Agenda

A Regular Board Meeting for:
SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
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 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 **May 15, 2026.**

INDIVIDUAL BREIFING ITEMS

4. Briefing, discussion, and possible action to approve a resolution concerning the application of an affiliate of Emanuel United Methodist Church, relating to the proposed financing of not to exceed $25,000,000 of the costs of the acquisition, construction, and equipping of the **Emanuel Village Apartments** and other matters in connection therewith.
5. Briefing, discussion, and possible action to approve a resolution inducing the **Emanuel Village** transaction; and authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low-income housing tax credits; and approving and authorizing the negotiation and execution of a memorandum of understanding; and other matters in connection therewith.
6. Briefing, discussion, and possible action to adopt the **Project DC Homeless Action Response Plan**.

CONSENT AGENDA ITEMS:

7. Briefing, discussion, and possible action to approve a resolution of the San Antonio Housing Trust Public Facility Corporation authorizing the selection of **Franklin Development Group** for an affordable housing project at **Midcrown and Eisenhauer Rd** in San Antonio; authorizing the Assistant Secretary to negotiate an agreement with Franklin Development Group; and addressing related matters.
8. Briefing, discussion, and possible action to approve a resolution of the San Antonio Housing Trust Public Facility Corporation authorizing the **selection of consultants** for architectural, engineering, environmental, and other predevelopment services in support of San Antonio Housing Trust PFC capital activities in San Antonio; authorizing the Assistant Secretary to negotiate and execute on call agreements with selected contractors; and addressing related matters.
9. Briefing, discussion, and possible action to approve a resolution authorizing the San Antonio Housing Trust Public Facility Corporation multifamily housing revenue bonds (**Lofts at Creekview**) series 2026; and other matters in connection therewith.
10. Briefing, discussion, and possible action to approve a resolution authorizing the execution of all documentation necessary to carry out the bond financing for the **Lofts at Creekview** transaction; and other matters in connection therewith.
11. Briefing, discussion, and possible action Briefing and possible action authorizing a reduction in the San Antonio Housing Trust Public Facility Corporation's share of the developer fee associated with the **Sunstone Apartments** development.
12. Briefing, discussion, and possible action to authorize the Executive Director to negotiate and execute a funding agreement in the amount of $300,000 with the George Gervin Youth Center to support the **Echo East Phase II** affordable housing project.
13. Briefing, discussion, and possible action to approve a resolution to **transfer the PFC's ownership interest in "SAHT Buena Vista LLC"** to the San Antonio Housing Trust Foundation in located at **1600 and 1610 Buena Vista** for the purpose of THRIVE Vecindad project.

Executive Session

14. **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 and legal consultation.

15. **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: June 22, 2026, at 5:10 pm

San Antonio Housing Trust Public Facility Corporation
Agenda Item 2

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 3

This item includes the approval of minutes from the **May 15, 2026,** meeting.

DATE: May 15, 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: Eric Cooper, Jordan Ghawi, Councilmember Dr. Sukh Kaur, Councilmember Edward Mungia, Marinella Murillo, Jane Paccione, Councilmember Phyllis Viagran, Dr. Adriana Rocha Garcia

ABSENT: Antoinette Brumfield, Councilmember Teri Castillo, Mark Carmona, Councilmember Jalen McKee-Rodriguez, Christina Martinez

STAFF/VISITORS PRESENT: Pedro Alanis- Executive Director 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; Summer Greathouse-Bracewell; Clarissa M. Rodriguez- DNRBS&Z; Sabine Miramontes-Somers - 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. 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.

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE MINUTES OF APRIL 10, 2026 MINUTES COMMISSION ACTION:
   Councilmember Viagran motioned, and Dr. Adriana Rocha Garcia seconded to approve the minutes of April 10, 2026.

   Ayes: 5 Nays: 0 Abstained: 0
   The motion passed.

4. BRIEFING AND DISCUSSION OF PROJECT DC AND HOMELESS RESPONSE ACTION PLAN (HRAP) BACKGROUND AND PROGRESS TO DATE
   Pedro Alanis briefed the Board on Item #4 regarding the progress of the programs. He introduced members of HRAP to speak on behalf of the program.

