

## AGENDA

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**A Regular Board Meeting for:  
SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION**

**will be held at the  
Municipal Plaza B Room  
114 W Commerce St., San Antonio, TX 78205  
and virtually via ZOOM:**

**<https://us02web.zoom.us/j/88070033634?pwd=SnRLdUR6MVhpNFp1TzlUUnhaZzhvQT09>**

**DIAL-IN NUMBER: 1-346-248-7799 Meeting ID: 880 7003 3634**

**PASSWORD: 396957**

**On Friday, May 17, 2024, beginning at 2:00 p.m. or immediately following the adjournment of the San Antonio Housing Trust Foundation 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 April 19, 2024
3. Public Comment – Interested speakers will have 3 minutes each to address the Board on agenda items or housing policy related matters.
4. Briefing, discussion, and possible action to approve a resolution approving a **budget amendment** for the San Antonio Housing Trust Public Facility Corporation for Fiscal Year 2024 to address operating expenses amendments and adjustments.
5. Briefing, discussion, and action regarding a resolution inducing the **Vista Park** Apartments 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 authorizing the negotiation and execution of a memorandum of understanding; and other matters in connection therewith.
6. Briefing and possible action approving the San Antonio Housing Trust Multifamily **Universal Design Standards**.
7. Briefing, discussion and possible action regarding a resolution authorizing the Assistant Secretary to negotiate and execute a purchase and sale agreement for the purchase of approximately 1.57 acres of real property located at the northeast corner of N. Frio and W. Houston at **811 W. Houston**, in San Antonio, Texas, from Alamo Community Group; authorizing the creation of an LLC to hold the property; authorizing signatories; and addressing related matters.

8. Executive Session: The San Antonio Housing Trust PFC will convene into executive session pursuant to the Texas Government Code, Sections 551.071 (Consultation with Attorney) to obtain legal advice and counsel relating to the PFC's legal rights, duties, obligations, and options.
  - a) Reconvene into Open Session and take action on any issues as discussed in Executive Session as needed.
9. 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 accommodation or interpretative services must be made 48 hours prior to this meeting. Please contact Nicole Collazo, for concerns or requests, at (210) 735-2772.

Posted on: May 10, 2024 5:15 PM

**San Antonio Housing Trust Public Facility Corporation**  
Agenda Item 2

This item includes the approval of minutes from the **April 19, 2024**, meeting.

**SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION**

**2024 OFFICIAL MEETING MINUTES**

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**DATE:** April 19, 2024

**TIME AND PLACE:** The Public Facility Corporation met in session at 2:13 p.m., via Zoom and in person at 100 W Houston St. San Antonio, TX 78205.

**PRESENT:** Councilmember Teri Castillo, Jordan Ghawi, Councilmember Dr. Sukh Kaur, Councilmember Dr. Adriana Rocha Garcia, Councilmember Jalen McKee-Rodriguez, Marinella Murillo, Jane Paccione, and Councilmember Phyllis Viagran.

**ABSENT:** Antoinette Brumfield, Mark Carmona, Eric Cooper, and Rachell Hathaway.

**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; Justin Renteria- District 5; Edward Mungia- District 4; Enrique Trevino- District 3; Ian Benevidez- City of San Antonio Neighborhood and Housing Services Department; Anita Fernandez- OCI Group; Gemma Mena- SEFLA Languages Interpreter; Clarissa Rodriguez- Denton Navarro Rocha Bernal & Zech, P.C.; Summer Greathouse- Bracewell; Levi Stoneking- Bracewell.

1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order by President Rocha Garcia and the roll was called by Lauren Bejaran.
2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF MARCH 22, 2024.**

**MINUTES COMMISSION ACTION:**

Jordan Ghawi motioned, and Councilmember Phyllis Viagran seconded to approve the minutes of March 22, 2024.

**AYES: 7**

**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 AND POSSIBLE ACTION APPROVING THE SAN ANTONIO HOUSING TRUST VIDA CONCEPTUAL DEVELOPMENT SITE PLAN.**

Executive Director Pete Alanis and Real Estate Development Management briefed the board on the proposed development site plan for The Judy at Vida.

