AGENDA

A Regular Board Meeting for:
SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
will be held at the
City Tower Room B 00.W410, on the Concourse Level
100 W Houston 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, June 13, 2025, beginning at 2:30 p.m.

NOTICE: *A quorum of the board of directors will be physically located **100 W Houston St., San Antonio, TX 78205** at 2:30 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. Ceremonial Item: Acknowledgment of Gratitude to **Dr. Adriana Rocha Garcia**
3. Discussion and possible action to approve minutes of **May 16, 2025.**
4. **Public Comment** – Interested speakers will have 3 minutes each to address the Board on agenda items or housing policy related matters.
5. Briefing and possible action to approve a resolution authorizing the San Antonio Housing Trust Public Facility to execute an Option Agreement with Versa Terra Development, LLC, to acquire real property for approximately 30 acres of vacant land located in the **Rosillo Creek** Tax Increment Reinvestment Zone #41 (TIRZ #41)
6. Briefing, discussion and possible action to approve a resolution the **Homestead** transaction including the execution of all documentation necessary to carry out the transaction; authorizing the purchase of the land for the transaction and the lease of such land for the transaction; and authorizing San Antonio Housing Trust Public Facility Corporation to serve as the General Contractor; and other matters in connection therewith.
7. Briefing, discussion and possible action to approve a resolution authorizing issuance of a **Request for Applications (RFA)** for affordable housing developments using 4% Low Income Housing Tax Credit (LIHTC) executions and the issuance of private activity bonds.
8. Briefing, discussion and possible action to approve a resolution authorizing issuance of a **Request for Proposals (RFP)** to solicit proposals for San Antonio Housing Trust Public Facility

Corporation projects; authorizing the Assistant Secretary to finalize and execute all necessary notices and documents; and addressing related matters.

9. Briefing, discussion and possible action to approve a resolution authorizing issuance of a **Request for Qualifications (RFQ)** for Community Engagement and Architectural services to develop the Buena Vista Concept site located at 1600 and 1610 Buena Vista in San Antonio, Texas; authorizing the Assistant Secretary to finalize and execute all necessary notices and documents; and addressing related matters.

10. Briefing, discussion and possible action to approve a resolution authorizing issuance of a **Request for Qualifications (RFQ)** for Cattleman's Square Master Plan; authorizing the Assistant Secretary to finalize and execute all necessary notices and documents; and addressing related matters.

11. Briefing, discussion and possible action to approve a resolution authorizing issuance of a **Request for Proposals (RFP)** for Cattleman's Homeless Response Action Plan; authorizing the Assistant Secretary to finalize and execute all necessary notices and documents; and addressing related matters.

12. Briefing, discussion and possible action to approve a resolution authorizing the execution of a **Master Development Agreement with Pennrose, LLC** for the VIDA Master Development Plan; authorizing the Assistant Secretary to execute all documents; and addressing related matters.

13. Briefing, discussion and possible action to approve a resolution by the Board of Directors of the San Antonio Housing Trust Public Facility Corporation appointing Jessica Kuehne as an **Assistant Secretary**; and addressing other matters in connection therewith.

14. 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.

15. 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: June 9, 2025, 5:45 PM

San Antonio Housing Trust Public Facility Corporation
Agenda Item 3

This item includes the approval of minutes from the **May 16, 2025**, meeting.

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

2025 OFFICIAL MEETING MINUTES

DATE: May 16, 2025

TIME AND PLACE: The Public Facility Corporation met in session at 2:02 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, Councilmember Jalen McKee-Rodriguez, Marinella Murillo, Jane Paccione, Councilmember Dr. Adriana Rocha Garcia, and Councilmember Phyllis Viagran.

ABSENT: Rachell Hathaway and Mark Carmona.

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director San Antonio Housing Trust; Lauren Bejaran Cardona- San Antonio Housing Trust; Michelle Barnes- 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; Tim Salas- District 4; Justin Renteria- District 5; Sabine Miramontes - SEFLA Languages Interpreter; Justin Holley- Executive Director for Thrive Youth Center; Astarison "Star" Armstrong- Thrive Youth Center; Paola Aguirre Serrano- Borderless Design; Megan Navarro- Robert E. Lee Tenants Union Founder.

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.

Councilmember McKee-Rodriguez joined the San Antonio Housing Trust Public Facility Corporation Meeting at 2:04 p.m.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF APRIL 18, 2025.
MINUTES COMMISSION ACTION:
Jordan Ghawi motioned, and Councilmember Viagran seconded to approve the minutes of April 18, 2025.
Ayes: 6 Nays: 0 Abstained: 0
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 AND POSSIBLE ACTION TO APPROVE A RESOLUTION AUTHORIZING CLOSURE OF THE TRANSACTION TO ACQUIRE APPROXIMATELY 1.3 ACRES OF REAL PROPERTY IN THE AGGREGATE LOCATED AT 900 W HOUSTON ST., 907 W COMMERCE ST., AND 118 N MEDINA ST; ACCEPTANCE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS; AUTHORIZATION FOR CREATION OF A SINGLE-ASSET LLC TO HOLD TITLE TO THE PROPERTY; DELEGATION OF AUTHORITY TO THE ASSISTANT SECRETARY TO EXECUTE ALL CLOSING DOCUMENTS; AND ADDRESSING RELATED MATTERS.

Pedro Alanis briefed the board on Item #4 regarding the proposed resolution to close on 900 W. Houston, 907 W Commerce St., and 118 N Medina St.

Councilmember Dr. Kaur joined the San Antonio Housing Trust Public Facility Corporation Meeting at 2:14 p.m.

MINUTES COMMISSION ACTION:
Councilmember Castillo motioned, and Councilmember Viagran seconded to approve Item #4.
Ayes: 7 Nays: 0 Abstained: 0
The motion passed.

5. BRIEFING REGARDING THE DISTRICT OF CATTLEMEN'S COMMUNITY VISION AND MASTER PLAN.

Pedro Alanis and Seema Kairam briefed the board on Item #5, regarding the Cattleman's Community Vision and Master Plan.

None.
No Action Taken.

6. BRIEFING, DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION AUTHORIZING AN AMENDMENT TO THE FISCAL YEAR 2025 PUBLIC FACILITY CORPORATION OPERATING BUDGET AND AUTHORIZING ESTABLISHING THE FY 2025-2030 MULTI-YEAR SAHT PFC CONSOLIDATED CAPITAL BUDGET FOR THE FOLLOWING PROJECTS: VIDA MASTER PLAN; JUDY AT VIDA PHASE I; PROJECT DC MASTER PLAN; 421 MEDINA ST; 811 W. HOUSTON; 900/911 W. HOUSTON; 1600 BUENA VISTA; MIDCROWN; AND 217 WARREN ST.

Pedro Alanis briefed the board on Item #6, regarding the proposed resolution to amend the FY 2025 PFC operating budget and authorizing the establishment of the FY 2025-2030 multi-year PFC capital budget.

MINUTES COMMISSION ACTION:
Jordan Ghawi motioned, and Councilmember Viagran seconded to approve Item #6.
Ayes: 7 Nays: 0 Abstained: 0
The motion passed.

7. ADJOURNMENT

President Dr. Rocha Garcia adjourned the meeting. There being no further business, the meeting was adjourned at 3:09 p.m.

San Antonio Housing Trust Public Facility Corporation
Agenda Item 4

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 5

Briefing, discussion, and action regarding a resolution to authorize SAHTPFC to enter into a Purchase Option Agreement for approximately 30 acres of vacant land located in the Rosillo Creek TIRZ.

Background:
In June 2024, R City Developments, Inc. and VT Rosillo, LTD. requested the City to establish a Tax Increment Reinvestment Zone (TIRZ) over approximately 1,854.6 acres of land located southeast of Loop 410 and New Sulphur Springs Road in Council District 3. On February 20, 2025, the City Council approved the designation through Ordinance 2025-02-20-0132, along with a Preliminary Finance Plan, the creation of a seven-member Board of Directors, and the establishment of a Tax Increment Fund for TIRZ #41 - Rosillo Creek.

The Rosillo Creek development includes:

- 5,239 single-family homes
- 67 acres of multi-family units
- 170 acres of commercial development
- 425 acres of light industrial development

Issue
The Developer, Versa Terra Development, LLC has agreed to donate 30 acres of developable land to the San Antonio Housing Trust PFC for a possible future affordable housing development within the TIRZ boundaries. On May 5, 2025, the Board Directors for the Rosillo Creek TIRZ approved the Development Agreement, Finance Plan and Project Plan for TIRZ #41 - Rosillo Creek, in accordance with the Tax Increment Finance (TIF) Act, Chapter 311 of the Texas Tax Code.

On May 29, 2025, the City Council approved the Development Agreement, Finance Plan, and Project Plan for the Rosillo Creek TIRZ #41, which included the donation to SAHT. The San Antonio Housing Trust PFC is seeking authorization to enter into an Option Agreement for the exclusive right to acquire 30 acres of vacant land at no cost.

Fiscal Impact
This action will have no immediate fiscal impact other than legal costs for the negotiation of the option agreement. If SAHT PFC elects to exercise its option and acquire the property, there will be closing costs and maintenance costs related to ownership carrying costs.

Recommendation
The Finance Committee recommends authorization to enter into an Option Agreement for the exclusive right to acquire approximately 30 acres of developable, vacant land located in the Rosillo Creek TIRZ.

Attachment: Resolution

RESOLUTION PFC25-0613-05

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION AUTHORIZING THE EXECUTION OF AN OPTION AGREEMENT WITH VERSA TERRA DEVELOPMENT, LLC, TO ACQUIRE REAL PROPERTY LOCATED IN THE ROSILLO CREEK TAX INCREMENT REINVESTMENT ZONE # 41 ("TIRZ #41")

WHEREAS, the San Antonio Housing Trust Public Facility Corporation ("SAHTPFC") continues to develop long range plans to ensure the SAHTPFC moves forward in a direction consistent with the adopted goals and visions of the SAHTPFC, to achieve the affordable housing production and preservation goals in San Antonio; and

WHEREAS, pursuant to Tex. Loc. Gov't Code Ann. §303.041 and Article 5 of the SAHTPFC Bylaws, to accomplish its purposes, the SAHTPFC is authorized to acquire land and property through public or private means; and

WHEREAS, Versa Terra Development, LLC ("Developer"), desires to convey 30 acres of land located in the Rosillo Creek Tax Increment Reinvestment Zone #41 ("TIRZ #41"), for the purpose of developing an affordable multi-family housing development; and

WHEREAS, the SAHTPFC Board of Directors recommends entering into an option agreement with the Developer to negotiate the terms of conveying the 30 acres of land to SAHTPFC; and

WHEREAS, the SAHTPFC Board of Directors finds that entering into such option agreement is consistent with and promotes the purpose and goals of the SAHTPFC;

NOW THEREFORE BE IT RESOLVED BY 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 Directors for the San Antonio Housing Trust Public Facility Corporation does hereby authorize executing an option agreement with the Developer for the purpose of negotiating terms of conveying 30 acres of land located in TIRZ #41.

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 SAHTPFC, 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 June, 2025

SIGNED:

_____
Jane Paccione, Vice- President

ATTEST:

_____
Pedro Alanis, Assistant Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 6

Briefing, discussion, and action regarding a resolution authorizing final approval of the Homestead transaction

NXSTEP Opportunity Partners is a private equity firm in the Texas market seeking to partner with SAHTPFC to develop 231 affordable manufactured homes as part of a larger master-planned community located on 580 acres in council district 3. The subject site is located off IH 37 and Priest Road just south of 1604.

Property Information
The 231 manufactured homes will consist of 2-bedrooms, 3-bedrooms, and 4-bedrooms floorplans with 69% (160) homes being reserved for households at 60% AMI and 31% (71) homes being reserved for households at 70% AMI. See unit mix below.

