AGENDA

A Regular Board Meeting for:
SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
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, April 18, 2025, beginning at 2:00 p.m. Or immediately following the adjournment of the San Antonio Housing Trust Finance Corporation 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 March 21, 2025.
3. Public Comment – 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 Director Appointments for the San Antonio Housing Trust Public Facility Corporation to the City Council of the City of San Antonio consistent with the restated Bylaws.
5. Discussion and possible action to approve a Resolution authorizing the Assistant Secretary to apply to the City of San Antonio's Rental Housing Production, Rehabilitation, Preservation, and Acquisition Request for Proposals for the **Robert E. Lee Apartments Acquisition and Renovation project**.
6. Discussion and possible action to approve a Resolution authorizing the Assistant Secretary to apply to the City of San Antonio's Rental Housing Production, Rehabilitation, Preservation, and Acquisition Request for Proposals for **Lofts at Creekview Project**.
7. Discussion and possible action to approve a Resolution authorizing the Assistant Secretary to apply to the City of San Antonio's Rental Housing Production, Rehabilitation, Preservation, and Acquisition Request for Proposals for the **Judy at Vida Project**.
8. Executive Directors Report will focus on a briefing of the status of SAHT projects currently in

construction.

9. 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, 5:50 PM

San Antonio Housing Trust Public Facility Corporation

Agenda Item 2

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

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
2025 OFFICIAL MEETING MINUTES

DATE: March 21, 2025

TIME AND PLACE: The Public Facility Corporation met in session at 2:55 p.m., via Zoom and in person at 114 W Commerce St, San Antonio, TX 78205.

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

ABSENT: Councilmember Jalen McKee-Rodgriguez.

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; Levi Stoneking- Bracewell; Edward Mungia- District 4; Justin Renteria- District 5; Rene Gonzalez- Esperanza Community Land Trust; Esteban Alanzo- San Antonio Resident; Kayla Miranda- Coalition for Tenant Justice; Frank Raines- San Antonio Resident; Javier E. Rey Hernaiz- San Antonio Resident; Aracelli Herrera- San Antonio Resident; Kassandra Allbright Khaled- Robert E. Lee Tenants Union; Teresa Audmon- San Antonio Resident; Daniel Bryan- San Antonio Resident; Megan Navarro- Robert E. Lee Tenant Union Founder; Rueben Valdez- San Antonio Resident; Jim Leatherman- San Antonio Resident; Phillip Adcock – San Antonio Resident; Teresa Blanchard- San Antonio Resident; Molly Wright- San Antonio Resident; Sabine Miramontes - SEFLA Languages Interpreter.

1. CALL TO ORDER AND ROLL CALL: The meeting was called to order by President Dr. Rocha Garcia and the roll was called by Lauren Bejaran Cardona.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF FEBRUARY 21, 2025.
   MINUTES COMMISSION ACTION:
   Councilmember Dr. Kaur motioned, and Councilmember Viagran seconded to approve the minutes of February 21, 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 A RESOLUTION AUTHORIZING A BUDGET AMENDMENT TO FUND AND TRANSFER THE FINAL PURCHASE PRICE PLUS ALL NECESSARY CLOSING COSTS TO THE SAN ANTONIO HOUSING TRUST FOUNDATION FOR THE ACQUISITION OF THE ROBERT E. LEE APARTMENTS, A 72-UNIT MULTIFAMILY PROPERTY LOCATED AT 111 W. TRAVIS STREET.
Pedro Alanis briefed the board on Item #4, regarding the Robert E. Lee Apartments.

MINUTES COMMISSION ACTION:
Councilmember Dr. Kaur motioned, and Councilmember Viagran seconded to approve Item #4, for the Robert E. Lee Apartments.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

5. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION AUTHORIZING THE ACQUISITION OF 4.0 ACRES OF LAND AT MEDINA ST. BETWEEN W. MARTIN AND W. COMMERCE ST.
Pedro Alanis briefed the board on Item #5, regarding the proposed resolution authorizing the acquisition of 4.0 acres of land at Medina St., between W. Martin and W. Commerce St.

MINUTES COMMISSION ACTION:
Councilmember Castillo motioned, and Councilmember Dr. Kaur seconded to approve Item #5.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

6. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION AUTHORIZING THE ACQUISITION OF APPROXIMATELY 0.54 ACRES OF LAND AND IMPROVEMENTS AT 1600 AND 1610 BUENA VISTA ST.
Pedro Alanis briefed the board on Item #6, regarding the proposed resolution authorizing the acquisition of approximately 0.54 acres of land and improvements at 1600 and 1610 Buena Vista St.

