AGENDA

A Regular Board Meeting for:
SAN ANTONIO HOUSING TRUST FOUNDATION
will be held at the
Municipal Plaza B Room
114 W Commerce St., San Antonio, TX 78205
and virtually via ZOOM:
https://us02web.zoom.us/j/88070033634?pwd=SnRLdUR6MVhpNFp1TzlUUnhaZzhvQT09
DIAL-IN NUMBER: 1-346-248-7799 Meeting ID: 880 7003 3634 & PASSWORD: 396957
on Friday, February 20, 2026, beginning at 2:00 p.m.,

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

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

1. Call to Order and Roll Call
2. Discussion and possible action to approve minutes of **January 23, 2026.**
3. **Public Comment** – Interested speakers will have 3 minutes each to address the Board on agenda items or housing policy related matters.
4. **Executive Session**: Closed session pursuant to Section 551.076, Texas Government Code, to deliberate the results of a security audit, deployment, and implementation of security devices; and Section 551.0761, Texas Government Code, to deliberate cybersecurity measures and policies to protect critical infrastructure facilities; all for the San Antonio Housing Trust Foundation and related entities.
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 Lauren B. Cardona, for concerns or requests, at (210) 735-2772.

Posted on: February 16, 2026, at 8:01 AM

San Antonio Housing Trust Foundation
Agenda Item 2

This item includes the approval of minutes from the **January 23, 2026,** meeting.

SAN ANTONIO HOUSING TRUST FOUNDATION

2026 OFFICIAL MEETING MINUTES

DATE: January 23, 2026

TIME AND PLACE: The Foundation met in session at 3:54 p.m., via Zoom and in person at 114 W. Commerce St., San Antonio, TX 78205.

PRESENT: Antoinette Brumfield, Councilmember Teri Castillo, Councilmember Dr. Sukh Kaur, Councilmember Edward Mungia, Eric Cooper, Jane Paccione, Councilmember Jalen McKee-Rodriguez, and Councilmember Phyllis Viagran.

ABSENT: Mark Carmona, Christina Martinez, Rachell Hathaway

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director San Antonio Housing Trust; Nicole Collazo- San Antonio Housing Trust, Lauren Bejaran Cardona- San Antonio Housing Trust; Tom Roth- Director of Development San Antonio Housing Trust; Seema Kairam- San Antonio Housing Trust; Clarissa Rodriguez- Denton Navarro Rocha Bernal & Zech, P.C.; Summer Greathouse- Bracewell; Levi Stoneking- Bracewell; Sabine Miramontes-SEFLA Languages Interpreter; Erika M. Borrego-Corazon Ministries

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 OF DECEMBER 1, 2025.

MINUTES COMMISSION ACTION:

Councilmember Mungia motioned, and Councilmember Viagran seconded to approve the December 1, 2025, minutes.
Ayes: 8 Nays: 0 Abstained: 0
The motion passed.

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

NONE.

No action taken.

4. PRESENTATION OF THE TENTATIVE AGENDA FOR THE SAN ANTONIO HOUSING TRUST FOUNDATION BOARD RETREAT

Pedro Alanis briefed the Board on Item #4 regarding the possible agenda subjects for the scheduled Board Retreat. The Board was asked if there were any items they would like added to the agenda and retreat. Vice President Jane Paccione mentioned a discussion for the missing middle piece for board policy. Councilmember Viagran suggested the need for an executive session.

NONE.

No action taken.

5. BRIEFING AND POSSIBLE ACTION TO APPROVE A RESOLUTION TO AUTHORIZE THE SAN ANTONIO HOUSING TRUST FOUNDATION TO EXECUTE ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) IN CONNECTIONS WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS FOR THE JUDY AT VIDA APARTMENTS TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

Pedro Alanis briefed the Board on Item #5 regarding the authorization for the San Antonio Housing Trust Foundation to execute all filings and agreements for the Judy at VIDA. He mentioned that the Foundation is the non-profit entity for the tax credit partnership. Pedro stated that there needs to be a resolution to have the Foundation be the managing member of the GP and Pennrose will be the Class B Limited Partner.

MINUTES COMMISSION ACTION:

Councilmember Mungia motioned, and Councilmember Castillo seconded to approve Item #5.
Ayes: 8 Nays: 0 Abstained: 0
The motion passed.

6. BRIEFING AND POSSIBLE ACTION TO APPROVE A RESOLUTION TO AUTHORIZE THE SAN ANTONIO HOUSING TRUST FOUNDATION TO EXECUTE ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) IN CONNECTIONS WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS FOR THE JULIAN AT VIDA APARTMENTS TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH Pedro Alanis briefed the Board on Item #6 regarding the authorization for the San Antonio Housing Trust Foundation to execute all filings and agreements for the Julian at VIDA.

MINUTES COMMISSION ACTION:

Councilmember Mungia motioned, and Councilmember Castillo seconded to approve Item #6.
Ayes: 8 Nays: 0 Abstained: 0
The motion passed.

7. 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 Foundation
Agenda Item 3

Public Comment

Interested speakers will have 3 minutes each to address the Board on agenda items or housing policy related matters; a total of 15 minutes will be provided. Instructions to sign up for Public Comment via Zoom video conference.

To sign up for Public Comment please call 210-735-2772 24 hours prior to this meeting to place your name on the list.

Los oradores interesados tendrán 3 minutos cada uno para dirigirse a la Junta sobre temas de la agenda o asuntos relacionados con la polí ca de vivienda; Se proporcionará un total de 15 minutos.

Para inscribirse en Comentario Público, llame al 210-735-2772 24 horas antes de esta reunión para incluir su nombre en la lista.