Unit Mix & Affordability			
	60% AMI	70% AMI	Total
2 BD/2BA	0	44	44
3BD/2BA	12	12	132
4BD/2BA	40	15	55
Total	**160**	**71**	**231**

The homes will be available as duplexes (1,015 sf.), a single wide (1,075 sf) and double wide (1,185 sf), and will all have a driveway, fenced yard and front porch. Occupants of the rental units will have access to the community amenity center, pavilion, athletic fields, and an outdoor pool.

The total development will include 231 rental units and 714 units for sale. The developer is estimating an eleven-month period to complete the rental portion of the project and first phase of the for-sale units.

Site information
The 580-acre site is along the IH-37 corridor south of loop 1604 in council district 3. It is a short drive from various employment drivers, K-12 schools, and Texas A&M San Antonio. There are several other homebuilders developing entry level homes in the surrounding area, such as KB Homes, Lennar, and Coleman Homes. The census tract has an equity score of 6 meaning there is a moderate concentration of low-income households.

Development Team
NXStep is a private equity firm that specializes in developing land through comprehensive development. They have experience in every phase of development from land entitlement to managing vertical construction.

RW McDonald is a Managing Director at NXStep, with 20 years of experience in the real estate industry. He has led investment and development in various partnership deals, including the land development of 7 master planned residential communities at NXStep.

Sources	
Common Equity	$8,328,312
Debt Capital	22,997,055
Total Sources	**$31,325,367**

Uses	
Land acquisition	$3,003,000
Hard Costs	24,514,599
Soft Costs	3,807,768
Total Costs	**$31,325,367**

Community Benefit Analysis
A real estate tax exemption over 10 years is estimated at **$6,517,461.** Taxes are based on the total development cost and applicable mil rate, with a 2% annual increase (current tax + 2% per year)

Reduced Rents over 10 years	$ 3,492,786
PFC Application Fee	10,000
Structuring Fee at Closing	250,000
TEAM Fund Commitment by Developer	346,500
Lease payment (25% of annual property tax)	$ 1,629,365
Total	**$ 5,728,651**

The community return is approximately 87.8% of the tax exemption benefit over a 10-year period. This development is unique, as the design resembles single family homes rather than traditional multifamily apartments. Most of the units are 3- and 4-bedroom floorplans which will benefit larger or multigenerational families. Additionally, all units will be income and rent restricted.

Recommendation:
The Finance and Audit Committee recommended moving this item forward to the full board for consideration.

Attachment:
Resolution

CERTIFICATE FOR RESOLUTION

The undersigned officer of the San Antonio Housing Trust Public Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas ("SAHTPFC") hereby certifies as follows:

In accordance with its bylaws, the Board of Directors of SAHTPFC (the "Board") held a meeting on June 13, 2025 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

> RESOLUTION AUTHORIZING THE HOMESTEAD TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Bylaws of SAHTPFC.

SIGNED June 13, 2025.

_____

Pedro A. Alanis, Assistant Secretary

RESOLUTION NO. PFC25-0613-06

RESOLUTION AUTHORIZING THE HOMESTEAD TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, [_____], a [_____] (the "Company") has been formed to acquire, construct and equip a multifamily residential development consisting of 231 manufactured home units (the "Housing Facility") to be located near the intersection of IH-37 and Priest Road (the "Land," together with the Housing Facility, the "Project") pursuant to a Development Agreement between the San Antonio Housing Trust Public Facility Corporation ("SAHTPFC"), the Company, and NXStep Opportunity Partners, in its capacity as developer (the "Development Agreement");

WHEREAS, at the request of the Company, SAHTPFC has agreed to acquire the Land and own the Project and lease it to the Company pursuant to a Lease Agreement (the "Lease") and a Regulatory Agreement and Declaration of Restrictive Covenants ensuring that 30% of the units are reserved for tenants earning 70% of the San Antonio area median income and 70% of the units are reserved for tenants earning 60% of the San Antonio area median income (the "Regulatory Agreement");

WHEREAS, to reduce the cost of the Project by eliminating sales tax on the rehabilitation of the Project, SAHTPFC will enter into an agreement to serve as the general contractor and enter into any required construction contracts and ancillary documents (the "Construction Documents");

WHEREAS, SAHTPFC has (i) obtained the requisite underwriting assessment from a professional entity without a financial interest in the development, developer or public facility user, which also has experience underwriting affordable multifamily residential development, indicating that the Project would not be feasible without the participation by SAHTPFC, and (ii) published the underwriting assessment on its website and provided notice of the Project to the presiding officer of the governing body of each taxing unit in which the Project is located at least 30 days before this Resolution;

WHEREAS, the Board has determined that (i) the development of the Project would not be feasible but for SAHTPFC's participation, and (ii) the development of the Project is in furtherance of the City of San Antonio's housing programs, policies and initiatives, and (iii) is carried out pursuant to the provisions of SAHTPFC's Articles of Incorporation, Bylaws and the Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended;

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Company may acquire and rehabilitate the Project;

WHEREAS, this Board of Directors has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of SAHTPFC;

BE IT THEREFORE RESOLVED BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION, THAT:

Section 1. The Project, the Lease, the Development Agreement, the Regulatory Agreement, the Construction Documents and a joinder to the loan documents for the Company (the "Joinder"), are hereby authorized and approved when such documents are approved by the officers signing them.

Section 2. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Lease, the Development Agreement, the Regulatory Agreement, the Construction Documents, and the Joinder covering the Land or the Project, and all other documents relating to the development of the Project to which SAHTPFC is a party.

Section 3. The purchase of the Land, the lease of the Land, and the role of SAHTPFC as the general contractor for the Project are approved and the President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary, or any of them, are hereby authorized to execute the documents required to be executed by SAHTPFC in order to effect such transactions.

Section 4. The President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary, or any of them, and, if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of SAHTPFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHTPFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHTPFC, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 5. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 6. The officers of this Board hereby approve the selection of Bracewell LLP as counsel to SAHTPFC for this transaction.

Section 7. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 8. 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 a part of the judgment and findings of the Board. The Board hereby finds in good faith that the Project would not be feasible without the participation of SAHTPFC and that all required notices, publications and approvals have been obtained.

Section 9. 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 10. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 11. This Resolution shall be in force and effect from and after its passage.

San Antonio Housing Trust Public Facility Corporation
Agenda Item 7

Briefing, discussion, and action regarding a resolution authorizing issuance of a Request for Application (RFA) for affordable housing developments using 4% Low Income Housing Tax Credit (LIHTC) executions and the issuance of private activity bonds.

Background:
The 4% LIHTC program is a financing structure utilized for the acquisition/preservation and construction of affordable housing units. The program requires that units be income and rent restricted for a period of 35 years. These restrictions of memorialized in a Land Use Restriction Agreement (LURA) which is recorded in the land records.

The 4% LIHTC execution has been pivotal in the preservation and production of affordable housing units required under the city's Strategic Housing and Implementation Program (SHIP). The Texas Bond Review Board (TBRB) administers the awarding of bond reservations. The annual process is controlled by a lottery system which determines which projects receive a bond reservation. Bond applications are usually due in October of every year.

One of the requirements to apply is an inducement resolution from an entity authorized to issue tax exempt bond debt. The San Antonio Housing Trust Public Facility Corporation and the San Antonio Housing Trust Finance Corporation are authorized issuers of tax-exempt bond debt.

Issue:
To promote awareness of SAHT's interest in providing inducement resolutions for affordable housing developments for both profit and non-profit development partners, we are proposing the release of an RFA in June. The RFA will include the terms of both deal structure and financial terms. This will increase staff efficiency since prospective applicants will already be aware of the types of transactions that SAT is interested in pursuing and the specific deal terms.

Timeline for FY 2026 4% Cycle:

August 2025:	Applications Due
September 2025:	SAHT PFC Board Consideration
October 2025:	Lottery Bond Reservation Application Due to TBRB
November 2025:	Lottery determines order of bond reservation awards
January 2026:	First batch of Bond Reservations are provided; TDHCA LIHTC applications may be filed

SAHT affiliated projects shall:

- Have a minimum of 15% of units set aside at 30% AMI
- Exercise SAHT's Tenant Protection Policy
- $10,000 annual asset management fee, increasing 2% per year
- Tenant Emergency Assistance Matters Fund (TEAM) equivalent to $1,500/door
- Accept Section 8 Vouchers
- Comply with SAHT Multifamily Universal Design Standards

- Participate in the Ready to Work SA program
- Register affordable units with the city of San Antonio's "Housing Base San Antonio"

Fees and Deal Terms:

For Profit Developers
$10,000 Application Fee (w/UD Fees)
30-40% of Dev. Fee/ Deferred Fees*
50% Cash Flow
50% Capital Event Proceeds
25% Est. Sales Tax Proceeds
1% Bond Issuance Fee
$50/door Annual Bond Fee

*Depends on Bargain Purchase Right

Non-Profit Developers
$6,000 Application Fee (w/UD Fees)
10% of Dev. Fee/ Deferred Fees*
25% Cash Flow
50% Capital Event Proceeds
1% Bond Issuance Fee
$30/door Annual Bond Fee
Non-Profit shall have ROFR, if not exercised SAHT shall have ROFR

Recommendation:
The Finance and Audit Committee has reviewed this proposal and recommend it be presented to the full board for consideration.

Attachment:
Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION PFC25-0613-07

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION APPROVING THE SUBMISSION OF A REQUEST FOR APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDIT PROJECTS FROM BOTH FOR-PROFIT AND NON-PROFIT DEVELOPERS; AUTHORIZING STAFF TO PUBLICIZE THE REQUEST SUBMISSION; AND ADDRESSING RELATED MATTERS.

WHEREAS, the San Antonio Housing Trust Foundation Public Facility Corporation (PFC) was created to provide housing opportunities for low- and moderate-income households unable to afford decent, safe, and sanitary housing within the City of San Antonio; and to revitalize neighborhoods and downtown through appropriate housing activities; and

WHEREAS, the PFC recognizes the critical need to increase and preserve the supply of safe, quality, and affordable housing opportunities for low- and moderate-income households in the San Antonio community; and

WHEREAS, the development of affordable multifamily housing through the issuance of tax-exempt multifamily Private Activity Bonds, in conjunction with 4% Low-Income Housing Tax Credits, is an important tool for achieving the PFC's mission and advancing the public purpose of promoting housing affordability; and

WHEREAS, the Texas Bond Review Board (TBRB) conducts an annual lottery in November to allocate volume cap for Private Activity Bonds to qualifying housing projects, with applications for the 2026 lottery cycle due in October 2025; and

WHEREAS, developers seeking a reservation of Private Activity Bonds through the TBRB lottery process must submit their lottery applications with evidence of support from entities such as the PFC, typically in the form of a resolution authorizing the submission of such application or acknowledging the developer's intent to seek bond volume cap; and

WHEREAS, both for-profit and non-profit housing developers have expressed interest in partnering with the PFC to submit applications for the 2026 TBRB lottery cycle to support the development of affordable housing projects; and

WHEREAS, the PFC desires to encourage timely planning and collaboration with prospective development partners by establishing a process for submitting and reviewing Requests for Resolutions to support their lottery applications;

NOW THEREFORE, BE IT RESOLVED BY 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 Directors for the San Antonio Housing Trust Public Facility Corporation hereby authorizes the release of a request for applications for non-profit and for-profit developers to obtain resolution support from the PFC, so that they may complete their applications for the TBRB lottery for Private Activity Bonds, and with a response deadline of August, 2025 for Board selection to take place in September, 2025.

Section 3. The PFC Board of Directors hereby authorizes the Assistant Secretary to oversee the provision and execution of any and all necessary notices and submissions to complete the request for applications as contemplated herein.

