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, February 21, 2025, beginning at 2:00 p.m. or immediately following the adjournment of the San Antonio Housing Trust Board Meeting.

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 January 17, 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 and possible action amending the Certificate of Formation and Articles of Incorporation and Bylaws of the San Antonio Housing Trust Foundation to designate one of the six Community Director positions for the President of the San Antonio Independent School 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 Foundation Board of Directors to service in the SAISD Community Board position for a term beginning June 1, 2025, through May 31, 2028.
5. Briefing, discussion and possible action to approve a resolution of the San Antonio Housing Trust Foundation approving the award of up to $50,000 in available funds to The Impact Guild to fund the Goliad Road Community of Promise Feasibility Study for an affordable housing development on excess land currently owned by the Lutheran Church of Good Shepherd at 1630 Goliad Road in Council District 3; authorizing the Executive Director to negotiate and execute a funding agreement with The Impact Guild and addressing related matters.
6. 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: February 17, 2025, 6:40 PM

San Antonio Housing Trust Foundation
Agenda Item 2

This item includes the approval of minutes from the **January 17, 2025,** meeting.

SAN ANTONIO HOUSING TRUST FOUNDATION
2025 OFFICIAL MEETING MINUTES

DATE: January 17, 2025

TIME AND PLACE: The San Antonio Housing Trust Foundation met in session at 3:01 p.m., via Zoom and in person at 114 W Commerce St, San Antonio, Texas 78205.

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

ABSENT: Eric Cooper and Jane Paccione.

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director San Antonio Housing Trust; Lauren Bejaran Cardona- 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; Zeke Romo- Our Casas Resident Council; Kevin Hodgkinson- Toupin Holdings; 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 Cardona.

2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF OCTOBER 18, 2024.**
MINUTES COMMISSION ACTION:
Rachell Hathaway motioned, and Councilmember Kaur seconded to approve the October 18, 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. **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.**
Pedro Alanis briefed the board on the proposed resolution authorizing a renewal term of the agreement for Foundation Assistance Single Family Infill New Construction Program between the SA Housing Trust Foundation and Our Casas Resident Council.

MINUTES COMMISSION ACTION:
Jordan Ghawi motioned, and Councilmember Castillo seconded to approve Item #4 for Our Casas Resident Council.
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 3:05 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

Briefing and possible action amending the Certificate of Formation and Articles of Incorporation and Bylaws of the San Antonio Housing Trust Foundation to designate one of the six Community Director positions for the President of the San Antonio Independent School 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 Foundation Board of Directors to service in the SAISD Community Board position for a term beginning June 1, 2025, through May 31, 2028.

Background

On January 30, 2025, City Council took action amended the San Antonio Housing Trust Formation documents to modify the composition of the SAHT Board of Trustees and SAHT Foundation Board of Directors to require that one of the six Community Member positions be the President of the San Antonio Independent School District (SAISD) Board of Trustees or their designee. The ordinance also appointed President Christina Martinez or her designee to the SAHT Board of Trustees as a "Community Trustee" and the SAHT Foundation as a "Community Director", for a term beginning June 1, 2025, through May 31, 2028.

The San Antonio Housing Trust Board of Directors has an 11-member board which included 5 City Council Members, 6 Community Members, and 1 Managing Trustee (Troy Elliot, Finance Director). The same eleven Trust Board members serve on the Foundation, Public Facility Corporation, and Finance Corporation in addition to the City Manager designee for the three entities (Mark Carmona, Chief Housing Officer). The four officers were also elected to the same positions for each of the four boards to ensure consistency across the entities.

Issue:

In the City's discussions with SAISD on the downtown baseball project, SAISD expressed a desire to be more engaged on issues regarding affordable housing. The City Council agreed to have an SAISD representative serve on the boards of the SAHT and SAHT Foundation.

The composition of the Board of Trustees of SAHT and the SAHT Foundation shall be changed to designate a position on the SAHT Board of Trustees and the SAHT Foundation Board of Directors specifically for the President of the Board of Trustees of SAISD or their designee. Both positions will be voting, and the designation change will be effective on June 1, 2025.

This item will also appoint the current President of the Board of Trustees of SAISD, Mrs. Christina Martinez, or her appointed designee, to the new positions for SAISD on the SAHT Board and SAHT Foundation Board with a term beginning June 1, 2025, through May 31, 2028. The Council appointment of Mrs. Martinez or her designee will not be subject to the nomination process for the appointment of Community Trustees and Directors.

Anyone serving in that position after the initial appointment will not be subject to the nomination process. However, their appointments would require approval by the City Council in the same manner as all other council appointments for the SAHT and SAHT Foundation are made. The President of the SAISD Board of Trustees may appoint a designee, however the designee must be either another member of the SAISD Board of Trustees or the current acting SAISD Superintendent. Additionally, the SAISD community designee will not be able to serve as an officer of the Board of Trustees.

The purpose of the SAISD position is to serve as the representative for all San Antonio School Districts and it is expected that the SAISD designee will disseminate and share information with the other San Antonio School Districts. Furthermore, the City and SAHT will review the effectiveness of the position at the end of this first year.

Application for Vacant Community Positions

This action requires the Trust/Foundation Boards to specify **which one of the three expiring community positions** would be replaced by the SAISD Board Member. This would also instruct the City Clerk to accurately post the correct application and eligibility criteria for Housing Expert or Community Representative. The community positions are as follows:

- Housing Expert
- Housing Expert
- Community Representative

Due to the expiration of the three community board positions as of May 31, 2025, the City Clerk has informed the Executive Director, they shall commence application process for two community board positions in the Trust and Foundation Board as well as three community positions in the PFC and Finance Corporations in early March 2025 in order to get a timely resolution on City Council selecting community board positions by June 1, 2025.

