SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
2025 OFFICIAL MEETING MINUTES

DATE: February 21, 2025

TIME AND PLACE: The Public Facility Corporation met in session at 2:45 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. **DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JANUARY 17, 2025.**
   MINUTES COMMISSION ACTION:
   Jordan Ghawi motioned, and Councilmember Castillo seconded to approve the minutes of January 25, 2025.
   AYES: 6
   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.**
   NONE.
   NO ACTION TAKEN.

4. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING FY 2025 JOINT**

REQUEST FOR APPLICATION RECOMMENDATION TO AWARD $728,500 IN AVAILABLE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION FUNDS AND ACTION TO ADOPT THE ALLOCATIONS AND ADOPT RESOLUTIONS AS FOLLOWS:

A.) CULTURINGUA TO CREATE A NEW COMMUNITY LAND TRUST IN THE AMOUNT OF $150,000,

B.) MERCED HOUSING TEXAS FOR THE REHABILITATION OF THE KINGS COURT SENIOR APARTMENTS IN THE AMOUNT OF $213,000,

C.) OPPORTUNITY HOME SAN ANTONIO FOR THE REHABILITATION OF DIETRICH ROAD APARTMENTS IN THE AMOUNT OF $250,000,

D.) BETHEL AME FOR THE SWISS STREET AFFORDABLE HOUSING PROJECT FEASIBILITY STUDY IN THE AMOUNT OF $25,500.

Pedro Alanis briefed the board on Item #4, regarding FY 2025 Joint Requests for Application Recommendations.

MINUTES COMMISSION ACTION:

Jordan Ghawi motioned, and Councilmember Castillo seconded to approve Items #4A, #4B, #4C, #4D, and #4E.

AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

5. BRIEFING, DISCUSSION AND ACTION REGARDING A RESOLUTION INDUCING THE GOOD HOMES STUDIO 6 APARTMENTS IN PARTNERSHIP WITH GOOD HOMES, LLC, LOCATED AT 11221 SAN PEDRO AVENUE; AND AUTHORIZING THE NEGOTIATION AND EXECUTION FOR A TERM SHEET AND OTHER MATTERS IN CONNECTION THEREWITH.

Pedro Alanis briefed the board on Item #5, regarding the proposed resolution inducing the Good Homes Studio 6 Apartments.

MINUTES COMMISSION ACTION:

Councilmember Castillo motioned, and Jordan Ghawi seconded to approve Item #5 for the Good Homes Studio 6 Apartments transaction.

AYES: 6
NAYS:
ABSTAINED:

6. BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION INDUCING THE HOMESTEAD TRANSACTION IN PARTNERSHIP WITH NXSTEP OPPORTUNITY PARTNERS, TO BE LOCATED NEAR THE INTERSECTION IH-37 AND PRIEST ROAD; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A TERM SHEET AND OTHER MATTERS IN CONNECTION THEREWITH.

Pedro Alanis briefed the board on Item #6, regarding the proposed resolution inducing the Homestead Transaction.

MINUTES COMMISSION ACTION:
Councilmember Dr. Kaur motioned, and Councilmember Castillo seconded to approve Item #6 for the Homestead Transaction.
AYES: 6
NAYS:
ABSTAINED:

7. **BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION AUTHORIZING SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING SUBORDINATE REVENUE BONDS (CREEK BEND APARTMENT HOMES PROJECT), SERIES 2025C; AND OTHER MATTERS IN CONNECTION THEREWITH.**
Pedro Alanis briefed the board on Item #7, regarding the Creek Bend Apartment Homes Transaction.

MINUTES COMMISSION ACTION:
Councilmember Dr. Kaur motioned, and Councilmember Castillo seconded to approve Item #7 for the Creek Bend Apartment Homes Project.
AYES: 6
NAYS:
ABSTAINED:

8. **BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION AUTHORIZING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE BOND FINANCING FOR THE CREEK BEND APARTMENTS PROJECT TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH.**
Pedro Alanis briefed the board on Item #8, regarding the Creek Bend Apartment Homes Transaction.

MINUTES COMMISSION ACTION:
Councilmember Dr. Kaur motioned, and Councilmember Castillo seconded to approve Item #8 for the Creek Bend Homes Project.
AYES: 6
NAYS:
ABSTAINED:

9. **BRIEFING AND DISCUSSION ON THE 19.86-ACRE VIDA MASTER PLAN.**
Pedro Alanis briefed the board on Item #9, regarding the VIDA Master Plan.

NO ACTION TAKEN.

10. **BRIEFING AND DISCUSSION ON EXECUTIVE DIRECTOR'S REPORT AND QUARTERLY FINANCIAL REPORT.**
Pedro Alanis briefed the board on Item #10, regarding the Executive Director's Report.

Treasurer Viagran convened the San Antonio Housing Trust Public Facility Corporation into Executive Session at 3:52 p.m.

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 THE EXECUTIVE SESSION MAY BE ACTED ON IN OPEN SESSION.

Treasurer Viagran reconvened the San Antonio Housing Trust Public Facility Corporation into Executive Session at 4:11 p.m. No action was taken in the Executive Session.

11. ADJOURNMENT

Treasurer Viagran adjourned the meeting. There being no further business, the meeting was adjourned at 4:11 p.m.