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 June 2025.

SIGNED:

_____
Jane Paccione, Vice- President

ATTEST:

_____
Pedro Alanis, Assistant Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 8

Briefing, discussion, and action regarding a resolution to approve release of Request for Proposals to solicit Applications for SAHT Public Facility Corporation projects.

Background
The PFC financial structure allows SAHT to leverage public and private funds more effectively to achieve the 5-year plan goals & the City's Strategic Housing Implementation Plan (SHIP). Currently, the State of Texas requires developments using the PFC structure to meet the following standards:

- Third-party assessment to validate the necessity of the PFC for the project's success, the project can't be feasible without the PFC structure
- Maximum lease term of 60 years
- Affordability requirements of 10% of the units set aside for 60% Area Median Income, and 40% of the units set aside for 80% Area Median Income.
- Acquisition/Rehab: Substantial rehabilitation of the property or an increase in affordability for its residents
- Annual audits and comply with new state compliance rules to ensure ongoing accountability

Issue
To ensure the PFC structure is being utilized to maximize the communities' benefits; the San Antonio Housing Trust PFC recommends the release of a request for proposal (RFP) for a new round of PFC projects. SAHT is proposing additional PFC minimum requirements for developers:

- 5% of the units to be set aside for 50% Area Median Income, 10% of the units to be set aside for at 60% Area Median Income, and 35% of units to be set aside for 80% Area Median Income
- SAHT Universal Design Standards on new construction projects
- SAHT Tenant Emergency Assistance Program
- SAHT Tenant Protection Policy
- Ready to Work SA

The financial return to SAHT will include:

- $250,000 fee at closing
- $25,000 manual asset management fee with a 2% increase per year
- $10,000 application fee if awarded
- 2% transaction fee for all capital events based on gross sales price
- Ground lease rent (negotiable) to be proposed by respondent

Staff proposes the following priorities

1. **Acquisition and Rehabilitation** of existing residential units. SAHT will prioritize extending the life of existing housing stock, improving climate resiliency, and providing sustainable features. Also, SAHT will focus on extending and/or improving the affordability restrictions for tenants.

2. **Acquisition of Non-Residential Assets to convert to Residential Use.** SAHT will prioritize the reuse of properties in the City's inner core that are connected to existing neighborhoods, communities

and infrastructure. SAHT will also prioritize serving at risk and underserved populations or supporting city initiatives such as transit-oriented development or universal design.

3. **Construction of New Residential Units**. SAHT will prioritize projects serving at risk and underserved populations, transit-oriented developments with universal design standards, and developments that maximize zoning density appropriate to land use. Preference will be given for projects that seek equity sources which provide for longer hold periods of at least 10 years (i.e. OZ Equity) and include rent and income restrictions on100% of the units and/or deeper affordability.

Evaluation Criteria
SAHT will evaluate the proposals by:

- Percentage of rent and income units to prioritize affordability **(30 points)**
- Project readiness & underwriting evaluation **(20 points)**
- Experience of the developer **(20 points)**
- Property improvement, sustainability, TOD, Equity, Location **(20 points)**
- Temporary relocation plan if required, amenities and services **(5 points)**
- Certified minority/women business enterprise and/or veteran owned small business as subcontractors or vendors with contracts for at least 10% of project's hard costs **(5 points)**

Proposals on publicly owned land and properties that contribute to the displacement of residents would be considered in-eligible PFC projects.

Recommendation
Approval to release the Request for Proposals for SAHT Public Facility Corporation projects is recommended by the Finance and Audit Committee.

Attachment:
Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION PFC25-0613-08

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION AUTHORIZING SOLICITATION OF REQUEST FOR PROPOSALS FOR THE PLANNING AND DEVELOPMENT OF FUTURE PROJECTS; AUTHORIZING THE ASSISTANT SECRETARY TO FINALIZE AND EXECUTE ALL NECESSARY NOTICES AND DOCUMENTS; AND ADDRESSING RELATED MATTERS.

WHEREAS, the San Antonio Housing Trust Foundation Public Facility Corporation (PFC) is a Texas public facility corporation duly organized under Chapter 303 of the Texas Local Government Code and is authorized to undertake projects to promote affordable housing opportunities for the benefit of the community; and

WHEREAS, the PFC is in the process of developing a community vision and master plan to guide the PFC's planning and development of future projects; and

WHEREAS, the PFC Board of Directors finds that the submission a request for proposals for various future projects will enhance the PFC's ability to realize its goals relating to affordable housing and other planning and development community needs;

NOW THEREFORE, BE IT RESOLVED BY 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 Directors for the San Antonio Housing Trust Public Facility Corporation hereby authorizes the release of a request for proposals to identify and select experienced, professional consulting firms to assist in the planning and development process for various future projects.

Section 3. The PFC Board of Directors hereby authorizes the Assistant Secretary to execute or oversee the provision and execution of any and all necessary documents and forms related to the request for proposals as contemplated herein.

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 June 2025.

SIGNED:

_____
Jane Paccione, Vice- President

ATTEST:

_____
Pedro Alanis, Assistant Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 9

Briefing, discussion, and action regarding a resolution authorizing the release of a Request for Qualifications for the Buena Vista Engagement and Concept Development

Background

The City of San Antonio's Strategic Housing Implementation Plan, along with the San Antonio Housing Trust's 5-year Strategic Plan, both highlight the necessity to offer more housing choices for our highest need residents. These plans advocate for either transitional or permanent supportive housing that combines extensive social services and comprehensive support with affordable housing options. However, to date, only a few social service providers in San Antonio have engaged in the development of new housing units.

SAHT recently acquired the property at 1600 and 1610 Buena Vista St. In our initial assessment, SAHT concluded that the two historic homes and additional undeveloped land would be a great opportunity to develop a small scale, infill housing solution for a high need population with integrated wrap around services. We have approached several service providers to gauge their interest and received extremely positive responses. Providers have appreciated that the site is in an established neighborhood with connection to transit and resources; the existing buildings are well suited for congregate-living or co-housing models and there is an opportunity to develop new independent-living units. In addition, the scale of the project seemed to be aligned with the current organizational capacity and pace of future growth.

With this request for qualifications, The San Antonio Housing Trust is looking for an experienced community engagement and architectural design consultant to further study the site and develop design options to re-use the site for transitional or permanent supportive housing; lead a process to engage social service providers to solicit proposed uses / partnerships; lead a community engagement effort to get community feedback and buy-in; and develop an architectural concept design and cost estimate.

Scope of Work

1. Site Analysis and Preliminary Design Work:
2. Solicit Partner Interest:
3. Collaborative Community Decision Making
4. Architectural Concept and Cost Estimate

Evaluation Criteria

- Firm Background and Experience: 35 points
- Project Approach: 20 points
- Resumes of Key Personnel: 30 points
- Certified SWMBE participation: 15 points

Schedule of Events:

- Issue Date: June 16, 2025
- Pre-Submittal Conference: June 24, 2025
- Final Questions Accepted: July 7, 2025
- Responses Due: July 18, 2025
- Finalist Interviews: July 21-25, 2025
- Board Approval: August 15th, 2025
- Finalize Contract: September 15, 2025
- Commencement Target Date: September 2025

Fiscal Impact

This action of releasing a Request for Qualifications will not require a change to the existing budget. There will be normal administrative costs to complete the procurement process. Proposals will detail cost summaries for their proposed activities in a separate sealed document from their technical response. Once the highest scoring recommendation is determined; their cost proposal will be opened, and negotiations will occur to determine a final cost. Should both parties fail to come to agreement, the vendor will be dismissed, and the process will begin again with the second highest vendor. Final cost will be aligned with the Market Cost Assessment provided by Civic Initiatives. This will be described in future board meetings. There may be a future budget adjustment recommendation based on the Market Cost Assessment and the actual outcome of final negotiations.

Recommendation:

The Finance and Audit Committee recommended moving this item forward to the full board for consideration.

Attachment:

Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION PFC25-0613-09

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION APPROVING THE SUBMISSION OF A REQUEST FOR QUALIFICATIONS FOR COMMUNITY ENGAGEMENT AND ARCHITECTURAL SERVICES TO DEVELOP THE SITE AT 1600 AND 1610 BUENA VISTA IN SAN ANTONIO, TEXAS; AUTHORIZING THE ASSISTANT SECRETARY TO EXECUTE ALL DOCUMENTS; AND ADDRESSING RELATED MATTERS.

WHEREAS, the San Antonio Housing Trust Foundation Public Facility Corporation (PFC) is a Texas public facility corporation duly organized under Chapter 303 of the Texas Local Government Code and is authorized to undertake projects to promote affordable housing opportunities for the benefit of the community; and

WHEREAS, the PFC has acquired certain real property located at located at 1600 and 1610 Buena Vista, in San Antonio, Texas (the "Property"), for purposes of providing low- and moderate-income housing and revitalizing neighborhoods in the community; and

WHEREAS, past efforts to revitalize the Property for community improvement and productive use have not been realized; and

WHEREAS, the PFC is looking to explore developing the Property into a small scale transitional or permanent supportive housing project in partnership with a local service provider; and

WHEREAS, the PFC requires the services of an experienced community engagement and architectural design consultant to determine a project concept that would be the best fit for the neighborhood, future residents and housing and service provider ecosystem; and

WHEREAS, the PFC Board of Directors finds that the submission a request for qualifications for qualified firms with proven expertise in provide community engagement and architectural services, with an emphasis on historic preservation and trauma-informed design, is essential to realizing the goals of the PFC in developing and realizing this project;

NOW THEREFORE, BE IT RESOLVED BY 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 Directors for the San Antonio Housing Trust Public Facility Corporation hereby authorizes the release of a request for qualifications to identify and select an experienced, professional community engagement and architectural design consultant to further study the Property and develop design options for transitional or permanent supportive housing, lead a process to engage social service providers to solicit proposed uses or partnerships, lead a community engagement effort, and develop an architectural concept design and cost estimate.

Section 3. The PFC Board of Directors hereby authorizes the Assistant Secretary to execute or oversee the provision and execution of any and all necessary documents and forms related to the request for qualifications as contemplated herein.

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 June 2025.

SIGNED:

_____
Jane Paccione, Vice-President

ATTEST:

_____
Pedro Alanis, Assistant Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 10

Briefing, discussion, and action regarding a resolution authorizing the release of a Request for Qualifications for the Cattleman's Square Master Plan.

Background

SAHT is seeking an experienced consultant to lead a community visioning and master planning process. It is essential that the engagement with community combines strategies that meet a broad swath of residents, in short but meaningful interactions such as door knocking, bus ride-a longs, surveys and pop-ups at existing gatherings; with recurring and collaborative engagement where residents can participate in the design and decision-making such as creating a community advisory committee, conducting small group interviews and hosting community workshops.

It will be important for our consultants to seek out those who are often under-represented, such as low-income households, those who have experience with the justice system, and the unhoused, while also reaching out to workers, employers, schools, church congregations, non-profits, public institutions, and transit riders.

Alongside the community engagement, the consultant team will engage other partner stakeholders who are interested in "opting in" a particular parcel of land to the master planning process. Proposed uses of partner properties must align the community vision with the partner organization's mission and vision for their long-term growth and presence in the neighborhood. The team must ensure coordination of the visioning process with the decision-making structure of the partner organization, including obtaining the necessary documentation required to get buy-in from their leadership structures.

Lastly, it is crucial that any development we propose is grounded in what is possible. Initial potential uses identified by community members and partners included housing, grocery, retail/small business, parks or green space, transit connection points, district/structured parking, social services, cultural/community space, and/or medical facilities. The team must study preliminary engineering considerations, zoning, and site constraints; analyze building mass and program distribution; conduct market analyses and prepare preliminary economic feasibility analyses on any proposed uses, to ensure there is a viable path to implementation.