5. BRIEFING AND DISCUSSION REGARDING COMMUNITY ENGAGEMENT AND SITE CONCEPT FOR TH 1600-1610 BUENA VISTA SITE.
   Pedro Alanis briefed the Board on Item #5 regarding the Buena Vista site. He introduced Justin, the THRIVE representative, who discussed the progress and updates.

None
No action taken

6. BRIEFING, DISCUSSION, AND POSSIBLE ACTION TO APPROVE A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION AUTHORIZING THE SELECTION OF A CONTRACTOR FOR DEMOLITION SERVICES AT 217 WARREN STREET IN SAN ANTONIO; AUTHORIZING THE ASSISTANT SECRETARY TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH THE SELECTED CONTRACTOR; AND ADDRESSING RELATED MATTERS.

Pedro Alanis briefed the Board on Item #6 regarding the selection of the demolition contractor for 217 Warren Street.

MINUTES COMMISSION ACTION:
Dr. Adriana Rocha Garcia motioned, and Councilmember Viagran seconded to approve the selection of a contractor for demolition services for 217 Warren Street.

Ayes: 5 Nays: 0 Abstained: 0
The motion passed.

7. Vice President Jane Paccione convened the San Antonio Housing Trust Public Facility Corporation into Executive Session at 3:42 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 4:09 pm. *No action taken*

8. Adjournment
Vice President Jane Paccione adjourned the meeting. There being no further business; the meeting was adjourned at 4:10 p.m.

San Antonio Housing Trust Public Facility Corporation
Agenda Item 4 & 5

*Briefing and authorization to approve a bond inducement resolution **and** have SAHTPFC negotiate terms to serve as the general partner on a 4% LIHTC application for the Emanuel Village Project.*

Background:
In March 2024 SAHT provided a $45,000 grant to Emanuel Methodist church to evaluate the feasibility of a 9% LIHTC execution to finance the construction of affordable housing units on excess land owned by the church. The Methodist Foundation provided the congregation with a $400,000 grant to cover predevelopment expenses.

The church partnered with Prospera and filed a 9% pre-application for the 2025 tax credit cycle. The project did not receive a competitive score, and Prospera did not move forward with the application. The church is still working with Overland Partners and Handprint ministries to further develop a site plan. Additionally, they retained HR&A to assist in the financial/feasibility analysis. Additionally, the Methodist Foundation has committed additional financial resources which will reduce the interest rate on the construction loan and permanent loan.

Current Status:
HR&A has completed an analysis and pro forma assuming a 120-unit family development using a 4% LIHTC execution. To be competitive for gap financing, the project is currently conceived with 20% of the units 30% AMI and 60% of the units at 60% AMI. The projected funding gap is $6,000,000. The proposed AMI stratification best suits the needs of the community and the church's desire to provide affordable housing on the west side.

SAHTPFC will enter an MOU with the church. Our involvement will include procuring a development partner, filing a reservation of private activity bonds for the 2027 cycle, negotiating a predevelopment agreement with the selected developer. If successful in these endeavors, we anticipate closing on the transaction in the third or fourth quarter of 2006.

Financial Analysis:

Sources		
LIHTC Equity Proceeds	$12,484,295	
Senior Permanent Loan	11,011,736	
Deferred Developer Fee	1,909,650	
Gap Financing	6,002,883	
Total Sources	**$31,408,565**	($261k per unit)

Uses	
Construction	$20,055,816
Soft Costs	2,300,000
Financing Costs and Fees	2,000,000
Interest Reserve	2,400,000
Total Reserves	833,449
Developer Fee	3,819,299
Total Uses	**$ 31,408,565**

The financial terms will be presented to the board once a developer has been secured, and a predevelopment agreement has been negotiated.

Recommendation:
The Finance Committee recommends approval of the bond inducement resolution and partnership resolution authorizing SAHT PFC to apply for the bond lottery and submit a 4% LIHTC application with TDHCA as well as executing the necessary agreement therewith.

Attachments:
Resolutions

CERTIFICATE FOR RESOLUTION

The undersigned officer of the San Antonio Housing Trust Public Facility Corporation (the "Issuer") hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the "Board") held a meeting on June 26, 2026 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION CONCERNING THE APPLICATION OF AN AFFILIATE OF EMANUEL UNITED METHODIST CHURCH, RELATING TO THE PROPOSED FINANCING OF NOT TO EXCEED $25,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE EMANUEL VILLAGE APARTMENTS AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of the Issuer.

