SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
OFFICIAL MEETING MINUTES

DATE: December 13, 2022

TIME AND PLACE: The Public Facility Corporation met in session at 12:00 p.m., via Zoom and in person at 100 Military Plaza, San Antonio, TX 78205.

PRESENT: Councilwoman Adriana Rocha, Antoinette Brumfield, Councilwoman Teri Castillo, Mark Carmona, Jordan Ghawi, Councilwoman Phyllis Viagran, Councilman John Courage, Marinella Murillo, Jane Pacione and Councilman Jalen McKee-Rodriguez.

ABSENT: Eric Cooper and Rachell Hathaway.

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director San Antonio Housing Trust Foundation INC.; Nicole Collazo- Director of Operations San Antonio Housing Trust Foundation INC.; John Hernandez- Senior Asset Manager; Ruben Lizalde- D3; Edward Muniga- D4; Ileana Sandoval- D9; Summer Greathouse- Attorney Bracewell; Clarissa Rodriguez- Attorney DNRBZ.

Councilman John Courage and Councilwoman Teri Castillo arrive to the PFC Meeting at 12:03 p.m.

1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order by President Adriana Rocha Garcia and the roll was called by Nicole Collazo.

2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF OCTOBER 21, 2022.**
   Jordan Ghawi motioned, and Jane Paccione seconded for approval of the October 21, 2022, minutes with the noted corrections.
   AYES: 7
   NAYS:
   ABSTAINED:
   THE MOTION PASSED.

3. **CITIZENS TO BE HEARD-INTERESTED SPEAKERS WILL HAVE 3 MINUTES EACH TO ADDRESS THE BOARD ON AGENDA ITEMS OR HOUSING POLICY RELATED MATTERS; A TOTAL OF 15 MINUTES WILL BE PROVIDED.**
   NONE.
   NO ACTION WAS TAKEN.

4. **DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE THE VIENTO APARTMENTS 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 THE ACQUISITION OF ALL THE MEMBERSHIP INTEREST OF SAHT VIENTO APARTMENTS GP, LLC AND ITS ADMISSION AS THE GENERAL PARTNER OF VIENTO APARTMENTS LTD.; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING**

THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH.

Tom Roth, the Development Director for the San Antonio Housing Trust, briefed on the proposed PFC, NRP, and Huntington Capital Partnership 324-unit new construction project located on 15 acres of vacant land in District 4. Viento at Vida will be a 4% LIHTC apartment community include a mix of 1-to-4-bedroom units, with all units being rent and income restricted between 30% and 70% AMI.

The $81.3 million project requires the PFC to create of a $486,000 Tenant Assistance Fund to support existing tenants at Viento at Vida with emergency grants, loan assistance, tenant services, programming, and or, other tenant support. The Finance and Audit Committee met on December 7, 2022, and approved to move this item forward to the PFC board to consider authorization of the Viento Apartments transaction.

Councilman Jalen McKee-Rodriguez arrives to the PFC meeting at 12:08 p.m.

MINUTES COMMISSION ACTION:

Councilwoman Phyllis Viagran motioned, and Councilwoman Castillo seconded to approve Item #4 for the Viento at Vida Apartments.

AYES: 7
NAYS:
ABSTAINED:
THE MOTION PASSED.

5. **EXECUTIVE SESSION: REAL ESTATE/CONSULTATION WITH ATTORNEY. DELIBERATE THE MANAGEMENT, PURCHASE, EXCHANGE, LEASE OR VALUE OF CERTAIN REAL PROPERTIES AND OBTAIN LEGAL ADVICE REGARDING RELATED LEGAL ISSUES FOR SAHT PORT SA, LP, LLC PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.072 (REAL PROPERTY) AND 551.071 (CONSULATATION WITH ATTORNEY)**

President Adriana Rocha Garcia convened The San Antonio Housing Trust Public Facility Corporation into Executive Session at 12:12 p.m. to discuss Item Number 5.

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 EXECUTIVE SESSION MAY BE ACTED ON IN OPEN SESSION.

President Adriana Rocha Garcia convened The San Antonio Housing Trust Public Facility Corporation into open session at 12:36 p.m. No action was taken during Executive Session.

NO ACTION TAKEN.

6. **ADJOURNMENT**

President Adriana Rocha Garcia adjourned the meeting. There being no further business, the meeting adjourned at 12:36 p.m.