Recommendation

To comply with City Council Ordinance, Governance and Policy Committee recommend amending the formation documents including the Articles of Incorporation and Bylaws of the San Antonio Housing Trust Foundation, as necessary, to designate one of the six community positions on the San Antonio Housing Trust Board of Directors for the President of the San Antonio Independent School District Board of Trustees or their designee; and authorizing the appointment of San Antonio Independent School District Board of Trustees Board President Christina Martinez or her designee to the SAHT Board of Directors as a “Community Director” for a term beginning June 1, 2025, through May 31, 2028.

Attachments

Resolution
Bylaws
Article of Incorporation

SAN ANTONIO HOUSING TRUST FOUNDATION, INC
RESOLUTION NO. F25-0221-04

A RESOLUTION AMENDING THE CERTIFICATE OF FORMATION AND ARTICLES OF INCORPORATION AND BYLAWS OF THE SAN ANTONIO HOUSING TRUST FOUNDATION ("FOUNDATION") TO DESIGNATE A COMMUNITY DIRECTOR POSITION FOR THE PRESIDENT OF THE SAN ANTONIO INDEPENDENT SCHOOL DISTRICT ("SAISD") BOARD OF TRUSTEES, OR THEIR DESIGNEE; CONFIRMING THE APPOINTMENT OF CHRISTINA MARTINEZ TO THE BOARD OF DIRECTORS OF THE FOUNDATION TO SERVE IN THE SAISD COMMUNITY BOARD POSITION FOR A TERM BEGINNING JUNE 1, 2025 THROUGH MAY 30, 2028.

WHEREAS, the City of San Antonio Housing Trust Foundation, Inc. was established by the City of San Antonio to provide affordable housing opportunities for low and moderate income families and preserving housing that is primarily affordable, accessible, attainable, and/or sustainable to residents within the City of San Antonio, Texas; and to support community development efforts that build and sustain neighborhoods, empower residents, and provide for positive and equitable outcomes which will provide relief of the poor and stressed or elderly, lessening neighborhood tensions, eliminating prejudice and discrimination, combating community deterioration or lessing the burdens of government; and

WHEREAS, the Board of Trustees of the San Antonio Housing Trust and the Board of Directors of the San Antonio Housing Trust Foundation currently consist of 12 members, six of which serve as Community Trustees and Community Directors respectively; and

WHEREAS, the City Council of the City of San Antonio has determined that it is prudent to designate one of the Community Director positions on the board of the Foundation for the President of the Board of Trustees for SAISD or their designee to represent the interests of San Antonio area schools in the development and facilitation of the City's affordable housing projects and policies; and

WHEREAS, the Foundation Board of Directors has determined to amend the Certificate of Formation, Articles of Incorporation and the Bylaws of the Foundation consistent with the City Council action for an SAISD Trustee appointment to the Foundation Board of Directors; and

WHEREAS, Mrs. Christina Ramirez is the current President of the Board of Trustees for SAISD and is, therefore, the person the City Council has appointed to serve in the SAISD position on the Foundation Board; and

WHEREAS, in the event the President of the Board of SAISD is unable to serve in the position they may designate either the SAISD Superintendent of Schools or another member of the SAISD Board of Trustees to serve, and City Council may, by separate action, appoint that person to serve in their place; and

WHEREAS, the Governance and Policy Committee and the Board of Directors of the Foundation find it is in the best interest of the Foundation and its overall goals of providing sustainable and affordable housing to recommend the amendments to the Certificate of Formation and Articles of Incorporation and Bylaws, associated governing documents, and the appointment Mrs. Christina Martinez as a community board member for the Foundation for a term beginning June 1, 2025-May 30, 2028.

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 Board of the Directors of the San Antonio Housing Trust Foundation, Inc. ("Foundation") hereby amend the Certificate of Formation and Articles of Incorporation and its Bylaws to designate one of the six Community Director positions on the Board of Directors of the Foundation for the President of the Board of Directors for the San Antonio Independent School District ("SAISD") or their designee attached as *Exhibit A*, and directs its staff to amend and file with the Secretary of State all governing documents of the Foundation accordingly and to take all other actions necessary to carry out the purpose and intent of this Resolution.

Section 2. A Community Director position on the Board of Directors shall be permanently reserved for SAISD and only the President of the Board of Trustees of SAISD, another member of the Board of Trustees of SAISD or the Superintendent of Schools for SAISD may be designated and appointed by the City Council to serve in this designated position. The position designated herein shall be a voting position. No person serving in the position reserved for SAISD shall be required to be nominated by the Governance and Policy Committee of the Foundation and shall be appointed directly by City Council. The SAISD appointee shall serve as representative of all San Antonio area schools, and it is expected that the appointee will disseminate and share information with other San Antonio School Districts regarding the City of San Antonio affordable housing projects and policies.

Section 3. The City Council appoints Mrs. Christina Martinez, President of the Board of Trustees for SAISD, to serve on the Foundation Board of Directors for the Foundation as a Community Director as the SAISD Community Trustee for a term beginning June 1, 2025 through May 30, 2028.

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 February 2025.

SIGNED:

_____

Councilwoman Dr. Adriana Rocha Garica
President

ATTEST:

_____

Jordan Ghawi, Secretary

SECOND AMENDED AND RESTATED CERTIFICATE OF FORMATION

OF THE

SAN ANTONIO HOUSING TRUST FO UND AT IO N, INC.

SECONDAMENDED AND RESTATED CERTIFICATE OF FORMATION OF
THE
SAN ANTONIO HOUSING TRUST FOUNDATION, INC

This Certificate of Amendment and Restated Certificate of Formation is submitted for filing pursuant to the applicable provisions of the Texas Business Organizations Code.

ARTICLE ONE
ENTITY NAME AND TYPE

1. The name of the corporation is San Antonio Housing Trust Foundation, Inc.

ARTICLE TWO
STATEMENT OF APPROVAL AND REQUIRED STATEMENTS

2.1 The amendments to the certificate of formation have been approved in the manner required by the Texas Business Organizations Code and by the governing documents of the entity.