SIGNED June 26, 2026.

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Pedro A. Alanis, Assistant Secretary

RESOLUTION CONCERNING THE APPLICATION OF AN AFFILIATE OF EMANUEL VILLAGE UNITED METHODIST CHURCH, RELATING TO THE PROPOSED FINANCING OF NOT TO EXCEED $25,000,000 OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE EMANUEL VILLAGE APARTMENTS AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council of the City of San Antonio, Texas (the "City"), has, pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act"), approved and created the San Antonio Housing Trust Public Facility Corporation, a nonstock, nonprofit public facility corporation (the "Issuer");

WHEREAS, the Issuer, on behalf of the City, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City by the issuance of housing revenue bonds;

WHEREAS, a to-be-formed affiliate of Emanuel Village United Methodist Church (the "User"), has filed an Application for financing (the "Application"), requesting that (i) the Issuer finance the acquisition, construction, and equipping of a proposed approximately 120-unit multifamily housing facility to be located at approximately 3225 W Poplar, San Antonio, Texas and to be known as the Emanuel Village Apartments (the "Project"); and (ii) the Issuer file and/or refile a 2026 and/or 2027 Allocation Application (defined hereafter) and/or any carryforward applications to the Texas Bond Review Board as described herein;

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the acquisition, construction, equipping, and improvement of the Project would be a commitment and agreement by the Board of Directors (the "Board") of the Issuer to issue housing revenue bonds pursuant to the Act (the "Bonds") to finance and pay any Development Costs, as defined in the Act, for the Project;

WHEREAS, in view of rising construction costs and the necessity of compliance with administrative regulations, it is considered essential that acquisition, construction, equipping, and improvement of the Project be completed at the earliest practicable date after satisfactory preliminary assurances from the Issuer that the proceeds of the sale of the Bonds, or other obligations, of the Issuer in an amount necessary to pay the Development Costs of the Project, will be made available to finance the Project;

WHEREAS, this Resolution shall constitute the Issuer's commitment, subject to the terms hereof, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User now contemplated to not exceed $25,000,000 and to expend the proceeds thereof to pay Development Costs including costs of acquisition, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any;

WHEREAS, the Bonds are "private activity bonds" as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (together, the

"Allocation Act"), and various provisions of the Internal Revenue Code of 1986, as amended (the "Code");

WHEREAS, the Code requires that the applicable elected official of the City approve the issuance of the Bonds after a public hearing for which reasonable public notice shall have been given;

WHEREAS, the Issuer is authorized by the provisions of the Act to issue the Bonds;

WHEREAS, in order to issue the Bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds in order to satisfy the provisions of the Code;

WHEREAS, in order to satisfy, in part, the provisions of the Allocation Act, the Issuer must submit an "Application for Allocation of Private Activity Bonds" or an "Application for Carryforward for Private Activity Bonds" (together, the "Allocation Application") to the Texas Bond Review Board and adopt this Resolution authorizing the filing or refiling of the Allocation Application;

WHEREAS, the Allocation Application and the Allocation Act require that the Issuer certify that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer;

WHEREAS, the User intends to make capital expenditures in connection with the acquisition, construction, equipping, and improvement of the Project (the "Expenditures") and expects to reimburse the Expenditures with proceeds of the Bonds;

WHEREAS, in order to allocate under Treasury Regulation §1.150-2 (the "Regulation") proceeds of the Bonds to the Expenditures, the Issuer must declare its reasonable expectation to reimburse the Expenditures;

WHEREAS, the San Antonio Housing Trust Public Facility Corporation may acquire the membership interest in the general partner of the User;

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain debt financing and tax credits on the Project; and

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the User may construct the Project; now, therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION THAT:

Section 1. Subject to the terms hereof, the Issuer agrees that it will:

(a) Subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount not to exceed $25,000,000;

(b) cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefor satisfactory to the User and the Issuer can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing among other things for payment of the principal of, interest on, redemption premiums on, and paying agents' and trustee's fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and the City (including legal and financial advisory expenses); acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, the City, and the User;

(c) if the proceeds from the sale of the Bonds are insufficient to complete the acquisition, construction, equipping, and improvement of the Project, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms which shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition, construction, equipping, and improvement of the Project, as requested by the User and within then applicable limitations; and

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

Section 2. The Bonds shall specifically provide that neither the State of Texas (the "State"), the City, nor any political issuer, subdivision, or agency of the State shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State, the City, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

Section 3. It is understood by the Issuer, and the User has represented to the Issuer, that in consideration of the Issuer's adoption of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that

(a) Prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself, on a nonrecourse basis, to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User;

(b) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and the City against all losses, costs, damages,

expenses, and liabilities of whatsoever nature (including but not limited to reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or the City) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and

(c) no Bonds will be issued without the approval of the City Council.