Scope of Work:

1. Community Engagement: Engagement must solicit participation from both a broad swath of residents in short and simple interactions, as well as deeply collaborative engagement with invested community members.
2. Partner Engagement: Consultant will plan, engage, and facilitate a collaborative process with partner organizations to align community vision and design process with partner mission, development goals and program needs.
3. Master Plan: The design of the coordinated master plan will be refined through an iterative process, in collaboration with community members and partners, to ensure that the final site concept is feasible and aligns with the community's goals.

- Site Analysis
- Site Massing Studies
- Historic Preservation
- Public Realm + Connectivity
- Economic Feasibility Analysis
- Funding Assessment
- Phasing
- Master Plan Design

Evaluation Criteria

- Firm Background and Experience: 35 points
- Project Approach: 20 points
- Resumes of Key Personnel: 30 points
- Certified SWMBE participation: 15 points

Schedule of Events:

- Issue Date: June 16, 2025
- Pre-Submittal Conference: June 25, 2025
- Final Questions Accepted: July 7, 2025
- Responses Due: July 18, 2025
- Finalist Interviews: July 28-31, 2025
- Board Approval: August 15th, 2025
- Finalize Contract: August 31, 2025
- Commencement Target date: September 2025

Fiscal Impact

This action of releasing a Request for Qualifications will not require a change to the existing budget. There will be normal administrative costs to complete the procurement process. Proposals will detail cost summaries for their proposed activities in a separate sealed document from their technical response.

Once the highest scoring recommendation is determined; their cost proposal will be opened, and negotiations will occur to determine a final cost. Should both parties fail to come to an agreement, the vendor will be dismissed, and the process will begin again with the second highest vendor. Final cost will be aligned with the Market Cost Assessment provided by Civic. This will be described in future board meetings. There may be a future budget adjustment recommendation based on the Market Cost Assessment and the actual outcome of final negotiations.

Recommendation:

The Finance and Audit Committee recommended moving this item forward to the full board for consideration.

Attachment:

Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION PFC25-0613-10

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION APPROVING THE SUBMISSION OF A REQUEST FOR QUALIFICATIONS FOR THE CATTLEMAN SQUARE MASTER PLAN; AUTHORIZING THE ASSISTANT SECRETARY TO EXECUTE ALL DOCUMENTS; AND ADDRESSING RELATED MATTERS.

WHEREAS, the San Antonio Housing Trust Foundation Public Facility Corporation (PFC) is a Texas public facility corporation duly organized under Chapter 303 of the Texas Local Government Code and is authorized to undertake projects to promote affordable housing opportunities for the benefit of the community; and

WHEREAS, the PFC recognizes the critical need to increase and preserve the supply of safe, quality, and affordable housing opportunities for low and moderate income households in the San Antonio community; and

WHEREAS, the PFC has acquired land in the Cattleman's Square District near downtown San Antonio in an effort to make a catalytic investment in the neighborhood to involve public and non-profit property owner partners interested in reimagining or repositioning their property in a collaborative, neighborhood-scaled visioning process; and

WHEREAS, it is essential that the PFC create a collaborative and inclusive community engagement process alongside a thoughtful financial feasibility analysis and master plan design for the development of the Cattleman's Square neighborhood; and

WHEREAS, the PFC finds it necessary to partner with an experienced consultant to effectively engage residents and stakeholders to co-create a community-led master plan for the Cattleman Square neighborhood; and

WHEREAS, the PFC finds that the submission of a request for qualifications for a firm to lead a Cattleman Square neighborhood planning process to assist with the development of a master-plan for the project development is aligned with the mission and goals of the PFC and will serve the public interest;

NOW THEREFORE, BE IT RESOLVED BY 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 Directors for the San Antonio Housing Trust Public Facility Corporation hereby authorizes the release of a request for qualifications to identify and select an experienced, professional consulting firm to lead the Cattleman's Square master plan neighborhood planning process and deliver a master plan inclusive of property owners, public and non-profit partners, and including community

engagement, urban planning and design, economic analysis and financial feasibility, historic preservation, and architectural design.

Section 3. The PFC Board of Directors hereby authorizes the Assistant Secretary to execute or oversee the provision and execution of any and all necessary documents and forms related to the request for qualifications as contemplated herein.

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 June 2025.

SIGNED:

_____
Jane Paccione, Vice- President

ATTEST:

_____
Pedro Alanis, Assistant Secretary

San Antonio Housing Trust Public Facility Corporation

Agenda Item 11

Briefing, discussion, and action regarding a resolution authorizing the release of a Request for Proposals for the Cattleman's Square Homeless Response Plan

Background

The San Antonio Housing Trust is currently developing a community vision and master plan to guide a catalytic investment in the Cattleman's Square neighborhood. However, we know that any planned development cannot just push the unhoused out. We must find effective solutions to help those who reside in the area to access resources, healthcare and housing opportunities to stabilize individuals and families.

Many public and non-profit stakeholders currently provide services to high-need populations, nearby neighborhoods, and/or unhoused individuals. However, the existing services are overwhelmed, and do not function as intended. For example, Haven for Hope, has been over-capacity for several months and are currently turning away families with children – a vulnerable group that they had historically been able to serve more effectively.

San Antonio Housing Trust is looking to lead a Cattleman's Square Homeless Response Action Plan planning process to improve coordination between services providers, identify gaps, understand opportunities and develop strategies to improve the homeless response in Cattleman's Square.

The consultant will facilitate a joint ad-hoc committee of the San Antonio Housing Trust and the Close to Home Homeless Strategic Plan Advisory Board (HSPAB). Each entity will contribute to the process and ensure integration with both Cattleman's Square Master Plan development and Close to Home's Strategic Plan with the intent to formally adopt the Plan.

Stakeholders to include:

- Street Outreach
- Emergency Shelter Providers
- Housing Providers
- Mental Health + Substance Abuse Service Providers
- City and County Staff
- Continuum of Care
- Public Safety (County, CoSA, VIA)
- Neighbors
- Local Businesses

Scope of Work

1. Data Gathering
2. Stakeholder Working Group
3. Develop Recommendations
4. Coordinate with Existing Governance Structure

Evaluation Criteria

- Experience and References: 30 points
- Project Plan and Project Schedule: 40 points
- Cost Structure: 20 points
- Certified SWMBE participation: 10 points

Schedule of Events:

- Issue Date: June 16, 2025
- Pre-Submittal Conference: June 23, 2025
- Final Questions Accepted: July 7, 2025
- Proposals Due: July 18, 2025
- Finalist Interviews: July 28-31, 2025
- Board Approval: August 15th, 2025
- Finalize Contract: August 31, 2025
- Commencement Target Date: September 2025

Fiscal Impact

This action of releasing an RFP will not require a change to the existing budget. There will be normal administrative costs to complete the procurement process. Proposals will detail cost summaries for their proposed activities. This will be described in future board meetings. There may be a future budget adjustment recommendation based on the cost of the proposals.

Recommendation:

The Finance and Audit Committee recommended moving this item forward to the full board for consideration.

Attachment:

Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION PFC25-0613-11

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION APPROVING THE SUBMISSION OF A REQUEST FOR PROPOSALS FOR THE CATTLEMAN'S SQUARE HOMELESS RESPONSE ACTION PLAN; AUTHORIZING THE ASSISTANT SECRETARY TO EXECUTE ALL DOCUMENTS; AND ADDRESSING RELATED MATTERS.

WHEREAS, the San Antonio Housing Trust Foundation Public Facility Corporation (PFC) is a Texas public facility corporation duly organized under Chapter 303 of the Texas Local Government Code and is authorized to undertake projects to promote affordable housing opportunities for the benefit of the community; and

WHEREAS, the PFC is in the process of developing a community vision and master plan to guide a catalytic investment in the Cattleman's Square neighborhood, in the form of a planned development; and

WHEREAS, the PFC also finds it necessary, as a component of the investment and development of the Cattleman's Square neighborhood, to expand beyond property development and find effective solutions to help those who reside in the area to access resources, healthcare and housing opportunities, in order to stabilize individuals and families; and

WHEREAS, the PFC Board of Directors finds that the submission a request for proposals for a firm to lead a Cattleman lead a Cattleman's Square Homeless Response Action Plan planning process to assist in the intermediate needs for the project development;

NOW THEREFORE, BE IT RESOLVED BY THE SAN ANTONIO HOUSING TRUST, 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 Public Facility Corporation hereby authorizes the release of a request for proposals to identify and select an experienced, professional consulting firm to lead a Cattleman's Square Homeless Response Action Plan planning process, which is to improve coordination between services providers, identify gaps, understand opportunities and develop strategies to improve the homeless response in Cattleman's Square.

Section 3. The PFC Board of Directors hereby authorizes the Assistant Secretary to execute or oversee the provision and execution of any and all necessary documents and forms related to the request for proposals as contemplated herein.

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 June 2025.

SIGNED:

_____
Jane Paccione, Vice- President

ATTEST:

_____
Pedro Alanis, Assistant Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 12

Briefing, discussion and possible action to negotiate and execute a Master Development Agreement with a development partner to plan and implement the development of the 499-unit Master Plan.

Background

As part of the Five-Year Strategic Plan, SAHT is seeking creative options to contribute to the construction of new affordable housing. One of the strategies includes the San Antonio Housing Trust to lead the development process to produce affordable housing with permanent community benefits.

On December 21, 2023, SAHT PFC closed sale on the acquisition of 19.68 acres of land along the west side of S. Zarzamora, south of I-410 within Phase II of the VIDA Master Development in City Council District 4 for the sales price of $3,386,181.

On April 19, 2024, SAHT PFC approved the preliminary concept plan and authorized SAHT PFC staff to pursue rezoning the site and engage additional consultants to further study the site, financial feasibility of various affordable housing development schemes and to refine the design concept. The site was successfully rezoned to MF-40 as of August 2024.

Over the summer and fall of 2024, SAHT PFC engaged HR+A (financial advisors), WGI (civing engineers) Lake Flato Architects (architecture), Blacksmith Collaborative (landscape architects) and Aedis Urban (tax credits) to work collaboratively together and with staff to refine the design concept based on the physical constraints of the site and the financial modeling.

On November 22, 2024 SAHT PFC approved the Revised VIDA Conceptual Development Site Plan; authorizing issuance of RFQ/RFP; and authorizing the submission of a 9% LIHTC application for Judy at Vida. The 9% LIHTC application was successfully submitted in February 2025, and we are still awaiting that award.

Soliciation Process

Working with CBRE, SAHT PFC released a two-part RFQ/RFP to solicit a development partner to plan and implement the development of the 499-unit Master Plan design. The solicitation clearly outlined SAHT PFC's priorities in the project development, which included:

- Development partner to respect and build upon the master plan design work completed to date.
- SAHT to collaborate fully in design, financing and development decisions.
- Partner to manage day-to-day operations of the development process, including design process, securing financing and construction.
- Partner to provide guarantees through stabilization.
- Partner to exit at 8609's, SAHT to maintain long-term sole ownership of the property.

The RFQ/RFP process followed this timeline:

- RFQ/RFP Issue Date: December 12th, 2024

- RFQ Responses Due: January 24th, 2024
- RFQ Evaluation: February 2025
- RFP Responses Due: February 2025.
- Interviews: March 2025
- Tours: April 2025
- Pre-Dev Agreement + LOI: May 2025
- Counter Offers: May 2025
- Selection and Award: June 2025

CBRE and SAHT received 6 qualified responses from a range of national, regional and local firms. Based on the quality of the responses and the respondents' alignment with SAHT's goals, we narrowed the field to interview 4 teams (Franklin, Pennrose, Carleton, Lincoln Avenue Capital) and completed two project tours (Pennrose, Carleton).

