AGENDA

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=SnRLdUR6MVhpNFp1TzlUUnhaZzhvQT09
DIAL-IN NUMBER: 1-346-248-7799 MEETING ID: 880 7003 3634 PASSWORD: 396957
on Friday, October 18, 2024, beginning at 2:00 p.m. or immediately following the adjournment of the San Antonio Housing Trust Public Facility Corporation board meeting.

NOTICE: *A quorum of the board of Trustees will be physically located at 114 W. Commerce St., San Antonio, TX 78205 at 2:00 p.m. One or more of the Trustees 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 August 30, 2024.
3. Interested speakers will have 3 minutes each to address the Board on agenda items or housing policy related matters.
4. Briefing, discussion, and action to approve a resolution of the San Antonio Housing Trust authorizing the release of a **Joint Notice of Funding Availability** and **Request for Applications for FY 2025**, together with the San Antonio Housing Trust Public Facility Corporation, in the total amount of $1.2 million; and addressing related matters.
5. Discussion and possible action for Election of Officers.
6. 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.

Posted on: October 14, 2024, 2:45 PM

San Antonio Housing Trust
Agenda Item 2

This item includes the approval of minutes from the **August 30, 2024**, meeting.

SAN ANTONIO HOUSING TRUST
2024 OFFICIAL MEETING MINUTES

DATE: August 30, 2024

TIME AND PLACE: The San Antonio Housing Trust met in session at 3:06 p.m., via Zoom and in person at 100 W. Houston St., San Antonio, TX 78205.

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

ABSENT: Antoinette Brumfield, Mark Carmona, Rachell Hathaway, and Councilmember Dr. Sukh Kaur.

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director San Antonio Housing Trust; Susan Snowden- Finance Director San Antonio Housing Trust; Tom Roth- Director of Development San Antonio Housing Trust; Frida Garcia- San Antonio Housing Trust; Jessica Kuehne- Director of Asset Management San Antonio Housing Trust; Clarissa Rodriguez- Denton Navarro Rocha Bernal & Zech, P.C.; Summer Greathouse- Bracewell; Joleen Garcia- District 2; Edward Mungia- District 4; Justin Renteria- District 5; Brett Sekula – City of San Antonio Finance Department; Alejandro Tijerina- City of San Antonio Finance Department; Mark Vallejo- City of San Antonio Finance Department; Mayra Rivero- Endeavors; Raven Kearney- Veteran Affairs; Lamar Elliott- Veteran Affairs; Daniel Matian- Good Homes; Kristin Davila- Merced; Ryan Baldwin- Franklin Development; Dr. Johnny Compos- Merced; John Gauna- City of San Antonio Department of Human Services; Sabine Miramontes - 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. **APPROVAL OF BOARD MEETING MINUTES FOR APRIL 19, 2024.**
   MINUTES COMMISSION ACTION:
   Jordan Ghawi motioned, and Councilmember McKee-Rodriguez seconded for approval of the April 19,2024, minutes.

   AYES: 8
   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. **BRIEFING AND PRESENTATION OF THE CITY OF SAN ANTONIO TRUST FUND.**

   Executive Director Pete Alanis turned the floor over to Brett Sekula, Investment Officer for the City of San Antonio Finance Department to brief the board on the City of San Antonio Trust Fund.

   NO ACTION NEEDED.

5. **ADJOURNMENT**

President Rocha Garcia adjourned the meeting. There being no further business, the meeting was adjourned at 3:11 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.

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 polí ca 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

Briefing, discussion, and action regarding a Joint FY 2025 Notice of Funding Announcement (NOFA) for both the SAHT Public Facility Corporation and the SAHT Trust Fund for a total of $1,200,000.

Background:
The SAHT Trust contracts with the City of San Antonio to be the managing entity for any Notice of Funding Announcements (NOFA's) for the Trust Fund as well as management of funding awards. Selection recommendations are made by the Trust Fund Board of Trustees which are provided to the San Antonio City Council for final approval.

In alignment with the approved FY 2025 Annual Priorities and Budget, SAHT is announcing a Joint RFA for up to $1.2 million to provide funds for technical assistance that aims to support our nonprofit and mission-oriented organizations, as well as to leverage our resources for the renovation or repair of existing public housing and small multi-family rental opportunities in collaboration with nonprofits. The SAHT anticipates making available up to $400,000 in San Antonio Housing Trust funds in a Joint NOFA with the SAHT Public Facility Corporation through a combined Request for Application process.

All funding awards from the Board of Trustees must be approved by the City of San Antonio City Council.

Program Requirements
Successful applicants should focus on vulnerable populations, including neighborhoods facing displacement, individuals experiencing homelessness, at-risk or foster youth, housing for people with disabilities, and older adults. In accordance with SHIP goals, they must show evidence of rent and income limitations for households earning at or below 60% of AMI or 120% AMI for homeownership, along with a minimum affordability period of 10 years.

