AGENDA

A Regular Board Meeting for:
SAN ANTONIO HOUSING TRUST FOUNDATION
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 Friday, January 17, 2025, beginning at 2:00 p.m.

NOTICE: *A quorum of the board of directors will be physically located at 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 October 18, 2024
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 on a Resolution authorizing a renewal term of the "Agreement for Foundation Assistance Single Family Infill New Construction Program" between the San Antonio Housing Trust Foundation Inc., and Our Casas Resident Council, Inc. and addressing related matters
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: January 13, 2025, 5:00 PM

San Antonio Housing Trust Foundation
Agenda Item 2

This item includes the approval of minutes from the **October 18**, **2024,** meeting.

SAN ANTONIO HOUSING TRUST FOUNDATION
2024 OFFICIAL MEETING MINUTES

DATE: October 18, 2024

TIME AND PLACE: The San Antonio Housing Trust Foundation met in session at 3:42 p.m., via Zoom and in person at 114 W Commerce St, San Antonio, Texas 78205.

PRESENT: Antoinette Brumfield, Mark Carmona, Eric Cooper, Jordan Ghawi, Rachell Hathaway, Councilmember Dr. Sukh Kaur, Councilmember Jalen McKee-Rodriguez, Marinella Murillo, Jane Paccione, Councilmember Dr. Adriana Rocha Garcia, and Councilmember Phyllis Viagran.

ABSENT: Councilmember Teri Castillo

STAFF/VISITORS PRESENT:
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; 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. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF SEPTEMBER 20, 2024.**
MINUTES COMMISSION ACTION:
Jordan Ghawi motioned, and Councilmember Viagran seconded to approve the September 20, 2024, minutes.
AYES: 10
NAYS:
ABSTAINED:
THE MOTION PASSED.

3. **PUBLIC COMMENT – INTERESTED SPEAKERS WILL HAVE 3 MINUTES EACH TO ADDRESS THE BOARD ON AGENDA ITEMS OR HOUSING POLICY RELATED MATTERS.**
NONE.
NO ACTION TAKEN.

4. **DISCUSSION AND POSSIBLE ACTION FOR ELECTION OF OFFICERS.**
Eric Cooper nominates Councilmember Rocha Garcia as Board President, Jane Paccione as Board Vice President, Jordan Ghawi Board Secretary, and Councilmember Viagran as Treasurer.

MINUTES COMMISSION ACTION:
Jordan Ghawi motioned, and Councilmember Viagran seconded to approve appointing Councilmember Adriana Rocha Garcia as Board President, Jane Paccione as Vice President, Jordan Ghawi as Board Secretary, and Councilmember Phyllis Viagran for Board Treasurer for the San Antonio Housing Trust Foundation.
AYES: 10
NAYS:
ABSTAINED:
THE MOTION PASSED.

5. ADJOURNMENT
President Rocha Garcia adjourned the meeting. There being no further business, the meeting was adjourned at 3:43 p.m.

San Antonio Housing Trust Foundation
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 Foundation
Agenda Item 4

Discussion and possible action to extend the Our Casas Resident Council Agreement.

Background:
In April 2021, the San Antonio Housing Trust Foundation awarded $239,340 to Our Casases Resident Council for no cost construction financing to support infill vacant lot development of single-family homes. The Recoverable Grant Agreement was executed on January 10, 2022, and extended by the Executive Director through January 10, 2025.

Specifically, funds were granted to Our Casas (at no interest) to cover all or portion of the construction to develop single-family homes on vacant lots owned by Our Casas on the City's west side. At the completion of their agreement, Our Casas completed the development and sale of 8 homes sold to eligible homebuyers earning less than 80% of the Area Median Income for prices ranging from $100,000 to $225,000. SAHT recoverable grant was replenished at the time of sale with proceeds from the sale. Available funds were then used to finance the next home.

Project Name Invested	Home	Sold	Price	Amount SAHT Funds
Chihuahua Homes Plus	4258 W. Cesar Chavez	2022	$185K	$64,006.55
	2423 Chihuahua	2023	$180K	$16,843.77
	2427 Chihuahua	2023	$170K	$20,540.00
Zarzamora Homes	1516 Santiago	2023	$185K	$179,985.67
	2406 Vera Cruz	2024	$175K	$1,025.00
	1528 Santiago	2024	$100K	$28,761.83
	1530 Santiago	2024	$108K	$18,368.67
	2206 Chihuahua + ADU	2024	$225K	$54,889.00
Total Leveraged				$384,420.49

As the contract expired on January 10th, Our Casas is arranging for the repayment of the original $239,340 back to the San Antonio Housing Trust Foundation as of the drafting of this memo.

Issue:
Our Casas has requested the San Antonio Housing Trust redeploy the recovered grant in the amount of $239,340 back to the program with the same terms and project goals as the prior grant agreement.

Fiscal Impact:
If approved by the board and a new grant agreement executed, the Executive Director would re-issue $239,340 in Foundation funds back to Our Casas to continue the program.

Recommendation:
Staff recommends authorizing a renewal term of the "Agreement for Foundation Assistance Single Family Infill New Construction Program" between the San Antonio Housing Trust Foundation Inc., and Our Casas Resident Council, Inc.

Attachment:
Resolution

SAN ANTONIO HOUSING TRUST FOUNDATION, INC.

RESOLUTION NO.

A RESOLUTION BY THE BOARD OF DIRECTORS AUTHORIZING A RENEWAL TERM OF THE "AGREEMENT FOR FOUNDATION ASSISTANCE SINGLE FAMILY INFILL NEW CONSTRUCTION PROGRAM" BETWEEN THE SAN ANTONIO HOUSING TRUST FOUNDATION, INC. AND OUR CASAS RESIDENT COUNCIL, INC., AND ADDRESSING RELATED MATTERS.

RECITALS

WHEREAS, the San Antonio Housing Trust Foundation, Inc. and Our Casas Resident Council, Inc. entered into an Agreement for Foundation Assistance for Single Family Infill New Construction Program on January 10, 2022 (the "Agreement"); and

WHEREAS, Our Casas utilized a combination of funding sources, including San Antonio Housing Trust Foundation funds, to offer homes affordable to families; and

WHEREAS, the assistance provided pursuant to the Agreement to Our Casas from the San Antonio Housing Trust has resulted in the construction and sale of eight affordable homes in the near Westside for first-time homebuyer families earning 80% or less of the area's Average Median Income; and

WHEREAS, Our Casas has requested the renewal of the Agreement in order to further realize the construction and improvement of affordable housing in the community; and

WHEREAS, the Board of Directors of the San Antonio Housing Trust Foundation hereby finds that it is in the best interests of the San Antonio Housing Trust Foundation, Inc. to renew the Agreement for Foundation Assistance Single Family Infill New Construction Program as amended herein;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO HOUSING TRUST FOUNDATION, INC., 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 Executive Director is hereby authorized to execute the renewal of the Agreement for Foundation Assistance Single Family Infill New Construction Program, for the duration provided in Article 1, Section 1.1 ("Effective Period") in the Agreement, and as amended in substantial form provided herein as Exhibit "A."

Section 3. 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 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. 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 of Directors hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. 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, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND APPROVED this_____ day of January, 2025.

SIGNED:

_____
Councilwoman Adriana Rocha Garcia
President

ATTEST:

_____
Jordan Ghawi, Secretary

EXHIBIT "A"

First Amendment to Agreement for Foundation Assistance Single Family Infill New Construction Program between San Antonio Housing Trust Foundation, Inc. and Our Casas Resident Council, Inc. (set term for 2 years with renewal within 30 days prior to contract termination unless otherwise terminated herein)