Section 4. The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.

Section 5. Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

Section 6. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any "related person" as defined in section 144(a)(3) of the Code; (iii) any legal successor thereto; (iv) an entity in which any of the above is a general partner or sole member; or (v) or any entity approved by the Issuer, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 7. This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. The Allocation Application and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is affirmative official action taken by the Issuer towards the issuance of the Bonds in order to comply with the requirements of the Code. Neither the User nor any other party is entitled to rely on this Resolution as a commitment to issue bonds or loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor any one claiming by, through or under the User, nor any investment banking firm or potential purchaser of the Bonds shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.

Section 8. The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any officer or designee of the Issuer to prepare and file and/or refile a 2026 and/or 2027 Allocation Application and/or any carryforward applications, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

Section 9. The Issuer respectfully requests that the Allocation Application be accepted and approved by the Texas Bond Review Board.

Section 10. Any officer of the Issuer (or his designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of $5,000 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board and to submit any additional information or to make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

Section 11. The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.

Section 12. In connection with the issuance of the Bonds, the Board hereby authorizes its bond counsel to arrange for the publication of a notice of public hearing in the City of San Antonio, Texas regarding the Bonds for the purpose of complying with section 147(f) of the Code. The form of notice of such hearing and the date, place, and manner of its publication shall be acceptable to the Corporation's bond counsel. The hearing shall be held by the Corporation's bond counsel.

Section 13. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount not to exceed $25,000,000. This Resolution shall constitute a declaration of official intent under the Treasury Regulation Section 1.150-2.

Section 14. The Board authorizes the President, Vice President, Secretary, Treasurer, Assistant Secretary or Executive Director of the Board to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.

Section 15. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 16. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 17. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 18. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 19. This Resolution shall be in force and effect from and after its passage.

* * *

EMANUEL VILLAGE

CERTIFICATE FOR RESOLUTION

The undersigned officer of the San Antonio Housing Trust Public Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas ("SAHTPFC") hereby certifies as follows:

1. In accordance with its bylaws, the Board of Directors of SAHTPFC (the "Board") held a meeting on June 26, 2026 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

   RESOLUTION INDUCING THE EMANUEL VILLAGE TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND APPROVING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Bylaws of SAHTPFC.

   SIGNED June 26, 2026.

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Pedro A. Alanis, Assistant Secretary

RESOLUTION INDUCING THE EMANUEL VILLAGE TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND APPROVING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council of the City of San Antonio, Texas (the "City"), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (the "Act"), approved and created the San Antonio Housing Trust Public Facility Corporation, a nonstock, nonprofit public facility corporation ("SAHTPFC");

WHEREAS, SAHTPFC, on behalf of the City, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing at affordable prices for residents of the City;

WHEREAS, a to-be-formed affiliate of the Emanuel Village United Methodist church (the "Partnership"), and SAHT Emanuel Village GP, LLC, a Texas limited liability company and its general partner (the "General Partner"), will acquire and construct a proposed approximately 120-unit multifamily housing facility to be known as the Emanuel Village Apartments (the "Housing Facility") located at approximately 3225 W. Poplar, San Antonio, Texas (the "Land," together with the Housing Facility, the "Project");

WHEREAS, at the request of the Partnership, SAHTPFC has agreed to (i) serve as the sole member of the General Partner of the Partnership in connection with the financing of the Project, (ii) acquire the Land and lease it to the Partnership pursuant to a Ground Lease, and (iii) serve as the general contractor for the Project;

WHEREAS, this Resolution shall constitute SAHTPFC's preliminary, non-binding commitment, subject to the terms hereof, to proceed;

WHEREAS, SAHTPFC and the Partnership or an affiliate or affiliates thereof will define their mutual relationship in a Memorandum of Understanding (the "MOU");

