AGENDA

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 August 15, 2025, beginning at 2:00 p.m.

NOTICE: *A quorum of the board of directors will be physically located **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 **June 13, 2025.**

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 regarding a resolution authorizing the award of the **Project DC Homeless Action Response Plan** solicitation to improve coordination between services providers, identify gaps, understand opportunities and develop strategies to improve the homeless response in Cattlemen's Square area; and authorizing the Executive Director to negotiate and execute a contract; and amending the Public Facility Corporation Capital Budget as necessary to complete this work.

5. Briefing, discussion, and possible action regarding a resolution authorizing the award of the **Project DC Community Engagement and Master Plan** solicitation for community engagement, partner engagement, master plan engagement; and authorizing the Executive Director to negotiate and execute a

contract; and amending the Public Facility Corporation Capital Budget as necessary to complete this work.

6. Briefing, discussion, and possible action regarding a resolution authorizing a loan from the Public Facility Corporation to the San Antonio Housing Trust Foundation in the amount of $5,300,000 for the acquisition, improvements, and predevelopment costs associated with the **111 W. Travis building (Robert E. Lee Apartments)** and other matters herewith in.

7. Briefing, discussion, and possible action regarding a resolution authorizing the award of the **Buena Vista Engagement and Architectural Concept Development** solicitation for community engagement and concept design work; and authorizing the Executive Director to negotiate and execute a contract; and amending the Public Facility Corporation Capital Budget as necessary to complete this work.

8. Briefing, discussion and possible action regarding a resolution and tax credit partnership inducement authorizing the execution of all filings and agreements with the Texas Department of Housing and Community Affairs in connection with applications for low-income housing tax credits for the **Lofts of Creekview Apartments** transaction; and authorizing the negotiation and execution of a memorandum of understand; and other matters in connection therewith.

9. Briefing, discussion and possible action regarding a resolution concerning the application of the **Loma Vista Lofts, LLC** related to the proposed financing of up to $2,000,000 in additional tax-exempt bonds for costs associated with acquisition, construction, and equipping of the Loma Vista Lofts and other matters in connection therewith.

10. **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 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.

    a) Reconvene into Open Session and take action on any issues discussed in Executive Session as needed.

11. 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 Lauren Cardona, for concerns or requests, at (210) 735-2772.

Posted on: August 11, 2025, 4:10 PM

San Antonio Housing Trust Public Facility Corporation
Agenda Item 2

This item includes the approval of minutes from the **June 13, 2025,** meeting.

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
2025 OFFICIAL MEETING MINUTES

DATE: June 13, 2025

TIME AND PLACE: The Public Facility Corporation met in session at 2:32 p.m., via Zoom and in person at 100 W. Houston St., San Antonio, TX 78205.

PRESENT: Antoinette Brumfield, Councilmember Teri Castillo, Jordan Ghawi, Councilmember Dr. Sukh Kaur, Councilmember Jalen McKee-Rodriguez, Marinella Murillo, Jane Paccione, and Councilmember Phyllis Viagran.

ABSENT: Eric Cooper, Rachell Hathaway, and Mark Carmona.

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director San Antonio Housing Trust; Lauren Bejaran Cardona- San Antonio Housing Trust; Michelle Barnes- 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; John Hernandez- San Antonio Housing Trust; Clarissa Rodriguez- Denton Navarro Rocha Bernal & Zech, P.C.; Summer Greathouse-Bracewell; Levi Stoneking- Bracewell; Tim Salas- District 4; Justin Renteria- District 5; Dr. Adriana Rocha Garcia; Christina Martinez; Sabine Miramontes - SEFLA Languages Interpreter.

1. CALL TO ORDER AND ROLL CALL: The meeting was called to order by Vice President Jane Paccione, and the roll was called by Michelle Barnes.

   Councilmember Dr. Sukh Kaur joined the San Antonio Housing Trust Public Facility Corporation Meeting at 2:36 p.m.

2. CEREMONIAL ITEM: ACKNOWLEDGMENT OF GRATITUDE TO DR. ADRIANA ROCHA GARCIA
   Pedro Alanis presented Dr. Rocha Garcia with a plaque and thanked her for her work and service with the San Antonio Housing Trust.

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE MINUTES OF MAY 16, 2025
   Councilmember Dr. Sukh Kaur motioned, and Councilmember Viagran seconded to approve the minutes of May 16, 2025.
   Ayes: 6 Nays: 0 Abstained: 0
   The motion passed.

4. 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.

5. BRIEFING AND POSSIBLE ACTION TO APPROVE A RESOLUTION AUTHORIZING THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY TO EXECUTE AN OPTION AGREEMENT WITH VERSA TERRA DEVELOPMENT, LLC, TO ACQUIRE REAL PROPERTY FOR APPROXIMATELY 30 ACRES OF VACANT LAND LOCATED IN THE ROSILLO CREEK TAX INCREMENT REINVESTMENT ZONE #41 (TIRZ #41)

   Pedro Alanis briefed the board on Item #5 regarding the purchase and development of the Rosillo Creek TIRZ Conveyance.

   MINUTES COMMISSION ACTION:
   Councilmember Dr. Sukh Kaur motioned, and Councilmember Phyllis Viagran seconded to approve Item #5.
   Ayes: 6 Nays: 0 Abstained: 0
   The motion passed.

6. BRIEFING, DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION THE HOMESTEAD TRANSACTION INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH.