**MINUTES COMMISSION ACTION:**

Councilmember Phyllis Viagran motioned, and Councilmember McKee-Rodriguez seconded to approve Item #4.

**AYES: 7**

**NAYS:**

**ABSTAINED:**

**THE MOTION PASSED.**

**5. EXECUTIVE SESSION: THE SAN ANTONIO HOUSING TRUST PFC WILL CONVENE INTO EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODES SECTION 551.072, (REAL PROPERTY) AND 551.071 (CONSULTATION WITH ATTORNEY) TO DISCUSS AND DELIBERATE PENDING WORKFORCE HOUSING PROJECTS AND THE ACQUISITION OF LAND PARCELS FOR PURPOSE OF LAND BANKING AND TO OBTAIN LEGAL ADVICE AND COUNSEL RELATING TO THE PFC'S LEGAL RIGHTS, DUTIES, OBLIGATIONS, AND OPTIONS.**

President Rocha Garcia convened the San Antonio Housing Trust Public Facility Corporation into Executive Session at 2:32 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 Public Facility Corporation meeting at 2:56 p.m. No action was taken during the Executive Session.

**6. ADJOURNMENT**

President Rocha Garcia adjourned the meeting. There being no further business, the meeting adjourned at 2:56 p.m.

**San Antonio Housing Trust Public Facility 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. 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.

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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 Public Facility Corporation

### Agenda Item 4

*Briefing, discussion, and possible action to approve FY 2024 Mid-Year Budget Amendment for the San Antonio Housing Trust Public Facility Corporation.*

#### **Summary**

Each budget year, the Executive Team reviews the mid-year revenue and expenditure estimates while conducting a forecast of end of fiscal year's revenues, operational needs, and programmatic goals ensuring we stay in line with board adopted annual priorities.

#### *As of March 31, 2024*

The SA Housing Trust PFC has *earned* \$1.86 in total revenues, approximately 34% of the annual projected revenue of \$5.46 million. The SA Housing Trust PFC has *spent* \$1.86 in operating expenses or 34% of the \$5.46 million adopted annual budget.

#### *PFC Revenues*

The San Antonio Housing Trust PFC receives operating revenues primarily from *Fee Income, Distributions of Cash Flow, and Ground Lease Rental Income* from our partnered projects, as well as *Interest Income* from existing cash investments. Staff has reviewed the performance of our income sources. In the first half of FY 2024, we were about 16% below expected revenues. Thus, we have lowered the PFC end-of-year projection from \$5.46 million to \$3.47 million.

There are several drivers contributing to the approximate \$2 million reduction in expected revenues. In the first half of FY 2024, the development fee for Canyon Pass (\$878k) has been pushed out to Q1 FY 2025. Additionally, several properties receiving cash flow/deferred fees did not perform as expected due to unanticipated operating costs. As such we are forecasting reduced fee income expectations for the rest of the year from existing properties.

#### *Impact of New Deal Closings*

The revenue projection does NOT include the six LIHTC projects set to close by the end of FY 2024 which will produce up to an estimated \$2.98M based on current projections:

- |                               |           |           |
|-------------------------------|-----------|-----------|
| • Four25 San Pedro            | \$174,392 | 6/30/2024 |
| • Sage Land Flats             | 614,500   | 7/29/2024 |
| • Palladium San Antonio       | 720,343   | 7/24/2024 |
| • Legacy Senior               | 568,192   | 8/2/2024  |
| • Cedar Ridge                 | 404,500   | 8/9/2024  |
| • Residences at Pearsall Park | 497,132   | 9/2/2024  |

It is possible if we close these six deals we could meet or exceed the initial end of year \$5.46 million adopted budget.

### ***PFC Expenses***

The San Antonio Housing Trust PFC spends operating funds on *professional & administrative services*, *program expenses*, and *administrative fees* to the Foundation. Through the first half of the year, the professional services expenses are 6% ahead of budget expectations. This is primarily due to \$50k in professional services not being expended to date. Additionally, program expenses are 20% ahead of budget expectations. This is due to the PFC not closing yet on the 2<sup>nd</sup> acquisition site as well as other program elements yet to expend. Lastly, administrative fees to the Foundation are reduced as they are based on a % of received revenues.