2.2 The restated certificate of formation accurately states the text of the certificate of formation being restated and each amendment to the certificate of formation being restated that is in effect, and as further amended by the restated certificate of formation. The restated certificate of formation does not contain any other change in the certificate of formation being restated except for the information permitted to be omitted by the provision of the Texas Business Organizations Code applicable to this filing entity.

ARTICLE THREE
Restated and is to read as follows:

3. The period of duration of the corporation is perpetual.

ARTICLE FOUR
Amendment to the Registered Agent and Registered Office.

4. The name of the registered agent of the Corporation is Pedro Alanis, and the street address of the registered office of the Corporation is 8200 I-10, Suite 501, San Antonio, Texas 78230.

ARTICLE FIVE
PURPOSE
Restated and is to read as follows:

5.1 The specific and primary purposes for which the Corporation is formed are exclusively charitable, educational, and scientific and consist, without limitation, and under policies and te1ms resolved by the Board of Directors and shall be to create and preserve housing that is primarily affordable, accessible, attainable, and/or sustainable to residents within the City of San Antonio, Texas; and to suppo1i community development efforts that build and sustain

neighborhoods, empower residents, and provide for positive equitable outcomes which will provide relief of the poor and distressed or elderly, lessening neighborhood tensions, eliminating prejudice and discrimination, combatting community deterioration or lessening the burdens of government.

5.2. In furtherance but not in limitation of the foregoing charitable, educational, and scientific purposes, the corporation shall have the following powers to support the specific and primary purposes identified in Section 5.1:

(a) To furnish administrative, management, financial and other advice, support, training and technical assistance to the Board of Trustees, San Antonio City Council, other housing related boards and commissions, affordable housing focused non-profit and/or community-based organizations to enable them to develop necessary skills and resources;

(b) To conduct research, studies, analysis in regarding economic, social issues, or other matters that may further the purposes of the Corporation;

(c) To conduct educational and other efforts;

(d) To establish constructive relationships between various public and private entities;

(e) To fund raise or accept cash contributions or other contributions of value such as land and property, or other assets through private or public sources;

(f) To provide for the acquisition, conversion, disposition, investment, construction, management, rehabilitation, renovation, repair, adaptive reuse, equipping, furnishing, or place in service assets that may further the purposes of the Corporation;

(g) To provide contributions, guarantees, loans, investments, and other lawful forms of assistance to accomplish the primary purposes of the corporation;

(h) The Corporation is further authorized to acquire an interest in any partnership or other entity in order to accomplish the above purpose; and

(i) To exercise all other rights and powers conferred upon corporations by the Texas Nonprofit Corporation Act, provided that the Corporation shall not engage in any activities or exercise any powers, including those specifically mentioned, that do not further the specific and primary charitable, educational, and scientific purposes of the Corporation.

5.3 The Corporation is formed solely for charitable, educational and scientific purposes. The Corporation is not organized and will not operate for the primary purpose of generating pecuniary gain or profit. It will not disburse any gains, profits or dividends to the directors, officers or any individual, unless directed by the Board of Directors in support of the specific and primary purpose of the Corporation. The Corporation will be authorized and empowered to pay reasonable compensation for services rendered and to make payment and distribution to further its primary purposes. The property, assets, profits, and net

income of the corporation are dedicated irrevocably to charitable, educational and scientific purposes. No part of the profit or net income of the Corporation may inure to the benefit of any individual, unless directed by the Board of Directors in support of the specific and public purpose of the Corporation.

5.4 No substantial part of the activities of the corporation will consist of carrying on propaganda or otherwise attempting to influence legislation. The corporation will not participate in any political campaign on behalf of any candidate for public office. Notwithstanding any other provisions of these Articles, the corporation will not carry on any other activities not permitted by a corporation exempt from federal income taxes under Section 501 (c) (3) of the Internal Revenue Code of 1986, as amended, or by a corporation that may receive contributions which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1986, as amended.

ARTICLE SIX.
DIRECTORS/MEMBERS
Amended and to read as follows:

6.1 The number of directors that will constitute the board of directors is twelve (12). In order to be qualified to serve as a director of the Corporation, the directors shall be residents of the City and appointed by written ordinance of the City Council of the City, as the governing body of the City. The number of Directors shall be twelve (12), consisting of five (5) members of the San Antonio City Council as appointed by the San Antonio Mayor, six (6) residents ("Community Directors") who reside in the City of San Antonio, and one (1) City Manager's Delegate who shall serve in a non-voting advisory role. The City Manager's Delegate shall be selected by the San Antonio City Manager. One of the six (6) Community Directors shall be permanently reserved for the President of the San Antonio Independent School District, or their designee ("SAISD Community Director"). All other directors must be appointed by the Mayor and/or City Council of the City of San Antonio to serve on the Board of Trustees for the City of San Antonio Housing Trust. The directors are as follows:

2515 Blanco Road
San Antonio, Texas 78212

2515 Blanco Road
San Antonio, Texas 78212

2515 Blanco Road
San Antonio, Texas 78212

2515 Blanco Road
San Antonio, Texas 78212

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2515 Blanco Road San Antonio, Texas 78212	2515 Blanco Road San Antonio, Texas 78212

6.2 The Corporation will not have members.

6.3

If a San Antonio City Council appointed director is no longer serving as a member of the City Council of the City, such individual shall be deemed to have resigned from the Board of Directors. The SAISD Board President Trustee must vacate the position when no longer serving as the SAISD Board of Trustees President. Furthermore, any member of the Board of Directors may be removed from office at any time, with or without cause, by written resolution of the governing body City Council of the City. If the President of the SAISD Board is no longer eligible to serve or vacates the position and a new SAISD Board President does not fill the Foundation SAISD Trustee Board position, the appointed designee for the SAISD Director shall be the either another member of the Board or Trustees of SAISD or the Superintendent of Schools, and subject to appointment and confirmation by the City Council as noted above. A vacancy for the SAISD Community Director shall be appointed directly by the City Council.

