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, May 16, 2025, beginning at 2:00 p.m.

NOTICE: *A quorum of the board of directors will be physically located at 114 W Commerce St., San Antonio, TX 78205 at 2:00 p.m. One or more of the Directors may attend this meeting by video conference pursuant to the requirements set forth in the Texas Open Meetings Act. An electronic copy of the agenda packet may be accessed at the San Antonio Housing Trust website under the CALENDAR/Board Meeting date page prior to the meeting.*

NOTICE: *This meeting of the Board, being held for the reasons listed below, is authorized in accordance with the Texas Government Code, Sections 551.001 - 551.146. Verification of Notice of Meeting and Agenda are on file in the Office of the Executive Director.*

1. Call to Order and Roll Call
2. Discussion and possible action to approve minutes of April 18, 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 on the Youth Housing Stability Workshop focusing on housing strategies and recommendations for youth experiencing or at risk of homelessness.
5. Briefing, discussion and possible action to approve a resolution authorizing an amendment to the Fiscal Year 2025 Foundation Operating Budget and authorizing establishing the FY 2025-2027 multi-year SAHT Foundation Capital Budget for the Robert E. Lee Apartments.
6. Briefing and possible action to approve a resolution to authorize the Executive Director to negotiate and execute an agreement with Corazon Ministries, Inc., for homeless outreach in the Cattleman's Square Area.
7. 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: May 12, 2025, 5:37 PM

San Antonio Housing Trust Foundation
Agenda Item 2

This item includes the approval of minutes from the **April 18, 2025,** meeting.

SAN ANTONIO HOUSING TRUST FOUNDATION
2025 OFFICIAL MEETING MINUTES

DATE: April 18, 2025

TIME AND PLACE: The San Antonio Housing Trust Foundation met in session at 2:31 p.m., via Zoom and in person at 114 W Commerce St, San Antonio, Texas 78205.

PRESENT: Councilmember Teri Castillo, Rachell Hathaway, Councilmember Dr. Sukh Kaur, Marinella Murillo, Jane Paccione, Councilmember Dr. Adriana Rocha Garcia, and Councilmember Phyllis Viagran.

ABSENT: Antoinette Brumfield, Mark Carmona, Eric Cooper, Jordan Ghawi, and Councilmember Jalen McKee-Rodriguez.

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director 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; John Hernandez- 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; 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 MARCH 21, 2025.

   MINUTES OF COMMISSION ACTION:
   Councilmember Viagran motioned, and Councilmember Castillo seconded to approve the March21, 2025, minutes with the noted corrections.

   Ayes: 7 Nays: 0 Abstained: 0
   The motion passed.

3. PUBLIC COMMENT – INTERESTED SPEAKERS WILL HAVE 3 MINUTES EACH TO ADDRESS THE BOARD ON AGENDA ITEMS OR HOUSING POLICY RELATED MATTERS.

   None. *No Action Taken.*

4. DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION RECOMMENDING BOARD OF DIRECTOR APPOINTMENTS FOR THE SAN ANTONIO HOUSING TRUST FOUNDATION, INC TO THE CITY COUNCIL OF THE CITY OF SAN ANTONIO CONSISTENT WITH THE 2025 AMENDED AND RESTATED FORMATION DOCUMENTS AND BYLAWS.

   Pedro Alanis briefed the board on Item #4 for the San Antonio Housing Trust Foundation Board appointees' applications.

   MINUTES COMMISSION ACTION:

Councilmember Viagran motioned, and Councilmember Castillo seconded to appoint Marinella Murillo, Housing Expert, to the San Antonio Housing Trust Foundation Board of Directors.

Ayes: 7 Nays: 0 Abstained: 0
The motion passed.

5. ADJOURNMENT

President Dr. Rocha Garcia adjourned the meeting. There being no further business, the meeting was adjourned at 2:33 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 on the Youth Housing Stability Workshop focusing on housing strategies and recommendations for youth experiencing or at risk of homelessness.