In response to the reduction in revenues, the staff is recommending a budget amendment reducing total operating expenses by \$2.13 million. This is accomplished by reducing “other program and initiatives” by \$1.8 million as well as reducing professional services by \$33k. Lastly administrative fees to the Foundation have been reduced by \$257k.

The operating expense budget proposes a mid-year 39% decrease from the adopted FY 2024 Operating Expense Budget from \$5.46 million to \$3.33 million.

### ***Budget Impact on Future Land Acquisition***

The PFC has a Purchase and Sale Agreement on Midcrown/Eisenhower property and is considering the purchase of 811 W. Houston. The reduction in budget will not have an impact on these acquisitions due to anticipated assistance from the City of San Antonio, TIRZ sources, and loan capacity from our existing Frost Facility. These potential acquisitions will require future Board approval and will describe any budget impact at the time of final approval to close.

### **Recommendation:**

Staff recommends approving the FY 2024 PFC Mid-Year Budget Amendment

### **Attachment:**

PFC FY 2024 Budget Amendment

Resolution



## San Antonio Housing Trust Public Facility Corporation

### Agenda Item 5

*Briefing, discussion, and action regarding a resolution inducing the Vista Park Apartments 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 authorizing the negotiation and execution of a memorandum of understanding; and other matters in connection therewith.*

#### Background

Atlantic Pacific Communities and OCI group approached the San Antonio Housing Trust with an opportunity to partner on a new 9% LIHTC development known as Vista Park which is located in city council district 10. The developer applied to TDHCA for the 2024 competitive tax credit award. The project scored well in the pre-application process and is expected to receive a 9% tax credit allocation in July. To achieve a competitive score in the 9% Qualified Allocation Plan (QAP) the project will include the following additional requirements:

1. Participation of a 501 c 3 non-profit in the partnership structure. This will be accomplished by including San Antonio Housing Foundation in the ownership structure.
2. The development will include an onsite pre-K facility for up to 23 children. Preference will be given to residents of Vista Park. Any remaining spots will be made available to the surrounding community.

#### Property Information

As currently proposed, the development will be a 3-story walkup and include a mix of studio and two-bedroom apartment homes for families earning from 20% to 60% AMI. The development will have 85 units, with 2 units (2%) restricted at 20% AMI, 7 units (8%) restricted at 30% AMI, 22 units (26%) restricted at 50% AMI, and 54 units (64%) restricted at 60% AMI. All units are considered affordable and will assist the city in meeting its strategic housing implementation plan (SHIP) goals and SAHT in meeting its affordability targets.

Unit Mix & Affordability					
	20% AMI	30% AMI	50% AMI	60% AMI	Total
Studio	1	2	6	16	25
2 BR	1	5	16	38	60
Total	2	7	22	54	85

The development will remain affordable for 45 years and target low- and extremely low-income populations. Furthermore, it will provide deeper affordability by setting aside 10% of the total units for households earning 30% of the area median income or below. 10% of the total units will be set aside for Persons with Special Housing Needs. An additional 4% of the total units will be set aside for people referred from the Continuum of Care or local homeless service providers and be made

available for those experiencing homelessness.

The Vista Park development will include a clubhouse where residents will have access to a modern fitness center, a business center with computers, a community room, and laundry facilities. Onsite supportive services will be provided to give residents opportunities to become involved in their immediate and larger communities and increase their safety net. Twice monthly arts, crafts, and other recreational activities will be provided, as well as notary services, annual health fair, annual safety fair,

and tax preparation classes. The development will also feature twenty secured bike spaces.

Vista Park will meet Building San Antonio Green Level 2 standards, which includes an Energy Star Certification. This commitment in building standards translates into estimated 20% lower energy bills for residents, a smaller overall energy footprint in San Antonio, and commitment to reducing our impact on the climate. All units will be equipped with Energy Star rated appliances, Energy Star doors and windows, enhanced insulation, etc. Additionally, the development will integrate high-speed, reliable, and affordable internet and mobile infrastructure into the design.

The development team has committed to a minimum of 10% of all units set aside for the mobility impaired with an additional 4% set aside for the hearing and/or visually impaired. We have shared the proposed SAHT universal design standards with the developer and will schedule a meeting to evaluate if additional universal design elements can be incorporated into the project. The developer has agreed to make a best effort attempt to incorporate additional universal design elements into the final design.