   Pedro Alanis briefed the board on Item #6, regarding the Homestead Transaction and partnership with NXSTEP.

   MINUTES COMMISSION ACTION:
   Councilmember Dr. Sukh Kaur motioned, and Councilmember Phyllis Viagran seconded to approve Item #6.
   Ayes: 6 Nays: 0 Abstained: 0
   The motion passed.

7. BRIEFING, DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION AUTHORIZING ISSUANCE OF A **R**EQUEST FOR APPLICATIONS (RFA) FOR AFFORDABLE HOUSING DEVELOPMENTS USING 4% LOW INCOME HOUSING TAX CREDIT (LIHTC) EXECUTIONS AND THE ISSUANCE OF PRIVATE ACTIVITY BONDS.

   Pedro Alanis briefed the board on Item #7, regarding the Request for Applications (RFA) for the 4% LIHTC Projects.

MINUTES COMMISSION ACTION:
Councilmember Jalen McKee-Rodriguez motioned, and Councilmember Sukh Kaur seconded to approve Item #7.
Ayes: 6 Nays: 0 Abstained: 0
The motion passed.

8. BRIEFING, DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION AUTHORIZING ISSUANCE OF A REQUEST FOR PROPOSALS (RFP) TO SOLICIT PROPOSALS FOR SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION PROJECTS; AUTHORIZING THE ASSISTANT SECRETARY TO FINALIZE AND EXECUTE ALL NECESSARY NOTICES AND DOCUMENTS; AND ADDRESSING RELATED MATTERS.
Pedro Alanis briefed the board on Item #8 regarding the Release for RFP for Future PFC Projects to rehabilitate existing residential units; convert existing non-residential to residential use; and to construct new residential units.

MINUTES COMMISSION ACTION:
Councilmember Dr. Sukh Kaur motioned, and Councilmember Phyllis Viagran seconded to approve Item #8.
Ayes: 6 Nays: 0 Abstained: 0
The motion passed.

9. BRIEFING, DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION AUTHORIZING ISSUANCE OF A REQUEST FOR QUALIFICATIONS (RFQ) FOR COMMUNITY ENGAGEMENT AND ARCHITECTURAL SERVICES TO DEVELOP THE BUENA VISTA CONCEPT SITE LOCATED AT 1600 AND 1610 BUENA VISTA IN SAN ANTONIO, TEXAS; AUTHORIZING THE ASSISTANT SECRETARY TO FINALIZE AND EXECUTE ALL NECESSARY NOTICES AND DOCUMENTS; AND ADDRESSING RELATED MATTERS.
Pedro Alanis briefed the board on Item #9 regarding the Request for Qualifications (RFQ) to develop the Buena Vista Concept.

MINUTES COMMISSION ACTION:
Councilmember Teri Castillo motioned, and Councilmember Dr. Sukh Kaur seconded to approve Item #9.
Ayes: 6 Nays: 0 Abstained: 0
The motion passed.

10. BRIEFING, DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION AUTHORIZING ISSUANCE OF A REQUEST FOR QUALIFICATIONS (RFQ) FOR CATTLEMAN'S SQUARE MASTER PLAN; AUTHORIZING THE ASSISTANT SECRETARY TO FINALIZE AND EXECUTE ALL NECESSARY NOTICES AND DOCUMENTS; AND ADDRESSING RELATED MATTERS.
Pedro Alanis briefed the board on Item #10 regarding the Request for Qualifications (RFQ)

for Cattleman's Square Master Plan.

MINUTES COMMISSION ACTION:
Councilmember Teri Castillo motioned, and Councilmember Dr. Sukh Kaur seconded to approve Item #10.
Ayes:6 Nays: 0 Abstained: 0
The motion passed.

11. BRIEFING, DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION AUTHORIZING ISSUANCE OF A REQUEST FOR PROPOSALS (RFP) FOR CATTLEMAN'S HOMELESS RESPONSE ACTION PLAN; AUTHORIZING THE ASSISTANT SECRETARY TO FINALIZE AND EXECUTE ALL NECESSARY NOTICES AND DOCUMENTS; AND ADDRESSING RELATED MATTERS.
Pedro Alanis briefed the board on Item #11 regarding the Request for Proposals (RFP) for Cattleman's Homeless Response Action Plan.

MINUTES COMMISSION ACTION:
Councilmember Teri Castillo motioned, and Councilmember Dr. Sukh Kaur seconded to approve Item #11.
Ayes: 6 Nays: 0 Abstained: 0
The motion passed.

12. BRIEFING, DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION AUTHORIZING THE EXECUTION OF A MASTER DEVELOPMENT AGREEMENT WITH PENNROSE, LLC FOR THE VIDA MASTER DEVELOPMENT PLAN; AUTHORIZING THE ASSISTANT SECRETARY TO EXECUTE ALL DOCUMENTS; AND ADDRESSING RELATED MATTERS.
Pedro Alanis briefed the board on Item #12 regarding the VIDA Developer Selection and Authorization to award and enter contract.

MINUTES COMMISSION ACTION:
Councilmember Dr. Sukh Kaur motioned, and Antoinette Brumfield seconded to approve Item #12.
Ayes: 6 Nays: 0 Abstained: 0
The motion passed.

13. BRIEFING, DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION APPOINTING JESSICA KUEHNE AS AN ASSISTANT SECRETARY; AND ADDRESSING OTHER MATTERS IN CONNECTION THEREWITH.
Pedro Alanis briefed the board on Item #13 regarding appointment of Jessica Kuehne, SAHT Director of Asset Management, as an Assistant Secretary.

