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, April 10, 2026, 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 **114 W Commerce St., San Antonio, TX** 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 and March 7, 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 authorizing an amendment to the San Antonio Housing Trust Finance Corporation Fiscal Year **2026 Finance Corporation Operating 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: April 6, 2026 at 3:35 pm

San Antonio Housing Trust Finance Corporation
Agenda Item 2

This item includes the approval of minutes from **January 23, 2026, and March 7, 2026** meetings.

SAN ANTONIO HOUSING TRUST FINANCE CORPORATION
2026 OFFICIAL MEETING MINUTES

DATE: January 23, 2026

TIME AND PLACE: The Finance Corporation met in session at 2:04 p.m., via Zoom and in person at 114 W. Commerce St, San Antonio, TX 78205.

PRESENT: Antoinette Brumfield, Councilmember Teri Castillo, Eric Cooper, Councilmember Dr. Sukh Kaur, Jane Paccione, Mark Carmona, Marinella Murillo, and Councilmember Phyllis Viagran.

ABSENT: Councilmember Jalen McKee-Rodriguez, Councilmember Edward Mungia, Jordan Ghawi, Christina Martinez, 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; Sabine Miramontes-Somers - 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 FOR December 1, 2025.
Councilmember Dr. Kaur motioned, and Councilmember Castillo seconded for approval of December 1, 2025, minutes.
Ayes: 7 Nays: 0 Abstained: 0
The motion passed.

3. CITIZENS TO BE HEARD

NONE. NO ACTION WAS TAKEN.

4. PRESENTATION AND POSSIBLE ACTION TO APPROVE A RESOLUTION AND INDUCEMENT AUTHORIZING THE EXECUTION OF ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS FOR THE 111 W. TRAVIS APARTMENTS TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH
Pedro Alanis briefed the Board on Item #4 authorizing the execution of all filings and agreements with TDHCA regarding 111 W. Travis Apartments.

MINUTES COMMISSION ACTION:
Councilmember Dr. Kaur motioned, and Councilmember Viagran seconded, to approve Item #4.
Ayes: 7 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 2:12 p.m.

A Joint Board Retreat Workshop of the:
SAN ANTONIO HOUSING TRUST FOUNDATION, INC.;
SAN ANTONIO HOUSING TRUST;
SAN ANTONIO HOUSING TRUST FINANCE CORPORATION; AND
SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
BOARD OF DIRECTORS

DATE: March 7, 2026

TIME AND PLACE: The Combined Board Entities met in session at 12:10 p.m. in person at 118 N. Medina., San Antonio, TX 78207.

PRESENT FOR ALL FOUR (4) ENTITIES: Antoinette Brumfield, Councilmember Dr. Sukh Kaur, Councilmember Teri Castillo, Councilmember Edward Mungia, Eric Cooper, Jane Paccione, Councilmember Jalen McKee-Rodriguez, Mark Carmona, Christina Martinez, Jordan Ghawi, Dr. Adriana Rocha Garcia, Councilmember Phyllis Viagran, and Marinella Murillo

ABSENT: None

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; Matias Allende- San Antonio Housing Trust; Sophia Zulich- San Antonio Housing Trust; Jessica Kuehne- San Antonio Housing Trust; John Hernandez- San Antonio Housing Trust; Michelle Barnes- San Antonio Housing Trust; Susan Snowden- Darkhorse CPA; Ashley Price- Darkhorse CPA; Clarissa Rodriguez- Denton Navarro Rocha Bernal & Zech, P.C.; Summer Greathouse- Bracewell; Levi Stoneking- Bracewell

1. CALL TO ORDER AND ROLL CALL: The meeting was called to order by Vice President Jane Paccione, and the roll for each of the four (4) entities was called by Michelle Barnes.

2. BOARD OF DIRECTORS RETREAT: The Boards received information and updates, as well as engaged in discussions regarding:

a. The organizational structure, governance, operations, programs, and projects of the four corporations, including corporate formation, governing documents, and regulatory requirements.

b. Annual reporting, construction activities, and financial status of the corporations.

c. Strategic planning discussions, including organizational strengths, opportunities, and future direction.

d. Legislative and policy overview and relevant developments affecting the corporations.

e. Governance matters, including committee assignments and scheduling of future meetings.

NONE.
No action taken.

3. CONSIDERATION AND POSSIBLE ACTION REGARDING THE ELECTION OF OFFICERS OF THE SAN ANTONIO HOUSING TRUST FOUNDATION, INC.; SAN ANTONIO HOUSING TRUST; SAN ANTONIO HOUSIN TRUST FINANACE CORPORATION; AND SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION.

Public Facility Corporation/Finance Corporation Officers:
President: Jane Paccione (self-nominated; motion passed)
Vice President: Councilwoman Sukh Kaur (motion by Councilmember Castillo; second by Jordan Ghawi; passed)
Secretary: Jordan Ghawi (motion by Councilmember Castillo; second by Jane Paccione; passed)
Treasurer: Councilwoman Viagran (motion by Councilmember Castillo; second by Jane Paccione; passed)

MINUTES COMMISSION ACTION:
Councilmember Castillo motioned, and Jordan Ghawi seconded to approve the election of officers for the San Antonio Housing Trust Public Facility Corporation and San Antonio Housing Trust Finance Corporation.