### **Development Team**

Atlantic|Pacific (“A|P”) Companies, is a national award-winning vertically integrated multifamily housing real estate company with development, construction, and property management services. API has over 130 years of real estate experience, \$4 billion of owned and operated residential real estate, with 23,000 units under management. The company has 580 employees in Florida, Texas, Georgia, North and South Carolina, Maryland, Washington DC, and California. The AIP team utilizes decades of experience and thorough market knowledge to develop and manage a wide array of high-quality properties that serve every income level.

The developer has selected Alta Architects, a Texas firm with offices in San Antonio to serve as the architect of record. The Accounting team is Tidewell LLP, the legal team is Locke Lord. The civil engineer is Paape Dawson, and the general contractor is Atlantic Pacific Community Builders Texas, LLC. SAHT has utilized these firms in prior developments without issue.

The development will be managed by Atlantic Pacific Community Management, LLC which was formed in 2013 and manages 23,000 units in over 100 properties in 7 states and includes 43 LIHTC projects

### **Site Information**

The proposed Vista Park development is located on a 4.46 acre parcel of vacant land at Nacogdoches Road, northeast of the intersection of Nacogdoches Road and Spring Farm Street. The site sits within the SA Tomorrow Plan’s Northeast Community Area. Vista Park is located immediately adjacent to the proposed VIA Advanced Rapid Transit (“ART”) line and within the Naco Pass (Northeast) VIA Link zone. It is a vibrant neighborhood full of amenities and opportunities, which include shopping stores, recreational venues, health, and essential service facilities, and employment areas. Vista Park is located within 1 mile of an H-E-B Supermarket, as well as pharmacies, Comanche Lookout Park, libraries, gyms, religious organizations, daycare facilities, and a medical center.

Vista Park is the Northeast ISD and served by Stahl Elementary School, Harris Middle School, and Madison High School. The site is located within five miles of Northeast Baptist Hospital and less than five miles from the San Antonio International Airport, providing residents easy access to many employment opportunities.

The property is currently zoned C-2 CD. The developer has filed a rezoning application to have the

property rezoned MXD with a maximum density of 25 units per acre. The rezoning has been reviewed by planning and development and will be presented to the zoning board on June 20, 2024.



**Financial Considerations:**

The project is anticipated to cost \$25.8 million (\$303 thousand per unit which includes the cost to construct the educational facility). The developer expects to be awarded \$20,000,000 in tax credits which at a sales price of \$.85 per dollar will generate approximately \$17 million in equity contributions. The project will also require a 100% Sales and Property Tax Exemption through the PFC being part of the Tax Credit Partnership. The project will be financed as follows:

Budget	Amount
Permanent Mortgage	\$ 4,380,000
Tax Credit Equity	16,983,300
Funding Gap	3,895,000
Cash Flow From Operations	134,833
Deferred Development Fee	378,062
<b>Total</b>	<b>\$ 25,771,195</b>

The project currently has a \$3,895,000 funding gap. The developer has responded to COSA’s RFP for both affordable housing bond funds and HOME/CDBG funds and is awaiting the publication of awards on June 30, 2024.

**Fiscal Impact:**

- 40% Development/Def Fee (est. \$1,192,000)
- 50% of future cash flow after Dev Fee (estimated at \$171k through year #15)
- 25% of the sales tax savings

**Other Impact:**

- Project will adhere to SAHT's Tenant Protection Policy
- A Tenant Emergency Assistance Matters (TEAM) fund equal to \$1,500 per unit will be established and funded using the 25% sales tax reimbursement and SAHT's portion of DDF if needed.
- Project will participate in the SA Ready to Work program
- Project will register affordable units with CoSA's Housing Base San Antonio

**Recommendation:**

Staff recommends moving this item to the full board for final approval of this transaction which will provide 85 new affordable housing units with long term income and rent restrictions for families making 20% and 60% AMI.

