AGENDA

A Regular Board Meeting for:
SAN ANTONIO HOUSING TRUST FOUNDATION
will be held at the
Historic Heimann Building
118 N. Medina, San Antonio, TX, 78207
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, June 26, 2026, beginning at 2:00 p.m.

NOTICE: *A quorum of the board of directors will be physically located at 118 N. Medina, San Antonio, TX, 78207, 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. **Public Comment** – Interested speakers will have 3 minutes each to address the Board on agenda items or housing policy related matters.
3. Discussion and possible action to approve minutes of **April 10, 2026.**

CONSENT AGENDA ITEMS

4. Briefing, discussion, and possible action to approve a Resolution authorizing acceptance of ownership interest in 1600 and 1610 Buena Vista from San Antonio Housing Trust Public Facility Corporation (SAHTPFC) and authorizing Lease-to-Purchase Agreement for subject property between San Antonio Housing Trust Foundation (SAHTF) and THRIVE Youth Center Inc.
5. Briefing, discussion, and possible action to approve a resolution of the San Antonio Housing Trust Foundation authorizing the **selection of consultants** for architectural, engineering, environmental, and other predevelopment services in support of San Antonio Housing Trust Foundation capital activities in San Antonio; authorizing the Assistant Secretary to negotiate and execute on call agreements with selected contractors; and addressing related matters.
6. **Executive Session.** The San Antonio Housing Trust Foundation will meet in executive session pursuant to Government Code Section 551.071, to discuss and receive advice on pending litigation, Case Number: 2026CV03689 in the

Bexar County Court at Law #10.

7. 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: June 22, 2026, at 5:10 PM

San Antonio Housing Trust Foundation
Agenda Item 2

This item includes the approval of minutes from **April 10, 2026,** meeting.

SAN ANTONIO HOUSING TRUST FOUNDATION

2026 OFFICIAL MEETING MINUTES

DATE: April 10, 2026

TIME AND PLACE: The Foundation met in session at 2:12 p.m., via Zoom and in person at 114 W. Commerce St., San Antonio, TX 78205.

PRESENT: Antoinette Brumfield, Councilmember Dr. Sukh Kaur, Councilmember Teri Castillo, Councilmember Phyllis Viagran, Councilmember Edward Mungia, Eric Cooper, Jane Paccione, Jordan Ghawi, Dr. Adriana Rocha Garcia, and Marinella Murillo

ABSENT: Mark Carmona, Councilmember Jalen McKee-Rodriguez, Christina Martinez,

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; Clarissa Rodriguez- Denton Navarro Rocha Bernal & Zech, P.C.; Summer Greathouse- Bracewell; Levi Stoneking- Bracewell; Sabine Miramontes-SEFLA Languages Interpreter

1. CALL TO ORDER AND ROLL CALL: The meeting was called to order by President Jane Paccione, and the roll was called by Michelle Barnes.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF FEBRUARY 20, 2026, AND MARCH 7, 2026.

MINUTES COMMISSION ACTION:

Councilmember Viagran motioned, and Councilmember Mungia seconded to approve the February 20, 2026, and March 7, 2026 minutes.
Ayes: 7 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. BRIEFING, DISCUSSION, AND POSSIBLE ACTION TO RATIFY THE ELECTED OFFICERS IN ACCORDANCE WITH THE FOUNDATION BYLAWS.

MINUTES COMMISSION ACTION:

Councilmember Mungia motioned, and Eric Cooper seconded to ratify the elected officers in accordance with the Foundation bylaws
Ayes: 7 Nays: 0 Abstained: 0
The motion passed.

5. BRIEFING, DISCUSSION, AND POSSIBLE ACTION TO APPROVE UPDATED PROCUREMENT POLICIES.

Pedro Alanis briefed the Board on Item #5 regarding the adoption of the updated procurement policies. He discussed the importance and reasons for setting protocols and policies regarding transparency; strengthening internal controls and approval processes.

MINUTES COMMISSION ACTION:

Eric Cooper motioned, and Councilmember Castillo seconded to approve the updated procurement policy
Ayes: 9 Nays: 0 Abstained: 0
The motion passed.

6. BRIEFING, DISCUSSION, AND POSSIBLE ACTION TO APPROVE RESOLUTION AUTHORIZING AN AMENDMENT TO THE SAN ANTONIO HOUSING TRUST FOUNDATION FISCAL YEAR 2026 FOUNDATION OPERATING AND CAPITAL BUDGET

Pedro Alanis briefed the Board on Item #6 regarding the need to amend the 2026 Foundation operating and capital budget. He discussed a list of reasons for the new funding including but not limited to new hires; cost of living; office expansion, Missing Middle workshop possibilities as well as other needs throughout the year. The Board discussed the details.

MINUTES COMMISSION ACTION:

Councilmember Viagran motioned, and Dr. Adriana Rocha Garcia seconded to approve the amended FY 2026 midyear budget.
Ayes: 9 Nays: 0 Abstained: 0
The motion passed.

7. ADJOURNMENT

President Jane Paccione adjourned the meeting. There being no further business, the meeting was adjourned at 2:34 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.

San Antonio Housing Trust Foundation
Agenda Item 4

Briefing, discussion, and possible action to approve a Resolution authorizing acceptance of ownership interest in 1600 and 1610 Buena Vista from San Antonio Housing Trust Public Facility Corporation (SAHTPFC) and authorizing Lease-to-Purchase Agreement for subject property between San Antonio Housing Trust Foundation (SAHTF) and THRIVE Youth Center Inc.

