**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, April 18, 2025, beginning at 2:00 p.m.**

**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 February 21, 2025.
3. Interested speakers will have 3 minutes each to address the Board on agenda items or housing policy related matters.
4. Discussion and possible action to approve a Resolution recommending Board of Trustee Appointments for the San Antonio Housing Trust Board of Trustees to the City Council of the City of San Antonio consistent with the 2025 amended Declaration of Trust.
5. Adjournment

Executive Session. The San Antonio Housing Trust reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development). *ANY ITEM DISCUSSED IN EXECUTIVE SESSION MAY BE ACTED ON IN OPEN SESSION*

Attendance by Other Elected or Appointed Officials: It is possible that members of City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or take action on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretative services must be made 48 hours prior to this meeting. Please contact Nicole Collazo, for concerns or requests, at (210) 735-2772.


Posted on: April 14, 2025, 4:45 PM

**San Antonio Housing Trust**
**Agenda Item 2**

This item includes the approval of minutes from the **February 21, 2025**, meeting.

# SAN ANTONIO HOUSING TRUST
## 2025 OFFICIAL MEETING MINUTES

DATE: February 21, 2025

TIME AND PLACE: The San Antonio Housing Trust met in session at 2:04 p.m., via Zoom and in person at 114 W Commerce St, San Antonio, TX 78205.

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

ABSENT: Mark Carmona, Rachell Hathaway, and Councilmember Jalen McKee-Rodriguez.

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director San Antonio Housing Trust; Nicole Collazo- Director of Operations San Antonio Housing Trust; Lauren Bejaran Cardona- 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; Clarissa Rodriguez- Denton Navarro Rocha Bernal & Zech, P.C.; Summer Greathouse- Bracewell; Joleen Garcia- District 2; Edward Mungia- District 4; Justin Renteria- District 5; Kristin Davila- Merced Housing Texas; Erika Hizel- Bexar Appraisal District; Jonathan Gary- Carleton Companies; Daniel Matian- GoodHomes Communities; James Jordan- San Antonio Resident; Mark O'Donnell- San Antonio Resident; Mason Brand- San Antonio Resident; Sabine Miramontes - SEFLA Languages Interpreter.

**1.** CALL TO ORDER AND ROLL CALL: The meeting was called to order by Treasurer Viagran and the roll was called by Lauren Bejaran Cardona.

**2.** APPROVAL OF BOARD MEETING MINUTES FOR JANUARY 17, 2025.
MINUTES COMMISSION ACTION:
Jordan Ghawi motioned, and Councilmember Dr. Kaur seconded for approval of the January 17, 2025, minutes.

AYES: 9
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.
Erika Hizel, Bexar Appraisal District Board Member, spoke regarding property taxes on SAHT PFC properties.

**4.** BRIEFING AND POSSIBLE ACTION AMENDING THE DECLARATION OF TRUST AND ASSOCIATED GOVERNING DOCUMENTS OF THE SAN ANTONIO HOUSING TRUST TO DESIGNATE ONE OF THE SIX COMMUNITY POSITIONS ON THE SAN ANTONIO HOUSING TRUST BOARD OF TRUSTEES FOR THE PRESIDENT OF THE SAN ANTONIO INDEPENDENT SCHOLL DISTRICT BOARD OF TRUSTEES OR THEIR DESIGNEE; AND CONFIRMING THE APPOINTMENT OF SAN ANTONIO INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES BOARD PRESIDENT CHRISTINA MARTINEZ OR HER DESIGNEE TO THE SAHT BOARD OF TRUSTEES AS A "COMMUNITY TRUSTEE" FOR A TERM BEGINNING JUNE 1, 2025, THROUGH MAY 31, 2028.

Executive Director Pedro “Pete” Alanis briefed the board on Item #4 for the SAHT Board of Directors.

Councilmember Castillo recommended that once the 4-year term expires for the newly added board member, the San Antonio Housing Trust offers other San Antonio Independent School Districts the opportunity to engage with the Trust on housing matters that are occurring in their school districts.

MINUTES COMMISSION ACTION:
Jordan Ghawi motioned, and Marinella Murillo seconded for the approval of Item #4.
AYES: 9
NAYS:
ABSTAINED:
THE MOTION PASSED.

**5.** BRIEFING, DISCUSSION, AND ACTION TO APPROVE A RESOLUTION OF THE SAN ANTONIO HOUSING TURST APPROVING THE AWARD OF UP TO $400,000 IN AVAILABLE HOUSING TRUST FUNDS TO OPPORTUNITY HOME SAN ANTONIO FOR THE REHABILITATION OF DIETRICH ROAD APARTMENTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AGREEMENT WITH OPPORTUNITY HOME SAN ANTONIO UPON APPROVAL OF THE TRUST AWARD BY THE SAN ANTONIO CITY COUNCIL; AND ADDRESSING RELATED MATTERS.
Executive Director Pedro “Pete” Alanis briefed the board on Item #5 for the Opportunity Home San Antonio Dietrich Road Apartments.

