will remain in place for 40 years.

Unit Mix & Affordability				
Unit Type	<30% AMI	50% AMI	60% AMI	Total
2 BR	8	25	8	41
3 BR	8	23	8	39
<b>Total</b>	<b>16</b>	<b>48</b>	<b>16</b>	<b>80</b>

Franklin Development and City representatives met with members of the Five Points Neighborhood Association to discuss proposed family-focused supportive housing development. On December 22, 2022, the Five Points Neighborhood Association provided a letter of support.

The pre-application for a competitive 9% tax credit award was submitted in January 2023. The project scored well under the QAP guidelines, and a full application was submitted in February 2023. The project was awarded a 9% tax credit award in July 2023.

It is anticipated that financing for the project will close in June 2024 and that construction will be completed by December 2025.

## **Property Information**

The site is located on San Pedro Avenue and Marshall Street which is in the Midtown Regional Center and the route of the future VIA Green Line advanced rapid transit route. There will be a stop within walking distance of the site.

The development will include two elevators, a children's playground, dog park, resident garden, fitness center, and community room. Units will include energy star rated appliances, washer and dryer hook-ups, and granite countertops. Units will have access to internet service.

## **Anticipated Services**

Four25 San Pedro is classified as an affordable permanent supportive housing (PSH) transit-oriented development which will provide on-site family focused supportive housing services through a contract with SAMMinistries (SAMM). While it is still early in the process, the supportive services will be provided onsite and will be designed to help residents remain stably housed through multi-disciplined programs to help address physical health, mental health, trauma, and substance abuse. Services will be flexible and unique to each resident. Supportive services are not required, but offered assertively, meaning case managers will continue to show up and check on residents on an on-going basis. Additionally, property management will work with SA Ready to work to provide residents with educational and job training opportunities.

SAMM will provide integrated and on the ground support with onsite case managers, food pantry to service meal needs, on site resources for continuing education, life skills workshops and financial literacy. This includes meeting spaces, and common amenity areas to facilitate all services on site. The location provides residents with access to public transportation, grocery stores, parks, educational opportunities, and other neighborhood amenities. The supportive services anticipated to be provided are client-centered, use a Trauma-Informed approach, and operate within the principles of "Housing First" and "Harm Reduction." These evidenced based practices are critical to productive work with this population, given that most of the residents have histories of trauma and victimization. No fees will be charged to any resident for any service provided.

## **Ownership Structure**

The development will be structured as a 9% LIHTC tax credit limited partnership with the PFC (related entity) serving as the general partner, and PFC owning the land and leasing it back to the partnership to preserve the real estate tax exemption. A Franklin Development related entity will provide the required guarantees and manage the asset. GRG Architecture, a local architectural firm, will serve as historically underutilized business (HUB) and will be the non-managing member of the general partnership. CREA has been identified as the investor who will serve as the limited partner and provide the tax credit equity. Selection of a lender is being evaluated and will be finalized shortly.

## **Financial Structure**

The project is anticipated to be a \$29.4 million project that will be funded by a combination of tax credit equity, permanent debt, deferred developer fee, COSA 2017 Neighborhood Improvement Bond funds, and a loan from the San Antonio Housing Trust fund. The project will also require a 100% Sales and Property Tax Exemption through the PFC being part of the tax credit partnership.



Sources	Financing
First Mortgage	\$2,981,000
LIHTC Equity	17,536,000
COSA & SAHT Soft Debt	8,500,000
Deferred Developer Fee	367,000
<b>Total Sources</b>	<b>\$29,384,000</b>
Uses	Amount
Acquisition	\$ 500,000
Construction Hard Costs	19,635,000
Project Soft Costs	2,865,000
Tax Credit Costs	290,000
Financing/Reserves	2,814,000
Developer Fee	3,280,000
<b>Total Sources</b>	<b>\$29,384,000</b>

The project initially had a funding gap of \$8,500,000, which is being funded by the following soft debt:

SAHT Trust Fund loan	\$1,023,790	(second lien position)
COSA 2017 Neighborhood Improvement Bond funds	<u>\$7,476,210</u>	(third lien position)
<b>Total</b>	<b>\$8,500,000</b>	

COSA will provide \$7.5million from the 2017 Neighborhood Improvement Bond, including \$2.6 million approved by City Council on February 11, 2021. This is the final 2017 Neighborhood Improvements Bond project.

The permanent debt on this transaction is lower than a typical 9% LIHTC deal. Many of the potential residents are expected to have section 8 housing vouchers from multiple sources. However, since the vouchers are not tied to the property, lenders will not consider this income in their underwriting analysis. The project has secured 24 section 8 housing choice vouchers from Opportunity Home and SAMMinistries that will be converted to project-based vouchers (PBV) which can be used to secure approximately \$2.9 million in permanent mortgage debt on the project.