6.4

6.5 Three (3) of the Community Directors ("Policy Director") shall have prior experience in housing advocacy, non-profit fundraising, policy making, community engagement, or reside in a low to moderate income housing unit. Three (3) of the Community Directors ("Fiscal Director") shall have experience in real estate, financial underwriting, property development, housing finance, capital markets, lending, construction, property management, or other relevant housing industry experience.

ARTICLE SEVEN DISSOLUTION
Restated and to read as follows:

7.1 Upon winding up and dissolution of the Corporation, the assets of the Corporation remaining after payment of, or provision for payment of, all debts and liabilities of the corporation, will be distributed to an organization to be used exclusively to accomplish the primary purposes within the meaning of Section 501 (c) (3) of the Internal Revenue Code, as amended, for which the Corporation is organized or shall be distributed to the federal government, or to a state or local government for a public purpose.

IN WITNESS WHEREOF, the undersigned have executed this Amended and Restated Certificate as of _, 2022.

BY:_____
Name:
Title:[President/Vice-President]

Adriana Rocha Garcia

BY:_____
Name:
Title: [Secretary]

SAN ANTONIO HOUSING TRUST FOUNDATION, INC.

BOARD OF DIRECTORS

SECONDAMENDED AND RESTATED BYLAWS

SAN ANTONIO HOUSING TRUST FOUNDATION, INC.

BOARD OF DIRECTORS

SECOND AMENDED AND RESTATED BYLAWS

WHEREAS, on January 30, 1990, the initial Board of Directors caused to be filed with the Texas Secretary of State Articles of Incorporation for the organization of the San Antonio Housing Trust Foundation, Inc. ("Foundation");

WHEREAS, on August 17, 1998 the Board of Directors adopted Bylaws governing the Foundation;

WHEREAS the Foundation Board of Directors has determined to amend and restate the bylaws ("Bylaws") of the Foundation.

NOW, THEREFORE: BE IT RESOLVED by the Board of Directors of the Foundation that these Bylaws will govern its affairs in pursuit of its declared purpose.

PREAMBLE: CORPORATE PURPOSE, OBJECTIVES AND DEDICATION OF ASSET

The San Antonio Housing Trust Foundation, Inc. will be committed to creating and preserving housing that is primarily affordable, accessible, attainable, and/or sustainable to residents within the City of San Antonio, Texas; and to support community development efforts that build and sustain neighborhoods, empower residents, and provide for positive equitable outcomes which will provide relief of the poor and distressed or elderly, lessening neighborhood tensions, eliminating prejudice and discrimination, combatting community deterioration or lessening the burdens of government.

This Foundation is formed for charitable purposes, and it will be nonprofit and nonprofit and nonpartisan. No substantial part of the activities of the Foundation will consist of the publication or dissemination of materials or statements with the purpose of attempting to influence legislation, and the Foundation will not participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office. The Foundation will not engage in any activities or exercise any powers that are not in furtherance of the charitable purposes described in the Second Amended and Restated Certificate of Formation.

The properties and assets of the Foundation are irrevocably dedicated to charitable purposes. No part of the net earnings, properties or assets of this trust, on dissolution shall inure to the benefit of any private person, or any member, director or officer of this Foundation, unless directed by the Board of Directors in support of the specific and public purpose of the Corporation. On liquidation or dissolution, all properties, assets and obligation will be distributed or paid over to an organization dedicated to charitable purposes that has established its tax-exempt status under Internal Revenue Code Section 50l(c)(3), as amended.

ARTICLE ONE: NAME, OFFICE AND SEAL

1.01 NAME The name of the Foundation is "SAN ANTONIO HOUSING TRUST FOUNDATION, INC." It is referred to herein as "the Foundation."

1.02 OFFICE The principal office of the Foundation shall be located in the City of San Antonio at 8200 I-10, Suite 501, P.O. BOX 15915, San Antonio, Texas 78230.

1.03 SEAL The corporation seal of the Foundation will be inscribed with the Foundation name and the year and place of its incorporation.

ARTICLE TWO: GENERAL PROVISIONS

2.01 MEETINGS All meetings the Board of Directors will be open to the public, except that the Board of Directors may meet privately in executive session to discuss matters related to personnel, pending or prospective litigation, real estate and other matters pursuant to the Texas Open Meetings Act

2.02 NOTICE Notice of all meetings of the Board of Directors, except as otherwise provided by statute, regulation, the First Amended and Restated Certificate of Formation or these Bylaws, will be provided to the Board of Directors at least three days before the day of the meeting, except that in the case of emergency as defined by the Texas Open Meetings Act, which shall be expressed in the notice. In the event of an emergency meeting, the Executive Director of the Foundation will give notice by telephone to each director. Also, the agenda that is prepared and provided to the Board of Directors shall be posted to the website of the Foundation at least three (3) days before the day of the meeting.

2.03 ORDER OF BUSINESS At regular meetings of the Board, the President, with the approval of the Board, may prescribe the order of business.

2.04 RESOLUTIONS All resolutions of the Board will be written, and certified copies will be placed in a journal of the proceedings of the Board.

2.05 QUORUM At any meeting of the Board of Directors the appearance of a majority of the City Council Directors and Community Directors duly appointed and serving, and on any designated committee of the Board the appearance of a majority of the members of that body qualified to vote, will be necessary to constitute a quorum to transact any business. If a quorum is present the affirmative vote of a majority of the members present at a meeting will be the act of the body of members, unless the vote of a greater number is required by statute, regulation, the Second Amended and Restated Certificate of Formation, or these Bylaws.

The City Council Directors and Community Directors present at a duly called meeting in which a quorum is present when the meeting is called to order may continue to meet until adjournment. In the absence of a quorum no other business may be transacted.