MINUTES COMMISSION ACTION:
Eric Cooper motioned, and Councilmember Castillo seconded for approval of Item #5 for the Dietrich Road Apartments.
AYES: 9
NAYS:
ABSTAINED:
THE MOTION PASSED.

**6.** ADJOURNMENT
Treasurer Viagran adjourned the meeting. There being no further business, the meeting was adjourned at 2:24 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**

*Discussion and possible action to approve a Resolution recommending Board of Director Appointments for the San Antonio Housing Trust Board of Trustees to the City Council of the City of San Antonio consistent with the 2025 amended Declaration of Trust.*

**Background**

The terms for all council members, along with board members Jordan Ghawi, Marinella Murillo, and Rachell Hathaway, will expire on May 31, 2025. The expiring SAHT board members will remain active as of June 1, 2025, as "holdover" members until the City Council makes their appointments.

Following the approval of the amended bylaws in January 2025, there will be two open positions on the boards of the Foundation and the Trust. One "Community Representative" board position will be filled by Christina Martinez, President of the San Antonio Independent School District.

| Trust/Foundation | Class | PFC/FC | Class |
|---|---|---|---|
| Eric Cooper | Community | Eric Cooper | Community |
| Antoniette Brumfield | Housing Expert | Antoniette Brumfield | Housing Expert |
| Jane Paccione | Community | Jane Paccione | Community |
| Christina Martinez (SAISD) | Community | **VACANT** *(Jordan Ghawi)* | Community |
| **VACANT** *(Marinella Murillo)* | Housing Expert | **VACANT** *(Marinella Murillo)* | Housing Expert |
| **VACANT** *(Rachell Hathaway)* | Housing Expert | **VACANT** *(Rachell Hathaway)* | Housing Expert |
| Mark Carmona (Holdover until June 1st) | City Advisor | Mark Carmona (Holdover until June 1st) | City Advisor |

*() – Represents holdover status*

As of March 31, 2025, the City Clerk's office has received six applications:

1. Maegan Czarnecki
2. Jordan Ghawi
3. Marinella Murillo
4. Christopher Roper
5. Guadalupe Sandoval
6. Robert Flores

The City Clerk will interview the applicants and review the recommendations during the upcoming meeting of the San Antonio City Council Governance Committee. Following this, the recommendations from the San Antonio City Council Governance Committee will be presented at a future City Council A Session.

**Recommendation:**

The SAHT Governance Committee met on April 11, 2025, and approved to move this item forward to the full board to make recommendations to the San Antonio City Council Governance Committee.

**Attachment**:

Resolution

**SAN ANTONIO HOUSING TRUST**

**RESOLUTION NO. _____**

**A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST ("TRUST") TO RECOMMEND BOARD TRUSTEES TO THE SAN ANTONIO CITY COUNCIL GOVERNANCE COMMITTEE PURSUANT TO THE 2025 AMENDED DECLARATION OF TRUST.**

**WHEREAS,** the terms for all council members, along with Trust board trustees Jordan Ghawi, Marinella Murillo, and Rachell Hathaway, will expire on May 31, 2025; and two of the expiring SAHT board trustees for "Housing Experts" will remain active as of June 1, 2025, as "holdover" trustees until the City Council makes their appointments based on the 2025 Amended Declaration of Trust for an SAISD Board Appointment to the Trust Board; and

**WHEREAS**, as of March 31, 2025, the City Clerk's office has received six applications for the appointments for the positions; and

**WHEREAS**, the City Clerk will interview the applicants and review the recommendations during the upcoming meeting of the San Antonio City Council Governance Committee; and

**WHEREAS**, the SAHT Governance Committee met on April 11, 2025, and approved to move this item forward to the full board to make recommendations to the San Antonio City Council Governance Committee.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF 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 the Trustees of the San Antonio Housing Trust ("Trust") hereby approve the recommendation of _____ and _____ as San Antonio Housing Trust Board trustees to the San Antonio City Council Governance Committee and directs its staff to take all other actions necessary to carry out the purpose and intent of this Resolution.

**Section 3.** If any section, subsection, clause, phrase or provision of this Resolution, 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 4.** 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 5.** 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 April 2025.

SIGNED:

_____

Councilwoman Dr. Adriana Rocha Garcia
President

ATTEST:

_____

Jordan Ghawi, Secretary