MINUTES COMMISSION ACTION:
Councilmember Castillo motioned, and Councilmember Viagran seconded to approve Item #6.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

7. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION AUTHORIZING THE ACQUISITION OF APPROXIMATELY 0.91 ACRES OF LAND AT 217 WARREN ST.
Pedro Alanis briefed the board on Item #7, regarding the proposed resolution authorizing the acquisition of approximately 0.91 acres of land at 217 Warren St.

MINUTES COMMISSION ACTION:

Councilmember Dr. Kaur motioned, and Councilmember Castillo seconded to approve Item #7.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

8. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION AUTHORIZING THE EXTENSION OF THE FROST BANK CREDIT FACILITY.
Pedro Alanis briefed the board on Item #8, regarding a proposed resolution authorizing the extension of the Frost Bank Credit Facility.

MINUTES COMMISSION ACTION:
Councilmember Dr. Kaur motioned, and Jordan Ghawi seconded to approve Item #8.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

9. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION AUTHORIZING LEGACY-SAN AN NEW BRAUNFELS, LP, TO SUBMIT A HOME FUNDS GRANT APPLICATION TO BEXAR COUNTY, TEXAS.
Pedro Alanis briefed the board on Item #9, regarding a proposed resolution authorizing the Legacy-San An New Braunfels, LP to submit a HOME funds grant application.

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Councilmember Dr. Kaur seconded to approve Item #9.
AYES: 6
NAYS:
ABSTAINED:
THE MOTION PASSED.

10. ADJOURNMENT
President Dr. Rocha Garcia adjourned the meeting. There being no further business, the meeting was adjourned at 3:20 p.m.

San Antonio Housing Trust Public Facility Corporation
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 Public Facility Corporation
Agenda Item 4

Discussion and possible action to approve a Resolution recommending Board of Director Appointments for the San Antonio Housing Trust Housing Public Facility Corporation to the City Council of the City of San Antonio consistent with the restated Bylaws.

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 three open positions on the boards of the Public Facility Corporation.

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 PUBLIC FACILITY CORPORATION

RESOLUTION NO. _____

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION ("SAHTPFC") TO RECOMMEND BOARD MEMBERS TO THE SAN ANTONIO CITY COUNCIL GOVERNANCE COMMITTEE.

WHEREAS, the terms for all council members, along with board members Jordan Ghawi, Marinella Murillo, and Rachell Hathaway, will expire on May 31, 2025; and the expiring SAHTPFC board members will remain active as of June 1, 2025, as "holdover" members until the City Council makes their appointments; 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 DIRECTORS OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION, 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 Public Facility Corporation ("SAHPFC") hereby approve the recommendation of _____, _____, and _____ as SAHTPFC Board members 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

San Antonio Housing Trust Public Facility Corporation
Agenda Item 5

Discussion and possible action to approve a Resolution authorizing the Assistant Secretary to apply to the City of San Antonio's Rental Housing Production, Rehabilitation, Preservation, and Acquisition Request for Proposals for the Robert E. Lee Apartments Acquisition and Renovation project.

Background

The San Antonio Housing Trust PFC intends to reapply for funding to acquire and rehabilitate the Robert E. Lee Apartments, a 72-unit multifamily apartment located at 111 W. Travis Street. This effort is part of the SAHT Five-Year Strategic Plan, to seek options for the preservation of existing Affordable Rental Housing units that are at risk of losing their current rental and income restrictions due to expiring regulatory restrictions.

As such, on March 21, 2025, the SAHT Foundation provided the Executive Director authority to acquire the Robert E. Lee Apartments. If we are successful at this acquisition, the Public Facility Corporation will fund the purchase as well as initial repairs and reserves. The acquisition must go through the Foundation for acquisition as it qualifies under TDHCA's LURA as a qualified non-profit entity. The project will remain under Foundation's ownership until it is financially restructured through the Housing Tax Credit program. The ownership will then transfer it to a tax credit partnership whereby the Public Facility Corporation will retain long term ownership.

Issue:

On April 7, 2025, the City of San Antonio cancelled and reissued the RFP for Rental Housing Production, Rehabilitation, Preservation and Acquisition Gap Funding. The new due date for applications is April 28, 2025. To comply with the requirements of the re-issued RFP, the PFC Board shall provide a resolution authorizing the application submission and if awarded, affirming the Assistant Secretary's authorization to execute agreements associated with the award.