Background

The San Antonio Housing Trust (SAHT) has partnered with Thrive Youth Center and Able City to explore the redevelopment of the properties located at 1600 and 1610 Buena Vista Street into a supportive housing community serving youth transitioning out of foster care and experiencing housing instability.

The proposed development concept includes four residential casitas and community-focused amenities designed to provide stable housing, supportive services, and outdoor gathering spaces. The current site plan contemplates housing for approximately twenty-seven (27) residents, including three residential casitas and one resident support center. Planned site amenities include community gardens, outdoor recreation areas, covered gathering spaces, quiet gardens, outdoor kitchens, landscaped open space, and accessible pedestrian connections.

Thrive Youth Center is a San Antonio-based nonprofit organization dedicated to providing housing, support services, and life-skills development for vulnerable youth. Staff believe the proposed partnership advances SAHT's mission of expanding affordable and supportive housing opportunities while activating a strategically located property within the Buena Vista corridor.

To facilitate project planning, fundraising, and future development activities, staff has negotiated proposed lease terms that would allow Thrive Youth Center to occupy and improve the property while preserving long-term affordability objectives and providing a pathway to future ownership.

Fiscal Analysis

The proposed agreement includes the following principal terms:

- Initial lease term of four (4) years;
- Annual rent of $10.00;
- Purchase option during the initial term for $622,621;
- Three one-year renewal options with adjusted purchase prices:
    - Year 1 Extension: $653,750

    - Year 2 Extension: $666,204
    - Year 3 Extension: $684,883
- Thrive Youth Center shall maintain liability insurance with minimum coverage limits of $1 million per occurrence and $2 million aggregate.

The lease structure is intended to support project feasibility while protecting SAHT's long-term interests and providing a mechanism for future acquisition should the project successfully advance.

Recommendation

The Finance Committee recommends authorizing the execution of a Lease Agreement and Purchase Option with Thrive Youth Center for the properties located at 1600 and 1610 Buena Vista Street.

Attachments

Resolution

San Antonio Housing Trust Foundation
Agenda Item 5

Briefing, discussion, and possible action to approve a resolution of the San Antonio Housing Trust Foundation authorizing the selection of consultants for architectural, engineering, environmental, and other predevelopment services in support of San Antonio Housing Trust Foundation capital activities in San Antonio; authorizing the Assistant Secretary to negotiate and execute on call agreements with selected contractors; and addressing related matters.

Background

The San Antonio Housing Trust (SAHT) issued an RFQ to establish a pool of qualified consultants capable of supporting the rehabilitation, stabilization, planning, and future redevelopment of SAHT-owned properties. While focused on Cattleman Square, the use of on calls can be utilized for any future needs.

As SAHT advances implementation of predevelopment initiatives, the organization requires access to a diverse range of professional services that can be utilized on an as-needed basis for multiple properties and projects. Establishing an on-call consultant pool provides flexibility, reduces procurement timelines for future task orders, and ensures access to specialized expertise necessary to advance project implementation.

The consultant pool will support the following development priorities:

- Support long-term redevelopment planning.
- Preserve and stabilize existing properties.
- Provide flexible, on-call professional services.
- Access multi-disciplinary technical expertise.
- Ensure compliance with applicable regulatory and funding requirements.
- Leverage exists due diligence and advance project implementation.
- Provide scalable support for current and future SAHT-owned properties.

A review committee evaluated submissions using the criteria established in the RFQ.

Evaluation Criteria

Criteria	Points
Firm Background and Experience	40
Example Projects	40
Key Personnel Resumes and References	20
Interviews	20
Total	**120**

Following evaluation of proposals and finalist interviews, staff identified the highest-ranked firms for recommendation for on-call consultants.

Evaluation Results:
A total of 11 firms submitted qualifications in response to the RFQ. Following review of written qualifications and finalist interviews, the evaluation committee ranked the firms as follows:

1	Alamo Architects	113
2	Architexas	109
3	Baer Engineering & Environmental Consulting	107
4	Ford, Powell & Carson	107
5	Fisher Heck Architects	101

The evaluation committee determined that each of the above firms possesses the qualifications, technical expertise, and experience necessary to support the rehabilitation, stabilization, planning, and redevelopment objectives of SAHT. Staff recommends retaining all five firms for inclusion in the on-call consultant pool to provide professional services on an as-needed basis through future task orders. Approval of the consultant pool will allow SAHT to:

- Expedite project implementation through streamlined task order procurement.
- Access specialized expertise across multiple disciplines.
- Maintain flexibility to assign work based on project-specific needs.
- Support current rehabilitation and stabilization efforts.
- Advance future redevelopment opportunities within Cattleman Square.
- Ensure readiness for projects funded through local, state, federal, or other funding sources.

Selection into the consultant pool does not guarantee a minimum amount of work. Individual task orders will be issued on an as-needed basis and subject to available funding, project requirements, and SAHT approval processes.

Fiscal Impact
There is no immediate fiscal impact associated with approval of the consultant pool. Professional services expenditures will occur only through future task orders and will be subject to approved project budgets and available funding sources.

Recommendation
Authorize the Executive Director to negotiate and execute professional services agreements with the selected on-call consultants and to execute future task orders as authorized within approved budgets and procurement policies.

Attachment:
Resolution