Background:
In 2024, The City of San Antonio Department of Human Services and San Antonio's Continuum of Care Organization, Close to Home came together to access the needs of the youth and young adults who are experiencing or at risk of homelessness. They brought together services providers to identify gaps in the system and brainstorm strategies to improve the services. The effort culminated in October 2024 at the Youth Housing Stability Summit, hosted with the support of the San Antonio Housing Trust.

Youth Housing Stability Summit (DHS/COC)
Housing was identified as a key system gap. Service providers and youth with lived experience found:

- Housing placement process is hard to understand/ navigate.
- Young people cannot be expected to succeed without significant care, financial and emotional support.
- System must include emergency housing.
- System must allow youth to make mistakes but not lose their housing.
- Peer connections are important.
- Programmatic support through cohort housing is desired.

During the summit, the following housing solutions were identified:

- Site-based campus housing solutions ("Towne Twin for Youth") or small independent groupings (10-20 units).
- Continuum of options
    - Emergency shelter/ housing
    - Cohousing/ group homes/ transitional
    - Rapid rehousing/ scatter site
    - Permanent supportive housing
- Cohort Models
    - Mental Health
    - Sober Living
    - Second Change
- "Alumni" housing/welcome back if needed

Youth Housing Stability Workshop (SAHT/ULI)
In February 2025 by the San Antonio Housing Trust (SAHT), the City of San Antonio Department of Human Services (DHS) and Urban Land Institute San Antonio hosted the Youth Housing Stability Workshop. The main objective of the workshop was to convene local and national housing experts, service providers, policy makers, and youth with lived experience to connect, learn and discuss development solutions to address housing for youth and young adults who are experiencing or at risk of homelessness.

In the morning, we learned from national experts about trauma informed design, case studies of transitional and permanent supportive housing, best practices around engaging youth and providing services as well understanding financial models to housing development.

Guest speakers included:

- Laura Rossbert – Shopworks Arc (Denver)
- Alexander Roque – Ali Forney Center (New York City)
- Dawn Hicks – Venice Community Housing (Los Angeles)
- Lance Gillam – Concentric TX (Houston)

In the afternoon, we applied our learnings to real sites within San Antonio in a design workshop. Each group, organized to have a range of expertise from developers to policy makers to youth with lived experience, was tasked with developing site selection criteria and program priorities that would best serve their assigned priority population.

The workshop reinforced the need to center individuals with lived experience and service providers in the design process, to develop a building or project to best suit their needs. It is important that the design team and development professionals use a trauma-informed approach to build trust and transparency to ensure authentic participation.

Recommendation

The workshop identified the following services as essential to be integrated into any future development:

- Physical and mental healthcare
- Nutrition, fitness, and wellness services
- Gender-affirming care
- Job and career placement
- Step up from intensive recovery to permanent supportive housing
- On-site amenities to be offered to broader community / neighborhood.

The workshop also identified the following design priorities:

- Security and controlled access is essential.
- Urban location, while desired, can create unwanted interactions.
- Community interaction as a third space (i.e. coffee shop)
- Natural light and gardens/green space
- Access to food / grocery / pantry.
- Areas to prepare and gather around food.
- Access to transit + childcare.
- Internal community / social spaces.

More findings and discussion about the workshop can be found in the Youth Housing Stability Workshop Report. https://sahousingtrust.org/youth-housing-stability-summit-workshop/

San Antonio Housing Trust Foundation
Agenda Item 5

Briefing, discussion and possible action to approve a resolution authorizing an amendment to the Fiscal Year 2025 Foundation Operating Budget and authorizing establishing the FY 2025-2030 multi-year SAHT Foundation Capital Budget for the Robert E. Lee Apartments.

Background

Each budget year, the Executive Team reviews the mid-year revenue and expenditure estimates while conducting a forecast of end of fiscal year's revenues, operational needs, and programmatic goals ensuring we stay in line with board adopted annual priorities. This year, due to the increased activity on acquiring various assets through our various SAHT corporations, we recommend establishing a multi-year Capital Budget for specific projects. In the Foundation we will seek to establish the Robert E. Lee Capital Budget from FY 2025 – 2030.