MINUTES COMMISSION ACTION:
Councilmember Dr. Sukh Kaur motioned, and Councilmember Phyllis Viagran seconded to approve Item #13.
Ayes: 6 Nays: 0 Abstained: 0

The motion passed.

14. DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION RECOMMENDING BOARD OF DIRECTOR APPOINTMENTS FOR THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO THE CITY COUNCIL OF THE CITY OF SAN ANTONIO CONSISTENT WITH THE RESTATED BYLAWS.
Pedro Alanis briefed the board on Item #14 regarding Board of Director Appointments. SAHT Staff Recommends the Appointment of Dr. Adriana Rocha Garcia as Housing Expert for the San Antonio Housing Trust Foundation Board of Directors. This recommendation for appointment will be submitted for approval by the City of San Antonio City Council.

MINUTES COMMISSION ACTION:
Jordan Ghawi motioned, and Councilmember Phyllis Viagran seconded to approve Item #14.
Ayes: 6 Nays: 0 Abstained: 0

The motion passed.

15. ADJOURNMENT
Vice President Jane Paccione adjourned the meeting. There being no further business, the meeting was adjourned at 3:50 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.

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 Public Facility Corporation
Agenda Item 4

Authorizing the award of the Project DC Homeless Action Response Plan solicitation to improve coordination between services providers, identify gaps, understand opportunities and develop strategies to improve the homeless response in Cattlemen's Square area; and authorizing the Executive Director to negotiate and execute a contract.

Background

The San Antonio Housing Trust is currently developing a community vision and master plan to guide a catalytic investment in the Cattleman's Square neighborhood. However, we know that any planned development shouldn't just push the unhoused out. We must find effective solutions to help those who reside in the area to access resources, healthcare and housing opportunities to stabilize individuals and families.

On June 13, 2025, the SAHTPFC board authorized a request for qualifications from qualified strategic planning consultants to lead a Cattleman's Square Homeless Response Action Plan planning process to improve coordination between services providers, identify gaps, understand opportunities and develop strategies to improve the homeless response in Cattleman's Square. The consultant will facilitate a joint ad-hoc committee of the San Antonio Housing Trust and the Close to Home Homeless Strategic Plan Advisory Board (HSPAB).

Scope of Work

1. Data Gathering
2. Facilitate Stakeholder Working Group
3. Develop Recommendations
4. Coordinate with Existing Governance Structure

Evaluation Criteria

- Firm Background and Experience: 35 points
- Project Approach: 35 points
- Resumes of Key Personnel: 20 points
- Certified SWMBE participation: 10 points
- Cost Structure: 20 points

The five responses were given the combined scores as follows:

Vendor Name	**Final Score** (out of 120)
8th & Home	**112.30**
Ladder Logik	70.00
Michelle Valdez Consulting	107.05
Relevant Cooperative	90.00
TPMA LLC	85.67

Following the preliminary evaluation, the evaluation committee completed interviews with 8th and Home.

Firm's Background

8th and Home have a combined total of 3.5 decades of experience in facilitation and strategic planning with Continuums of Care, collective impact groups, nonprofits, government, philanthropic groups, and grassroots organizations on the frontlines of social justice issues including homelessness and affordable housing. They have collectively supported the strategic planning and related processes in more than 40 communities.

Their team has previously worked with San Antonio/ Bexar County as homeless response system partners since 2015, including facilitation and strategic planning through Built for Zero, Coordinated Entry System Improvement, COVID response, Learning Management System launch and implementation support, and individual coaching local leadership.

Fiscal Impact

8th and Home presented a cost proposal in their RFP response. Once awarded the contract, SAHT staff will negotiate the cost proposal and refine the desired scope. The Capital Budget presented in September will reflect the final cost of the proposal.

Recommendation:

The Finance and Audit Committee recommended moving this item forward to the full board for consideration.

Attachment:

Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION PFC25-0815-04

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION SELECTING 8TH & HOME, LLC AS THE VENDOR FOR THE CATTLEMAN'S SQUARE HOMELESS RESPONSE ACTION PLAN; AUTHORIZING THE ASSISTANT SECRETARY TO EXECUTE ALL DOCUMENTS; AND ADDRESSING RELATED MATTERS.

WHEREAS, the San Antonio Housing Trust Foundation Public Facility Corporation (PFC) is a Texas public facility corporation duly organized under Chapter 303 of the Texas Local Government Code and is authorized to undertake projects to promote affordable housing opportunities for the benefit of the community; and

WHEREAS, the PFC is in the process of developing a community vision and master plan to guide a catalytic investment in the Cattleman's Square neighborhood, in the form of a planned development; and

WHEREAS, the PFC also finds it necessary, as a component of the investment and development of the Cattleman's Square neighborhood, to expand beyond property development and find effective solutions to help those who reside in the area to access resources, healthcare and housing opportunities, in order to stabilize individuals and families; and

WHEREAS, on June 13, 2025, the PFC Board of Directors approved a resolution authorizing the issuance of a request for proposals ("RFP") for the procurement of a qualified firm to lead a Cattleman's Square Homeless Response Action Plan planning process; and

WHEREAS, the PFC Board of Directors evaluated the submissions in response to the RFP and wishes to select a vendor pursuant to the same; and

WHEREAS, the PFC Board of Directors finds that selecting 8th & Home, LLC to be the firm to lead a Cattleman's Square Homeless Response Action Plan planning process to assist in the intermediate needs for the project development is aligned with the mission and goals of the PFC and will serve the public interest.