WHEREAS, the Partnership has also requested that SAHTPFC issue its Multifamily Housing Revenue Bonds (Emanuel Village) Series 2026 (the "Bonds") to finance the Project (the "Bond Financing");

WHEREAS, the Partnership, has applied or will simultaneously herewith apply for low-income housing tax credits (the "LIHTCs") from the Texas Department of Housing and Community Affairs ("TDHCA");

WHEREAS, in connection with the application for LIHTCs, it is anticipated that the General Partner and/or SAHTPFC will be required to execute, complete and deliver various applications, agreements, documents, certificates and instruments to TDHCA (the "TDHCA Documents");

WHEREAS, the Partnership will contribute equity to the construction of the Project, which will be contributed by a limited partner to be determined at a later date (the "Equity Financing");

WHEREAS, in order to provide additional funding for the Project, the Partnership may enter into one or more subordinate loans ("Subordinate Loans");

WHEREAS, the Board of Directors of SAHTPFC (the "Board") has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Partnership may construct the Project;

WHEREAS, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of SAHTPFC;

BE IT THEREFORE RESOLVED BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION, THAT:

Section 1. Subject to the terms hereof, the SAHTPFC agrees that it will:

(a) cooperate with the Partnership with respect to the Project, and, if arrangements therefor satisfactory to the Partnership and SAHTPFC can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the Partnership or SAHTPFC in connection with the Project (collectively, the "Contracts"), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Corporation and the Partnership; and

(b) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

Section 2. The President, any Vice President, the Secretary, the Treasurer, the Executive Director, any Assistant Secretary, or any of them, are hereby authorized to execute the Contracts including, but not limited to, any and all applications, term sheets and other agreements required for the financing and construction of the Project and documents related to the Bond Financing, LIHTCs, Equity Financing and Subordinate Loans to which the Partnership, the General Partner, and/or SAHTPFC is a party.

Section 3. The President, any Vice President, the Secretary, the Treasurer, the Executive Director, any Assistant Secretary, or any of them, and, if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of SAHTPFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHTPFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof, including, without limitation, the TDHCA Documents and all filings or other actions required by the TDHCA in connection with the LIHTCs. The President, any Vice President, the Secretary, the Treasurer, the Executive Director, any Assistant Secretary, or any of

them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHTPFC, and approval of the terms of any of the documents by such officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 4. It is understood by SAHTPFC and the Partnership and Developer have represented to SAHTPFC, that in consideration of SAHTPFC's adoption of this Resolution, and subject to the terms and conditions hereof, that the Partnership and Developer have agreed that

(a) the Partnership and Developer will (1) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHTPFC and the City against all losses, costs, damages, expenses and liabilities of whatsoever nature (including but not limited to reasonable attorneys' fees, litigation and courts costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of SAHTPFC or the City).

Section 5. This Resolution shall be deemed to constitute the acceptance of the Partnership's and Developer's proposal that it be further induced to proceed with providing the Project. Provided that neither the Partnership nor the Developer nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHTPFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event SAHTPFC shall not be subject to any liability or damages of any nature. Neither the Partnership nor the Developer nor anyone claiming by, through or under the Partnership or the Developer, nor any investment banking firm or potential purchaser shall have any claim against SAHTPFC whatsoever as a result of any decision by SAHTPFC not to enter into the proposed transaction.

Section 6. The Board approves and authorizes the negotiation and execution by any officer(s) of the Board of the MOU setting forth the details of the Project.

Section 7. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 8. The officers of this Board hereby approve the selection of Bracewell LLP as counsel to the General Partner and SAHTPFC for this transaction.

Section 9. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 10. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 11. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 12. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 13. This Resolution shall be in force and effect from and after its passage.

San Antonio Housing Trust Public Facility Corporation
Agenda Item 6

Briefing, discussion, and possible action to adopt the Project DC: Homeless Action Response Plan, a Community-Driven Plan to End Homelessness in Cattleman Square.

Background
The San Antonio Housing Trust, in partnership with community stakeholders, have been leading Project DC (District of Cattleman Square). Project DC is a comprehensive, community-driven effort to guide equitable redevelopment in a historically significant area west of downtown. The initiative is designed to create a shared vision for a district that is safe, inclusive, and economically vibrant, while honoring the neighborhood's cultural identity and long-standing community ties.