Recommendation:

Staff recommend a resolution authorizing the application submission and if awarded, affirming the Assistant Secretary's authorization to execute agreements associated with the award.

Attachment:
Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ASSISTANT SECRETARY TO APPLY TO THE CITY OF SAN ANTONIO'S RENTAL HOUSING PRODUCTION, REHABILITATION, PRESERVATION, AND ACQUISITION REQUEST FOR PROPOSALS FOR THE ROBERT E. LEE APARTMENTS ACQUISITION AND RENOVATION PROJECT.

WHEREAS, the San Antonio Housing Trust Foundation, Inc. (the "Foundation") was established with the purpose of creating and preserving affordable, accessible, attainable and sustainable housing; and

WHEREAS, the San Antonio Housing Trust Public Facility Corporation ("Housing Trust PFC") continues to develop long range plans to ensure the Housing Trust moves forward in a direction consistent with the adopted goals and visions of the Housing Trust to achieve the affordable housing production and preservation goals in San Antonio including the SAHT Five-Year Strategic Plan, for the preservation of existing Affordable Rental Housing units that are at risk of losing their current rental and income restrictions due to expiring regulatory restrictions; and

WHEREAS, the Foundation intends to acquire and rehabilitate a 72-unit multifamily apartment complex located at 111 W. Travis Street in San Antonio, Texas, known as the Robert E. Lee Apartments (the "Project") and on March 21, 2025, the SAHT Foundation provided the Executive Director authority to acquire the Project; and

WHEREAS, should the acquisition of the Project be successful, the Housing Trust PFC will fund the purchase as well as initial repairs and reserves, which will go through the Foundation for acquisition as it qualifies under TDHCA's LURA as a qualified non-profit entity; and

WHEREAS, the Project will remain under Foundation's ownership until it is financially restructured through the Housing Tax Credit program and then ownership will then transfer it to a tax credit partnership whereby the Public Facility Corporation will retain long term ownership; and

WHEREAS, on April 7, 2025, the City of San Antonio cancelled and reissued the RFP for Rental Housing Production, Rehabilitation, Preservation and Acquisition Gap Funding and therefore to comply with the re-issued RFP, the Housing Trust PFC Board shall has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio to authorize the application submission for the Project and if awarded, affirming the Assistant Secretary's authorization to execute agreements associated with the award.

NOW THEREFORE, BE IT RESOLVED BY THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITIES CORPORATION THAT:

Section 1. The San Antonio Housing Trust's Public Facilities Corporation is Assistant Secretary is hereby authorized submit the application to the City of San Antonio's Rental Housing Production, Rehabilitation, Preservation, and Acquisition Request for Proposals for the Robert E. Lee Apartments Acquisition and

Renovation Project and if awarded, affirming the Assistant Secretary's authorization to execute agreements associated with the award.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as part of the judgment and finding of the Board of Directors.

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 the ___day of April, 2025.

SIGNED:

_____
Councilwoman Dr. Adriana Rocha Garcia
President

ATTEST:

_____
Jordan Ghawi, Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 6

Discussion and possible action to approve a Resolution authorizing the Assistant Secretary to apply to the City of San Antonio's Rental Housing Production, Rehabilitation, Preservation, and Acquisition Request for Proposals for Lofts at Creekview Project.

Background

In 2021, SAHTPFC entered closed on a transaction with Cohen-Esrey as the fee-based developer to develop and guarantee a new 301-unit *mixed income* development, whereby the PFC had full ownership of the project and control of all operations and tenant services once the site was completed and turned over to the property management team. SAHTPFC issued tax-exempt *essential bonds* in the amount not to exceed $60,000,000 to finance the acquisition, construction and equipping of the project.

To better align with SHIP strategic goals, SAHTPFC proposes converting the mixed income apartment community, *currently in construction*, into a new 4% Low Income Housing Tax Credit finance development with 100% rent and income restricted units with deeper affordability. To achieve this conversion, SAHTPFC requests COSA Bond funds in the amount of $5,000,000.

The tax credit award is expected between May and June 2025, with financial closing occurring within 6 months of its bond reservation. The project is estimated to be completed with a Certificate of Occupancy in May 2026.

Issue:

On April 7, 2025, the City of San Antonio cancelled and reissued the RFP for Rental Housing Production, Rehabilitation, Preservation and Acquisition Gap Funding. The new due date for applications is April 28, 2025. The San Antonio Housing Trust PFC intends to reapply for funding to create 97 - 30% & 50% AMI units at the Lofts at Creekview Apartments, while eliminating all the market rent units planned at the site.