Operating Budget

As of March 31, 2024, the SA Housing Trust Foundation has earned $1.32 million in total operating revenues, which is more than the annual projected revenue of $1.2 million for all of FY 2025. The SA Housing Trust Foundation has spent $618k on operating expenses or 52% of the $1.2 million adopted annual budget.

Operating Revenues

The San Antonio Housing Trust Foundation receives operating revenues primarily from contributions from the PFC, Finance Corporations, and interest income on existing cash investments. Staff have reviewed the performance of our income sources. As stated above in the first half of FY 2025, we were about $129k above the expected operating revenues for the entire year. This is due to higher-than-expected PFC revenues and $303k in PFC funding transferred to the TEAMS program, which is overseen by the Foundation. We anticipate additional earnings from the PFC of approximately $455k. And finally, we are managing City related sponsorship funding. Along with a slight reduction in projected interest income, we recommend amending operating revenues to reflect a $788k budget increase.

Operating Expenses

The San Antonio Housing Trust Foundation spends operating funds on administrative services supporting the four SAHT entities and program expenses supporting Foundation specific grant awards and sponsorships. The following shows a summary of budget adjustments by category:

Budget Item	$ Change	Summary
Advertising	1,500	Cover additional costs of RFP and staff position postings
COSA Distribution	-40,000	Eliminate interest for COSA pass through loans and net out income and expenditures for COSA events
Grant to Others	155,570	Board approved grant awards to reflect expenses in FY 2025; also includes $106k for new Homeless Outreach at Cattlemen's Square
Insurance	19,200	Business Owners & Workers comp increase
Maintenance & Repairs	12,000	Blanco House - 2 AC Replacement
Office Supplies & Events	-9,160	Reduced from original budget

Professional Services	119,284	3 months Temp Employee; Procurement Process Services; increasing accounting needs for Capital Budget work
Program Expenses	-15,000	Reducing sponsorship commitments
Subscriptions	-1,500	Reduction in software licenses
Training/Travel	13,000	Increased staff & board training and conferences
Total	**+255,074**	

Non-Operating Rev/Exp & Net Position
Staff are projecting an increase in interest income from both investment and operating funds totaling $43,000. There was a slight increase in interest expenses for an amended non-operating revenue of $42,200, more than initially budgeted. The end of year estimate is $208,200. Overall, the Net Position of the Foundation by the end of the year is estimated at $575,352, an increase from a $0 initial expected net position.

Capital Budget
If the offer to purchase the Robert E. Lee Apartments is approved by the seller, the acquiring entity must be the Foundation since it is eligible to meet the criteria of the existing Land Use Restriction Agreement with the State of Texas. As such the Foundation will create and maintain a Capital Budget until the property is transferred to the Public Facility Corporation for redevelopment.

The Public Facility Corporation will provide funding to the Foundation to acquire the project and complete any necessary renovation and predevelopment work. The Capital Budget sourced from the PFC is $5,254,036 from FY 2025-2027.

- $3,489,406 will be for acquisition related costs in FY 2025;
- $806,200 is for Predevelopment costs beginning in FY 2025 through FY 2027;
- Renovation and Repair costs of $585,030 in FY 2025; and
- Initial Operational Reserves costs at $393,400 in FY 2025.

Recommendation:
The SAHT Finance Committee met on May 6, 2025 and approved to move the Operating and Capital Budget forward to the full board for consideration.

Attachments:
Resolution
FY 2025 Operating Budget Amendment
FY 2025-2027 Capital Budget

SAN ANTONIO HOUSING TRUST FOUNDATION, INC.