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 Public Facility Corporation hereby selects 8th & Home, LLC as the professional consulting firm to lead a Cattleman's Square Homeless Response Action Plan planning process, which is to improve coordination between services providers, identify gaps, understand opportunities and develop strategies to improve the homeless response in Cattleman's Square.

Section 3. The PFC Board of Directors hereby authorizes the Assistant Secretary to execute or oversee the provision and execution of any and all necessary documents and forms related to the selection of 8th & Home, LLC as the vendor as contemplated 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. 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 6. 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 August 2025.

SIGNED:

_____
Jane Paccione, Vice President

ATTEST:

_____
Pedro Alanis, Assistant Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 5

Briefing, discussion, and action regarding a resolution authorizing the award of Cattleman's Square Community Engagement and Master Plan and negotiate contract.

Background
The San Antonio Housing Trust is looking to make a catalytic investment in the Cattleman Square District, reimagining the typical development process. Since the summer of 2024, SAHT has been working to strategically acquire property in the Cattleman's Square district. As of July 2025, SAHT will own approximately 8 acres of land in three parcels around the historic neighborhood. In addition, SAHT is seeking commitments from public and non-profit partners who own property in Cattleman's Square and are interested in reimagining or repositioning their property in a collaborative, neighborhood-scaled visioning process.

On June 13, 2025, the SAHTPFC board authorized a request for qualifications from qualified firms with proven expertise in providing community engagement, planning, urban design, market analysis, real estate development finance, architectural design, and historic preservation services. The goal is to partner with a team that can effectively engage residents and stakeholders to co-create a community-led master plan for the Cattleman's Square neighborhood.

Proposed Scope of Work:

1. Community Engagement: Engagement must solicit participation from both a broad swath of residents in short and simple interactions, as well as deeply collaborative engagement with invested community members.

2. Partner Engagement: Consultant will plan, engage, and facilitate a collaborative process with partner organizations to align community vision and design process with partner mission, development goals and program needs.

3. Master Plan: The design of the coordinated master plan will be refined through an iterative process, in collaboration with community members and partners, to ensure that the final site concept is feasible and aligns with the community's goals.
   - Site Analysis
   - Site Massing Studies
   - Historic Preservation
   - Public Realm + Connectivity
   - Economic Feasibility Analysis
   - Funding Assessment
   - Phasing
   - Master Plan Design

Evaluation
With the support of Civic Initiatives, SAHT's procurement consultant, the team scored the responsive proposals, met to discuss responses and finalized scoring. The evaluation committee included:

- Pete Alanis (SAHT)
- Tom Roth (SAHT)
- Seema Kairam (SAHT)
- Siboney Diaz Sanchez (CoSA – NHSD)
- Krystin Ponce Ramirez (CoSA – NHSD)
- Justin Renteria (D5 staff)
- Rachell Tucker (D5 staff) – discussion, no scoring

The responses were reviewed based on the following criteria:

- Firm Background and Experience: 35 points
- Project Approach: 30 points
- Key Personnel, Project Examples: 20 points
- Certified SWMBE participation: 15 points

The five responses were given the combined scores as follows:

Vendor Name	Final Technical Score
Able City LLC	73.83
Borderless Studio	89.00
OMNIPLAN	70.67
TBG Partners	78.00
Urban Alchemy Collective	**92.83**

Following the preliminary evaluation, the evaluation committee completed interviews with the two top scoring vendors – Their final scores were 105.8 for Borderless Studio and 108.3 for Urban Alchemy Collective. After interviews, scores were tallied, and the Urban Alchemy Collective team was the top scorer.

Firm's Background
Urban Alchemy Collectives was founded in 2025 and is headquartered in San Antonio, the firm was born from a bold and necessary vision to break free from the constraints of traditional corporate practice and build something truer, a practice where equity, integrity, and community impact are not side values, but core drivers of every decision.

Backed by over 45 years of combined experience, they are a multidisciplinary team of planners, designers, policy strategists, and engagement specialists united by the belief that planning should be transformational, inclusive, and people powered.

Fiscal Impact
Responses included detailed cost summaries for their proposed activities in a separate sealed document from their technical response. Once the SAHTPFC board approves awarding the contract to the highest scoring recommendation is determined; their cost proposal will be opened, and negotiations will occur to determine a final cost.

Should both parties fail to come to an agreement, the vendor will be dismissed, and the process will begin again with the second highest vendor. Final cost will be aligned with the Market Cost Assessment provided by Civic Initiatives.

The Capital Budget presented in September will reflect the final cost of the proposal.

Recommendation:
The Finance and Audit Committee recommended moving this item forward to the full board for consideration.

Attachment:
Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY

CORPORATION RESOLUTION PFC25-0815-05

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION SELECTING URBAN ALCHEMY COLLECTIVE FOR THE CATTLEMAN SQUARE MASTER PLAN; AUTHORIZING THE ASSISTANT SECRETARY TO EXECUTE ALL DOCUMENTS; AND ADDRESSING RELATED MATTERS.