To comply with the requirements of the re-issued RFP, the PFC Board shall provide a resolution authorizing the application submission and if awarded, affirming the Assistant Secretary's authorization to execute agreements associated with the award.

Recommendation:

Staff recommend a resolution authorizing the application submission and if awarded, affirming the Assistant Secretary's authorization to execute agreements associated with the award.

Attachment:
Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITIES CORPORATION

RESOLUTION NO._____

A RESOLUTION AUTHORIZING THE ASSISTANT SECRETARY OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITIES CORPORATION TO APPLY TO THE CITY OF SAN ANTONIO'S RENTAL HOUSING PRODUCTION, REHABILITATION, PRESERVATION, AND ACQUISITION REQUEST FOR PROPOSALS FOR THE LOFTS AT CREEKVIEW PROJECT AND AUTHORIZE THE APPLICATION FOR SUBMISSION AND AUTHORIZATION TO EXECUTE AGREEMENT ASSOCIATED WITH THE AWARD AND ADDRESSING RELATED MATTERS.

WHEREAS, the San Antonio Housing Trust Public Facility Corporation ("Housing Trust PFC") continues to develop long range plans to ensure the Housing Trust moves forward in a direction consistent with the adopted goals and visions of the Housing Trust to achieve the affordable housing production and preservation goals in San Antonio including the SAHT Five-Year Strategic Plan, for the preservation of existing Affordable Rental Housing units that are at risk of losing their current rental and income restrictions due to expiring regulatory restrictions; and

WHEREAS, in 2021, Housing Trust PFC entered into a transaction with Cohen-Esrey as the fee-based developer to develop and guarantee a new 301-unit *mixed income* development for the Lofts at Creekview, whereby the Housing Trust PFC had full ownership of the project and control of all operations and tenant services once the site was completed and turned over to the property management team via issuance of tax-exempt *essential bonds* to finance the acquisition, construction and equipping of the project; and

WHEREAS, to better align with SHIP strategic goals, the Housing Trust PFC proposes converting the mixed income apartment community, *currently in construction*, into a new LIHTC financed development with 100% rent and income restricted units with deeper affordability in which COSA Bond funds are necessary to fund such conversion and completion of the Project; and

WHEREAS, on April 7, 2025, the City of San Antonio cancelled and reissued the RFP for Rental Housing Production, Rehabilitation, Preservation and Acquisition Gap Funding and therefore to comply with the re-issued RFP, the Housing Trust PFC Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio to authorize the application submission for the Project and if awarded, affirming the Assistant Secretary's authorization to execute agreements associated with the award.

NOW THEREFORE, BE IT RESOLVED BY THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITIES CORPORATION THAT:

Section 1. The San Antonio Housing Trust's Public Facilities Corporation is Assistant Secretary is hereby authorized submit the application to the City of San Antonio's Rental Housing Production, Rehabilitation, Preservation, and Acquisition Request for Proposals for the Lofts at Creekview Project and if awarded, affirming the Assistant Secretary's authorization to execute agreements associated with the award.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as part of the judgment and finding of the Board of Directors.

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 the ___day of April, 2025.

SIGNED:

_____

Councilwoman Dr. Adriana Rocha GarciaPresident

ATTEST:

_____

Jordan Ghawi, Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 7

Discussion and possible action to approve a Resolution authorizing the Assistant Secretary to apply to the City of San Antonio's Rental Housing Production, Rehabilitation, Preservation, and Acquisition Request for Proposals for the Judy at Vida Project.

Background

The Judy at VIDA is the first phase of a 499-unit multi-generational, pedestrian-friendly development planned by the San Antonio Housing Trust. Phase I will contain 36 1-bedroom units and 54 2-bedroom units. All units will be rent- and income-restricted with 21% of units reserved for households earning 30% AMI or lower, 7% of units for households earning 50% AMI or lower, and 72% of units for households earning 60% AMI or lower.

Judy at VIDA has a projected development cost of $27.5 million, 78% of which is projected to come from a $16.8 million 9% LIHTC tax credit award, and a permanent mortgage of $5,000,000. The remaining gap is anticipated to come from $1,035,652 deferred developer fees and construction period NOI, $300,000 in City Fee Waivers, and the requested City Housing Bond gap funding of $4,400,000. The tax credit award is expected in August 2025, with financial closing occurring in February 2026 and groundbreaking beginning March 2026. Construction is estimated to take 18 months, with Certificate of Occupancy expected in August 2027.