- Up to $150,000 will be designated for Community Land Trust technical assistance
- Up to $50,000 will be designated for Mission/Faith based housing technical assistance (2 awards)
- Up to $950,000 for small scale (less than 50 units) multifamily rental rehabilitation focusing on sustainability, climate resilience, weatherization, and accessibility improvements ($25k/Unit Cap)

Applicant must fully demonstrate that the program or initiative shall meet one of the following programmatic goals

- Small scale less than 50 units multifamily rental rehabilitation
- Sustainability climate resilience weatherization and accessibility improvements for small scale multifamily.

Applicant Eligibility

- Mission or Faith Based Organizations with Non-profit 501(c)(3) or (4) designations
- Local Housing Authorities

Evaluation Criteria

Criteria	Points
Organizational Capacity	30
Community & Resident Impact	30
Plan Readiness	20
Budget Detail and Leveraging	20

Tentative Timeline

- Board approval to release RFA October 18th
- Release RFA November 1st
- Responses due January 2, 2025
- Recommendation to Committee January 7, 2025
- Recommendation to Board and award applicants January 17, 2025

Recommendation out of Committee:

On October 8th, the Finance and Audit Committee approved for board consideration, the above NOFA criteria and funding level recommendations to release a Joint NOFA/Request for Applications and authorizing up to $400,000 from the San Antonio Housing Trust Fund.

Attachment:

Resolution

SAN ANTONIO HOUSING TRUST

RESOLUTION T24-1018-04

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST AUTHORIZING THE RELEASE OF A JOINT NOTICE OF FUNDING AVAILABILITY AND REQUEST FOR APPLICATIONS FOR FY 2025, TOGETHER WITH THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION, IN THE TOTAL AMOUNT OF $1.2 MILLION; AND ADDRESSING RELATED MATTERS.

WHEREAS, the purpose of the San Antonio Housing Trust (sometimes the "SAHT" or "Trust") is to create and preserve housing that is primarily affordable, accessible, attainable, and/or sustainable to residents within the City of San Antonio, Texas; and to support community development efforts that build and sustain neighborhoods, empower residents, and provide for equitable outcomes, and

WHEREAS, among the tools available for the SAHT to effectuate its aims in creating and preserving housing that is affordable, accessible, sustainable, and attainable includes grants, low-interest loans, contributions, guarantees, investments, and other financing mechanisms; and

WHEREAS, in consideration of such aims, the SAHT wishes to release a joint Notice of Funding Availability and Request for Applications, together with the San Antonio Housing Trust Public Facility Corporation for the provision of up to the amount of $1.2 million in total, in order to support technical assistance, renovation, resiliency, repair, and other activities for qualified applicants; and

WHEREAS, the SAHT finds that the provision of such funds will promote the expansion and development of affordable housing opportunities for community residents;

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

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 Trustees for the San Antonio Housing Trust hereby approves a joint Notice of Funding Availability and Request for Applications, together with the San Antonio Housing Trust Public Facility Corporation, for release on October 21, 2024; and for the subsequent distribution of up to of $1.2 million as provided herein to qualified applicants, to be selected on or about January 17, 2025.

Section 3. The Board of Trustees further authorizes the contribution of up to $400,000 to the $1.2 million total, to be made available from SAHT Trust Fund funds.

Section 4. If any section, subsection, clause, phrase or provision of the 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 SAHT, 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.

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, al 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 _____, 2024.

SIGNED:

_____
Councilwoman Adriana Rocha Garcia
President

ATTEST:

_____
Jordan Ghawi, Secretary

San Antonio Housing Trust
Agenda Item 5
Discussion and possible action for Election of Officers

Summary:

The officers of the Trust consist of the President, a Vice President, a Secretary, a Treasurer, and any other officers that the Board may establish by most Trustees. Any person may hold any two or more offices of the Trust except the offices of President and Secretary.

- Elections are to be held as determined by the Board of Trustees.
- Slate is presented at the board meeting.
- Nominations are accepted from the floor.
- Election by majority of Trustees present is required.

The ***President*** will preside at all meetings of the Board. The President will have other powers and duties not inconsistent with the Declaration of the Trust as may be assigned by the Board.

The ***Vice President*** will have the powers and duties of the President in its absence. A Vice President will act under the direction of the President and in his/her absence have the duties and powers of the President. A Vice President will have other duties and powers as the President, or the Board of Trustees may assign.

The ***Secretary*** will have the general powers and duties usually vested in such office of a Trust, including keeping all records, documents, and the corporation seal at the principal office of the Trust; affixing the corporate seal to any instrument requiring it and to attest the same by his or her signature when authorized by the Board of Trustees of after the instrument has been signed by the President, a Vice President or other authorized officer or agent' keeping the minutes of the meetings.

The ***Treasurer*** will be responsible for all funds and securities of the Trust and will have the general powers and duties usually vested in such office of the Trust, including receiving and documenting all monies due and payable to the Trust; depositing all monies received in the name of the Trust in a depository designated by the Board; disbursing monies of the Trust under the direction or orders of the Board; entering regularly in the books kept by the Treasurer a complete and accurate account of all monies received and disbursed by the Trust; rendering a statement of the financial accounts of the Trust to the Board as requested; exhibiting the books of account in his/her custody to any Trustee upon request; and submitting a full financial report to the Board of Trustees at a meeting during the next fiscal year.

Recommendation:

Staff recommends electing a President, Vice President, Treasurer, and Secretary.