RESOLUTION F25-0516-05

A RESOLUTION APPROVING A BUDGET AMENDMENT FOR THE SAN ANTONIO HOUSING TRUST FOUNDATION, INC. FOR FISCAL YEAR 2025 TO ADDRESS MID-YEAR OPERATING EXPENDITURES AND CAPITAL BUDGET ADJUSTMENTS AND APPROVING AMENDMENTS

WHEREAS, the San Antonio Housing Trust Foundation ("Housing Trust") presented on May 16, 2025, proposed FY 2025 Mid-Year Budget amendments; and

WHEREAS, the Housing Trust provided feedback to adjust annual priorities; and

WHEREAS, the Housing Trust has operating expenses; and

WHEREAS, after reviewing the needs of the Housing Trust operations, the Executive Director recommends a budget amendment to meet the needs of the organization for revenue and expenditures and interest income and to consider increase in Foundation revenues, Public Facility Corporation contributions and other transfer of funds for TEAM Program; and

WHEREAS, the Finance and Audit Committee recommends approval of the recommended budget adjustment for the Housing Trust Foundation consideration and approval as noted in Exhibit A; and

WHEREAS, the Housing Trust Foundation Board of Directors finds this budget adjustment in the public interest based on the realignment of the Housing Trust Foundation for addressing operating expenses and capital budgets and for meeting its strategic goals and for such stated purpose as warranted and necessary.

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, Inc. does hereby approve the budget amendment as recommended by the Executive Director for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025, as indicated in Exhibit A to reflect a change in operating and non-operating expenses and capital budgets.

Section 3. 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 4. 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.

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 May 2025.

SIGNED:

_____
Councilwoman Adriana Rocha Garcia
President

ATTEST:

_____
Jordan Ghawi, Secretary

SAN ANTONIO HOUSING TRUST FOUNDATION, INC.
FY 2025 Proposed Mid-Year Budget Amendment
Budget Amendment #F25-001

	FY 2025 ACTUAL	OPERATING BUDGET		
	10/1/2024 - 3/31/2025	FY 2025 Adopted Budget	Proposed Amendment	FY 2025 Amended Budget
OPERATING REVENUES				
Grant Income				
CoSA - NHSD Sponsored Events	$ -	$ 15,000.00	$ 20,000.00	$ 35,000.00
Total Grant Income	-	15,000.00	20,000.00	35,000.00
Fee Income				
SAHT Finance Corporation	19,084.16	29,460.00	-	29,460.00
SAHT Public Facility Corporation	963,448.38	1,109,706.77	455,638.23	1,565,345.00
Total Fee Income	982,532.54	1,139,166.77	455,638.23	1,594,805.00
Program Income				
TEAMS Program Income	303,087.45	-	303,087.45	303,087.45
Total Program Income	303,087.45	-	303,087.45	303,087.45
Sponsorship Income	32,500.00	-	32,500.00	32,500.00
Interest Income - Loans	10,806.59	45,000.00	(23,000.00)	22,000.00
TOTAL OPERATING REVENUES	**1,328,926.58**	**1,199,166.77**	**788,225.68**	**1,987,392.45**
OPERATING EXPENSES				
Advertising and Marketing	1,580.67	500.00	1,500.00	2,000.00
Bank Fees & Service Charges	84.01	500.00	-	500.00
Disbursements to COSA	-	40,000.00	(40,000.00)	-
Grants to Others				
CoSA - NHSD Sponsored Events	3,000.00	15,000.00	17,500.00	32,500.00
Corazon Ministries (Project DC Outreach)	-	-	106,250.00	106,250.00
Housing First Community Coalition	132,000.00	-	132,000.00	132,000.00
Mexican American Unity Council	-	200,000.00	(100,000.00)	100,000.00
MOD - SA Impact Guild	-	50,000.00	-	50,000.00
Total Grants to Others	135,000.00	265,000.00	155,750.00	420,750.00
Insurance Expense				
Insurance - Business Owner's	2,153.80	5,200.00	2,000.00	7,200.00
Insurance - Crime	560.81	1,500.00	-	1,500.00
Insurance - Directors & Officers	10,403.35	25,000.00	-	25,000.00
Insurance - Workers Comp	11,593.10	800.00	17,200.00	18,000.00
Total Insurance Expense	24,711.06	32,500.00	19,200.00	51,700.00
Maintenance & Repairs				
General Maintenance & Repairs	1,519.50	18,000.00	12,000.00	30,000.00
Total Maintenance & Repairs	1,519.50	18,000.00	12,000.00	30,000.00
Meals & Events	1,741.34	10,000.00	(5,000.00)	5,000.00
Office Expenses				
Equipment Purchases	-	5,000.00	-	5,000.00
Furniture Purchases	-	7,000.00	(2,000.00)	5,000.00
Mileage, Parking & Tolls	433.56	500.00	250.00	750.00
Office Supplies	1,755.44	7,420.00	(2,420.00)	5,000.00
Printing & Photocopying	-	500.00	-	500.00
Security & Monitoring	10.00	-	10.00	10.00
Shipping & Postage	490.70	900.00	-	900.00
Shredding Services	-	100.00	-	100.00
Total Office Expenses	2,689.70	21,420.00	(4,160.00)	17,260.00