Issue:

On April 7, 2025, the City of San Antonio cancelled and reissued the RFP for Rental Housing Production, Rehabilitation, Preservation and Acquisition Gap Funding. The new due date for applications is April 28, 2025. The San Antonio Housing Trust PFC intends to reapply for gap funding for the Judy at Vida.

To comply with the requirements of the re-issued RFP, the PFC Board shall provide a resolution authorizing the application submission and if awarded, affirming the Assistant Secretary's authorization to execute agreements associated with the award.

Recommendation:

Staff recommend a resolution authorizing the application submission and if awarded, affirming the Assistant Secretary's authorization to execute agreements associated with the award.

Attachment:
Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITIES CORPORATION

RESOLUTION NO._____

A RESOLUTION AUTHORIZING THE ASSISTANT SECRETARY OF THE SAN ANTONIO HOUSING PUBLIC FACILITY CORPORATION TO APPLY TO THE CITY OF SAN ANTONIO'S RENTAL HOUSING PRODUCTION, REHABILITATION, PRESERVATION, AND ACQUISITION REQUEST FOR PROPOSALS FOR THE JUDY AT VIDA PROJECT AND AUTHORIZE THE APPLICATION FOR SUBMISSION AND AUTHORIZATION TO EXECUTE AGREEMENT ASSOCIATED WITH THE AWARD AND ADDRESSING RELATED MATTERS.

WHEREAS, the San Antonio Housing Trust Public Facility Corporation ("Housing Trust PFC") continues to develop long range plans to ensure the Housing Trust moves forward in a direction consistent with the adopted goals and visions of the Housing Trust to achieve the affordable housing production and preservation goals in San Antonio including the SAHT Five-Year Strategic Plan, for the preservation of existing Affordable Rental Housing units that are at risk of losing their current rental and income restrictions due to expiring regulatory restrictions; and

WHEREAS, the San Antonio Housing Trust PFC ("SAHT PFC") previously authorized the acquisition of certain real property, located at along the West side of S. Zarzamora, south of 410 in phase II of the VIDA Development in Council District 4 in San Antonio, Texas (the "Property"), to the PFC with additional resources and opportunity to carry out its purposes relating to affordable housing and took action on other associated matters for the Project; and

WHEREAS, should the acquisition of the Project be successful, the Housing Trust PFC will fund the purchase and development along with LIHTC tax credits, developer fees and waivers, and City Housing Bond gap funding; and

WHEREAS, on April 7, 2025, the City of San Antonio cancelled and reissued the RFP for Rental Housing Production, Rehabilitation, Preservation and Acquisition Gap Funding and therefore to comply with the re-issued RFP, the Housing Trust PFC Board shall has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio to authorize the application submission for the Project and if awarded, affirming the Assistant Secretary's authorization to execute agreements associated with the award.

NOW THEREFORE, BE IT RESOLVED BY THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITIES CORPORATION THAT:

Section 1. The San Antonio Housing Trust's Public Facilities Corporation is Assistant Secretary is hereby authorized submit the application to the City of San Antonio's Rental Housing Production, Rehabilitation, Preservation, and Acquisition Request for Proposals for the Judy at VIDA Project and if awarded, affirming the Assistant Secretary's authorization to execute agreements associated with the award.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as part of the judgment and finding of the Board of Directors.

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 the ___day of April, 2025.

SIGNED:

_____

Councilwoman Dr. Adriana Rocha Garcia
President

ATTEST:

_____

Jordan Ghawi, Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 8

Executive Directors Report will focus on a briefing on the status and completion percentage of 18 SAHT affiliated projects currently in construction.

The table below specifies the development under construction, the substantial completion date, and the progress per the latest construction draw that SAHT has received from its respective partners.

Development Name	Est. Substantial Completion	Est. % Complete
Sunstone Apartments	April 2025	99%
Loma Vista	May 2025	95%
Country Club Village	July 2025	90%
Leon Creek Flats	July 2025	80%
Good Homes San Antonio	Sept. 2025	65%
Preserve at the Port	TBD	TBD
Palladium Crestway	December 2025	64%
Four25 San Pedro	December 2025	46%
Lofts at Creekview	May 2026	37%
S. Hausman Rd Apartments	May 2026	30%
Palladium San Antonio	July 2026	26%
Residences at Pearsall	July 2026	21%
Cedar Ridge Terrace	July 2026	20%
Legacy Senior	August 2026	25%
Sageland Flats	October 2026	16%
Commons at Acequia	March 2027	5%
Creek Bend Apartments	September 2027	2%
Friedrich Lofts	TBD	0%