The City Manager's Delegate shall not count towards quorum.

2.06 VOTING All matters at any meeting of the Board of Directors, the Executive Committee or other committee, except as otherwise provided in these Bylaws, the Second Amended and Restated Certificate of Formation or law, will be decided by a vote of a majority of the City Council Directors and Community Directors or committee members present at the meeting. Voting on all questions may be by voice vote. A roll call vote on any motion or resolution may be requested by any Director. No proxy votes will be allowed. The SAISD Board Director shall vote. The City Manager's Delegate is advisory and shall not vote.

2.07 RESIGNATION Any Director, officer or committee member may resign from the Foundation by delivering a written letter of resignation to the President or Secretary of the Foundation.

2.08 RECORDS There will be maintained at the principal office of the Foundation all financial books and records of account, all minutes of the Board meetings, committee meetings, the list of Directors, and copies of all other material Foundation records, books, documents, and contracts. All such records will be made available for inspection at any reasonable time during usual business hours for any lawful purpose to any officer, or Director. Upon leaving office, each officer or agent of the Foundation will return to the President in good order any Foundation monies, books, records, minutes, lists, documents, contracts, or other property of the Foundation in his/her custody during his/her term of office.

ARTICLE THREE: MEETINGS.

3.01 REGULAR MEETINGS Regular meetings of the Board of Directors may be held each month, or as determined by the Board President, at a time and location selected by the Board. Regular meetings will be held at a location within the City of San Antonio

that is accessible to the public. The purpose of the meetings will be to transact business as may properly come before the meeting.

3.02 SPECIAL MEETINGS Special meetings of the Board may be called for any purpose not otherwise prescribed by statute, regulation, grant or loan condition or the Second Amended and Restated Certificate of Formation, by the President, or by any two Directors, to transact any business described in the call for the special meetings. The call for a special meeting must be delivered to each Director by e-mail.

3.05 TELECONFERENCES Pursuant to State Law, the Second Amended and Restated Certificate of Formation, these Bylaws, and any other legal requirements, telephone or televideo conference meetings may be held by the Board pursuant to the Texas Open Meetings Act.

ARTICLE FOUR: DIRECTORS

4.01 MANAGEMENT The activities, affairs, property, and powers of the Foundation will be managed, directed, controlled, or exercised by and vested in the Board of Directors. The Foundation may designate a principal officer or employee to serve as the assistant secretary of the Board of Directors, in the absence of the Secretary of the Board of Directors, to record the proceedings of meetings and other activities of the Foundation and maintain records, books, documents, and paper produced or filed with the Foundation.

4.02 NUMBER: The number of Directors shall be twelve (12), consisting of five (5) directors, each of whom during his or her term as Director is a current member of the City Council of the City (the "City Council Directors"), six (6) directors (the "Community Directors") and one (1) nonvoting, advisory director nominated by the City Manager of the City (the "City Director", together with the Community Directors and Council Directors, collectively, the "Directors"), each of whom is a resident of the City. One of the six (6) Community Directors shall be permanently reserved for the President of the San Antonio Independent School District, or their designee ("SAISD Community Director"). The Board of Directors shall be and is divided into two (2) classes designated: Class I and Class II, which shall be chosen by the drawing of straws by the Directors. Class I shall consist of two (2) City Council Directors and three (3) Community Directors and Class II shall consist of three (3) City Council Directors, three (3) Community Directors and one (1) City Director. In case of any increase or decrease, from time to time, in the number of directors, the number of directors in each class shall be apportioned as nearly equal as possible. Each Director shall serve for a term of four (4) years; *provided, that* each director initially appointed to Class I shall serve for an initial term of two (2) years and each director initially appointed to Class II shall serve for an initial term of four (4) *years; provided further,* that if a Council Director is no longer a member of the City Council of the City, such individual shall be deemed to have resigned from the Board of Directors of the Corporation. Furthermore, any member of the Board of Directors of the

Corporation may be removed from office at any time, with or without cause, by written resolution of the City Council of the City; *provided, that* in no event shall the number of Council Directors be less than three (3).

4.03 APPOINTMENT: City Council Directors shall be nominated by the Mayor of the City, Community Directors shall be nominated by the Governance and Policy Committee established pursuant to the Bylaws of the Corporation, and the City Director shall be nominated by the City Manager of the City. All Directors shall be confirmed and appointed by written ordinance of the City Council of the City. Three (3) of the Community Directors ("Policy Director") shall have prior experience in housing advocacy, non-profit fundraising, policy making, community engagement, or reside in a low to moderate income housing unit. Three (3) of the Community Directors ("Fiscal Director") shall have experience in real estate, financial underwriting, property development, housing finance, capital markets, lending, construction, property management, or other relevant housing industry experience. The Directors shall serve without compensation except that they may be reimbursed for their actual expenses incurred in the performance of their duties hereunder.

4.04 VACANCY. City Council Director must vacate when no longer serving as a City Council member for the City of San Antonio. The SAISD Board President Trustee must vacate the position when no longer serving as the SAISD Board of Trustees President. The Mayor of the City of San Antonio appoints new City Council Director upon a vacancy of City Council Director position. A committee of the Foundation shall recommend replacements for Community Director position to City Clerk for City Council upon a vacancy. Each Director appointed or designated to fill a vacancy will hold office for the remainder of the term on the Board of Directors. A vacancy occurring in any committee may be filled by the Board of Directors for the remainder of the term of the position. The City Manager's Delegate shall be appointed at the discretion of the San Antonio City Manager. If the President of the SAISD Board is no longer eligible to serve or vacates the position and a new SAISD Board President does not fill the Foundation SAISD Trustee Board position, the appointed designee for the SAISD Director shall be the either another member of the Board or Trustees of SAISD or the Superintendent of Schools, and subject to appointment and confirmation by the City Council as noted above. A vacancy for the SAISD Community Director shall be appointed directly by the City Council.