Project DC integrates three coordinated tracks:
(1) Ongoing street outreach
(2) The Homeless Response Action Plan (HRAP)
(3) A Community Vision and Master Plan

Beginning in August 2025, SAHT and partners-initiated outreach efforts through Corazon Ministries, deploying dedicated staff to build relationships with unsheltered individuals and connect them to services. Concurrently, **SAHT and Close to Home San Antonio,** launched a joint Homeless Action Response (HRAP) Pilot in November 2025, which included extensive data collection, stakeholder engagement, and collaboration with a community working group to end the negative impacts on unhoused and unsheltered neighbors in Cattleman Square.

Data collected to date identifies a highly vulnerable population, a total of 112 neighbors, in Cattleman Square, with the majority experiencing chronic homelessness, behavioral health challenges, and significant barriers to housing stability.

The plan was developed by the 8th & Home Consultant Team under contract with SAHT, in close coordination with Close to Home, City staff, and the HRAP Working Group convened by SAHT and Close to Home. While SAHT is sponsoring the development of the HRAP, Close to Home – the lead Continuum of Care (CoC) agency for the region – will implement the plan with fundraising support from SAHT and other agency partners.

The HRAP is in alignment with Close to Home's Continuum of Care 5-year plan and the broader homeless strategic planning work being led by the City of San Antonio Homeless Services and Strategy Department (HSSD). The City's Shelter and Housing Framework is expected to be completed in Fall 2026.

Importance of this Plan
The HRAP framework represents a shift from managing homelessness to implementing a data-driven, housing-focused strategy designed to effectively end unsheltered

homelessness within the district. The approach is grounded in evidence-based practices, including permanent supportive housing and Assertive Community Treatment (ACT), which have demonstrated strong housing retention outcomes nationally.

At the same time, engagement through Project DC has highlighted key community priorities, including the need for increased housing options, improved connectivity and safety, preservation of cultural identity, and access to economic opportunities.

Bringing these efforts together ensures that future redevelopment is both responsive to current challenges and aligned with long-term community goals, avoiding displacement while promoting stability and equitable growth.

Working Group Planning Sessions

The Cattleman Square HRAP Working Group, convened by SAHT and CoC collaborative applicant Close to Home, has been one of several critical inputs that have shaped this plan, alongside extensive best practice research, qualitative interviews with people experiencing homelessness, frontline staff and agency leadership interviews, and the Service Provider Survey. The Working Group has been the primary venue for cross-sector input on the plan's direction.

Membership **(60+ individuals)** includes street outreach providers, emergency shelter providers, housing providers, mental health and substance use service providers, City and County staff, Close to Home, public safety partners and people with lived experience. The Working Group convened two strategic planning sessions during the data collection and analysis period this year (February 4 and March 18) and developed a vision statement and three Housing Focused Principles through small-group discussion:

Shared Vision Statement: *"As a community, we will expand upon and build a coordinated response to homelessness in Cattleman Square that centers the voices of people with lived experience and expands safe and deeply affordable housing and support to help people stay housed – ensuring that this work lifts people up without pushing people out – starting with those who are most vulnerable, and building a model our broader community can learn from."*

Housing-Focused Principles:

- Housing Ends Homelessness
- Everyone Deserves a Safe Place to Call Home
- People Most Impacted are Closest to the Solution

A final Working Group session was held on June 11 to collect feedback on the HRAP draft and implementation strategies.

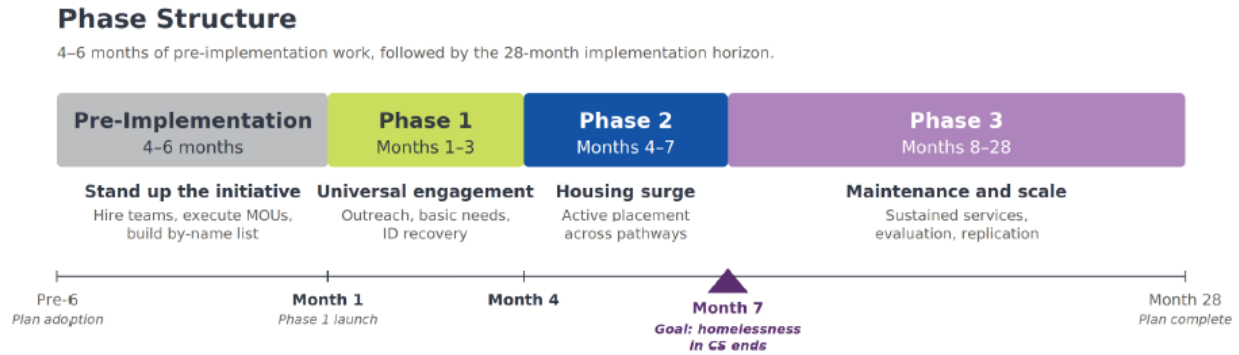
Plan Elements and Implementation Timeline