	FY 2025 ACTUAL	OPERATING BUDGET		
	10/1/2024 - 3/31/2025	FY 2025 Adopted Budget	Proposed Amendment	FY 2025 Amended Budget
OPERATING EXPENSES (CONTINUED)				
Payroll Expenses				
Allowance - Auto	4,376.33	9,000.03	-	9,000.03
Allowance - Telephone	437.70	900.12	-	900.12
Insurance - Dental	-	-	-	-
Insurance - Health	25,728.81	54,000.00	-	54,000.00
Insurance - Life	3,514.02	7,800.00	-	7,800.00
Payroll Tax Expense	17,383.14	32,318.50	187.35	32,505.85
Retirement Plan Expense	20,706.18	47,428.41	293.90	47,722.31
Salaries & Wages	174,448.33	388,352.94	2,518.75	390,871.69
Tuition Reimbursement	-	5,000.00	(3,000.00)	2,000.00
Total Payroll Expense	246,594.51	544,800.00	-	544,800.00
Professional Services				
Accounting & CFO Services	26,208.00	52,516.00	10,400.00	62,916.00
Audit Services	5,025.00	30,000.00	-	30,000.00
Legal Services	33,901.02	21,000.00	-	21,000.00
Marketing & Public Relations Services	14,250.00	27,200.00	-	27,200.00
Strategic Planning Services	12,000.00	20,000.00	-	20,000.00
Web Hosting	1,000.00	3,100.00	-	3,100.00
Other Professional Services	45,673.50	52,600.00	108,884.14	161,484.14
Total Professional Services	138,057.52	206,416.00	119,284.14	325,700.14
Program Expenses				
Sponsorship Expense	21,740.75	50,000.00	(15,000.00)	35,000.00
Total Program Expenses	21,740.75	50,000.00	(15,000.00)	35,000.00
Rent Expense				
Equipment Rent	1,921.64	3,800.00	-	3,800.00
Facilities Rent (Cash Basis)	9,679.50	128,470.80	-	128,470.80
Total Rent Expense	11,601.14	132,270.80	-	132,270.80
Subscriptions				
Subscriptions - Memberships & Fees	3,983.00	5,500.00	-	5,500.00
Subscriptions - Software Licenses	14,641.07	15,500.00	(1,500.00)	14,000.00
Total Subscriptions	18,624.07	21,000.00	(1,500.00)	19,500.00
Telephone & Internet	2,887.95	5,760.00	-	5,760.00
Travel & Training	11,913.03	17,000.00	13,000.00	30,000.00
TOTAL OPERATING EXPENSES	**618,745.25**	**1,365,166.80**	**255,074.14**	**1,620,240.94**
OPERATING INCOME (LOSS)	**710,181.33**	**(166,000.03)**	**533,151.54**	**367,151.51**
Interest Income				
Interest - Investing	51,462.76	42,000.00	23,000.00	65,000.00
Interest - Operating	82,780.37	124,000.00	20,000.00	144,000.00
Total Interest Income	134,243.13	166,000.00	43,000.00	209,000.00
Interest Expense	(473.15)	-	(800.00)	(800.00)
TOTAL NONOPERATING REVENUES (EXPENSES)	**133,769.98**	**166,000.00**	**42,200.00**	**208,200.00**
INCREASE (DECREASE) IN NET POSITION	**$ 843,951.31**	**$ -**	**$ 575,352.00**	**$ 575,352.00**