4.05 REMOVAL. Any Community Director may be removed for the following: (1) failing to attend three unexcused consecutive monthly meetings or whose attendance drops below 50% over a period of 12 months; or (2) violating the conflict-of-interest policy that is adopted by the Board of Directors. The Community Director may be removed from office by resolution of the Board of Directors for violations of either of these two violations. The Secretary will notify Directors when they have missed two regular consecutive monthly meetings. Absences may be formally excused by the vote of the Board. The Secretary will certify a Director's excessive absences to the President. Also, the Community Director shall be provided notice of any violations of the conflict-of- interest policy by the board secretary and have ten (10) days to respond. Such response shall be delivered to the Board Secretary which shall be forwarded to the all the Directors for consideration.

4.06 COMPENSATION Except as provided in this section, no Director will receive directly or indirectly any salary, compensation, or gift from the Foundation. The Directors of the Foundation will serve as such without salary. No Director will be entitled to any dividend or any part of the income or principal of the Foundation or to share in the distribution of the assets upon dissolution of the Foundation. The Board of Director may authorize the payment by the Foundation of the reasonable, documented expenses incurred by a director in performance of is duties and for reasonable compensation for special services rendered by any Director.

4.07 CONFLICT-OF-INTEREST. The Directors shall establish and adopta Conflict-of-Interest Policy which shall be applicable to all Directors.

ARTICLE FIVE: COMMITTEES

5.01 COMMITTEES The Board President shall have the ability to create ad-hoc committees as needed and only for specific tasks. There shall be two (2) standing Committees consisting of at least one **(I)** City Council Director and one **(I)** Community Director. The Board President shall assign the Directors to these standing Committees. The two (2) standing Committees are the **(I)** Governance and Policy Committee that shall be responsible for evaluation of new Community Directors, overall policy development and Executive Director evaluations; and (2) Finance and Audit Committee that shall review and prepare the annual budget and oversee audits. Any Committee member maybe removed by the Board President. Any ad hoc Committee may be abolished by the Board President. The standing Committees may only be abolished by the Board ofDirectors.

5.02 NOTICE Written notice of the time, place and agenda of all committee meetings will be given by the Executive Director of the Foundation to the committee at least three business days prior to the meeting. Each committee will keep and deliver a copy of minutes of its proceedings to the Secretary of the Board and will report briefly on its activities at each Board meeting. If the Committees contain a quorum ofthe Board all notices shall be posted on the website ofthe Foundation.

ARTICLE SIX: OFFICERS

6.01 OFFICERS The officers of the Foundation will consist of the President of the Board, a Vice President of the Board, a Secretary, a Treasurer, and any other officers that the Board may establish and designate by resolution adopted by a majority of the City Council Directors and Community Directors duly appointed and serving. Any person may hold any two or more offices of the Foundation except the offices of President and Secretary. The Executive Director of the San Antonio Housing Trust Foundation shall serve as an Assistant Secretary and Assistant Treasurer of the Corporation. The SAISD Director shall not serve as an officer.

6.02 ELECTION PROCESS Elections are to be held as determined by the Board of Directors. The slate is presented at the board meeting; nominations are accepted from the floor; and election by majority ofDirectors present is required.

6.03 PRESIDING OFFICER The President of the Board will preside at all meetings of the Board of Directors. The President will have other powers and duties not inconsistent with these Bylaws as may be assigned by the Board. The Vice President will have the powers and duties of the President in its absence.

6.04 VICE PRESIDENT A Vice President will act under the direction of the President and in his/her absence have the duties and powers of the President. A Vice President will have other duties and powers as the President or the Board of Directors may assign.

6.05 SECRETARY The Secretary will have the general powers and duties usually vested in such office of a Foundation, including keeping all records, documents, and the corporation seal at the principal office of the Foundation; affixing the corporate seal to any instrument requiring it and to attest the same by his or her signature when authorized by the Board of Directors of after the instrument has been signed by the President, a Vice President or other authorized officer or agent' keeping the minutes of the meetings of the Board of Directors, to be recorded in one or more books provided for that purpose, with the time and place, how they were called or authorized, the notice given, the names of those present, and the proceedings therein' and issuing proper notices in accordance with these Bylaws. The Secretary will have such other powers and duties not inconsistent with these Bylaws as may be assigned by the Board of Directors or the President.

6.06 TREASURER The Treasurer will be responsible for all funds and securities of the Foundation and will have the general powers and duties usually vested in such office of a Foundation, including receiving and documenting all monies due and payable to the Foundation; depositing all monies received in the name of the Foundation in a depository designated by the Board; disbursing monies of the Foundation under the direction or orders of the Board; entering regularly in the books kept by the Treasurer a complete and accurate account of all monies received and disbursed by the foundation; rendering a statement of the financial accounts of the Foundation to the Board as requested; exhibiting the books of account in his/her custody to any Director upon request; and submitting a full financial report to the Board of Directors at a meeting during the next fiscal year.

ARTICLE SEVEN: DEPOSITS, CHECKS, LOANS AND CONTRACTS

7.01 INSIDER DEALING No Director or officer will have an interest directly or indirectly in any contract or program involving Foundation assets, relating to the operations conducted by it or in any contract for furnishing services or supplies to it, unless (a) the contract is authorized by a majority of Directors present at a meeting in which there is a quorum and vote without the interested Director's presence, (b) the facts and nature of the Director's interest is fully disclosed to the whole Board of Directors before the meeting in which the contract will be considered, and (c) the Foundation could not have obtained a more advantageous arrangement with reasonable effort under the circumstances.

7.02 INSIDER LOANS No loans or grants will be made by the Foundation to its Directors of officers during their term of office. The Directors who vote for or assent to, and any officer who participates in, the making of a loan to a Director or officer will be jointly and severally liable to the Foundation for the amount of the loan until it is repaid.