Ayes: 7 Nays: 0 Abstained: 0
The motion passed.

Foundation/Trust Officers:
President: Jane (self-nominated; motion passed)
Vice President: Councilwoman Sukh Kaur (motion by Councilmember Castillo; second by Jordan Ghawi; passed)
Secretary: Dr. Adriana Rocha Garcia (motion by Councilmember Castillo; second by Jane Paccione; passed)
Treasurer: Councilwoman Viagran (motion by Councilmember Castillo; second by Jane Paccione; passed)

MINUTES COMMISSION ACTION:
Councilmember Castillo motioned, and Jane Paccione seconded to approve the election of officers for the San Antonio Housing Trust Foundation and San Antonio Housing Trust.
Ayes: 11 Nays: 0 Abstained: 0
The motion passed.

The Board discussed the proposed committee assignments for the Governance and Policy Committee and the Finance and Audit Committee:

i. Governance and Policy:
    1. Councilmember Teri Castillo
    2. Councilmember Jalen McKee-Rodriguez
    3. Eric Cooper
    4. Dr. Adriana Rocha Garcia
    5. Christina Martinez

ii. Finance and Audit:
    1. Councilmember Phyllis Viagran
    2. Councilmember Dr. Sukh Kaur
    3. Jordan Ghawi
    4. Antoinette Brumfield
    5. Marinella Murillo

President Jane Paccione will choose to solidify the new committee members to be announced.

4. Vice President Jane Paccione convened the San Antonio Housing Trust All Entities into Executive Session at 4:40 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 5:00 pm. *No action taken*

5. ADJOURNMENT

Vice President Jane Paccione adjourned the meeting. There being no further business, the meeting was adjourned at 5:00 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 possible action to approve an amendment to the Fiscal Year 2026 Finance Corporation Operating Budget.

Background
Staff conducted a mid-year review of revenues and expenditures to assess financial performance and alignment with operational and project-related activities. Due to increased development activity, property-related transactions, and programmatic support, adjustments to the FY 2026 Operating Budget are necessary to reflect both mid-year priorities and updated revenue and expenditure projections.

Operating Budget Summary

Revenues
Total projected revenues are decreasing from $120,840 to $113,820, representing a $7,020 decrease. This change is due to an early payoff of one of the Finance Corporations bonds that provided for an annual issuer fee of the same amount.

Expenses
Operating expenses reflect increased budget for audit services in the amount of $38,669. This reflects an increase to support completion of FY 23/24 Audits and finalize FY 2025 Audit. New GAAP requirements, Single Audit requirements, and our increasing asset portfolio expanded the scope of the auditor's anticipated workloads

Net Position
The Foundation's end-of-year net position is projected to reduce from $112,016 to $66,812, representing a decrease of $45,203.

Attachment:
I. Finance Corporation Operational Budget
II. Resolution

SAN ANTONIO HOUSING TRUST

SAN ANTONIO HOUSING TRUST FINANCE CORP
FY 2026 Proposed Mid-Year Budget Amendment
Budget Amendment #FC-001

	FY 2026 Adopted Budget	Proposed Amendment	FY 2026 Amended Budget
OPERATING REVENUES			
Fee Income			
Annual Issuer Fee	$ 120,840.00	$ (7,020.00)	$ 113,820.00
Total Annual Issuer Fees	120,840.00	(7,020.00)	113,820.00
Total Fee Income	120,840.00	(7,020.00)	113,820.00
TOTAL OPERATING REVENUES	**120,840.00**	**(7,020.00)**	**113,820.00**
OPERATING EXPENSES			
Administrative Fees	30,210.00	(1,755.00)	28,455.00
Grants to Others			
Professional Services			
Accounting & CFO Services	12,347.64	-	12,347.64
Audit Services	10,000.00	38,669.50	48,669.50
Total Professional Services	22,347.64	38,669.50	61,017.14
Subscriptions - Software Licenses	1,266.36	1,269.18	2,535.54
TOTAL OPERATING EXPENSES	**53,824.00**	**38,183.68**	**92,007.68**
OPERATING INCOME (LOSS)	**67,016.00**	**(45,203.68)**	**21,812.32**
NONOPERATING REVENUES (EXPENSES)			
Interest Income			
Interest - Checking	22,500.00	-	22,500.00
Interest - Investments	22,500.00	-	22,500.00
Total Interest Income	45,000.00	-	45,000.00
TOTAL NONOPERATING REVENUES (EXPENSES)	**45,000.00**	**-**	**45,000.00**
INCREASE (DECREASE) IN NET POSITION	**$ 112,016.00**	**$ (45,203.68)**	**$ 66,812.32**