SAN ANTONIO HOUSING TRUST

FOUNDATION
Multi-Year Capital Budget
As of March 31, 2025

	ROBERT E. LEE							
	Actuals To Date	Multi-Year Capital Budget						
		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
FUNDING SOURCES									
Contribution from SAHTPFC	$ -	$ -	$ 4,467,836.00	$ 761,200.00	$ 45,000.00	$ -	$ -	$ -	$ 5,274,036.00
TOTAL FUNDING SOURCES	**-**	**-**	**4,467,836.00**	**761,200.00**	**45,000.00**	**-**	**-**	**-**	**5,274,036.00**
ACQUISITION COSTS									
Purchase Price									
Earnest money paid	-	-	100,000.00	-	-	-	-	-	100,000.00
Cash paid at closing - property	-	-	3,170,000.00	-	-	-	-	-	3,170,000.00
Total Acquisition Costs - Purchase Price	**-**	**-**	**3,270,000.00**	**-**	**-**	**-**	**-**	**-**	**3,270,000.00**
Closing Costs									
Legal fees	-	-	50,000.00	-	-	-	-	-	50,000.00
Loan costs and origination fees	-	-	23,106.00	-	-	-	-	-	23,106.00
Total Acquisition Costs - Closing Costs	**-**	**-**	**73,106.00**	**-**	**-**	**-**	**-**	**-**	**73,106.00**
Due Diligence Costs									
Appraisals and valuations	-	-	7,500.00	-	-	-	-	-	7,500.00
Compliance audit	-	-	5,000.00	-	-	-	-	-	5,000.00
Consulting services	-	-	50,000.00	-	-	-	-	-	50,000.00
Engineering and utility survey	-	-	7,250.00	-	-	-	-	-	7,250.00
ESA phase I	-	-	2,950.00	-	-	-	-	-	2,950.00
Facility conditions assessment	-	-	20,000.00	-	-	-	-	-	20,000.00
Hazardous materials evaluation	-	-	10,000.00	-	-	-	-	-	10,000.00
Historic conditions assessment	-	-	21,500.00	-	-	-	-	-	21,500.00
Limited site investigation - lead / asbestos	-	-	10,000.00	-	-	-	-	-	10,000.00
Structural conditions assessment	-	-	8,500.00	-	-	-	-	-	8,500.00
Surveys	-	-	3,600.00	-	-	-	-	-	3,600.00
Total Acquisition Costs - Due Diligence	**-**	**-**	**146,300.00**	**-**	**-**	**-**	**-**	**-**	**146,300.00**
TOTAL ACQUISITION COSTS	**-**	**-**	**3,489,406.00**	**-**	**-**	**-**	**-**	**-**	**3,489,406.00**
PRE-DEVELOPMENT COSTS									
Design and Engineering									
Architectural and engineering services	-	-	-	500,000.00	-	-	-	-	500,000.00
Total Pre-Dev Costs - Design and Engineering	**-**	**-**	**-**	**500,000.00**	**-**	**-**	**-**	**-**	**500,000.00**
Project Management and Consulting Fees									
Legal fees	-	-	-	21,600.00	-	-	-	-	21,600.00
LIHTC consulting	-	-	-	100,000.00	-	-	-	-	100,000.00
Tax credit consultant	-	-	-	50,000.00	-	-	-	-	50,000.00
Unallocated	-	-	-	67,100.00	-	-	-	-	67,100.00
Total Pre-Dev Costs - Project Mgmt and Consulting	**-**	**-**	**-**	**238,700.00**	**-**	**-**	**-**	**-**	**238,700.00**
Taxes									
Property Taxes	-	-	-	22,500.00	45,000.00	-	-	-	67,500.00
Total Pre-Dev Costs - Property Taxes	**-**	**-**	**-**	**22,500.00**	**45,000.00**	**-**	**-**	**-**	**67,500.00**
TOTAL PRE-DEVELOPMENT COSTS	**-**	**-**	**-**	**761,200.00**	**45,000.00**	**-**	**-**	**-**	**806,200.00**