SAHT PFC is anticipated to receive the following:

- 40% of Developer Fee and Deferred Fees (estimated at \$1.3 million, fully paid by year #14)
- 50% of Cash Flow after Deferred Fees are paid (estimated at \$0)
- 50% of Residual Value at Capital Event in Year 15

Staff is recommending funding a Tenant Assistance Fund at \$120k (\$1,500/unit) which will be funded from the Developer Fee received by SAHTPFC.

#### **Housing Trust Fund:**

Through 12/31/23, the current fund balance above the \$10.46M corpus is \$1.21M. During 2023 City of San Antonio Annual budget cycle, City Council stated that Housing Trust contribution should go to support permanent supportive housing.

**Recommendation:**

The Finance Committee recommends the San Antonio Housing Trust Board of Trustees approve a resolution recommending the San Antonio City Council utilize up to \$1,025,000 in available funds from the San Antonio Housing Trust Fund to support the Four25 San Pedro affordable/permanent supportive housing transit-oriented development.

**Attachment:**

Resolution

**SAN ANTONIO HOUSING TRUST**

**RESOLUTION \_T24-0419-04**

**A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST APPROVING A LOAN OF UP TO \$1,025,000 TO ARDC SAN PEDRO, LTD, FOR THE USE AND SUPPORT OF THE FOUR25 SAN PEDRO AN AFFORDABLE PERMANENT SUPPORTIVE HOUSING TRANSIT- ORIENTED DEVELOPMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS; AND ADDRESSING RELATED MATTERS.**

**WHEREAS**, the City of San Antonio Housing Trust (sometimes “Trust”) was established by Ordinance No. 67895 passed on September 8, 1989 under a Declaration of Trust to provide affordable housing opportunities for low and moderate income families within the City of San Antonio; and

**WHEREAS**, pursuant to said Declaration of Trust Article I, Section 2.1 all distributions to projects of Trust Funds or any portion thereof, shall be made upon a majority vote of the Trustees and upon final review and approval by majority vote of the City Council.

**WHEREAS**, pursuant to said Declaration of Trust, Article II, Section 2.2, during each year, the Trustees may disburse to projects as grants or secured loans an amount equal to the net annual income of the Trust plus so much of the principal as the Trustees in their discretion may deem to be in the best interest of the Trust; and

**WHEREAS**, “Four25 San Pedro,” is a Project being undertaken for the development of 80 units of affordable permanent supportive housing for homeless families, and constitutes a project to increase the supply of permanent supportive housing; and

**WHEREAS**, the construction of the Project will be located on property located at 425 San Pedro in San Antonio, Texas; and

**WHEREAS**, the Project is projected to cost approximately \$29M to complete; however, due to voucher limitations and other issues, the Project is currently only funded at \$17M, or 60%, and requires an additional \$8.5M to complete; and

**WHEREAS**, the Trust finds that the contribution of \$1,025,000 in support of and for use in the Project will help ARDC San Pedro, Ltd. realize this crucial Project and aligns with the goals and purposes of the Trust;

**NOW THEREFORE, BE IT RESOLVED BY THE SAN ANTONIO HOUSING TRUST, THAT:**

**Section 1.** The above Recitals are true and correct and are a material part of this Resolution and are incorporated herein for all purposes.

**Section 2.** The Board of Directors for the San Antonio Housing Trust does hereby approve the provision of a loan not to exceed the amount of \$1,025,000 which will be secured by a lien on the

property on which the Project will be constructed, to ARDC San Pedro, Ltd, for the support and use in completing the Four25 San Pedro Project.

**Section 3.** The Board of Directors hereby authorizes the Executive Director or his assigns to execute or oversee the provision and execution of any and all necessary documents and forms related to the loan provided herein.

**Section 4.** If any section, subsection, clause, phrase or provision of this Article, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Article, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

**Section 5.** This Resolution shall be cumulative of all provisions of the Housing Trust, except where the provisions of this Resolution are in direct conflict with the provisions of such Resolution, in which event the conflicting provisions of such Resolution are hereby repealed. This Resolution hereby repeals any prior Resolutions regarding the subject herein.

**Section 6.** That it is officially found, determined and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

**Section 7.** This Resolution shall take effect immediately from and after its passage and the publication of the caption hereof, as provided by law.

**PASSED and APPROVED this the \_\_\_\_ day of April, 2024.**

**SIGNED:**

\_\_\_\_\_  
Councilwoman Adriana Rocha Garcia  
President

**ATTEST:**

\_\_\_\_\_  
Jordan Ghawi, Secretary