AGENDA

A Regular Board Meeting for:
SAN ANTONIO HOUSING TRUST
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 Finance Corporation board meeting.

NOTICE: *A quorum of the board of Trustees will be physically located at **100 W Houston St., San Antonio, TX 78205** at 2:30 p.m. One or more of the Trustees 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. Interested speakers will have 3 minutes each to address the Board on agenda items or housing policy related matters.
4. Briefing and presentation of the City of San Antonio Housing Trust Fund.
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
Agenda Item 2

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

SAN ANTONIO HOUSING TRUST
2025 OFFICIAL MEETING MINUTES

DATE: June 13, 2025

TIME AND PLACE: The San Antonio Housing Trust met in session at 4:02 p.m., via Zoom and in person at 100 W. Houston St, San Antonio, Texas 78205.

PRESENT: Antoinette Brumfield, Councilmember Teri Castillo, Jordan Ghawi, Councilmember Dr. Sukh Kaur, Councilmember Jalen McKee-Rodriguez, Marinella Murillo, Christina Martinez, 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; 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. APPROVAL OF BOARD MEETING MINUTES FOR APRIL 18, 2025.

MINUTES COMMISSION ACTION:
Councilmember Dr. Kaur motioned, and Councilmember Viagran seconded for approval of the April 18, 2025, minutes.
Ayes: 8 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; A TOTAL OF 15 MINUTES WILL BE PROVIDED.

NONE:
No action taken.

4. DISCUSSION AND POSSIBLE ACTION TO APPROVE A RESOLUTION RECOMMENDING BOARD OF DIRECTOR APPOINTMENTS FOR THE SAN ANTONIO HOUSING TRUST BOARD OF TRUSTEES TO THE CITY COUNCIL OF THE CITY OF SAN ANTONIO CONSISTENT WITH THE 2025 AMENDED DECLARATION OF TRUST.
Pedro Alanis briefed the board on Item #5, regarding Board of Director Appointments. SAHT Staff Recommends the Appointment of Dr. Adriana Rocha Garcia as Housing Expert for the San Antonio Housing Trust Board of Trustees. This recommendation for appointment will be submitted for approval by the City of San Antonio City Council.

MINUTES COMMISSION ACTION:
Councilmember Viagran 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 4:05 p.m.

San Antonio Housing Trust
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
Agenda Item 4

Briefing and presentation of the Trust funds by the City of San Antonio Finance Department.

Summary
The San Antonio Housing Trust (the "Trust") is a fund established in 1988 with a $10 million corpus by the City of San Antonio governed by a Board of Trustees appointed by the San Antonio City Council. The Trust fund is managed by the City of San Antonio Finance Department.

The Trust fund earns revenue from investment income from investments, multifamily loan proceeds from previously issued loans, and contributions from the City or other sources. The reserve requirement is now set at $10.47 million.

At the beginning of FY 2025, the fund balance was $10,319,958. Through June 2025, the Trust Fund received a total of $788,437 in earned interest and contributions from the Foundation on prior year loans revenue.

On May 1, 2025, the Trust fund awarded $400,000 in support of the Opportunity Home Dietrich Road Apartments. With this commitment and the reserve requirement, as of June 30, 2024, there was $241,330 in available fund balance. The City's Finance Department anticipates earning $74,800 in additional interest by the end of the FY 2025, bringing the available balance to $316,130 by September 30, 2025.

The investment portfolio is summarized in the attached document.

Attachment:
SAHT Trust Fund Report

City of San Antonio Housing Trust Fund
Amount Available for Funding
for Fiscal Year 2025

Fund Balance as of 10/01/24			10,319,958.46 [1]
Revenues:			
Interest Earned on Pooled Investments			84,822.26 [2]
Interest Earned on Investments			201,363.91
San Antonio Housing Trust Contribution			502,251.60
Total Revenues			788,437.77
Expenditures & Encumbrances:	Expenditures	Encumbrances	Total
Reserve Requirement	10,467,066.00	0.00	10,467,066.00
Funding Award [3]	0.00	400,000.00	400,000.00
Total Expenditures & Encumbrances	10,467,066.00	400,000.00	10,867,066.00
Current Fund Balance as of 6/30/25			241,330.23
Total Remaining Interest Earnings through 9/30/25			74,800.27
Amount Available at 9/30/25			$ 316,130.50

[1] Fund balance adjusted for fair value investment adjustment of $454,522.43.

[2] Interest Earned on Pooled Investments through 6/30/25.

[3] On May 1, 2025 City Council approved an Ordinance for $400,000 from the San Antonio Housing Trust Fund to Opportunity Home San Antonio- Dietrich Road Apartments

City of San Antonio Housing Trust Fund
Schedule of Interest Earnings
for Fiscal Year 2025

Investment Portfolio at 10/01/24:

	Type of Security	Maturity Amount	Settlement Date	Maturity Date	Discount Rate	Coupon Rate	Price	Yield	Premium/ (Discount)	Total Cost	Accrued Interest	Total Cost Including Accrued Interest	*Interest Earned through 06/30/25	Cash Received through 06/30/25	**Remaining Interest to be Earned through 09/30/25
1	FHLB	4,840,000.00	02/12/21	02/12/26		0.6000%	100.00000000	0.6000000%		4,840,000.00	-	4,840,000.00	21,780.00	14,520.00	7,260.00
2	FHLB	1,000,000.00	04/24/23	02/25/27		0.8750%	88.42700000	4.1431404%	(115,730.00)	884,270.00	704.86	884,974.86	29,188.96	6,562.53	9,729.65
3	FNMA[1]	1,775,000.00	04/27/23	1/27/2025 [1]		5.2500%	100.00000000	5.2500000%		1,775,000.00	-	1,775,000.00	6,730.21	46,593.75	-
4	FHLB	2,965,000.00	05/22/24	05/01/28		5.1700%	100.03500000	5.1591144%	1,037.75	2,966,037.75	8,941.95	2,974,979.70	114,770.42	153,290.50	38,256.81
		10,580,000.00							(114,692.25)	10,465,307.75	9,646.81	10,474,954.56	172,469.59	220,966.78	55,246.46

Earnings on Reinvestment

	Type of Security	Maturity Amount	Settlement Date	Maturity Date	Discount Rate	Coupon Rate	Price	Yield	Premium/ (Discount)	Total Cost	Accrued Interest	Total Cost Including Accrued Interest	*Interest Earned through 06/30/25	Cash Received through 06/30/25	**Remaining Interest to be Earned through 09/30/25
1	FFCB	1,769,000.00	02/18/25	01/18/30		4.5000%	100.39060000	4.4115261%	6,909.71	1,775,909.71	-	1,775,909.71	28,894.32	-	19,553.81
		1,769,000.00							6,909.71	1,775,909.71	-	1,775,909.71	28,894.32	-	19,553.81

Interest Earned Through 6/30/25	201,363.91
Projected Remaining Interest to be Earned Through 9/30/25	74,800.27
Total Actual & Projected Interest Earned through 9/30/25	276,164.18

[1] Bond Called on 10/27/24.

*Interest Earned represents Accrued Income, Amortization for Premium, and Accretion for Discount

**Interest to be Earned represents Accrued Income on actual and projected reinvestment