FOUNDATION
Multi-Year Capital Budget
As of March 31, 2025

	ROBERT E. LEE							
	Actuals	Multi-Year Capital Budget						
	To Date	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
DEVELOPMENT COSTS									
Renovation and Repairs									
Basement water proofing and sump pump	-	-	80,640.00	-	-	-	-	-	80,640.00
Fire panel replacement	-	-	68,000.00	-	-	-	-	-	68,000.00
Hot water heater replacement	-	-	50,760.00	-	-	-	-	-	50,760.00
HVAC replacement	-	-	127,000.00	-	-	-	-	-	127,000.00
Roof replacement	-	-	119,725.00	-	-	-	-	-	119,725.00
Window replacement	-	-	41,400.00	-	-	-	-	-	41,400.00
Unallocated	-	-	97,505.00	-	-	-	-	-	97,505.00
Total Dev Costs - Renovation and Repairs	**-**	**-**	**585,030.00**	**-**	**-**	**-**	**-**	**-**	**585,030.00**
TOTAL DEVELOPMENT COSTS	**-**	**-**	**585,030.00**	**-**	**-**	**-**	**-**	**-**	**585,030.00**
OPERATIONAL COSTS									
Operational Funds									
Capital reserve funds	-	-	21,600.00	-	-	-	-	-	21,600.00
Operating reserve funds	-	-	361,000.00	-	-	-	-	-	361,000.00
TEAM program	-	-	10,800.00	-	-	-	-	-	10,800.00
Total Operations Costs - Operational Funds	**-**	**-**	**393,400.00**	**-**	**-**	**-**	**-**	**-**	**393,400.00**
TOTAL OPERATIONAL COSTS	**-**	**-**	**393,400.00**	**-**	**-**	**-**	**-**	**-**	**393,400.00**
TOTAL PROJECT COSTS	**$ -**	**$ -**	**$ 4,467,836.00**	**$ 761,200.00**	**$ 45,000.00**	**$ -**	**$ -**	**$ -**	**$ 5,274,036.00**

San Antonio Housing Trust Foundation
Agenda Item 6

Briefing and possible action to approve a resolution to authorize the Executive Director to negotiate and execute an agreement with Corazon Ministries, Inc., for homeless outreach in the Cattleman's Square Area.

Summary

The San Antonio Housing Trust is making substantial land investments in the District of Cattlemen's Square. As such we have met with dozens of community resident groups, neighborhood associations, and public and private stakeholders in the area in advance of a community engagement and revisioning of the area. One of the largest calls heard by almost every stakeholder was that immediate action is needed to address the overwhelming number of individuals who are currently experiencing homelessness.

This outreach initiative aims to engage and support individuals experiencing homelessness in the Cattleman's Square Area located on the Westside of San Antonio, a region identified for high levels of substance use and limited access to services to serve the high population of unhoused.

Scope of Work

This project focuses on building trust, reducing harm, connecting individuals with services, and ultimately improving health and housing outcomes. The objectives will be to:

- Build consistent, non-judgmental relationships with unhoused individuals and individuals experience substance use disorder.
- Reduce the harms associated with substance use through education, supplies, and support.
- Connect clients to critical services including shelter, healthcare, addiction treatment, and mental health resources.
- Advocate for clients navigating housing and service systems.
- Collect data to monitor outcomes and inform programs and policy.

Outreach & Engagement

- Daily and weekly street-level outreach.
- Distribute basic supplies (food, water, hygiene kits, clothing) and provide access to basic needs such showers, medical services and other in-house services such as ID recovery.
- Build a rapport and assess individual needs.

Harm Reduction

- Provide clean syringes, fentanyl test strips, and naloxone.
- Educate on overdose prevention and safer use practices.
- Remove used needles off the street by offering exchange services.

Service Navigation

- Refer and accompany clients to detox, rehab, mental health treatment and shelters and permanent supportive housing,
- ID replacement services.

- Assist with medical needs by offering health and wellness, medical services, assistance with appointments, benefits applications (e.g., Medicaid, SNAP, SSI).

Housing Support
- Help clients apply for supportive housing or rapid rehousing programs.
- Maintain contact with case managers and landlords when appropriate.

