AGENDA

A Regular Board Meeting for:
SAN ANTONIO HOUSING TRUST FINANCE CORPORATION
will be held at Municipal Plaza B Room
114 W Commerce St., San Antonio, TX 78205
and virtually via ZOOM:
https://us02web.zoom.us/j/88070033634?pwd=SnRLdUR6MVhpNFp1TzlUUnhaZzhvQT09
DIAL-IN NUMBER: 1-346-248-7799 Meeting ID: 880 7003 3634 & PASSWORD: 396957
On Friday, September 19, 2025, beginning at 2:00 p.m. or immediately following the adjournment of the San Antonio Housing Trust Public Facility Corporation board meeting.

NOTICE: *A quorum of the board of directors will be physically located at **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. Discussion and possible action to approve minutes of June 13, 2025.
3. Public Comment – Interested speakers will have 3 minutes each to address the Board on agenda items or housing policy related matters.
4. Briefing, discussion, and action regarding a resolution to approve the San Antonio Housing Trust Finance Corporation Fiscal Year 2026 Budget.
5. 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: September 15, 2025, 12:00 PM

San Antonio Housing Trust Finance Corporation
Agenda Item 2

This item includes the approval of minutes from the **June 13, 2025,** meeting.

SAN ANTONIO HOUSING TRUST FINANCE CORPORATION
2025 OFFICIAL MEETING MINUTES

DATE: June 13, 2025

TIME AND PLACE: The Finance Corporation met in session at 4:06 p.m., via Zoom and in person at 100 W. Houston St, San Antonio, TX 78205.

PRESENT: Antoinette Brumfield, Councilmember Teri Castillo, Jordan Ghawi, Councilmember Dr. Sukh Kaur, Councilmember Jalen McKee-Rodriguez, Marinella Murillo, Jane Paccione, and Councilmember Phyllis Viagran.

ABSENT: Eric Cooper, 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; Dr. Adriana Rocha Garcia; Christina Martinez; Sabine Miramontes - SEFLA Languages Interpreter

1. CALL TO ORDER AND ROLL CALL: The meeting was called to order by Vice President Jane Paccione, and the roll was called by Michelle Barnes.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES FOR MAY 16, 2025.
Jordan Ghawi motioned, and Councilmember Castillo seconded for approval of May 16, 2025, minutes.
Ayes: 8 Nays: 0 Abstained: 0
The motion passed.

3. CITIZENS TO BE HEARD

NONE. NO ACTION WAS TAKEN.

4. DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION RECOMMENDING BOARD OF DIRECTOR APPOINTMENTS FOR THE **SAN ANTONIO HOUSING FINANCE CORPORATION** TO THE CITY COUNCIL OF THE CITY OF SAN ANTONIO CONSISTENT WITH THE RESTATED BYLAWS.

Pedro Alanis briefed the board on Item #4 for the Board of Director Appointments. Recommends the Appointment of Dr. Adriana Rocha Garcia as Housing Expert for the San Antonio Housing Trust Finance Corporation Board of Directors. This recommendation for appointment will be submitted for approval by the City of San Antonio City Council.

MINUTES COMMISSION ACTION:

Jordan Ghawi motioned, and Councilmember Castillo seconded, to approve Item #4.
Ayes: 8 Nays: 0 Abstained: 0
The motion passed.

5. ADJOURNMENT
Vice President Jane Paccione adjourned the meeting. There being no further business, the meeting was adjourned at 4:08 p.m.

San Antonio Housing Trust Finance Corporation
Agenda Item 3

Public Comment

Interested speakers will have 3 minutes each to address the Board on agenda items or housing policy related matters; a total of 15 minutes will be provided.

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 Finance Corporation
Agenda Item 4

Briefing, discussion, and action regarding a resolution to approve the San Antonio Housing Trust Public Facility Corporation Fiscal Year 2026 Annual Plan and Budget.