WHEREAS, the San Antonio Housing Trust Foundation Public Facility Corporation (PFC) is a Texas public facility corporation duly organized under Chapter 303 of the Texas Local Government Code and is authorized to undertake projects to promote affordable housing opportunities for the benefit of the community; and

WHEREAS, the PFC recognizes the critical need to increase and preserve the supply of safe, quality, and affordable housing opportunities for low- and moderate-income households in the San Antonio community; and

WHEREAS, the PFC has acquired land in the Cattleman's Square District near downtown San Antonio to make a catalytic investment in the neighborhood to involve public and non-profit property owner partners interested in reimagining or repositioning their property in a collaborative, neighborhood-scaled visioning process; and

WHEREAS, it is essential that the PFC create a collaborative and inclusive community engagement process alongside a thoughtful financial feasibility analysis and master plan design for the development of the Cattleman's Square neighborhood; and

WHEREAS, the PFC finds it necessary to partner with an experienced consultant to effectively engage residents and stakeholders to co-create a community-led master plan for the Cattleman Square neighborhood; and

WHEREAS, on June 13, 2025, the PFC Board of Directors approved a resolution authorizing the issuance of a request for proposals ("RFP") for the procurement of a qualified firm to lead the Cattleman's Square master plan neighborhood planning process and deliver a master plan; and

WHEREAS, the PFC Board of Directors evaluated the submissions in response to the RFP and wishes to select a vendor pursuant to the same; and

WHEREAS, the PFC finds that selecting Urban Alchemy Collectiveto be the firm to lead a Cattleman Square neighborhood planning process to assist with the development of a master-plan for the project development is aligned with the mission and goals of the PFC and will serve the public interest.

NOW THEREFORE, BE IT RESOLVED BY THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION, 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 Public Facility Corporation hereby selects Urban Alchemy Collective as the professional consulting firm to lead the Cattleman's Square master plan neighborhood planning process and deliver a master plan inclusive of property owners, public and non-profit partners, and including community engagement, urban planning and design, economic analysis and financial feasibility, historic preservation, and architectural design.

Section 3. The PFC Board of Directors hereby authorizes the Assistant Secretary to execute or oversee the provision and execution of any and all necessary documents and forms related to the selection of Urban Alchemy Collective as the vendor as contemplated 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. 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 6. 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 August 2025.

SIGNED:

_____
Jane Paccione, Vice President

ATTEST:

_____
Pedro Alanis, Assistant Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 6

Briefing, discussion, and possible action regarding a resolution authorizing a loan from the Public Facility Corporation to the San Antonio Housing Trust Foundation in the amount of $5,300,000 from available PFC funds for the acquisition, improvements, and predevelopment costs associated with the Robert E. Lee Apartments.

Background
On March 21, 2025, the San Antonio Housing Trust Public Facility Corporation authorized a budget amendment to find and transfer the final purchase price plus all necessary closing costs to the San Antonio Housing Trust Foundation for the acquisition of the Robert E Lee Apartments located at 111 W Travis Street.

Since this time, SAHT Foundation entered a Purchase Sale Agreement on June 3rd with the Seller and now anticipate a closing date of September 8th. During this time, SAHT was not successful in receiving 2022 Housing Bond funds from the City. Additionally, during the diligence process, it was discovered that there may need to be more immediate repairs and improvements to the site ahead of the FY 2026 9% LIHTC funding round. As such staff has developed a preliminary capital budget to cover all costs associated with the acquisition, pre-development, repairs, and reserves necessary for a building takeover of this type.

Acquisition	$3,489,406
Pre-Development	772,433
Renovation/Repairs	585,030
Reserves	393,400
Total Estimate	**$5,240,269**

Recommendation
To ensure the PFC can recover the initial investment in the project, staff is recommending structuring a loan in a not to exceed amount of $5.3 million, similar to a line of credit that can be drawn down as required.

San Antonio Housing Trust Public Facility Corporation
Agenda Item 7

Briefing, discussion, and possible action regarding a resolution authorizing the award of the Buena Vista Engagement and Architectural Concept Development solicitation for community engagement and concept design work; and authorizing the Executive Director to negotiate and execute a contract.

Background

The City of San Antonio's Strategic Housing Implementation Plan, along with the San Antonio Housing Trust's 5-year Strategic Plan, both highlight the necessity to offer more housing choices for our highest need residents. These plans advocate for either transitional or permanent supportive housing that combines extensive social services and comprehensive support with affordable housing options. However, to date, only a few social service providers in San Antonio have engaged in the development of new housing units.

On June 13, 2025, the SAHTPFC board authorized a request for qualifications, for an experienced community engagement and architectural design consultant to further study our property at 1600 Buena Vista St; develop design options to re-use the site for transitional or permanent supportive housing; lead a process to engage social service providers to solicit proposed uses / partnerships; lead a community engagement effort to get community feedback and buy-in; and develop an architectural concept design and cost estimate.

Proposed Scope of Work

1. Site Analysis and Preliminary Design Work
2. Solicit Partner Interest
3. Collaborative Community Decision Making
4. Architectural Concept and Cost Estimate

Evaluation

With the support of Civic Initiatives, SAHT's procurement consultant, the team scored the responsive proposals, met to discuss responses, and finalized scoring. The evaluation committee included:

- Pete Alanis (SAHT)
- Tom Roth (SAHT)
- Jessica Kheune (SAHT)
- Seema Kairam (SAHT)

The responses were reviewed based on the following criteria:

- Firm Background and Experience: 35 points
- Project Approach: 30 points
- Key Personnel, Project Examples: 20 points
- Certified SWMBE participation: 15 points

The three responses were given the combined scores as follows:

Vendor Name	Final Technical Score
Able City LLC	**81.75**
RPGA Design Group Inc	47.50
Sol Studio Architects	70.25

Firm's Background
Able City has decades of proven experience and deep roots in San Antonio and have led transformative housing and neighborhood revitalization projects across the region. Their team brings expertise in publicly funded, community-driven design—combining vision with a pragmatic understanding of local context, regulatory frameworks, and the lived realities of the communities they serve.