The HRAP centers on a 28-month, three-phase implementation plan that moves the population in Cattleman Square through universal outreach and engagement, into a coordinated housing surge, and onward to maintenance and replication.

- **Months 1–3**: **Universal Outreach and Engagement.** Daily multi-agency presence, mobile ID recovery, basic needs access, a list of individuals living unsheltered in Cattleman's Square, and a pause on encampment clearances during housing navigation. Street medicine is integrated as a partner across all phases.
- **Months 4–7**: **Housing Surge.** Active placement of approximately 112–169 people across three pathways: Rapid Exit (~10–13 people), Supportive Housing (~42–56 people), and an Integrated Assertive Community Treatment (ACT) team (~60–100 people). The plan applies an Assertive Community Treatment (ACT) model for the highest-acuity population, calibrated to Dartmouth Assertive Community Treatment Scale (DACTS) fidelity standards and adapted for the legal system involvement experienced by this population.
- **Months 8–28: Maintenance and Scale.** Sustained service delivery for those housed in Phase 2; maintenance of Cattleman Square as a geography where literal homelessness has ended, including continued outreach and a response protocol for new arrivals; evaluation; and learning that can inform application elsewhere in San Antonio.

Across all three pathways, people begin in the lowest-intensity pathway that fits their situation and move between pathways as their needs change — stepping up when more support is needed, stepping down or exiting early when stability is reached. The pathway numbers above describe the capacity the system needs to be ready to deliver, not where any individual will land.

Once, approved, SAHT and Close to Home will enter the HRAP's **Pre-Implementation Phase** (4-6 months) of fundraising, hiring teams, executing MOUs, and building the "by-name list" — the names of the people experiencing unsheltered homelessness in Cattleman Square.



Treating Pre-Implementation as a recognized phase rather than as preparation work folded into Phase 1 reflects the structural reality of the plan: hiring an ACT team to DACTS-fidelity standards, standing up the by-name list process, and negotiating coordination protocols with the City and partner agencies cannot reasonably be expected to happen alongside daily

client engagement work. Each requires dedicated time, named owners, and discrete deliverables before Phase 1 begins.

Budget and Funding Strategies

Two budget scenarios are presented based on planning assumptions for the size of the housed population:

Scenario	Population	Total 28-Month Cost	Per Person Per-Year Cost
Primary target population	112 people	**$9,452,626**	**$36,000**
Expanded scenario	169 people	**$12,626,261**	**$32,000**

The 169-person scenario serves as the planning ceiling, accounting for higher-end counts and some natural turnover in Cattleman Square. The 112-person scenario reflects the survey-confirmed primary target population.

Both scenarios are intentionally calculated at ceiling, using full Fair Market Rent (FMR) for 24 months, conservative assumptions about turnover and client rent contributions, and living-wage staffing. This reflects a service-intensive planning model, not a forecast of what every person will require.

The ceiling is driven by three core assumptions: full FMR for Pathways 2 and 3 regardless of anticipated income contributions or voucher conversions; MIT-calculated living wages for Bexar County staff positions, estimated at $73,200 base or $95,200 with benefits; and conservative assumptions about turnover and rental contributions. Frontline outreach, case management, and clinical staff working with this population have historically been paid below living wage in San Antonio and across the field, with documented consequences for turnover, burnout, and the implementation gaps this HRAP is designed to address.

