SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

2024 OFFICIAL MEETING MINUTES

DATE: May 17, 2024

TIME AND PLACE: The Public Facility Corporation met in session at 2:23 p.m., via Zoom and in person at 100 W Houston St. San Antonio, TX 78205.

PRESENT: Antoinette Brumfield, Councilmember Teri Castillo, Eric Cooper, Jordan Ghawi, Councilmember Dr. Sukh Kaur, Councilmember Dr. Adriana Rocha Garcia, Rachell Hathaway, Marinella Murillo, Jane Paccione, and Councilmember Phyllis Viagran.

ABSENT: Mark Carmona and Councilmember Jalen McKee-Rodriguez.

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director San Antonio Housing Trust; Nicole Collazo- Director of Operations San Antonio Housing Trust; Susan Snowden- Finance Director San Antonio Housing Trust; Lauren Bejaran- Senior Administrative Assistant San Antonio Housing Trust; Tom Roth- Director of Development San Antonio Housing Trust; Seema Kairam- Real Estate Development Manager of San Antonio Housing Trust; Frida Garcia- San Antonio Housing Trust; Jessica Kuehne- Director of Asset Management San Antonio Housing Trust; John Hernandez- Senior Asset Manager; Clarissa Rodriguez- Denton Navarro Rocha Bernal & Zech, P.C.; Jim Plummer- Bracewell; Summer Greathouse- Bracewell; Levi Stoneking- Bracewell; Ryan Salts- District 1; Edward Mungia- District 4; Justin Renteria- District 5; Isaac Bernal- City of San Antonio; Erika Ragsdale- City of San Antonio; Melanie Cawthon- DisABILITYsa; Kevin DeAnda- Ortiz McKnight PLLC; Daniela Paz- Ascend NBS; Adriana Guajardo- OCI Group; Olivia Travieso- OCI Group; Analco Gonzalez- OCI Group; Hayley Lucario- OCI Group; Anita Fernandez- OCI Development; Jean Latsha- Pedcor Investments; Craig H. Lintner- Pedcor Investments; Matthew Fullenkamp- Pedcor Investments; Nathan Wayne- Pedcor Investments; Dominic Marinelli- United Spinal Association; Andre Green- SAHT Sustainability & Universal Design Committee Member; Michelle Marvelli- Citizen; Ivette Velasco- SEFLA Languages Interpreter.

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 APRIL 19, 2024.**

MINUTES COMMISSION ACTION:
Jane Paccione motioned, and Jordan Ghawi seconded to approve the minutes of April 19, 2024.
AYES: 6
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.**

Melanie Cawthone, Cofounder and CEO of DisABILITYsa, public comment:

"Great! Well thank you so much for the opportunity to speak. And I am here just to give a shout out in my voice in support of the Universal and Sustainability Design Standards, that will be presented today for y'all's approval; to move the San Antonio Housing Trust forward in relooking at increasing the acceptable, affordable housing options that are available in our community. As an organization, I work with people with disabilities every day, we- that is one of our number one phone calls that comes in is, 'I can't live in my home anymore', or 'I can't find a place that has accessible options'. And to know that we have an organization that has really honed in and focused on how are we going to create these options in our community, and really setting the standard and role modeling what is accessible housing, as well as inclusive housing can look like.

It is super important to us and very commendable for y'all to be taking that initiative because it is not required, but it is the right thing to do. So, I just had to take this moment to come and one: celebrate the efforts of the staff and your leadership to move programs like this forward; two, recognize that we are creating something new, and hopefully this will bring attention to San Antonio to set us up as a model city. At disABILITYsa, we have a vision to make San Antonio the number 1 community where people with disabilities can live, work, and play, and programs, propositions, and initiatives like this help support and partner with us on that mission.

So please as you are reviewing this today, keep your minds open and know that this is good work, and I hope that you approve the Sustainability and Universal Design Standards. So please, as you are reviewing this today, keep your minds open and know that this is good work, and I hope that you approve the Sustainability and Universal Design Standards. Thank you."

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.

Executive Director Pete Alanis briefed the board on the proposed resolution approving a budget amendment for the San Antonio Housing Trust PFC for Fiscal Year 2024.

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Councilmember Castillo seconded to approve Item #4.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

5. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION INDUCING THE VISTA PARK APARTMENTS TRANSACTION; AND AUTHORIZING ALL FILLINGS 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.

Executive Director Pete Alanis and Real Estate Development Management briefed the board on the proposed Vista Park Apartments Transaction.

President Rocha Garcia asked Executive Director Pete Alanis to explain why the proposed projects

studio and 2-bedroom units possibly not being the adequate number of bedrooms for families who plan on living on the site due to the onsite Pre-Kindergarten facility. President Rocha Garcia also expressed her concern that the District 10 Councilmember is not in or in support of the project.

Executive Director Pete Alanis turned the floor over to Olivia Travieso, Partner and Co-Founder of OCI Development. Ms. Travieso stated that OCI did consider what apartment units are needed for the District 10 area, which are the studio and 2-bedroom apartments. Because they are focusing on studio and 2-bedroom units, the Pre-Kindergarten facility will be open to the surrounding areas well to fill the classes.

Executive Director Pete Alanis asked Olivia Travieso to explain why the proposed project may not have 3 and 4-bedroom apartment units. Olivia Travieso explained that OCI is concerned about the density of apartment units on site due to the feedback from surrounding communities.

MINUTES COMMISSION ACTION:
Jordan Ghawi motioned, and Councilmember Viagran seconded to approve Item #5.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

6. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION APPROVING THE SAN ANTONIO HOUSING TRUST MULTIFAMILY UNIVERSAL DESIGN STANDARDS.**

Executive Director Pete Alanis and Real Estate Development Seema Kairam briefed the board on the proposed SAHT Multifamily Universal Design Standards.

MINUTES COMMISSION ACTION:
Jane Paccione motioned, and Councilmember Castillo seconded to approve Item #6.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

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.**

Executive Director Pete Alanis briefed the board on the proposed resolution for Item #7.

MINUTES COMMISSION ACTION:
Councilmember Castillo motioned, and Councilmember Viagran seconded to approve Item #7.
AYES: 6
NAYS:
ABSTAINED:

THE MOTION PASSED.

8. **EXECUTIVE SESSION: THE SAN ANTONIO HOUSING TRUST PFC WILL CONVENE INTO EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODES SECTION 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.**

President Rocha Garcia convened the San Antonio Housing Trust Public Facility Corporation into Executive Session at 3:50 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 4:11 p.m. No action was taken during the Executive Session.

9. **ADJOURNMENT**

President Rocha Garcia adjourned the meeting. There being no further business, the meeting adjourned at 4:12 p.m.