Their combined experience includes multifamily and senior housing, historic rehabilitation, and large-scale planning and development efforts. With deep knowledge of HUD, LIHTC, ADA standards, and local entitlement processes, they lead multidisciplinary teams through all phases—from early feasibility and engagement through final design and construction documentation. Notable projects include the Alazan Courts Master Plan & Community Engagement with Opportunity Home.

Fiscal Impact
Responses included detailed cost summaries for their proposed activities in a separate sealed document from their technical response. Once the SAHTPFC board approves awarding the contract to the highest scoring recommendation is determined; their cost proposal will be opened, and negotiations will occur to determine a final cost.

Should both parties fail to come to an agreement, the vendor will be dismissed, and the process will begin again with the re-solicitation of the proposal. If an agreement is reached, the Capital Budget presented in September will reflect the final cost of the proposal.

Recommendation:
The Finance and Audit Committee recommended moving this item forward to the full board for consideration.

Attachment:
Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY

CORPORATION RESOLUTION PFC25-0815-07

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION AUTHORIZING THE SELECTION OF A VENDOR FOR COMMUNITY ENGAGEMENT AND ARCHITECTURAL SERVICES TO DEVELOP THE SITE AT 1600 AND 1610 BUENA VISTA IN SAN ANTONIO, TEXAS; AUTHORIZING THE ASSISTANT SECRETARY TO EXECUTE ALL DOCUMENTS; AND ADDRESSING RELATED MATTERS.

WHEREAS, the San Antonio Housing Trust Foundation Public Facility Corporation (PFC) is a Texas public facility corporation duly organized under Chapter 303 of the Texas Local Government Code and is authorized to undertake projects to promote affordable housing opportunities for the benefit of the community; and

WHEREAS, the PFC has acquired certain real property located at located at 1600 and 1610 Buena Vista, in San Antonio, Texas (the "Property"), for purposes of providing low- and moderate-income housing and revitalizing neighborhoods in the community; and

WHEREAS, past efforts to revitalize the Property for community improvement and productive use have not been realized; and

WHEREAS, on June 13, 2025, the PFC Board of Directors approved a resolution authorizing the issuance of a request for qualifications ("RFQ") for the procurement of a qualified community engagement and architectural design consultant in order to revitalize the Property so the PFC may provide affordable housing and revitalized neighborhoods to the community; and

WHEREAS, the PFC Board of Directors has evaluated the submissions in response to the RFQ and wishes to select a vendor pursuant to same; and

WHEREAS, the PFC Board of Directors further finds that selecting a vendor to provide revitalization services on the Property is in the best interest of the PFC and the community;

NOW THEREFORE, BE IT RESOLVED BY THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION, 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 Public Facility Corporation hereby authorizes the selection of __Able City LLC as the successful respondent to the RFQ for further study of the Property and to develop design options for transitional or permanent supportive housing, lead a process to engage social service providers to solicit proposed uses or partnerships, lead a community engagement effort, and develop an architectural concept design and cost estimate.

Section 3. The PFC Board of Directors hereby authorizes the Assistant Secretary to negotiate and execute an agreement with the successful respondent to undertake demolition services for the Property.

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. 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 6. 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 August 2025.

SIGNED:

_____
Jane Paccione, Vice President

ATTEST:

_____
Pedro Alanis, Assistant Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 8

Briefing and discussion regarding the execution of all filings and agreements with the Texas Department of Housing and Community Affairs in connection with applications for low-income housing tax credits for the ***Lofts of Creekview Apartments*** *transaction and other matters in connection therewith.*

Background

In 2021, SAHTPFC entered closed on a transaction with Cohen-Esrey as the fee-based developer to develop and guarantee a new 301-unit mixed income development, whereby the PFC had full ownership of the project and control of all operations and tenant services once the site was completed and turned over to the property management team. SAHTPFC issued tax-exempt *essential bonds* in the amount not to exceed $60,000,000 to finance the acquisition, construction and equipping of the project.

To better align with SHIP strategic goals, SAHTPFC proposed converting the mixed income apartment community that is currently under construction into a new 4% LIHTC development with 100% rent and income restricted units with deeper affordability.

On September 20, 2024, the SAHTPFC board passed a resolution that authorized all necessary filings and agreements with TDHCA. This also included the negotiation of a Memorandum of Understanding with the Developer to form a partnership and serve as the general partner under SAHT Creekview Lofts GP, LLC. The project received a bond reservation of $40,000,000 from the Texas Bond Review Board on April 23, 2025. The bond financing deadline set for October 20, 2025.

Property Information

As currently proposed, the development will include a mix of studios through three-bedroom apartment homes for families earning up to 80% of AMI. Of the 301 total apartment homes, 30 units (10%) will be restricted for those households earning up to 30% AMI, 60 units (20%) will be restricted for households earning up to 50% AMI, 136 units (45%) will be reserved for households earning up to 60% AMI, and 75 units (25%) will be restricted for households earning up to 80% AMI. See the below targeted unit mix and bedroom sizes.

