SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
OFFICIAL MEETING MINUTES

DATE: September 20, 2024

TIME AND PLACE: The Public Facility Corporation met in session at 2:17 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 Dr. Sukh Kaur, Councilmember Jalen McKee-Rodriguez, Marinella Murillo, and Jane Paccione.

ABSENT: Councilmember Dr. 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- Finance Director San Antonio Housing Trust; Tom Roth- Director of Development San Antonio Housing Trust; Seema Kairam- San Antonio Housing Trust; Frida Garcia- San Antonio Housing Trust; Jessica Kuehne- Director of Asset Management San Antonio Housing Trust; Gina Roach- San Antonio Housing Trust; John Hernandez- 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; Val DeLeon- The Vecino Group; Mirla Lopez - 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 AUGUST 30, 2024.**

   MINUTES COMMISSION ACTION:
   Jordan Ghawi motioned, and Councilmember McKee-Rodriguez seconded to approve the minutes of August 30, 2024.
   AYES: 5
   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, DISCUSSION, AND ACTION REGARDING A RESOLUTION TO APPROVE THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION FISCAL YEAR 2025 BUDGET.**

   Executive Director Pete Alanis briefed the board on the proposed resolution approving the San Antonio Housing Trust Public Facility Corporation Fiscal Year 2025 Budget.

   MINUTES COMMISSION ACTION:
   Councilmember Kaur motioned, and Councilmember McKee-Rodriguez seconded to approve Item #4 for the San Antonio Housing Trust Public Facility Corporation Fiscal Year 2025 Budget.
   AYES: 5
   NAYS:
   ABSTAINED:
   THE MOTION PASSED.

5. **BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION AUTHORIZING THE ACQUISITION OF APPROXIMATELY 1.57 ACRES OF LAND AT THE CORNER OF W. HOUSTON STREET AND NORTH FRIO.**

   Executive Director Pete Alanis briefed the board on Item #5 authorizing the acquisition of land at 811 W Houston.

   MINUTES COMMISSION ACTION:
   Councilmember Castillo motioned, and Councilmember McKee-Rodriguez seconded to approve Item #5.
   AYES: 5
   NAYS:
   ABSTAINED:
   THE MOTION PASSED.

6. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF MORNINGSIDE MINISTRIES, IN PARTNERSHIP WITH JAVELIN/GROUP, RELATING TO THE PROPOSED FINANCING OF UP TO $40,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE MORNINGSIDE AT THE MEADOWS AFFORDABLE SENIOR HOUSING AND OTHER MATTERS IN CONNECTION THEREWITH.**

   Executive Director Pete Alanis briefed the board on Item #6 concerning the application of the Morningside at Meadows Affordable Senior Housing Project.

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

7. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF AMTEX OAK HILLS APARTMENTS RELATING TO THE PROPOSED FINANCING OF UP TO $60,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUPPING OF THE OAK HILLS APARTMENTS; AND OTHER MATTERS IN CONNECTION THEREWITH.**
   Executive Director Pete Alanis briefed the board on the proposed resolution for Item #7 for the Oak Hills Apartments Project.

   MINUTES COMMISSION ACTION:
   Councilmember McKee-Rodriguez motioned, and Councilmember Castillo seconded to approve Item #7 for the Oak Hills Apartments.
   AYES: 5
   NAYS:
   ABSTAINED:
   THE MOTION PASSED.

8. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION INDUCING THE OAK HILLS APARTMENTS TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATION FOR LOW INCOME HOUSING TAX CREDITS; AND APPROVING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH.**
   Executive Director Pete Alanis briefed the board on the proposed resolution for Item #8 for the Oak Hills Apartments.

   MINUTES COMMISSION ACTION:
   Councilmember McKee-Rodriguez motioned, and Councilmember Castillo seconded to approve Item #8 for the Oak Hills Apartments.
   AYES: 5
   NAYS:
   ABSTAINED:
   THE MOTION PASSED.

9. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF MAYA APARTMENTS RELATING TO THE PROPOSED FINANCING OF UP TO $40,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUPPING OF THE MAYA APARTMENTS; AND OTHER MATTERS IN CONNECTION THEREWITH.**
   Executive Director Pete Alanis briefed the board on the proposed resolution for Item #9 concerning the application of the Maya Apartments.

   MINUTES COMMISSION ACTION:
   Councilmember McKee-Rodriguez motioned, and Councilmember Castillo seconded to approve Item #9 for the Maya Apartments.
   AYES: 5
   NAYS:

ABSTAINED:
THE MOTION PASSED.

10. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION INDUCING THE MAYA APARTMENTS TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATION FOR LOW INCOME HOUSING TAX CREDITS; AND APPROVING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH.**
    Executive Director Pete Alanis briefed the board on the proposed resolution for Item #10 for the Maya Apartments.

    MINUTES COMMISSION ACTION:
    Councilmember McKee-Rodriguez motioned, and Councilmember Kaur seconded to approve Item #10 for the Maya Apartments.
    AYES: 5
    NAYS:
    ABSTAINED:
    THE MOTION PASSED.

11. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION INDUCING THE COMMONS AT ACEQUIA TRAILS 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 APPROVING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND AUTHORIZING THE EXECUTION OF THE AMERICAN RESCUE PLAN ACT GRANT AGREEMENT; AND OTHER MATTERS IN CONNECTION THEREWITH.**
    Executive Director Pete Alanis briefed the board on the proposed resolution for Item #11 for the Commons at Acequia Trails Project.

    MINUTES COMMISSION ACTION:
    Councilmember McKee-Rodriguez motioned, and Jordan Ghawi seconded to approve Item #7 for Commons at Acequia Trails.
    AYES: 5
    NAYS:
    ABSTAINED:
    THE MOTION PASSED.

12. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF AN AFFILIATE OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION RELATING TO THE PROPOSED FINANCING OF UP TO $35,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE JUDY AT VIDA APARTMENTS AND OTHER MATTERS IN CONNECTION THEREWITH.**

Executive Director Pete Alanis briefed the board on the proposed resolution for Item #12 for the The Judy at Vida Project.

MINUTES COMMISSION ACTION:
Councilmember McKee-Rodriguez motioned, and Jordan Ghawi seconded to approve Item #12 for the Judy at Vida project.
AYES: 5
NAYS:
ABSTAINED:
THE MOTION PASSED.

13. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION INDUCING THE JUDY AT VIDA 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 APPROVING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH.**
Executive Director Pete Alanis briefed the board on the proposed resolution for Item #13 for the Judy at Vida Project.

MINUTES COMMISSION ACTION:
Councilmember McKee-Rodriguez motioned, and Councilmember Castillo seconded to approve Item #13 for the Judy at Vida project.
AYES: 5
NAYS:
ABSTAINED:
THE MOTION PASSED.

14. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF SAHT CREEKVIEW LOFTS, LLC RELATING TO THE PROPOSED FINANCING OF UP TO $40,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE LOFTS AT CREEKVIEW AND OTHER MATTERS IN CONNECTION THEREWITH.**
Executive Director Pete Alanis briefed the board on the proposed resolution for Item #14 for the SAHT Creekview Lofts, LLC.

MINUTES COMMISSION ACTION:
Councilmember McKee-Rodriguez motioned, and Councilmember Castillo seconded to approve Item #14 for SAHT Creekview Lofts, LLC.
AYES: 5
NAYS:
ABSTAINED:
THE MOTION PASSED.

15. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF PEDCOR INVESTMENTS-2022-CXCI, L.P.**

RELATING TO THE PROPOSED FINANCING OF UP TO $5,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE CREEK BEND APARTMENT HOMES AND OTHER MATTERS IN CONNECTION THEREWITH.

Executive Director Pete Alanis briefed the board on the proposed resolution for Item #7 for the Preserve at the Port Project.

MINUTES COMMISSION ACTION:

Councilmember McKee-Rodriguez motioned, and Councilmember Kaur seconded to approve Item #7 for the Preserve at the Port project.

AYES: 5
NAYS:
ABSTAINED:
THE MOTION PASSED.

16. **EXECUTIVE SESSION: THE SAN ANTONIO HOUSING TRUST PFC WILL CONVENE INTO EXECUTIVE SESSION PURUANT TO TEXAS GOVERNMENT CODES SECTION 551.072, (REAL PROPERTY) AND 551.071 (CONSULTATION WITH ATTORNEY) TO DISCUSS AND DELIBERATE THE ACQUISITION OF LAND PARCELS FOR THE PURPOSE OF LAND BANKING AND MULTIFAMILY DEVELOPMENT.**

    A.) **RECONVENE INTO OPEN SESSION AND ACTION AS NECESSARY AS DISCUSSED IN EXECUTIVE SESSION.**

Vice President Jane Paccione convened the San Antonio Housing Trust Public Facility Corporation into Executive Session at 3:22 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.

Vice President Jane Paccione reconvened the San Antonio Housing Trust Public Facility Corporation meeting at 4:08 p.m. No action was taken during the Executive Session.

17. **ADJOURNMENT**

Vice President Jane Paccione adjourned the meeting. There being no further business, the meeting was adjourned at 4:08 p.m.