Crisis Intervention
- Respond to overdoses and mental health crises in coordination with emergency services.

Data Collection and Reporting
- Track contacts, referrals, and outcomes using HMIS or internal databases.
- Maintain confidentiality and follow ethical standards in documentation.

The funding will provide for two outreach workers who are trained in trauma-informed care, de-escalation, and harm reduction. This will be supported by a Licensed Social Worker or Case Manager to provide assessments and higher-level service coordination currently with Corazon. A peer navigator with lived experience will also build trust and model recovery while their current Program Manager will help oversee operations, partnerships, and reporting.

Individuals who are chronically homeless are often resistant to traditional services due to lack of trust and / or lack of access and awareness of services. These are core barriers to reducing instances within the Cattlemen's Square Area. However, this action is anticipated to be the early first step in crafting a Homeless Action Response Plan for this area. SAHT plans on assembling a Homeless Action Response team consisting of residents and stakeholders, public safety officials, and other related entities that work in this space.

Fiscal Impact:
Staff propose an annual contract with two additional optional years, commencing July 1, 2025. The annual contract for the first year is $200,000 and will provide 2 full-time staff, equipment, 2 vehicles to transfer unhoused people, training, and supplies. The fiscal impact on the Foundation Operating Budget for a one-year contract is $106,250 in FY 2025 and $93,750 in FY 2026.

Recommendation
Staff recommend authorizing the Executive Director to negotiate and execute an agreement with Corazon Ministries, Inc., for homeless outreach services in the Cattleman's Square Area for one guaranteed year plus two additional optional years.

Attachment:
Resolution

SAN ANTONIO HOUSING TRUST FOUNDATION, INC.

RESOLUTION NO. F25-0516-06

A RESOLUTION BY THE BOARD OF DIRECTORS AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT WITH CORAZON MINISTRIES, INC., TO FUND HOMELESS OUTREACH ACTIVITIES IN THE CATTLEMAN SQUARE AREA IN WEST SAN ANTONIO; AND ADDRESSING RELATED MATTERS.

RECITALS

WHEREAS, the San Antonio Housing Trust Foundation, Inc. (sometimes "SAHTF") is a Section 501(c)(3) non-profit organization which contracts with the City of San Antonio and which utilizes revenues from the Housing Trust Fund and a portion of revenues from the San Antonio Housing Trust Public Facility Corporation and San Antonio Housing Trust Finance Corporation to deliver affordable housing programs that serve vulnerable populations, non-profits, and social enterprises; and

WHEREAS, Corazon Ministries San Antonio (sometimes "Corazon") is a community organization which serves homeless and marginalized communities by providing resource hubs, housing case management, and other services; and

WHEREAS, Corazon has requested grant funding from the SAHTF in order to undertake homeless outreach to the area in west San Antonio known as Cattleman Square, to include food, water, hygiene kit, and clothing distribution; education on overdose prevention; referral to drug and alcohol detox and rehabilitation; to provide housing support; and other activities; and

WHEREAS, the SAHTF finds that the proposed activities by Corazon are aligned with the goals of the SAHTF in serving vulnerable populations; and

WHEREAS, the Board of Directors hereby finds that it is in the best interests of the San Antonio Housing Trust Foundation to approve the grant funding as provided herein, and authorize the Executive Director to negotiate and execute all necessary contracts and other documents to effectuate same;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO HOUSING TRUST FOUNDATION 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 of the San Antonio Housing Trust Foundation hereby approves the grant of funding to Corazon Ministries San Antonio in the amount of $200,000.00, to be distributed over a two-year period, and as otherwise provided in the Exhibits provided hereto.

Section 3. The Board of Directors of the SAHTF authorizes the Executive Director to negotiate and execute all necessary documents in order to effectuate the grant.

Section 4. 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 5. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. 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 7. 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 8. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND APPROVED this_____ day of_____, 2025.

SIGNED:

_____
Councilwoman Adriana Rocha Garcia,
President

ATTEST:

_____
Jordan Ghawi, Secretary