In order to refine the proposed terms, CBRE and SAHT circulated a draft pre-development agreement with the two finalists (Pennrose and Carleton) and requested letters of interested that demonstrated each finalists' best and final offer.

Finalist Qualifications:

Pennrose

- 50 years – 350 housing developments (27,000 units)
- Deep experience with public / non-profit- led partnerships, such as Housing Authority redevelopments + Choice Neighborhoods
- Integrated construction administration and property management.
- Responsive team with thoughtful responses and negotiations throughout process.

Franklin

- 25 years – 102 housing developments.
- Existing SAHT partner with proven track-record.
- Knowledge of City of San Antonio and housing eco-system.
- Collaborative team willing to accommodate needs of the project.

Best and Final Terms:

Pennrose

- Fee-based developer to exit the partnership at stabilization
    - 9% phase – 55% SAHT / 45% Pennrose
    - 4% phase – 63% SAHT / 37% Pennrose
- SAHT to provide 50% of predevelopment costs up to $650K

- 10% of fee to be held back until issuance of 8609s
- Developer is out of the deal at 8609

Franklin

- Fee-based developer to exit the partnership at stabilization
    - 9% phase – 50% SAHT / 50% Franklin
    - 4% phase – 50% SAHT / 50% Franklin
- SAHT to provide 50% of predevelopment costs up to $650K
- Developer seeks to stay in the deal.

Fiscal Impact

Based on our financial modeling:

- *Estimated* developer fee for Phase 1: $3,307,294
    - Franklin developer fee over one phases = $1,653,647
    - Pennrose developer fee over one phases = $1,488,282

- *Estimated* developer fee for Phase 2+3: $16,452,338 (combined)
    - Franklin developer fee over two phases = $8,226,169
    - Pennrose developer fee over two phases = $6,087,465

Over 3 Phases Pennrose's fee would total $7,575,747 compared to Franklin's fee of $9,879,816 which is a difference of $2,304,069. In addition, Pennrose understands fully that they are to exit at 8609's of each phase, which would result in SAHT PFC receiving 100% of cash flow from the project after stabilization. Whereas Franklin is seeking to stay in each deal at least through year 15.

Recommendation:

Staff recommendation is to select Pennrose due to their ability to act as a Fee Based Developer and more advantageous terms favoring the Housing Trust PFC. The Finance and Audit Committee agreed to move this item forward to the full board for consideration.

Attachment:

Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION PFC25-0613-12

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION APPROVING THE EXECUTION OF A MASTER DEVELOPMENT AGREEMENT WITH PENNROSE, LLC FOR THE VIDA MASTER DEVELOPMENT PLAN; AUTHORIZING THE ASSISTANT SECRETARY TO EXECUTE ALL DOCUMENTS; AND ADDRESSING RELATED MATTERS.

WHEREAS, the San Antonio Housing Trust Foundation Public Facility Corporation (PFC) is a Texas public facility corporation duly organized under Chapter 303 of the Texas Local Government Code and is authorized to undertake projects to promote affordable housing opportunities for the benefit of the community; and

WHEREAS, the PFC recognizes the critical need to increase and preserve the supply of safe, quality, and affordable housing opportunities for low- and moderate-income households in the San Antonio community; and

WHEREAS, the PFC has acquired 19.68 acres of land along the west side of S. Zarzamora, south of I-410 within Phase II of the VIDA Master Development, for purposes of affordable housing development; and

WHEREAS, in light of such anticipated development, the PFC released a two-part RFQ/RFP to solicit a development partner to plan and implement the development of the 499-unit Master Plan design; the solicitation of which outlined SAHT PFC's priorities in the project development; and

WHEREAS, applicant Pennrose, LLC demonstrated beneficial ability to act as a Fee Based Developer and provided more advantageous terms favoring the Housing Trust PFC;

NOW THEREFORE, BE IT RESOLVED BY 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 Directors for the San Antonio Housing Trust Public Facility Corporation hereby authorizes the selection of Pennrose, LLC as a development partner to plan and implement the development of the VIDA Master Plan, finding that this selection will best serve the interests of the PFC in realizing this development.

Section 3. The PFC Board of Directors hereby authorizes the Assistant Secretary to execute or oversee the provision and execution of any and all necessary documents and forms related to the request for proposals as contemplated herein.

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 June 2025.

SIGNED:

_____
Jane Paccione, Vice- President

ATTEST:

_____
Pedro Alanis, Assistant Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 13

Briefing, discussion and possible action to approve a resolution by the Board of Directors of the San Antonio Housing Trust Public Facility Corporation appointing Jessica Kuehne as an Assistant Secretary; and addressing other matters in connection therewith.

Summary
The Assistant Secretary serves as an officer of the Corporation, including the authority to execute documents on behalf of the Corporation when designated to do so. Pedro Alanis, Executive Director, and Nicole Collazo, Director of Operations, are currently serving as the Assistant Secretaries for the San Antonio Housing Trust Public Facility Corporation. Nicole Collazo has taken an extended leave beginning June 10, 2025.

Recommendation:
To ensure continuity of work, the Executive Director recommends appointing Jessica Kuehne, Director of Asset Management, to serve as an Assistant Secretary during Nicole's leave of absence, effective immediately through September 30, 2025.

Attachment:
Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION NO. PFC25-0613-13

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION APPOINTING JESSICA KUEHNE AS AN ASSISTANT SECRETARY; AND ADDRESSING OTHER MATTERS IN CONNECTION THEREWITH

RECITALS

WHEREAS, the San Antonio Housing Trust Public Facility Corporation (sometimes "PFC") was created pursuant to Chapter 303 of the Texas Local Government Code, and as such is bestowed with broad powers to finance or to provide for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing, and placement in service of public facilities in an orderly, planned manner and at the lowest possible borrowing costs; and

WHEREAS, the PFC Board of Directors finds that creating additional executive, administrative, and organizational capacity among PFC staff will help the PFC in furthering its objectives; and

WHEREAS, in accordance with the above, the PFC Board of Directors wishes to appoint Jessica Kuehne as an Assistant Secretary, for a fixed duration, in order to expand such capacity;

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 Directors of the San Antonio Housing Trust Public Facility Corporation hereby appoints Jessica Kuehne as an Assistant Secretary of the Corporation, with the authority to undertake the actions of an Assistant Secretary as authorized by the Board, and to act as an officer of the Corporation, including the authority to execute documents on behalf of the Corporation when an Assistant Secretary is authorized to do so;

Section 3. The appointment of Jessica Kuehne as an Assistant Secretary, as provided herein, shall commence on the approval date of this Resolution, and terminate on September 30, 2025, unless further extended by the Board through separate Resolution;

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:

_____

Jane Paccione, Vice- President

ATTEST:

_____

Pedro Alanis, Assistant Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 14

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.

Background

At the April board meeting, the Board of Directors recommended to the San Antonio City Council the reappointment of Marinella Murillo, as "Housing Expert" board position across all four SAHT entities and Jordan Ghawi "Community Representative" to the San Antonio Housing Trust Public Facility Corporation and San Antonio Housing Trust Finance Corporation.

Both board members have continued in their respective roles as a holdover member as described above starting June 1, 2025, until the San Antonio City Council makes official appointments.

Issue

At the April board meeting, the board elected not to make a recommendation on the final board seat under "Housing Expert" based on the then current pool of applicants. As of June 9, 2025, the City Clerk's office has received the following new applications:

1. Yvette Nieto
2. Adriana Rocha Garcia

We anticipate that official City Council appointments will take place in August to October 2025, with terms set to expire on May 31, 2027.

Recommendation

Staff advise the board to consider making a recommendation to the full City Council for the last "Housing Expert" board seat prior to the Mayor and City Council going on their July break, to ensure a complete set of recommendations are available prior to their selection.

Attachment:

Resolution
2 Applications

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION NO. PFC25-0613-14

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION ("SAHTPFC") RECOMMENDING THE "HOUSING EXPERT" BOARD OF DIRECTOR APPOINTMENTS FOR SAHT ENTITIES TO THE CITY COUNCIL OF THE CITY OF SAN ANTONIO, CONSISTENT WITH THE RESTATED BYLAWS, AND ADDRESSING RELATED MATTERS.

WHEREAS, at the April 2025 SAHTPFC Board Meeting, the Board of Directors adopted recommendations to the San Antonio City Council for the reappointment of Jordan Ghawi as "Community Representative" to the San Antonio Housing Trust Public Facility Corporation and San Antonio Housing Trust Finance Corporation; and

WHEREAS, at said Board Meeting, the Board of Directors elected not to make a recommendation on the final board seat board position under "Housing Expert," which would apply to all four SAHT entities, based on the then-current pool of applicants, but has, as of June 9, 2025, received new applications; and

WHEREAS, the PFC finds it appropriate to make a recommendation to the full City Council for the last "Housing Expert" board seat, prior to the Mayor and City Council going on their July break, to ensure a complete set of recommendations are available prior to their selection.

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 approves the recommendation of _____, as a SAHTPFC Board member to the San Antonio Housing Trust, the San Antonio Housing Trust Public Facility Corporation, the SAHT Foundation, Inc., and the SAHT Finance Corporation, 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 June 2025.

SIGNED:

_____
Jane Paccione, Vice- President

ATTEST:

_____
Pedro Alanis, Assistant Secretary

San Antonio Housing Trust **Other** **Community Representative**	**Application No: No: 20250502122634_16877**
ELIGIBILITY	
PROFILE	
Prefix	Mrs.
Last Name	Nieto
First Name	Yvette
Middle Name	
Suffix	
Preferred Name	
Title	
Are you a City of San Antonio resident?	Yes
San Antonio Resident Length - Years	02
In which City Council District do you reside?	06
How many years have you lived in the City Council District where you reside?	02
Address Type?	Residence
Address	[redacted]
City	San Antonio
State	TX
Zip	78254
Phone Type?	Cell
Phone number	[redacted]
Phone 2 Type?	
Phone 2 number	
Address 2 Type?	Business
Address 2	
City 2	San Antonio
State 2	TX
Zip 2	78254
eMail	yvette.1024@yahoo.com
Employer	The Nelrod Company
Job Title	Management Analyst
Occupation	
Board/Commission/Committee Name	San Antonio Housing Trust~Other~Community Representative~01
DEMOGRAPHIC INFORMATION	

The City of San Antonio strives for boards and commissions to be representative of our diverse community. Providing the following demographic information is voluntary, and will only be used for statistical and reporting purposes.	
Race/Ethnicity (Please select all that apply):	Hispanic/Latino/a
Gender:	Female
Age:	55 to 64
Do you identify as a sexual minority (such as lesbian, gay, bisexual, queer, etc.)?	No
QUESTIONS	
If this board position requires residency within Bexar County, the City of San Antonio city limits or within a particular council district, do you meet those residency requirements?	Yes
Do you or any of your immediate family members or any businesses that you or they own currently have any direct or indirect financial interest in any contract(s) with the City, including subcontracts?	No
Will you or any of your immediate family members or any businesses that you or they own seek a contract(s) with the City in the foreseeable future?	No
Do you or any of your immediate family members or any businesses that you or they own have any financial interest, direct or indirect, in any sale to the City of any land, materials, supplies, or service?	No
Does your employer or an employer of your immediate family members have a contract with the City?	No
Do you or any of your family members currently serve or in the past year served as an administrative aide to a Councilmember?	No
Do you currently serve in any elected or appointed public government office?	No
Are you a member and/or officer and/or employee of any boards, commissions, corporations, non-profit entities, agencies, or other entities?	No
Do you intend to seek election or appointment to any public office or board or commission in the foreseeable future?	No
Have you ever been hired for a position with the City of San Antonio?	No
Describe your Educational history.	High school diploma Some college
Describe your Professional History & Certification designations (Current and historical).	26 years previous housing management experience. Past Executive Director for housing authorities in Texas. Professional Housing Executive training, ethics and TOMA training. Experience in policy development, HUD regulations and experience with board operations.