ARTICLE EIGHT: INDEMNIFICATION OF DIRECTORSAND OFFICERS

8.01 LIABILITY A Director will not be required to furnish any bond or surety for his/her services as a Director and will not be liable for the act or omission of any other Director.

8.02 INDEMNIFICATION Any person made or threatened to be made a party to any action in court or other proceeding because he is or was a Director or officer of the Foundation will be indemnified by the Foundation against any and all liability and the reasonable expenses, including attorney's fees, incurred in connection with the defense or settlement of the action, except where it is adjudged that the Director or officer is liable for gross negligence, bad faith or willful misconduct in performing his/her duties. The right of indemnification will not exclude any other rights of the Director of officer.

8.03 INSURANCE The Board of Directors will have the power to purchase and maintain at the Foundation's expense insurance on behalf of the Foundation and others and give other indemnification to the extent permitted by law.

ARTICLE NINE: AMENDMENT OF BYLAWS

9.01 AMENDMENT Except as otherwise provided in the Second Amended and Restated Certificate of Formation, and subject to the power of the Board to amend or repeal these Bylaws, these Bylaws may be altered, amended or repealed and new Bylaws may be adopted by an affirmative vote of a two-thirds of the Directors present at any meeting, provided that written notice setting forth in detail the proposed Bylaws revisions with explanation for the change is given a least fifteen days previously.

ARTICLE TEN: MISCELLANEOUS

10.01 FISCAL YEAR The fiscal year of the Foundation will begin on October 1 of each year and will end on September 30 of the same year.

10.02 ANNUAL REPORT The Executive Director of the Foundation will provide to the Board no later than 120 days after the close of the fiscal year a report containing the following information in appropriatedetail:

(a) The assets and liabilities of the Foundation as of the end of the fiscal year;

(b) The principal changes in assets and liabilities during the fiscal year;

(c) The revenues and receipts, both restricted and unrestricted to particular purposes, for the fiscal year;

(d) The expenses or disbursements, for both general and restricted purposes, during the fiscal year;

(e) The substantial activities and developments begun in progress and completed during the fiscal year.

The report will be accompanied by a report of an independent accountant, or in lieu of such report, the certification of authorized officer of the Foundation that such statements were prepared without audit from the books and records of the Foundation.

If the report has not been completed within 120 days after the close of the fiscal year the Board of Directors may extend the time to report for a time period not to exceed 60 days.

10.03 C ONS TRU TON Whenever the context requires, the masculine will include the feminine and neuter, and the singular will include the plural, and vice versa. If any portion of these Bylaws is declared invalid or inoperative, then so far as is reasonable the reminder of these Bylaws will be considered valid and operative and effect will be given to the intent manifested by the portion held invalid or inoperative.

10.04 STATUTORY AND OTHER AUTHORITY These **1'ylaws** are subject to and governed by any applicable federal or state laws and regulations, pertinent local ordinances, any applicable grant or loan condition, and Second Amended and Restated Certificate of Formation.

AMENDED this ___ Day of February 2025..

Attest:

C E RTIFIC A TION

I HEREBY CERTIFY that I am the currently elected and acting president of the Board of Directors of the San Antonio Housing Trust Foundation, Inc. and that the foregoing ten (10) pages are a full, true and correct copy of the Bylaws for the San Antonio Housing Trust Foundation, Inc. as amended by the Board of Directors on the.

WITNESS my signature this in San Antonio, Bexar County, Texas.

San Antonio Housing Trust Foundation
Agenda Item 5

Authorization to award $50,000 in available funds from the FY 2025 SAHT Foundation Budget to support the Goliad Road Community of Promise Feasibility Study for an affordable housing development on excess land currently owned by the Lutheran Church of Good Shepherd at 1630 Goliad Road in Council District 3.

Background

On October 18, 2024, the Housing Trust Board of Trustees approved a Joint Notice of Funding Availability in collaboration with the SAHT Public Facility Corporation. The NOFA aims to provide funding for technical assistance that supports our nonprofit and mission-driven organizations, while also optimizing our resources for the renovation or repair of existing public housing and small multi-family rental opportunities in partnership with nonprofits.

The RFA was allocated into three categories:
Category A designated for Community Land Trust technical assistance
Category B designated for Mission/Faith based housing technical assistance (2 awards)
Category C designated for small scale (less than 50 units) multifamily rental rehabilitation focusing on sustainability, climate resilience, weatherization, and accessibility improvements ($25k/unit cap)

The RFA was released on November 6, 2024, with applications due on January 17, 2025. Staff received 10 applications totaling $2.57 million in funding requests. The following table are the application scoring and ranking results from staff review.

Applicant		Amt. Requested	Staff Score
Category A			
Culturingua	$	150,000	91
Our Casas Resident Council		57,000	76
	$	**207,000**	
Category B			
SA Impact Guild	$	50,000	87
Bethel AME Church		25,500	80
Thrive Youth Center		50,000	NA
	$	**125,500**	
Category C			
Propsera: Sutton Square	$	750,000	95
Merced: Eleanar Apartments		90,000	92
Merced: Kings Court		213,000	92
Merced: Elmhurst		440,650	91
Opportunity Home: Dietrich Road		750,000	83
	$	**2,243,650**	
Total Request	$	2,576,150.00	

Applicants were required to demonstrate housing outcomes that prioritize vulnerable populations, including neighborhoods at risk of displacement, individuals experiencing homelessness, at-risk or foster youth, housing for people with disabilities, and older adults. Additionally, applicants needed to provide evidence of rent and income restrictions for households earning at or below 60% of AMI or 120% AMI for homeownership, along with a minimum affordability period of 10 years.