Background

On August 15, 2025, staff presented the preliminary FY 2025 Annual Plan and Budget to the Foundation Board to obtain feedback to instruct how we will approach FY 2026. The Board member's feedback was as follows:

- Provide 3% cost of living adjustment for staff
- Add staff as necessary to achieve our annual goals and account for growth
- Consider office space expansion to accommodate for growth
- Increase our legal, procurement, and contract management capabilities
- Explore re-branding, website refresh, and impactful social media strategies
- Conduct a Digital Security Assessment & complete recommended upgrades
- Focus on moving forward capital plans improvements for the 111 W. Travis Building
- Hold on issuing new NOFAs for grant making & lending for FY 2026.
- Stay active in policy making/education at local, state, and federal levels
- Continue efforts on addressing housing needs for youth, vet, disability, transitional, etc…

The following displays the SAHT' Five-Year Goals and FY 2026 annual targets:

Vital	5-Year Goal	Year 1 Results	Year 2 Results	Year 3 Results	Year 4 Target
Total number of MF units preserved (placed in service)	3,710	**423**	**151**	**290**	**124**
# of rental units preserved for households at or below 30% AMI (PSH, HAP, PBV, 202, 811)	313	**124**	**33**	**132**	**30**
# of rental units preserved for households between 31 and 80% AMI	3,398	**299**	**88**	**158**	**94**
Total number of MF units added (placed in service)	5,925	**1,341**	**1,769**	**1,588**	**2,104**
# of rental units added for households at or below 30% AMI (PSH, HAP, PBV, 202, 811)	600	**172**	**247**	**203**	**275**
# of rental units added for households between 31% and 80% AMI	5,325	**1,050**	**1,388**	**1,233**	**1,745**
Number of Permanent/Transitional Supportive Housing units approved	300	**80**	**200**	**0**	**20**
# of land parcels acquired	N/A	**0**	**3**	**5**	**3-5**
Amount of funding for Community Land Trust(s)	N/A	**$295,000**	**0**	**$150,000**	**0**
Amount of grants or loan funds awarded	N/A	**0**	**$1,315,000**	**$3,357,840**	**0**
Amount of tax-exempt bonds issued	N/A	**$85.2M**	**$187.8M**	**$84.5M**	**$110M**

Year 4 Estimates: Preserved – Placed in Service			
Project	30% AMI	31-80% AMI	Total
Eleanor Apartments	-	9	9
Kings Court	-	32	32
Dietrich Road	-	30	30
Elmhurst Apts	-	23	23
Sutton Square Duplexes	30	-	30
Total	**30**	**94**	**124**

Year 4 Estimates: New Construction – Placed in Service				
Project	30% AMI	31-80% AMI	MKT	Total
Four 25 San Pedro	25	55	-	80
Palladium Crestway	30	241	-	271
S Hausman	26	59	84	169
Legacy Senior	18	162	-	180
Cedar Ridge	36	203	-	239
Sageland Flats	51	287	-	338
Palladium SA	44	244	-	288
Residences at Pearsall	24	214	-	238
Lofts at Creekview	30	271	-	301
Total	**275**	**1,745**	**84**	**2,104**

Operations

The proposed FY 2026 FC Operation Budget is attached. There is no contemplated new activity in the Finance Corporation, other than collecting respective fees and legal, audit, and compliance monitoring related activities of the existing portfolio.

There is no capital budget for FY 2026 in the Finance Corporation.

Fiscal Impact

The FY 2026 FC Operations budget has $147,240 in estimated revenues and $53,284 in estimated operating expenses for a balanced budget surplus of $93k.

Attachment:

FY 2026 Budget (Finance Corporation)
Resolution

SAN ANTONIO HOUSING TRUST

SAN ANTONIO HOUSING TRUST FINANCE CORP
FY 2026 Proposed Operating Budget

	FY 2025 Amended Budget	FY 2025 Actuals As of 8/31/2025	FY 2026 Proposed Budget
OPERATING REVENUES			
Fee Income			
Annual Issuer Fee	$ 117,840.00	$ 122,100.00	$ 120,840.00
Total Annual Issuer Fees	117,840.00	122,100.00	120,840.00
Total Fee Income	117,840.00	122,100.00	120,840.00
TOTAL OPERATING REVENUES	**117,840.00**	**122,100.00**	**120,840.00**
OPERATING EXPENSES			
Administrative Fees	29,460.00	33,557.12	30,210.00
Grants to Others			
Merced - Eleanor Apartments	440,650.00	-	-
Prospera - Sutton Square	500,000.00	500,000.00	-
Total Grants to Others	940,650.00	500,000.00	-
Professional Services			
Accounting & CFO Services	8,988.00	6,990.00	12,347.64
Asset Management Fees	400.00	-	-
Audit Services	17,000.00	5,262.50	10,000.00
Compliance Monitoring Fees	-	-	-
Legal services	-	504.00	
Other Professional Services	-	-	-
Total Professional Services	26,388.00	12,756.50	22,347.64
Subscriptions - Software Licenses	1,350.00	1,072.36	1,266.36
TOTAL OPERATING EXPENSES	**997,848.00**	**547,385.98**	**53,824.00**
OPERATING INCOME (LOSS)	**(880,008.00)**	**(425,285.98)**	**67,016.00**
NONOPERATING REVENUES (EXPENSES)			
Interest Income			
Interest - Checking	24,000.00	21,754.37	26,400.00
Interest - Investments	40,000.00	45,885.92	-
Total Interest Income	64,000.00	67,640.29	26,400.00
Investment Income			
Realized Gain (Loss) on Investments	-	113.69	-
Unrealized Gain (Loss) on Investments	-	(604.66)	-
Total Investment Income	-	(490.97)	-
Depreciation Expense	-	-	
Funding - Operating Reserves	816,008.00	358,136.66	-
TOTAL NONOPERATING REVENUES (EXPENSES)	**880,008.00**	**425,285.98**	**26,400.00**
INCREASE (DECREASE) IN NET POSITION	**$ -**	**$ -**	**$ 93,416.00**

SAN ANTONIO HOUSING TRUST FINANCE CORPORATION

RESOLUTION FC25-0919-04

A RESOLUTION ADOPTING THE FISCAL YEAR 2026 BUDGET AND ACTION PLAN FOR THE SAN ANTONIO HOUSING TRUST FINANCE CORPORATION; AUTHORIZING THE ASSISTANT SECRETARY TO PROCEED WITH THE PROCUREMENT OF GOODS AND SERVICES AS IDENTIFIED IN THE BUDGET AND ACTION PLAN; AND ADDRESSING RELATED MATTERS.

WHEREAS, each budget year, the San Antonio Housing Trust Finance Corporation (SAHTFC) reviews revenues and expenditure estimates while conducting a forecast of end of fiscal year revenues, operational needs, and programmatic goals; and

WHEREAS, after reviewing the needs of the SAHTFC operations, the Assistant Secretary has recommended the adoption of a budget for fiscal year 2026 to meet the needs of the organization for revenue, expenses, and to address the change in revenues and operating expenses; and

WHEREAS, after reviewing the needs of the SAHTFC operations, the Assistant Secretary also recommends adopting an action plan to guide its strategic priorities and align resources with community needs; and

WHEREAS, the SAHTFC Board of Directors therefore finds that the adoption of the fiscal year 2026 budget and action plan provided herein as Exhibit A is in the public interest, based on changes to revenues and operating expenses as well as for meeting its strategic goals, and for such stated purposes as warranted and necessary; and

WHEREAS, the SAHTFC Board of Directors further finds that authorizing the Assistant Secretary to proceed with certain procurement matters as identified in the budget and action plan will promote efficiency and therefore serve the best interests of the SAHTFC;

NOW THEREFORE, BE IT RESOLVED BY THE SAN ANTONIO HOUSING TRUST FINANCE 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 Finance Corporation does hereby adopt the budget as recommended by the Assistant Secretary for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, to reflect a/an _____ in the operating revenue budget from $117,840.00 to $_____, a/an reduction/increase in the operating expense budget from $54,776 to $_____, and as otherwise indicated in Exhibit A.

Section 3. The Board of Directors further authorizes the Assistant Secretary to proceed with the procurement of goods and services as identified in Exhibit A, while obtaining Board approval for such procurements as appropriate.

Section 4. If any section, subsection, clause, phrase or provision of this Article, or any application

thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Article, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

Section 5. This Resolution shall be cumulative of all provisions of the SAHTFC, 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 6. That it is officially found, determined and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 7. This Resolution shall take effect immediately from and after its passage and the publication of the caption hereof, as provided by law.

PASSED and APPROVED this the ___day of September 2025.

SIGNED:

_____
Jane Paccione, Vice- President

ATTEST:

_____
Pedro Alanis, Assistant Secretary