Describe your Volunteer Experience & Community Service	Past experience in Parks Advisory Board (Alice, TX) Little League Baseball (past President) Youth sports
Please provide a brief narrative outlining your reasons for seeking appointment to this board or commission:	I wish to serve the community by using my experience in housing low income individuals and families. To see expansion of housing programs to help individuals achieve economic independence through services a housing board, committee or agency can provide.
APPLICATION SIGN-OFF	
As a board, commission, or committee member, you will be asked to adhere to: Code of Ordinances, City of San Antonio, Part II, Chapter 2, Article IX, Sec.2-534. All board and commission members must file a Financial Disclosure Report with the Office of the City Clerk upon appointment, and annually thereafter, throughout the member's term. Failure to file a Financial Disclosure Report within the time required by the City's Ethics Code will be considered an automatic removal.	
I understand that if any member of the public makes a request for information included in this Application for Appointment, most of the information must be disclosed under the Public Information Act. I understand that the City of San Antonio will attempt to maintain the confidentiality of highly private matters by seeking an Attorney General's opinion in accordance with the Public Information Act. I understand that it may not be legally possible to maintain the confidentiality of such information, and I hereby release the City of San Antonio, and its agents, employees and officers, from any and all liability whatsoever if the information must be released pursuant to the Public Information Act or any other law requiring its release.	Acknowledged
OATH: I have read and understand the guidelines set out in this application. The foregoing statements are true, accurate, and complete. I agree that any misrepresentation or omission of facts may result in my disqualification for appointment.	Acknowledged
Enter Your Name	Yvette Nieto
Date of submission.	5/2/2025
The Texas Public Information Act provides that each government official may choose whether to allow the public access to the information in the custody of the City that contains your home address, home telephone number, or reveals whether you have family members. Please note that this does not apply to business addresses, which are subject to public disclosure. If an open records request is filed requesting to view or obtain records that contain your personal information, the City will take steps to protect your personal information as authorized by the Texas Public Information Act, but only if you have elected to protect personal information.	

I want the public to have access to my Home Address.	No
I want the public to have access to my Home Telephone Number.	No
I want the public to have access to my Social Security Number.	No
I want the public to have access to my Emergency Contact Information.	No
I want the public to have access to my Family Information.	No
Please attach any additional information, such as a current resume, using the Attachments panel at the bottom of this page.	

Yvette T. Nieto

yvette.1024@yahoo.com • [redacted]

Experience

Management Analyst
The Nelrod Company
Fort Worth, TX 76107
October 2021 to present
Responsibilities: Present the most current and updated information on programs and regulations. Assist Project Manager with task orders involving Project Based Vouchers, Public Housing, Housing Choice Voucher and Multifamily programs. Perform technical assistance and reviews at various agencies including but not limited to interpretation of regulations, file reviews for compliance and corrective action plans.

Executive Director
Housing Authority of the City of San Benito
San Benito, TX 78586
October 2017 to September 2021
Responsibilities: Manage the daily operations of agency including but not limited to; oversight of policy development, procurement, contract management procedures, budgets, finance, Capital Fund program. housing programs and Community Development and Maintenance. Initiate renovations, development of new properties through the Low-Income Housing Tax Credit (LIHTC) program and other funding sources and HUD programs. Supervision and training of office staff and Maintenance Department. Serve as Secretary to the Board of Commissioners providing agency status and updates. Direct contact with HUD Field Office, Board of Commissioners, city government and media.

Executive Director
Housing Authority of the City of Gregory
Gregory, TX 78359
October 2009 to October 2017
Responsibilities: Manage the daily operations of agency including but not limited to; policy development, procurement, contract management and procedures, budgets, payroll, human resources, accounts payable and Capital Fund program. Initiate development of new properties through the Low-Income Housing Tax Credit (LIHTC) program. Monthly financial submission via HUD systems and tenant relations. Supervision and training of office staff and maintenance department. Serve as Secretary to the Board of Commissioners providing agency status and updates. Direct contact with HUD Field Office, Board of Commissioners, city government and media.

Intermittent Trainer
The Nelrod Company
Fort Worth, TX 76109
July 2013 to September 2014
Responsibilities: Present the most current and updated information on programs and regulations. Assist Project Manager with HUD task orders. Perform technical reviews at various agencies

Executive Assistant
Housing Authority of the City of Corpus Christi
Corpus Christi, TX 78415
June 2008 to October 2009
Responsibilities: Assist CEO with daily operations of agency. Prepare board packets and coordinate monthly board meetings. Review and monitor HUD regulations and notices. Direct contact with staff and residents and public.

Family Self Sufficiency/Homeownership Coordinator
Housing Authority of the City of Corpus Christi
Corpus Christi, TX 78415
May 2007 to June 2008
Responsibilities: Assist families to achieve self-sufficiency by monitoring goals and achievements. Guide families towards homeownership by monitoring escrow and closing procedures. Submit monthly reports for the FSS program and closings for Homeownership Program. Recertify clients to ensure in compliance with program regulations and requirements. Conduct training sessions with clients wishing to go into homeownership.

Manager Housing Programs
Housing Authority of the City of Alice
Alice, TX 78332
March 1, 1999 to May 18, 2007
Responsibilities: Oversee Public Housing, Multi-Family Housing and HCV programs. Supervise and trained four clerks and an off-site office. Submit monthly reports for all programs, interview potential residents, track vacancy rates, collect rents and balance monthly ledger and conduct monthly inspections of property and public housing units. Conduct quality control inspections for the HCV program. Recertify existing residents, enforce lease and defend evictions in court. Organize resident activities, outreach to outside agencies and organizations. Help to organize weekly and monthly maintenance duties. Responsible for 243 public housing units, 21 multi-family units and 154 housing vouchers.

Education

High School diploma- 1984

Certifications/Trainings

NAHRO Certified Management Executive (CME)
NAHRO Ethics
NAHRO Ethics for Management
NAHRO Strategic Planning
BDO GASB
PHADA/Rutgers University Executive Director's Education Program
Public Housing Authority Administration
HCV Executive Management
Public Funds Investment Training
LIHTC Acquisition and Rehab Basics
Texas Certified Housing Administrator (PH and HCV)
Tax Credit Specialist
PBM Essential for the Property Manager and Tax Credit Basics
Homebuyer Educator
Public Housing Manager (PHM)
HQS and UPCS inspections
Occupancy Standards and Occupancy Specialist
Section 8 Rent Calculations
TRACS and Manager Training-Multifamily

San Antonio Housing Trust **Other** **Housing Expert**	**Application No: No: 20250609154157_17158**
ELIGIBILITY	
PROFILE	
Prefix	Dr.
Last Name	Rocha Garcia
First Name	Adriana
Middle Name	
Suffix	
Preferred Name	Adriana Rocha Garcia
Title	
Are you a City of San Antonio resident?	Yes
San Antonio Resident Length - Years	45
In which City Council District do you reside?	04
How many years have you lived in the City Council District where you reside?	42
Address Type?	Residence
Address	[redacted]
City	San Antonio
State	TX
Zip	78252
Phone Type?	Cell
Phone number	[redacted]
Phone 2 Type?	
Phone 2 number	
Address 2 Type?	Business
Address 2	
City 2	San Antonio
State 2	TX
Zip 2	
eMail	pinkadri21@yahoo.com
Employer	Our Lady of the Lake University
Job Title	Distinguished Professor
Occupation	Professor of Marketing

Board/Commission/Committee Name	San Antonio Housing Trust~Other~Housing Expert~01
DEMOGRAPHIC INFORMATION	
The City of San Antonio strives for boards and commissions to be representative of our diverse community. Providing the following demographic information is voluntary, and will only be used for statistical and reporting purposes.	
Race/Ethnicity (Please select all that apply):	Hispanic/Latino/a
Gender:	Female
Age:	45 to 54
Do you identify as a sexual minority (such as lesbian, gay, bisexual, queer, etc.)?	No
QUESTIONS	
If this board position requires residency within Bexar County, the City of San Antonio city limits or within a particular council district, do you meet those residency requirements?	Yes
Do you or any of your immediate family members or any businesses that you or they own currently have any direct or indirect financial interest in any contract(s) with the City, including subcontracts?	No
Will you or any of your immediate family members or any businesses that you or they own seek a contract(s) with the City in the foreseeable future?	No
Do you or any of your immediate family members or any businesses that you or they own have any financial interest, direct or indirect, in any sale to the City of any land, materials, supplies, or service?	No
Does your employer or an employer of your immediate family members have a contract with the City?	No
Do you or any of your family members currently serve or in the past year served as an administrative aide to a Councilmember?	No

Do you currently serve in any elected or appointed public government office?	No
Are you a member and/or officer and/or employee of any boards, commissions, corporations, non-profit entities, agencies, or other entities?	Yes
Give the title and dates of any position which you have held in such organization:	CITY COUNCIL COMMITTEE ASSIGNMENTS: San Antonio City Council, Representative for District 4 (2019-2025) Chair, Planning and Community Development Committee (2021-2025) Economic and Workforce Development Committee (2019-Present) Governance (2019-2025) Governance - Subcommittee on Boards and Commissions (2019-2021) Governance - Chair of Council Aide Compensation Ad Hoc Committee (2020-2025) Governance - Subcommittee for Planning At-Large Appointments (2021-2025) Governance - Subcommittee for Presiding/Municipal Judge Selections (2019-2021) Intergovernmental Relations Council Committee (2019-2025) Chair, Municipal Utilities Committee (2021-2025) Audit and Accountability Council Committee (2019-2021) Community Health and Equity Council Committee (2019-2021) Verano Tax Increment Reinvestment Zone 28 (2019-2025) MAYORAL APPOINTMENTS: Alamo Area Council of Governments Board of Directors (2019-2025) City Council Liaison to the Port Authority of San Antonio (Port San Antonio) Board of Directors (2019-2025) Committee of Six (2019-2025) Fire and Police Pension Fund (2019-2025) San Antonio Housing Trust (2019-Present) President (2021-Present) San Antonio Housing Trust Finance Corporation (2019-Present) President (2021-Present) San Antonio Housing Trust Foundation (2019-Present) President (2021-Present) San Antonio Housing Trust Public Facility Corporation Board of Directors (2019-Present) President (2021-Present) San Antonio Ready to Work Advisory Board City Council Liaison (2020-2025) San Antonio Sports Foundation Board of Directors (2019-2023) Visit San Antonio Board of Directors (2021-2025) NATIONAL COMMITTEES: National League of Cities, Vice Chair of the Human Development Committee (2021-2023) National League of Cities, Hispanic Elected Local Officials Board member (2021-2025) National League of Cities, Women in Municipal Government Board member (2021-2025), President (2024-2025) National League of Cities, At-Large Board Member (2023-2025) Leadership San Antonio Class 43 (2018) City of San Antonio Ethics Review Board Chair (2016-2018) City of San Antonio Ethics Review Board District 4 Rep. (2015-2018) President, San Antonio Chapter of the Texas Exes (2016-2017) San Antonio Chapter of the Texas Exes Board Member (2014-2018) Lifetime Member, Texas Exes (Since 2015) Johnny Hernandez Culinary Arts Foundation Board Member (2015-Present) Hispanic Womens Network of Texas San Antonio Communications Chair, (2016-2018) Chair, Finance Committee, Divine Providence Catholic Church (June 2017-Present) Finance Committee, Divine Providence Catholic Church (2014-Present) Pastoral Advisory Council, Divine Providence Catholic Church