	30% AMI	50% AMI	60% AMI	80% AMI	**Total**
Studio	3	6	14	9	**32**
1 BD	15	30	68	37	**150**
2 BD	10	21	47	26	**104**
3 BD	2	3	7	3	**15**
TOTAL	**30**	**60**	**136**	**75**	**301**

Site Information
The 12.1- acre site is located at 3623 E Commerce St, San Antonio, TX 78220 within council district 4. It is a short drive from employment drivers, parks, schools, and entertainment options. Additionally, bus stops for VIA's 25 East Commerce frequent route are situated within a quarter mile of the site. The census tract has an equity score of 8 out of 10 on the City's Equity Atlas, indicating a high level of inequity.

Financial Considerations:

Sources	Amount
1st Mortgage	$32,185,653
Tax Credit Equity	29,814,744
Deferred Developer Fee	8,208,698
Developer Loan	5,033,016
Interest Earned on Bonds	4,900,000
Total	**$80,142,111**

Uses	Amount
Acquisition	$1,855,000
Hard Costs	48,531,648
Soft Costs	29,755,463
Total	**$80,142,111**

PFC Partnership Terms:
SAHT anticipates receiving the following:

- 30% of developer fee
- Asset Management Fee of $25,000/year with an annual increase of 2%
- 50% of cash flows after payment of development fee
- Bargain Purchase Right
- 1% bond issuance fee at closing & $50 per unit annual bond fee
- TEAM fund equivalent to $1,500 per affordable unit
- Participant in Ready to Work SA & Housing Base San Antonio

San Antonio Housing Trust Public Facility Corporation
Agenda Item 9

Authorization to issue $2M in additional tax-exempt bonds for Loma Vista Lofts.

Background
Loma Vista Lofts, located at 363 N. General McMullen Drive in San Antonio, Texas, is a 4% low-income housing tax credit property that provides 212 units to households earning at or below 60% of area median income.

The project's financing timeline began with the inducement of $20 million in tax-exempt bonds in summer 2020. A tax credit application was submitted in September 2021 with anticipated total project costs of $35.8 million. Bond closing occurred in February 2022, construction financing closed in June 2022, and construction commenced the following month. However, significant construction cost increases and rising interest rates have emerged between the initial application and the construction phase. Due to these dramatic increases, which could not have been anticipated at application, the project is unable to reach the 50% test.

Construction is now 98% complete as of July 2025, with the property achieving 71% occupancy. The developer, Cohen Esrey, is requesting an additional $2 million in tax-exempt bonds to meet the 50% Test.

Property & Site Information
The property sits on 6.47-acres along General Mc Mullen in council district 5. There are several healthcare clinics, educational facilities, community spaces, and parks within proximity of Loma Vista for residents to enjoy.

The property provides one to three-bedroom options for those earning 60% of the area median income. Additionally, Loma Vista Lofts features a community room, a pool, a gym, and on-site case management provided by SA Hope Center to assist tenants in their journey to economic stability. They provide services such as career readiness, mental health & spiritual counseling, adult education, and financial literacy classes.

PFC Partnership Terms:
SAHT PFC can expect 1% of the bond's issuance fee ~ $20,000

Recommendation:
The Finance and Audit Committee recommended moving this item forward to the full board for consideration.

Attachment

Resolution

LOMA VISTA LOFTS

CERTIFICATE FOR RESOLUTION

The undersigned officer of the San Antonio Housing Trust Finance Corporation (the "Issuer") hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the "Board") held a meeting on August 15, 2025 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

> **RESOLUTION CONCERNING THE APPLICATION OF LOMA VISTA LOFTS, LLC RELATING TO THE PROPOSED FINANCING OF UP TO $2,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE LOMA VISTA LOFTS APARTMENTS AND OTHER MATTERS IN CONNECTION THEREWITH**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of the Issuer.

SIGNED August 15, 2025.

_____

Pedro A. Alanis, Assistant Secretary

RESOLUTION CONCERNING THE APPLICATION OF LOMA VISTA LOFTS, LLC RELATING TO THE PROPOSED FINANCING OF UP TO $2,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE LOMA VISTA LOFTS APARTMENTS AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council of the City of San Antonio, Texas (the "City"), has, pursuant to the Texas Housing Finance Corporations Act, Chapter 394, Texas Local Government Code, as amended (the "Act"), approved and created the San Antonio Housing Trust Finance Corporation, a nonstock, nonprofit housing finance corporation (the "Issuer");

WHEREAS, the Issuer, on behalf of the City, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City by the issuance of housing revenue bonds;

WHEREAS, as of June 1, 2022, the Issuer issued its $20,000,000 Multifamily Housing Governmental Note (Loma Vista Lofts Apartments) Series 2022 to finance the acquisition, rehabilitation, construction and equipping by Loma Vista Lofts, LLC (the "User") of a proposed 210-unit multifamily housing facility to be located at approximately 363 N. General McMullen Drive and to be known as the Loma Vista Lofts Apartments (the "Project");

WHEREAS, in order to maintain compliance with Section 1372.0321(e) of the Texas Government Code and Section 42(h)(4)(B) of the Internal Revenue Code of 1986, as amended (the "Code"), the User requires that the Issuer issue additional housing revenue bonds pursuant to the Act (the "Bonds");