**Attachments:**

Resolution

## San Antonio Housing Trust Public Facility Corporation

### Agenda Item 6

*Briefing and possible action approving the San Antonio Housing Trust Multifamily Universal Design Standards.*

#### **Background:**

In early 2022, The San Antonio Housing Trust board directed staff to explore strategies to improve the quality of housing to better meet the needs of our aging population and for residents with disabilities. This call to action initiated a two-year process educate ourselves and develop a strategy to improve the design quality of the housing we create to better support the residents of San Antonio.

In April 2022, staff presented the concept of Universal Design, as conceived by non-profit thought-leader, The Kelsey. Supportive of the universal design framework, the SAHT board created the Sustainable and Universal Design Committee to propose a new set of design standards for the Housing Trust.

#### **What is Universal Design?**

While this process focuses on the needs of our disability community, it became clear that regulations controlling accessibility focused too narrowly on specific disabilities. The Universal Design framework aims to make the built environment usable to the widest variety of body types, abilities, and abilities – whether that is someone who has difficulty reaching, has low endurance, limited dexterity, uses a wheelchair or someone who uses a stroller or needs to move furniture into their home.

Universal Design is “the design of products and environments to be usable by all people, to the greatest extent possible, without the need for specialized design.” Universal design is guided by 7 core principles:

- **Equitable Use:** The design is useful and marketable to people with diverse abilities.
- **Flexibility in Use:** The design accommodates a wide range of individual preferences and abilities.
- **Simple and Intuitive Use:** Use of the design is easy to understand, regardless of the user’s experience, knowledge, language skills, or current concentration level.
- **Perceptible Information:** The design communicates necessary information effectively to the user, regardless of ambient conditions or the user’s sensory abilities.
- **Tolerance for Error:** The design minimizes hazards and the adverse consequences of accidental or unintended actions.
- **Low Physical Effort:** The design can be used efficiently, comfortably, and with a minimum of fatigue.
- **Appropriate Size and Space:** Appropriate size and space is allotted for approach, reach and manipulation regardless of physical characteristics such as size or mobility.

#### **What was the Process?**

The *Sustainable and Universal Design Committee* was convened to lead the process. The Committee included designers, developers, disability advocates and people living with or caring for someone with a disability.

- Jane Paccione,\* Managing Director of Collective Impact, San Antonio Area Foundation, SAHT Board Vice President
- Rachell Hathaway,\* Grant Systems & Reporting Manager, Kronkosky Charitable Foundation, SAHT Board Member
- Teri Castillo, District 5 Councilwoman, SAHT Board Member
- Trent Tunks\*, Architect, Alamo Architects
- Adam Martin\*, Architect, Lake Flato Architects
- Charles Morris, Chief Program Officer, Southwind Fields
- Christopher Salas, Executive Director, Rolling Inspiration
- Ryan Baldwin, VP of Operations, Franklin Development
- Deborah Scharven,\* Accessibility Compliance Manager, City of San Antonio Disability Access Office
- Jason Arechiga\*, Sr.Vice President of Development, NRP Group
- Shelia Brown\*, Peer Mentoring Coordinator, Connectability
- Scott D. Ackerson, Director, WestEast Social Impact Studio
- Traci Lewand, Sr. Vice President of Operations, San Antonio Zoo
- Andre Greene, Community Member
- Todd Hargroder, Community Member
- Susan Garza, Community Member

*\* designates Technical Working Group members*

The committee met numerous times over two years. Committee activities included researching and learning about best practices around accessibility and universal design, attending trainings from The Kelsey Institute, analyzing and discussing design elements, conducting onsite assessments of recent SAHT housing developments, and developing consensus on proposed guidelines.

The committee's work was supported by SAHT research, edits to the standards to improve usability of the standards and developing a workflow to engage developers and enforce guidelines.

SAHT engaged **Vermuelens**, an independent cost estimation firm, to conduct a cost analysis using Los Arcos as the case study. The study estimated the increased cost to apply the universal design standards to this property. The initial draft of the standards were estimated to increase hard construction costs by 3.7%. After review and refinement of the standards, the final version is estimated to have a 2.8% increase in hard construction costs to the reference project.

SAHT engaged **AE Support**, a fair housing and accessibility consultant, to provide recommendations and ensure compatibility with other accessibility-related building codes. In the future, AE Support will conduct plan reviews and inspections of future SAHT projects to ensure compliance with the Standards.