	(2023-Present) Archbishops Appeal Coordinator, Divine Providence Catholic Church (2017, 2018) Treasurer, Southwest High School Mariachi Boosters (2017-2018) Texas School Public Relations Association (2013-2016) Urban Management Assistants of South Texas (UMAST) Secretary (2011) President-Elect (2012) President (2013) International Hispanic Network (2011-2013) Texas City Managers Association (2011-2013) Adopt-A-Needy Family, Board Member (2006-2012) San Antonio Association of Hispanic Journalists (2002-2012) Public Relations Society of America (2003-2010) Hospitality Chair (2004-2006) Marketing Committee, Archdiocese of San Antonio Catholic Schools Office (2002-2008) Committee Member, Hall of Fame and Outstanding Leaders in Catholic Education (2005-2009)
Do you receive any compensation for service on this entity(ies)?	No
Do you intend to seek election or appointment to any public office or board or commission in the foreseeable future?	Yes
Please list the office, board, or commission and status of your application to that position.	Exploring opportunities
Have you ever been hired for a position with the City of San Antonio?	Yes
List the department(s) and date(s):	February 2012-August 2013 Human Resources Dept., COSA San Antonio, Texas Executive Recruiter April 2010-February 2012 Special Projects Manager City Managers Office
Reason for leaving City employment:	Promotional opportunity
Describe your Educational history.	May 2014 University of Texas at Austin Ph.D. in Advertising May 2002 University of the Incarnate Word, San Antonio, Texas Master of Arts in Communication Arts Dec. 2000 University of the Incarnate Word, San Antonio, Texas Bachelor of Arts in Communications (Journalism track) Minor in Spanish
Describe your Professional History & Certification designations (Current and historical).	June 2019-May 2025 City Councilwoman, District 4 San Antonio, Texas Three, two-year terms Oversee budget for the District and direct budget priorities for City Represent the City of San Antonio at multiple events Established major health and well-being initiatives Chair, Planning and Community Development Committee Chair, Municipal Utilities Committee Governance Committee Member Economic and Workforce Development Committee Member Represented city Council on San Antonio Education Partnership Liaison to City Council for San Antonio Ready to Work Program August 2016-Present Our Lady of the Lake University School of Business and Leadership San Antonio, Texas Distinguished Faculty Associate Marketing Professor (Tenured) Assistant Marketing Professor (Full-time, Tenure-Track) Serve as Lead program professor Design marketing curriculum Teach full course load per semester Prepare syllabi, lectures, assignments, and assessments Serve as advisor for all Marketing

majors Select books, videos and supplementary learning materials Serve on Service Learning Committee Serve on undergraduate Curriculum Committee Serve on Strategic Planning Committee for Campus Vibrancy November 2016-2018 Project QUEST San Antonio, Texas Communications Coordinator (Part-time) Oversee all marketing efforts, including print, web and social media Direct all messaging and brand development Developed 25th Anniversary Marketing Plan Oversaw Silver Anniversary Luncheon Oversaw 2017 Big Give Manage a team of contractors Pitch stories to media about QUESTs achievements August 2013-2016 Public Relations Dept., Southwest ISD San Antonio, Texas Public Relations Director Served as District spokesperson Planned, executed and evaluated all major District events Worked with media to pitch stories highlighting student success Wrote correspondence and communication on behalf of Superintendent Established and fostered business/community partnerships Developed marketing efforts for all District activities, programs, services, and events Served as news and information liaison for SWISD and Go Public Served as emcee/host for District events Oversaw Media Department Oversaw web and social media February 2012-August 2013 Human Resources Dept., COSA San Antonio, Texas Executive Recruiter Filled vacant executive-level and specialty positions Performed market research for specialty and executive recruitment Served as primary point of contact for all executive transactions Created all advertisements for positions and place media buys Oversaw the COSA Management Fellows Program Oversaw Executive Diversity Reporting Served as Human Resources Legislative Liaison Prepared all executive reimbursements (candidate expenses and new executive reimbursements) Oversaw monthly reporting to U.S. Department of Labor Maintained job postings on COSA and multiple jobs boards April 2010-February 2012 City Managers Office, COSA San Antonio, Texas Special Projects Manager Project Management duties- Assisted with project implementation across four departments under the direction of an Assistant City Manager (Office of Management and Budget, Department of Human Services, Solid Waste Department, and Capital Improvement Managements Services) initially oversaw six City departments projects for Deputy City Manager (Economic Development, Convention and Visitors Bureau, International Relations Office, Intergovernmental Affairs, Downtown Operations and Human Resources) Wrote speeches, articles, and correspondence for Mayor, City Manager, and Deputy/Assistant City Manager and conduct research in support of City policies Served as project manager for the West Side Economic Development Summit Served as project manager for International Hispanic Network 2012 Annual Conference (also served as project manager for IHN 2011 One-Day Workshop in San Antonio) Served as staff support for various Council Committees including Economic and Community Development Committee, Intergovernmental Relations Committee and Educational Excellence Committee in addition to serving as liaison to Excellence in Public Service Committee and Downtown Task Force Served as lead on coordination professional development opportunities for City

	Managers Office Management Assistants (7 Habits of Highly Effective People training DiSC assessment StrengthsFinder 2.0 Managing Up Luncheons) Oversaw project management for City of San Antonio Council Districts as assigned Represented Deputy/Assistant City Manager in his absence at internal and external meetings United Way Charitable Campaign Coordinator/Sustainability Coordinator/Graffiti Wipe Out Captain for City Managers Office Oct. 2006-April 2010 San Antonio Hispanic Chamber of Commerce San Antonio, Texas Vice President of Communication
Describe your Volunteer Experience & Community Service	CITY COUNCIL COMMITTEE ASSIGNMENTS: San Antonio City Council, Representative for District 4 (2019-2025) Chair, Planning and Community Development Committee (2021-2025) Economic and Workforce Development Committee (2019-Present) Governance (2019-2025) Governance - Subcommittee on Boards and Commissions (2019-2021) Governance - Chair of Council Aide Compensation Ad Hoc Committee (2020-2025) Governance - Subcommittee for Planning At-Large Appointments (2021-2025) Governance - Subcommittee for Presiding/Municipal Judge Selections (2019-2021) Intergovernmental Relations Council Committee (2019-2025) Chair, Municipal Utilities Committee (2021-2025) Audit and Accountability Council Committee (2019-2021) Community Health and Equity Council Committee (2019-2021) Verano Tax Increment Reinvestment Zone 28 (2019-2025) MAYORAL APPOINTMENTS: Alamo Area Council of Governments Board of Directors (2019-2025) City Council Liaison to the Port Authority of San Antonio (Port San Antonio) Board of Directors (2019-2025) Committee of Six (2019-2025) Fire and Police Pension Fund (2019-2025) San Antonio Housing Trust (2019-Present) President (2021-Present) San Antonio Housing Trust Finance Corporation (2019-Present) President (2021-Present) San Antonio Housing Trust Foundation (2019-Present) President (2021-Present) San Antonio Housing Trust Public Facility Corporation Board of Directors (2019-Present) President (2021-Present) San Antonio Ready to Work Advisory Board City Council Liaison (2020-2025) San Antonio Sports Foundation Board of Directors (2019-2023) Visit San Antonio Board of Directors (2021-2025) NATIONAL COMMITTEES: National League of Cities, Vice Chair of the Human Development Committee (2021-2023) National League of Cities, Hispanic Elected Local Officials Board member (2021-2025) National League of Cities, Women in Municipal Government Board member (2021-2025), President (2024-2025) National League of Cities, At-Large Board Member (2023-2025) Leadership San Antonio Class 43 (2018) City of San Antonio Ethics Review Board Chair (2016-2018) City of San Antonio Ethics Review Board District 4 Rep. (2015-2018) President, San Antonio Chapter of the Texas Exes (2016-2017) San Antonio Chapter of the Texas Exes Board Member (2014-2018) Lifetime Member, Texas Exes (Since 2015) Johnny Hernandez Culinary Arts Foundation Board Member (2015-Present) Hispanic Womens Network of Texas San Antonio Communications Chair, (2016-2018) Chair, Finance Committee, Divine Providence Catholic Church (June 2017-Present) Finance Committee, Divine Providence Catholic Church (2014-Present)

	Pastoral Advisory Council, Divine Providence Catholic Church (2023-Present) Archbishops Appeal Coordinator, Divine Providence Catholic Church (2017, 2018) Treasurer, Southwest High School Mariachi Boosters (2017-2018) Texas School Public Relations Association (2013-2016) Urban Management Assistants of South Texas (UMAST) Secretary (2011) President-Elect (2012) President (2013) International Hispanic Network (2011-2013) Texas City Managers Association (2011-2013) Adopt-A-Needy Family, Board Member (2006-2012) San Antonio Association of Hispanic Journalists (2002-2012) Public Relations Society of America (2003-2010) Hospitality Chair (2004-2006) Marketing Committee, Archdiocese of San Antonio Catholic Schools Office (2002-2008) Committee Member, Hall of Fame and Outstanding Leaders in Catholic Education (2005-2009) Marketing Task Force for Catholic Schools, Archdiocese of San Antonio (2006-2008)
Please provide a brief narrative outlining your reasons for seeking appointment to this board or commission:	I have been serving our City first-hand as the Councilmember for District 4 and I have the drive, passion, and compassion to continue to serve my community. As the Council representative for the District, I have been the link between Port San Antonio and the Council. I have also served as President of the San Antonio Housing Trust, and its related entities, leading the effort to create more than 7,300 housing units within my three year term as President. We need to continue the support for both the Port and the Housing Trust, and with my appointment, I can help continue the momentum.
APPLICATION SIGN-OFF	
As a board, commission, or committee member, you will be asked to adhere to: Code of Ordinances, City of San Antonio, Part II, Chapter 2, Article IX, Sec.2-534. All board and commission members must file a Financial Disclosure Report with the Office of the City Clerk upon appointment, and annually thereafter, throughout the member's term. Failure to file a Financial Disclosure Report within the time required by the City's Ethics Code will be considered an automatic removal.	
I understand that if any member of the public makes a request for information included in this Application for Appointment, most of the information must be disclosed under the Public Information Act. I understand that the City of San Antonio will attempt to maintain the confidentiality of highly private matters by seeking an Attorney General's opinion in	Acknowledged

accordance with the Public Information Act. I understand that it may not be legally possible to maintain the confidentiality of such information, and I hereby release the City of San Antonio, and its agents, employees and officers, from any and all liability whatsoever if the information must be released pursuant to the Public Information Act or any other law requiring its release.	
OATH: I have read and understand the guidelines set out in this application. The foregoing statements are true, accurate, and complete. I agree that any misrepresentation or omission of facts may result in my disqualification for appointment.	Acknowledged
Enter Your Name	Adriana Rocha Garcia
Date of submission.	6/9/2025
The Texas Public Information Act provides that each government official may choose whether to allow the public access to the information in the custody of the City that contains your home address, home telephone number, or reveals whether you have family members. Please note that this does not apply to business addresses, which are subject to public disclosure. If an open records request is filed requesting to view or obtain records that contain your personal information, the City will take steps to protect your personal information as authorized by the Texas Public Information Act, but only if you have elected to protect personal information.	
I want the public to have access to my Home Address.	No
I want the public to have access to my Home Telephone Number.	No
I want the public to have access to my Social Security Number.	No
I want the public to have access to my Emergency Contact Information.	No

I want the public to have access to my Family Information.	No
Please attach any additional information, such as a current resume, using the Attachments panel at the bottom of this page.	

