SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
2025 OFFICIAL MEETING MINUTES

DATE: September 19, 2025

TIME AND PLACE: The Public Facility Corporation met in session at 2:27 p.m., via Zoom and in person at 114 W. Commerce St., Municipal Plaza B Room, San Antonio, TX 78205.

PRESENT: Councilmember Teri Castillo, Eric Cooper, Jordan Ghawi, Councilmember Dr. Sukh Kaur, Councilmember Edward Mungia, Marinella Murillo, Mark Carmona, Jane Paccione, and Councilmember Phyllis Viagran.

ABSENT: Antoinette Brumfield, Councilmember Leo Castillo-Anguiano, and Rachell Hathaway.

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director San Antonio Housing Trust; Nicole Collazo- Director of Operations San Antonio Housing Trust, Lauren Bejaran Cardona- San Antonio Housing Trust; 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; 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 THE MINUTES OF AUGUST 15, 2025
Jordan Ghawi motioned, and Councilmember Viagran seconded to approve the minutes of August 15, 2025.
Ayes: 9 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, DISCUSSION AND ACTION REGARDING A RESOLUTION TO APPROVE THE SAN ANTONIO HOUSING TRUST PFC FISCAL YEAR 2026 ANNUAL PLAN AND BUDGET
Pedro Alanis briefed the board on Item #4 regarding the San Antonio Housing Trust PFC Fiscal Year 2026 Annual Plan and Budget. He also discussed the prior year's budget and expenditures. Pedro Alanis mentioned that the Jane at VIDA is named after Vice President Jane Paccione.

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Councilmember Castillo seconded to approve Item #4.
Ayes: 9 Nays: 0 Abstained: 0
The motion passed.

5. BRIEFING, DISCUSSION, AND ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF AN AFFILIATE OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION RELATING TO THE PROPOSED FINANCING OF UP TO $45,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE JANE AT VIDA AND OTHER MATTERS IN CONNECTION THEREWITH.

Pedro Alanis briefed the board on Item #5, regarding the proposed financing of up to $45,000,000 of the costs for the Jane at VIDA. He discussed that it is a 4% application. Pedro Alanis explained carry-forward application for bonds.

MINUTES COMMISSION ACTION:
Councilmember Mungia motioned, and Councilmember Castillo seconded to approve Item #5.
Ayes: 9 Nays: 0 Abstained: 0
The motion passed.

6. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION AUTHORIZING THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (LOFTS AT CREEKVIEW) SERIES 2025A-1; SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (LOFTS AT CREEKVIEW) SERIES 2025A-2; SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (LOFTS AT CREEKVIEW) SERIES 2025A-3; AND OTHER MATTERS IN CONNECTION THEREWITH

Pedro Alanis briefed the Board on Item #6 regarding the Lofts at Creekview, to include a combined discussion of Items #7 & 8. Each Item will be voted on separately.

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Jordan Ghawi seconded to approve Item #6.
Ayes: 9 Nays: 0 Abstained: 0
The motion passed.

7. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION AUTHORIZING THE LOFTS AT CREEKVIEW TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE LEASE OF THE LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF ALL OF THE MEMBERSHIP INTEREST IN SAHT CREEKVIEW LOFTS GP, LLC AND ITS ADMISSION AS THE GENERAL PARTNER OF SAHT CREEKVIEW LOFTS, LP; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

Pedro Alanis briefed the Board on Item #7 in conjunction with Items # 6 & 8 regarding the Lofts at Creekview.

MINUTES COMMISSION ACTION:
Councilmember Mungia motioned, and Councilmember Viagran seconded to approve Item #7.
Ayes: 9 Nays: 0 Abstained: 0
The motion passed.

8. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION CONCERNING THE APPLICATION OF SAHT CREEKVIEW LOFTS, LLC RELATING TO THE PROPOSED FINANCING OF UP TO $10,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE LOFTS AT CREEKVIEW AND OTHER MATTERS IN CONNECTION THEREWITH Pedro Alanis briefed the board on Item #8 regarding the Lofts at Creekview Apartments project in conjunction with Items #6 & 7.

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Councilmember Mungia seconded to approve Item #8.
Ayes: 9 Nays: 0 Abstained: 0
The motion passed.

9. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION INDUCING THE MAYA APARTMENTS IN PARTNERSHIP WITH AMERICAN AGAPE FOUNDATION, INC. LOCATED AT 1946 NE INTERSTATE LOOP 410; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A TERM SHEET AND OTHER MATTERS IN CONNECTION THEREWITH
Pedro Alanis briefed the board on Item #9 regarding inducing the Maya Apartments in partnership with American Agape Foundation, Inc. He discussed the project location and rehab issues. The project is 50% occupied. Pedro Alanis discussed the terms of a PFC execution. He also answered that the specific councilmembers are notified of projects in their districts.

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Councilmember Castillo seconded to approve Item #9.
Ayes: 9 Nays: 0; Abstained: 0
The motion passed.

10. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION AUTHORIZING SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (THE ORION APARTMENT HOMES PROJECT), SERIES 2025A; SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (THE ORION APARTMENT HOMES PROJECT), SERIES 2025B; AND OTHER MATTERS IN CONNECTION THEREWITH
Pedro Alanis briefed the Board on Item #10 regarding the Orion Apartment Homes Project Bonds and in conjunction with Item #11, discussion of the land purchase and execution of all documents necessary to carry out the transactions.

MINUTES COMMISSION ACTION:
Councilmember Mungia motioned, and Councilmember Viagran seconded to approve Item #10.
Ayes: 9 Nays: 0; Abstained: 0 *The motion passed.*

11. RESOLUTION AUTHORIZING THE ORION APARTMENT HOMES 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 THE ACQUISITION OF THE MEMBERSHIP INTEREST IN SAHT ORION I GP, LLC; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING SAN

ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO ENTER INTO A JOINT VENTURE AGREEMENT TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

Pedro Alanis briefed the Board on Item #11 regarding the Authorization to Close on the Orion Apartment Homes. This was discussed in conjunction with Item #10.

MINUTES COMMISSION ACTION:

Councilmember Mungia motioned, and Councilmember Viagran seconded to approve Item #10.
Ayes: 9 Nays: 0; Abstained: 0
The motion passed.

12. EXECUTIVE DIRECTOR'S REPORT WILL FOCUS ON A BRIEFING OF THE CURRENT STATUS OF THE SAHT PROJECTS CURRENTLY IN CONSTRUCTION. Pedro Alanis briefed the Board on Item #12 and discussed the progress report regarding completed projects and the ongoing projects. He mentioned the $600k issue with SAWS on unanticipated off-site improvements at the Legacy Senior Apartments and asked the Board for help with a solution.

NONE:
No action taken.

13. Vice President Jane Paccione convened the San Antonio Housing Trust Public Facility Corporation into Executive Session at 2:47 p.m.

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

Vice President Jane Paccione reconvened the San Antonio Housing Trust Public Facility Corporation meeting at 3:26 p.m. No action was taken during the Executive Session. The meeting was re-adjourned from Executive Session at 3:54 p.m.

14. Adjournment

Vice President Jane Paccione adjourned the meeting. There being no further business, the meeting was adjourned at 3:55 p.m.