The Finance Committee recommended awards totaling **$2,118,500** from the four SAHT entities as follows:

Housing Trust Fund ($400,000)

- Opportunity Home San Antonio: Deitrich Apartment Rehabilitation - $400,000

Foundation ($50,000)

- The Impact Guild: Goliad Road Community of Promise Feasibility Study - $50,000

Public Facility Corporation ($728,500)

- Culturingua Community Land Trust - $150,000
- Opportunity Home San Antonio: Deitrich Apartment Rehabilitation - $250,000
- Merced: Kings Court Sr. Apartments - $213,000
- Merced: Eleanor Place Apartments - $90,000
- Bethel AME: Swiss Street Affordable Housing Project Feasibility Study - $25,500

Finance Corporation ($940,000)

- Prospera: Sutton Square Duplex Rehabilitation - $500,000
- Merced: Elmhurst Apartments Rehabilitation - $440,000

Fiscal Impact

The FY 2025 SAHT Foundation Budget provided $50,000 in funding to support grants associated with Mission Oriented Development Technical Feasibility which aligns with the 2025 SAHT Annual Plan. Funds would be utilized from this already budgeted allocation.

Recommendation out of Committee:

<u>The Impact Guild</u>

The Impact Guild is seeking $50,000 to conduct a feasibility study for affordable housing development on surplus land owned by the Lutheran Church of Good Shepherd. The Lutheran Church of the Good Shepherd is a church on the southeast side of San Antonio that includes a 35,000 square foot building and 4 acres of property, 2 of which are raw and undeveloped. Despite its significant assets, the church has only 10 members left in its congregation and now seeks to repurpose its assets for community impact under a new nonprofit initiative called the Goliad Road Community of Promise (GRCP). The Impact Guild has been engaged to assist in refining this vision, engaging stakeholders, exploring repurposing options, and facilitating equitable neighborhood development.

The Impact Guild has acted as a community hub for local faith and community organizations, identifying 3,000 acres of underutilized church-owned land. The Good Acres network has grown to include 81 faith leaders and 37 community partners. Together with the Lutheran Church of Good Shepherd, they have launched the Goliad Road Community of Promise (GRCP), a 501(c)(3) organization dedicated to community development. The GRCP's mission is to convert an underused church property into an economic mobility campus that will offer housing and a supportive partner ecosystem.

The grant will aid in transforming this underutilized church property into an “economic mobility campus” that encompasses housing and supportive services delivered by partner nonprofits, addressing Social Determinants of Health for historically marginalized communities.

The total estimated cost of technical assistance and feasibility portion of the project is $100,000. They have received additional funding commitments from HEB Foundation and NALCAB.

Technical Assistance	$50,000
Feasibility Study	25,000
Community Engagement	5,000
Professional services	20,000
Total	**$100,000**

Uses include technical assistance which has encompassed the visioning, assessment, asset-mapping, data-analysis, organizational consensus-building, and community engagement components of this project so far. Additional funding will be used to continue community engagement, the development of the RFI, supporting the selection and negotiations with a development partner, and a potential feasibility study.

On February 11th, the Finance and Audit Committee approved for board consideration authorizing up $50,000 for The Impact Guild.

Attachment:
Resolution

SAN ANTONIO HOUSING TRUST FOUNDATION, INC.

RESOLUTION F25-0221-05

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST FOUNDATION, INC. APPROVING THE AWARD OF UP TO $50,000.00 IN AVAILABLE HOUSING TRUST FOUNDATION, INC. FUNDS, TO THE IMPACT GUILD, FOR A FEASIBILIY STUDY FOR AFFORDABLE HOUSING DEVELOPMENT ON EXCESS CHURCH LAND AT 1630 GOLIAD ROAD; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A FUNDING AGREEMENT WITH THE IMPACT GUILD; AND ADDRESSING RELATED MATTERS

WHEREAS, on October 18 ,2024, the San Antonio Housing Trust (sometimes "SAHT") approved a Joint Notice of Funding Availability in collaboration with the SAHT Public Facility Corporation, with the goals of provide funding for technical assistance supporting nonprofit and mission-driven organizations and optimizing its resources for the renovation or repair of existing public housing and small multi-family rental opportunities in partnership with nonprofits; and

WHEREAS, The Impact Guild has acted as a community hub for local faith and community organizations, identifying underutilized church-owned land to explore repurposing options, and facilitating equitable neighborhood development; and

WHEREAS, The Impact Guild submitted an application for funding to conduct a feasibility study for affordable housing development on surplus land owned by the Lutheran Church of Good Shepherd located at 1630 Goliad Road; and

WHEREAS, the mission is to convert the underused church property into an economic mobility campus that encompasses housing and supportive services delivered by partner nonprofits, thereby addressing social determinants of health for historically marginalized communities; and

WHEREAS, the SAHT Foundation finds that the grant of financial assistance to The Impact Guild to conduct a feasibility study for affordable housing development at 1630 Goliad Road is aligned with the purposes of providing affordable housing programs while serving vulnerable populations;

NOW THEREFORE, BE IT RESOLVED BY 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 Board of Directors for the San Antonio Housing Trust Foundation does hereby approve the application by the Foundation for funding assistance in the amount of $50,000.00, the amount of which would be used to conduct a feasibility study for affordable housing development on surplus land owned by the Lutheran Church of Good Shepherd, as articulated herein.

Section 3. SAHT Foundation hereby authorizes the Executive Director to execute or oversee the provision and execution of any and all necessary agreements, documents, and forms related to the funding distribution as approved by this resolution.

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. This Resolution shall be cumulative of all provisions of the Housing Trust Foundation, except where the provisions of this Resolution are in direct conflict with the provisions of such Resolution, in which event the conflicting provisions of such Resolution are hereby repealed. This Resolution hereby repeals any prior Resolutions regarding the subject herein.

Section 6. 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 7. 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 February, 2025.

SIGNED:

_____
Councilwoman Dr. Adriana Rocha Garcia
President

ATTEST:

_____
Jordan Ghawi, Secretary