Adriana Rocha Garcia, Ph.D.
[redacted]
San Antonio, TX 78252
utadri@gmail.com
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Professional experience:

June 2019-May 2025 — City Councilwoman, District 4
San Antonio, Texas

Three, two-year terms

- Oversee budget for the District and direct budget priorities for City
- Represent the City of San Antonio at multiple events
- Established major health and well-being initiatives
- Chair, Planning and Community Development Committee
- Chair, Municipal Utilities Committee
- Governance Committee Member
- Economic and Workforce Development Committee Member
- Represented city Council on San Antonio Education Partnership
- Liaison to City Council for San Antonio Ready to Work Program

August 2016-Present — Our Lady of the Lake University
School of Business and Leadership
San Antonio, Texas

Distinguished Faculty
Associate Marketing Professor (Tenured)
Assistant Marketing Professor (Full-time, Tenure-Track)

- Serve as Lead program professor
- Design marketing curriculum
- Teach full course load per semester
- Prepare syllabi, lectures, assignments, and assessments
- Serve as advisor for all Marketing majors
- Select books, videos and supplementary learning materials
- Serve on Service Learning Committee
- Serve on undergraduate Curriculum Committee
- Serve on Strategic Planning Committee for Campus Vibrancy

November 2016-2018 — Project QUEST
San Antonio, Texas

Communications Coordinator (Part-time)

- Oversee all marketing efforts, including print, web and social media
- Direct all messaging and brand development
- Developed 25th Anniversary Marketing Plan
- Oversaw Silver Anniversary Luncheon
- Oversaw 2017 Big Give
- Manage a team of contractors
- Pitch stories to media about QUEST's achievements

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August 2013-2016 — Public Relations Dept., Southwest ISD, San Antonio, Texas

Public Relations Director

- Served as District spokesperson
- Planned, executed and evaluated all major District events
- Worked with media to pitch stories highlighting student success
- Wrote correspondence and communication on behalf of Superintendent
- Established and fostered business/community partnerships
- Developed marketing efforts for all District activities, programs, services, and events
- Served as news and information liaison for SWISD and Go Public
- Served as emcee/host for District events
- Oversaw Media Department
- Oversaw web and social media

February 2012-August 2013 — Human Resources Dept., COSA, San Antonio, Texas

Executive Recruiter

- Filled vacant executive-level and specialty positions
- Performed market research for specialty and executive recruitment
- Served as primary point of contact for all executive transactions
- Created all advertisements for positions and place media buys
- Oversaw the COSA Management Fellows Program
- Oversaw Executive Diversity Reporting
- Served as Human Resources Legislative Liaison
- Prepared all executive reimbursements (candidate expenses and new executive reimbursements)
- Oversaw monthly reporting to U.S. Department of Labor
- Maintained job postings on COSA and multiple jobs boards

April 2010-February 2012 — City Manager's Office, COSA, San Antonio, Texas

Special Projects Manager

- Project Management duties- Assisted with project implementation across four departments under the direction of an Assistant City Manager (Office of Management and Budget, Department of Human Services, Solid Waste Department, and Capital Improvement Managements Services); initially oversaw six City departments' projects for Deputy City Manager (Economic Development, Convention & Visitors Bureau, International Relations Office, Intergovernmental Affairs, Downtown Operations and Human Resources)

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- Wrote speeches, articles, and correspondence for Mayor, City Manager, and Deputy/Assistant City Manager and conduct research in support of City policies
- Served as project manager for the West Side Economic Development Summit
- Served as project manager for International Hispanic Network 2012 Annual Conference (also served as project manager for IHN 2011 One-Day Workshop in San Antonio)
- Served as staff support for various Council Committees including Economic and Community Development Committee, Intergovernmental Relations Committee and Educational Excellence Committee in addition to serving as liaison to Excellence in Public Service Committee and Downtown Task Force
- Served as lead on coordination professional development opportunities for City Manager's Office Management Assistants (7 Habits of Highly Effective People training; DiSC assessment; StrengthsFinder 2.0; Managing Up! Luncheons)
- Oversaw project management for City of San Antonio Council Districts as assigned
- Represented Deputy/Assistant City Manager in his absence at internal and external meetings
- United Way Charitable Campaign Coordinator/Sustainability Coordinator/Graffiti Wipe Out Captain for City Manager's Office

Oct. 2006-April 2010 San Antonio Hispanic Chamber of Commerce
San Antonio, Texas

Vice President of Communications

- Built relationships with key business and civic leaders to further the Hispanic Chamber's strategies
- Served as Hispanic Chamber representative at key stakeholder meetings in public and private sector
- Implemented strategic partnerships with community to further the Hispanic Chamber's mission and goals
- Designed, edited and distributed all marketing materials for events
- Oversaw all internal/external communications and media/community relations
- Wrote, edited and distributed weekly e-newsletter
- Served as web content manager
- Oversaw Communications & Marketing Committee, and IT Committee

May 2005-Oct. 2006 Furniture For A Cause
San Antonio, Texas

Marketing Manager

- Developed and implemented diverse marketing plan on a limited budget

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- Led a redesign of webpage including writing all copy for the site and monitoring traffic
- Design and traffic all creative executions including advertisements, radio scripts and flyers
- Negotiated all media buys in an effort to keep costs down
- Oversaw all placement of ads in various publications
- Wrote and distributed news releases and pitched story ideas
- Created positive publicity for the store through promotions, speaking engagements and community relations

July 2004-May 2005 — Our Lady of the Lake University, San Antonio, Texas

Marketing & Community Relations Specialist

- Served as the liaison between advertising agency and OLLU
- Wrote copy for advertisements, flyers, posters, direct mail pieces brochures and radio scripts (also translated them from English to Spanish as needed) for all OLLU markets- SA, Houston and Dallas
- Sought opportunities to promote the university through community activities and marketing opportunities at fairs and organizations
- Wrote stories and took photographs for web page, employee newsletter and alumni magazine
- Supervised and helped organize community events and press conferences
- Wrote news releases and pitched story ideas to media about the different accomplishments of students and faculty
- Served as university's representative at community events such as luncheons and awards banquets organized by political and key business contacts

2001-July 2004 — University of the Incarnate Word, San Antonio, Texas

Chief News and Information Officer, Office of Public Relations

- Managed the International Marketing/Public Relations campaign for the university's new campus in Mexico City
- Oversaw and carried out all public relations efforts for St. Anthony Catholic High School
- Coordinated with Bromley Communications in creative ideas and media placement for all UIW programs
- Wrote creative news releases, public service announcements and story pitches
- Coordinated press conferences and generated creative ideas for community outreach events
- Established positive working relationships with local, statewide and international media

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- Served as university photographer during events (digital and 35 mm) and maintained photo library
- Wrote employee newsletter and posted it on the web
- Magazine/feature writing for alumni magazine, *The Word*
- Coordinated video and script writing for CTSA's University Forum

Education:

May 2014 University of Texas at Austin
- **Ph.D. in Advertising**

May 2002 University of the Incarnate Word, San Antonio, Texas
- **Master of Arts in Communication Arts**

Dec. 2000 University of the Incarnate Word, San Antonio, Texas
- **Bachelor of Arts in Communications (**Journalism track)
- Minor in Spanish

Organizations, Boards, and Commissions Served:

CITY COUNCIL COMMITTEE ASSIGNMENTS:
San Antonio City Council, Representative for District 4 (2019-2025)
Chair, Planning and Community Development Committee (2021-2025)
Economic and Workforce Development Committee (2019-Present)
Governance (2019-2025)
Governance - Subcommittee on Boards and Commissions (2019-2021)
Governance - Chair of Council Aide Compensation Ad Hoc Committee (2020-2025)
Governance - Subcommittee for Planning At-Large Appointments (2021-2025)
Governance - Subcommittee for Presiding/Municipal Judge Selections (2019-2021)
Intergovernmental Relations Council Committee (2019-2025)
Chair, Municipal Utilities Committee (2021-2025)
Audit & Accountability Council Committee (2019-2021)
Community Health & Equity Council Committee (2019-2021)
Verano Tax Increment Reinvestment Zone #28 (2019-2025)

MAYORAL APPOINTMENTS:
Alamo Area Council of Governments Board of Directors (2019-2025)
City Council Liaison to the Port Authority of San Antonio (Port San Antonio) Board of Directors (2019-2025)
Committee of Six (2019-2025)
Fire and Police Pension Fund (2019-2025)
San Antonio Housing Trust (2019-Present); President (2021-Present)
San Antonio Housing Trust Finance Corporation (2019-Present); President (2021-Present)
San Antonio Housing Trust Foundation (2019-Present); President (2021-Present)
San Antonio Housing Trust Public Facility Corporation Board of Directors (2019-Present); President (2021-Present)

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San Antonio Ready to Work Advisory Board City Council Liaison (2020-2025)
San Antonio Sports Foundation Board of Directors (2019-2023)
Visit San Antonio Board of Directors (2021-2025)

NATIONAL COMMITTEES:
National League of Cities, Vice Chair of the Human Development Committee (2021-2023)
National League of Cities, Hispanic Elected Local Officials Board member (2021-2025)
National League of Cities, Women in Municipal Government Board member (2021-2025), President (2024-2025)
National League of Cities, At-Large Board Member (2023-2025)
Leadership San Antonio Class 43 (2018)
City of San Antonio Ethics Review Board Chair (2016-2018)
City of San Antonio Ethics Review Board District 4 Rep. (2015-2018)
President, San Antonio Chapter of the Texas Exes (2016-2017)
San Antonio Chapter of the Texas Exes Board Member (2014-2018)
Lifetime Member, Texas Exes (Since 2015)
Johnny Hernandez Culinary Arts Foundation Board Member (2015-Present)
Hispanic Women's Network of Texas San Antonio Communications Chair, (2016-2018)
Chair, Finance Committee, Divine Providence Catholic Church (June 2017-Present)
Finance Committee, Divine Providence Catholic Church (2014-Present)
Pastoral Advisory Council, Divine Providence Catholic Church (2023-Present)
Archbishop's Appeal Coordinator, Divine Providence Catholic Church (2017, 2018)
Treasurer, Southwest High School Mariachi Boosters (2017-2018)
Texas School Public Relations Association (2013-2016)
Urban Management Assistants of South Texas (UMAST)
Secretary (2011); President-Elect (2012); President (2013)
International Hispanic Network (2011-2013)
Texas City Manager's Association (2011-2013)
Adopt-A-Needy Family, Board Member (2006-2012)
San Antonio Association of Hispanic Journalists (2002-2012)
Public Relations Society of America (2003-2010)
Hospitality Chair (2004-2006)
Marketing Committee, Archdiocese of San Antonio Catholic School's Office (2002-2008)
Committee Member, Hall of Fame and Outstanding Leaders in Catholic Education (2005-2009)
Marketing Task Force for Catholic Schools, Archdiocese of San Antonio (2006-2008)

Languages: English and Spanish (Fluently speak, read and write)

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Other: Assistant Marketing Professor of Marketing, Our Lady of the Lake University School of Business
Fall 2008- Present (Courses taught: Introduction to Marketing, Marketing Management; Marketing Research Project; Business Communication; International Business; International and Emerging Marketing; Marketing Strategies and Policies; Hispanic Marketing; Consumer Behavior; Ethnography in the Marketplace; Intro to Advertising; Non Profit Marketing; and Sales Promotions)

Honors and Awards:

2022 Inductee, San Antonio Women's Hall of Fame
2022 Alex Briseno Gerencia Con Corazon Leadership Award
2020 Recipient of the Our Lady of the Lake University 1895 Commemorative Award for Faculty Excellence
2020 Women of Excellence Award from the National Foundation of Women Legislators
2018 San Antonio Business Journal 40 Under 40
2008 Del Oro Award for Community Service, Public Relations Society of America San Antonio Chapter (PRSA-SA)
Nominated for Community Service Award, PRSA-SA (2006)
Nominated for Rising Star Award (1st runner-up), PRSA-SA (2002)

References:

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Vincent Rodriguez, Retired Chief of Staff
University of the Incarnate Word
210-283-5096