SAHT also conducted two rounds of public feedback. Comments were provided by developers, architects, people with lived experience, universal design experts, and disability advocates. The first comment period was held from October – November 2023. The Standards were then updated based on public comment, cost analysis, and staff review. The updates were reviewed by Sustainability and Universal Design Technical Working Group. The revised standards were posted for public comment again, from April to May 2024.

**Summary of Proposed Standards:**

The standards are broken out into three categories: Site Design, Building Components and Dwelling Units.

The first two categories apply across the entire site and all common building areas. The intent is to ensure the proposed multi-family housing complex is more usable by the broadest variety of individuals, regardless of body type, age or ability.

The Standards for the dwelling units apply to three categories:

1. all units
2. universal design units
3. units for older adults

*Universal design units* are required for 25% of all units in the development. These standards are aimed at making the universal design units more adaptable to people with a wide variety of abilities.

While the UD units' standards do not include all requirements of a typical accessible unit, they do have increased floor clearances, door widths and other elements that would make it easy to adapt a UD unit to someone who utilizes a wheelchair.

**Enforcement:**

During the schematic design phase, the SAHT development manager will host a Universal Design Meeting with the developer and architectural team. In addition, our development manager will facilitate a Special Population Focus Group (if required).

When the development team submits their drawings to the City of San Antonio Development Services for plan review and permitting, they will also submit plans to SAHT for a Universal Design review. Third Party Reviewer, AE Support, will perform parallel Universal Design review (\$6k SAHT cost). Any identified UD Plan deficiencies shall be corrected/revised prior to construction start.

At substantial completion of the building, AE Support will conduct final inspection (\$3k Developer cost). Any identified UD deficiencies shall be corrected/revised prior final completion.

**Attachment**

SAHT Multifamily Universal Design Standards  
Resolution

## San Antonio Housing Trust Public Facility Corporation

### Agenda Item 7

*Briefing and possible action authorizing the Assistant Secretary to negotiate and execute a purchase and sale agreement for the purchase of approximately 1.57 acres at 811 W. Houston.*

#### **Background**

As part of the Five-Year Strategic Plan, SAHT seeks creative options to contribute to New Affordable Rental Housing units. One of the key strategies includes the acquisition of land for future affordable housing development. Staff proposes purchasing approximately 1.57 acres of real property located at the northeast corner of N. Frio and W. Houston in Council District 5. Alamo Community Group has accepted SAHT PFC's negotiated purchase price of \$48.76 per SF which equates to \$3,335,000. A non-binding letter of intent has been executed by the parties. Upon execution of the purchase and sale agreement, SAHT PFC will have 60 days to complete its due diligence analysis, with an option to extend the due diligence period for an additional 30 days. Closing must take place within 60 days following the feasibility period. Upon execution of the purchase and sale agreement, SAHT PFC will commission CBRE to secure parties to complete due diligence analysis.

#### **Fiscal Analysis**

SAHT PFC will submit a request for funding to the City's Westside TIRZ funds and other available city funding of approximately \$2,535,000. Award of City's Westside TIRZ funds and/or other City funds will require approval by the Westside TIRZ Board and San Antonio City Council. If funding through the TIRZ and City of San Antonio is successful, SAHT PFC will seek to establish an Agreement to have TIRZ/City funds deposited at closing.

The balance of \$800,000 plus reasonable closing costs and due diligence costs shall be covered with available funds from the public facility corporation or through a loan from the current Frost Bank facility. After due diligence and financing are assembled, a closing date will be set, and the board will need to take action to close on the financial package for the acquisition.

If SAHT PFC is not successful at receiving an award for City funds, SAHT may consider fully funding the acquisition through the Frost facility or paying cash from available PFC funds. If not, PFC may release the contract prior to the earnest money deadline and shall receive back the \$50,000 in earnest money. However, the funding spent on due diligence for acquisition will not be recovered.

#### **Recommendation:**

Staff recommends authorizing the Assistant Secretary to negotiate and execute a purchase and sale agreement for the purchase of approximately 1.57 acres of real property located at the northeast corner of N. Frio and W. Houston at 811 W. Houston.

#### **Attachment:**

LOI

Resolution