AGENDA

A Regular Board Meeting for:
SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
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., or immediately following the adjournment of the San Antonio Housing Trust Foundation board meeting.

NOTICE: *A quorum of the board of directors will be physically located **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. Briefing, discussion and possible action to approve a resolution of the San Antonio Housing Trust Public Facility Corporation authorizing issuance of a **Request for Qualifications (RFQ)** for Professional Consulting Services related to the stabilization of structures within the Project DC area; authorizing the Assistant Secretary to execute related documents; and providing for related matters.
5. **Executive Session:** Closed session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase and value of real property for the development of affordable housing and community revitalization.
6. 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 Cardona, for concerns or requests, at (210) 735-2772.

Posted on: February 16, 2026, 8:02 AM

San Antonio Housing Trust Public Facility Corporation

Agenda Item 2

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

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

2026 OFFICIAL MEETING MINUTES

DATE: January 23, 2026

TIME AND PLACE: The Public Facility Corporation met in session at 2:12 p.m., via Zoom and in person at 114 W. Commerce St., Municipal Plaza B Room, San Antonio, TX 78205.

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

ABSENT: Christina Martinez, Marinella Murillo, 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; Tom Roth- Director of Development San Antonio Housing Trust; Seema Kairam- San Antonio Housing Trust; Summer Greathouse- Bracewell; Clarissa M. Rodriguez- DNRBS&Z; Sabine Miramontes-Somers - SEFLA Languages Interpreter; Justin Hawley- THRIVE Youth Center; Naomi Hattaway- 8th & Home; Ashley Barker Tolman- 8th & Home; Julie McFarland- 8th & Home; Paola Fernandez- Urban Alchemy

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 DECEMBER 1, 2025

Councilmember Viagran motioned, and Councilmember Castillo seconded to approve the minutes of December 1, 2025.

Ayes: 7 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 POSSIBLE ACTION TO APPROVE A RESOLUTION AUTHORIZING ISSUANCE OF A REQUEST FOR PROPOSALS (RFP) FOR QUALIFIED DEVELOPER PARTNER FOR SAHT-OWNED PROPERTY LOCATED AT MIDCROWN AND EISENHAUER

Pedro Alanis briefed the Board on Items #4 regarding the RFP for a qualified developer for the SAHT-owned property at Midcrown and Eisenhauer. He discussed that the City will provide $2M for the Inner City TIRZ to help with the design aspects. Pedro Alanis also

discussed the community center and park that will be built in the future. The remaining portion will be used for senior and older adult housing.

MINUTES COMMISSION ACTION:

Councilmember Dr. Kaur motioned; and Councilmember Castillo seconded to approve

Ayes: 7 Nays: 0 Abstained: 0

The motion passed.

5. BRIEFING ON THE RESPONSE TO THE SUPPORTIVE HOUSING PARTNERSHIPS REQUEST FOR INFORMATION AND POSSIBLE ACTION REGARDING APPROVING A RESOLUTION AUTHORIZING THE SELECTION OF THRIVE YOUTH CENTER AS THE SERVICE PROVIDER TO SUPPORT THE DESIGN, DEVELOPMENT, AND OPERATION OF A SMALL-SCALE TRANSTITIONAL AND/OR SUPPORTIVE HOUSING PROJECT ON THE SAHT-OWNED BUENA VISTA SITE.

Pedro Alanis and Seema Kairam briefed the Board on Item #5, regarding the selection of THRIVE Youth Center as the service provider at the Buena Vista site. Seema discussed the need for supportive housing in priority areas of the city and what was needed to build a community. Pedro Alanis introduced the Executive Director of THRIVE Youth Center, Justin Hawley, who spoke about at-risk LGBTQ+ youth, ages 18-25.

MINUTES COMMISSION ACTION:

Councilmember Dr. Kaur motioned; and Councilmember Castillo seconded to approve Item #5

Ayes: 7 Nays: 0 Abstained: 0

The motion passed.

6. BRIEFING AND DISCUSSION ON PROJECT DC COMMUNITY VISION AND MASTER PLAN AND HOMELESS ACTION RESPONSE PLAN

Pedro Alanis briefed the Board on Item #6 regarding Project DC updates and information. He introduced Naomi Hattaway and her team with 8th and Home, as well as Urban Alchemy, Paola Fernandez, who gave an online presentation regarding the Project DC Master Plan.

None.

No action taken.

7. BRIEFING AND POSSIBLE ACTION TO APPROVE A RESOLUTION TO AUTHORIZE THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO EXECUTE ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNTIY AFAIRS (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 #7 regarding the execution of all filings and agreements in conjunction with the Judy at VIDA. He made the recommendation to move forward with the full Application through the PFC.

MINUTES COMMISSION ACTION:

Councilmember Dr. Kaur motioned, and Councilmember Mungia seconded to approve Item #7.

Ayes: 7 Nays: 0 Abstained: 0

The motion passed.

8. BRIEFING AND POSSIBLE ACTION TO APPROVE A RESOLUTION TO AUTHORIZE THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO EXECUTE ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNTIY AFAIRS (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 #8 regarding the execution of all filings and agreements in conjunction with the Julian at VIDA. He stated that the 9% application is not available for this property at this time but made the recommendation to move forward with the resolution in case something happens. Pedro Alanis stated that it was the second highest scoring pre-K application.

MINUTES COMMISSION ACTION:

Councilmember Dr. Kaur motioned, and Councilmember Mungia seconded to approve Item #8.

Ayes: 7 Nays: 0 Abstained: 0

The motion passed.