WHEREAS, The User has filed an application for financing (the "Application"), requesting that (i) the Issuer provide additional financing for the acquisition, construction, and equipping of the Project; and (ii) the Issuer file and/or refile a 2025 and/or 2026 Allocation Application (defined hereafter) and/or any carryforward applications to the Texas Bond Review Board as described herein;

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition, construction, equipping, and improvement of the Project would be a commitment and agreement by the Board of Directors (the "Board") of the Issuer to issue the Bonds to finance and pay any Development Costs, as defined in the Act, for the Project;

WHEREAS, in view of rising construction costs and the necessity of compliance with administrative regulations, it is considered essential that acquisition, construction, equipping, and improvement of the Project be completed at the earliest practicable date after satisfactory preliminary assurances from the Issuer that the proceeds of the sale of the Bonds, or other obligations, of the Issuer in an amount necessary to pay the Development Costs of the Project, will be made available to finance the Project;

WHEREAS, this Resolution shall constitute the Issuer's commitment, subject to the terms hereof, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User now contemplated not to exceed $2,000,000 and to expend the proceeds thereof to pay Development Costs including costs of acquisition, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any;

WHEREAS, the Bonds are "private activity bonds" as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (together, the "Allocation Act"), and various provisions of the Code;

WHEREAS, the Code requires that the applicable elected official of the City approve the issuance of the Bonds after a public hearing for which reasonable public notice shall have been given;

WHEREAS, the Issuer is authorized by the provisions of the Act to issue the Bonds;

WHEREAS, in order to issue the Bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds in order to satisfy the provisions of the Code;

WHEREAS, in order to satisfy, in part, the provisions of the Allocation Act, the Issuer must submit an "Application for Allocation of Private Activity Bonds" or "Application for Carryforward for Private Activity Bonds" (together, the "Allocation Application") to the Texas Bond Review Board and adopt this Resolution authorizing the filing or refiling of the Allocation Application;

WHEREAS, the Allocation Application and the Allocation Act require that the Issuer certify that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer;

WHEREAS, the User intends to make capital expenditures in connection with the acquisition, construction, equipping, and improvement of the Project (the "Expenditures") and expects to reimburse the Expenditures with proceeds of the Bonds;

WHEREAS, in order to allocate under Treasury Regulation §1.150-2 (the "Regulation") proceeds of the Bonds to the Expenditures, the Issuer must declare its reasonable expectation to reimburse the Expenditures;

WHEREAS, the San Antonio Housing Trust Public Facility Corporation is the sole member of the general partner of the User;

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain debt financing and tax credits on the Project; and

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the User may construct the Project; now, therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO HOUSING TRUST FINANCE CORPORATION THAT:

Section 1. Subject to the terms hereof, the Issuer agrees that it will:

(a) Subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount not to exceed $2,000,000; cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefor satisfactory to the User and the Issuer can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing among other things for payment of the principal of, interest on, redemption premiums on, and paying agents' and trustee's fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and the City (including legal and financial advisory expenses); acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, the City, and the User;

(b) if the proceeds from the sale of the Bonds are insufficient to complete the acquisition, construction, equipping, and improvement of the Project, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms which shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, construction, equipping, and improvement of the Project, as requested by the User and within then applicable limitations; and

(c) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

Section 2. The Bonds shall specifically provide that neither the State of Texas (the "State"), the City, nor any political issuer, subdivision, or agency of the State shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State, the City, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

Section 3. It is understood by the Issuer, and the User has represented to the Issuer, that in consideration of the Issuer's adoption of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that

(a) Prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself, on a nonrecourse basis, to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User;

(b) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and the City against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or the City) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and

(c) no Bonds will be issued without the approval of the City Council.

Section 4. The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.

Section 5. Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

Section 6. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any "related person" as defined in section 144(a)(3) of the Code; (iii) any legal successor thereto; (iv) an entity in which any of the above is a general partner or sole member; or (v) or any entity approved by the Issuer, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 7. This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. The Allocation Application and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is affirmative official action taken by the Issuer towards the issuance of the Bonds in order to comply with the requirements

of the Code. Neither the User nor any other party is entitled to rely on this Resolution as a commitment to issue bonds or loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor any one claiming by, through or under the User, nor any investment banking firm or potential purchaser of the Bonds shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.

Section 8. The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any officer or designee of the Issuer to prepare and file and/or refile a 2025 and/or 2026 Allocation Application and/or any carryforward applications, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

Section 9. The Issuer respectfully requests that the Allocation Application be accepted and approved by the Texas Bond Review Board.

Section 10. Any officer of the Issuer (or his designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of $5,000 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board and to submit any additional information or to make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

Section 11. The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.

Section 12. In connection with the issuance of the Bonds, the Board hereby authorizes its bond counsel to arrange for the publication of a notice of public hearing in the City of San Antonio, Texas regarding the Bonds for the purpose of complying with section 147(f) of the Code. The form of notice of such hearing and the date, place, and manner of its publication shall be acceptable to the Corporation's bond counsel. The hearing shall be held by the Corporation's bond counsel.

Section 13. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount that will not exceed $2,000,000. This Resolution shall constitute a declaration of official intent under the Treasury Regulation Section 1.150-2.

Section 14. The Board authorizes the President, Vice President, Secretary, Treasurer, Assistant Secretary or Executive Director of the Board to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.

Section 15. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as

a part of the judgment and findings of the Board.

Section 16. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 17. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 18. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 19. This Resolution shall be in force and effect from and after its passage.

* * *