9. Vice President Jane Paccione convened the San Antonio Housing Trust Public Facility Corporation into Executive Session at 3:22 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

Executive Session adjourned at 3:50 pm. *No action taken*

10. Adjournment

Vice President Jane Paccione adjourned the meeting. There being no further business; the meeting was adjourned at 3:51 p.m.

San Antonio Housing Trust Public Facility 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. 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 4

*Briefing, discussion and possible action to approve a resolution of the San Antonio Housing Trust Public Facility Corporation authorizing issuance of a **Request for Qualifications (RFQ)** for Professional Consulting Services related to the stabilization of structures within the Project DC area.*

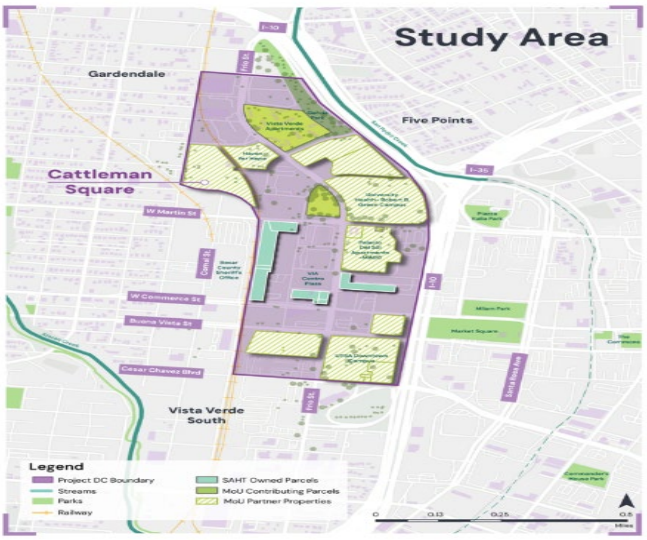
Background

The San Antonio Housing Trust is looking to continue making a catalytic investment in the Project DC area. Since the summer of 2024, SAHT has been working on strategically acquiring property in the Cattleman's Square district. As of July 2025, SAHT owns approximately 8 acres of land in three parcels around the historic neighborhood. In addition, SAHT is seeking to identify consultants to provide professional services for currently owned properties as well as possible future acquisitions or partnerships.

Project Overview

The San Antonio Housing Trust seeks qualified professional consultants and on call architectural (historic preservation), structural engineering, civil engineering, building envelope, and environmental consulting services for the rehabilitation/stabilization currently owned properties and future acquisitions in the area. Services must be performed in coordination with applicable federal, state, and local regulations**,** including historic preservation and environmental compliance requirements. The project may involve:

- Compliance with federally funded or federally assisted improvements
- Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties
- Coordination with the State Historic Preservation Office (SHPO) and/or National Park Service (NPS)



Project Priorities

The RFQ will prioritize pre-development consultant teams and/or individuals that clearly demonstrate strong past performance within the following:

Architectural

- Licensed Architect in the project state
- Minimum 10 years' experience with historic buildings
- Demonstrated experience with federally funded projects
- Prior SHPO/NPS coordination experience

Structural Engineer/Civil

- Licensed Professional Engineer
- Experience with historic structures (masonry, timber, cast iron, etc.)
- Experienced preparing structural reports for preservation projects

Envelope Consultant

- Minimum 10 years' experience in building envelope analysis
- Experience with historic materials and assemblies
- Knowledge of moisture mitigation in historic buildings

NEPA Environmental Consultant

- Minimum 5 years NEPA compliance experience
- Demonstrated experience preparing:
  - Categorical Exclusions
  - Environmental Assessments
- Experience with federal agencies (HUD, FEMA, DOI, EPA, or GSA)
- Familiarity with Section 106 coordination and environmental justice requirements

Evaluation Criteria (out of 120 points)

- Firm Background and Experience: 40 points
- Resumes of Key Personnel and References: 20 points
- Project Narrative: 40 points
- Financial Narrative and Term Sheet: 20 points

Recommendation:

The Finance & Audit Committee recommended moving forward the resolution to issue a Request for Qualifications (RFQ) to solicit qualified professional consultants and on call architectural (historic preservation), structural engineering, civil engineering, building envelope, and environmental consulting services for the rehabilitation/stabilization of currently owned properties and future acquisitions in the area.

Attachment:

Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION PFC26-0220-04

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION AUTHORIZING THE ISSUANCE OF A REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL CONSULTING SERVICES RELATED TO THE STABILIZATION OF STRUCTURES WITHIN THE PROJECT DC AREA; AUTHORIZING THE ASSISTANT SECRETARY TO EXECUTE RELATED DOCUMENTS; AND PROVIDING FOR 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 certain real property within the Cattleman's Square District, near downtown San Antonio, for the purpose of revitalizing and redeveloping the District in accordance with a community-led master plan designed to enhance community development and affordable housing opportunities; and

WHEREAS, the PFC has previously retained consultants and other professional service providers to assist in the implementation of various components of the master plan; and

WHEREAS, the PFC has determined that it is necessary and appropriate to engage additional qualified professionals to provide consulting services related to the stabilization of existing structures within the Cattleman's Square District, including services relating to historic preservation, engineering, and environmental considerations; and

WHEREAS, the Board finds that the issuance of a Request for Qualifications to solicit and evaluate such professional services is consistent with the mission and goals of the PFC and will further serve a valid public purpose;

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 of the San Antonio Housing Trust Public Facility Corporation hereby authorizes the issuance of a Request for Qualifications to identify and engage a qualified, experienced consulting firm to provide professional services in connection with the stabilization of structures within the Project DC area, in furtherance of the goals and objectives set forth in the master plan.

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 February 2026.

SIGNED:

Jane Paccione, Vice- President

ATTEST:

Pedro Alanis, Assistant Secretary