The largest portions of the budget will be staffing the ACT team, rental subsidies, and case management:

Ask	Target
Pre-implementation TA	$99,125
ACT team (full)	$3,342,570
Pathway 2 case management	$1,095,996
Street engagement (outreach + medicine)	$1,024,958
Employment & benefits income	$536,199
Landlord risk mitigation	$326,509
Rental subsidies — Pathway 2	$1,743,347
Rental subsidies — Pathway 3 ACT	$3,113,120
Pathway 1 — Rapid Exit	$79,668
Client direct assistance	$455,950
Program management, data & backbone	$599,819
Training & evaluation	$209,000
TOTAL	**$12,626,261**

Actual costs are expected to come in below ceiling as people exit earlier, use lower-cost interventions, secure long-term vouchers, or begin contributing toward rent. The budget also includes system-level investments, such as coordinated landlord engagement, shared housing processes, provider training, and unit management software many of which may be leveraged through existing efforts.

There are no financial or in-kind commitments from any funding source listed below yet, but the Working Group identified several potential private and public funders of this work as a starting point for fundraising and partnership conversations: Federal government (HUD, SNOFO, CoC Program Funds, SAMHSA, Social Security Administration, COPS grant), regional governments (Bexar County, City of San Antonio/2027 Bond), Medicaid billing, Managed Care Organizations, hospitals, and private foundations/corporations.

Maintaining the End of Homelessness in Cattlemen's Square

A central goal of the HRAP is to not only house the 112–169 individuals identified through the by-name list, but to sustain Cattleman Square as a geography where literal homelessness has effectively ended. This requires both individual housing stability and ongoing system responsiveness.

After the initial by-name list closes, the maintenance phase will focus on quickly identifying and responding to any new individuals who appear in the area, so progress is sustained over time rather than reversed. Like the rest of the HRAP, this phase is intended to be iterative and informed by lessons from other communities further along with their unsheltered homelessness response.

Maintaining the end of homelessness in Cattleman Square requires several functions to continue after Phase 2:

- Sustained, housing-focused outreach in the geography by current street outreach providers, including Corazon Ministries. SAHT has committed funding for two outreach workers through 2027; the longer-term outreach structure should be determined through broader City and CoC planning.
- A continued security and/or law enforcement presence, with officers trained in the community's coordinated, resource-connection approach to Cattleman Square.
- Connection of new contacts to Coordinated Entry through the HomeLink by-name list, so individuals newly identified in Cattleman Square enter the same mainstream pathway as new contacts elsewhere in San Antonio.
- Ongoing coordination among Close to Home, outreach providers, the City, SAPD, Haven for Hope, and Coordinated Entry leadership through a maintenance-phase cadence that is less frequent than weekly implementation meetings but consistent enough to identify issues early.
- Outreach workers trained in problem-solving and rapid exit facilitation, so new contacts can be connected to available community resources without reopening the Cattleman Square housing pathways after Month 7.

When outreach identifies a new individual in Cattleman Square after the by-name list closes, the response should include engagement and basic needs support, HMIS documentation as a post-closure arrival, connection to Coordinated Entry and mainstream resources, and repeated engagement as needed. The protocol should prioritize engagement and redirection over displacement, with operational details finalized by the Implementation Team during Phase 2.

This plan requires the City of San Antonio to define a clear maintenance role that includes field coordination, public accountability for geography, and coordination across HSSD, SAPD, and other relevant departments. The HRAP recommends beginning this structural conversation during pre-implementation, with a plan in place before Phase 2.

The County is also a critical partner because the Bexar County Jail sits adjacent to Cattleman Square, and 74% of people experiencing literal homelessness in the area have a history of incarceration. The HRAP recommends integrating jail and hospital discharge with the homeless response system, expanding jail diversion pathways, co-developing re-entry infrastructure near Cattleman Square, and aligning County funding for the legal-system-involved population with HRAP forensic and re-entry needs.

Success/Metrics

Success metrics will track whether the HRAP achieves its core goals: ending literal homelessness in Cattleman Square within seven months, permanently housing 112–169 individuals, maintaining high housing retention, and creating a replicable model.

Metric	Target	Measured By / When
Reduction in unsheltered count in Cattleman Square	Homelessness in CS ends by Month 7	Ongoing observation; PIT comparison
Number of individuals housed by pathway	112 (primary) to 169 (expanded scenario)	By-name list; HMIS; Month 7
12-month housing retention rate	84–90% (national ACT/PSH benchmark)	External evaluator; Month 19 (12 months post-Phase 2 launch)
Time from first outreach contact to housing placement	Pathway 1: within 30 days; Pathways 2 & 3: within 60 days of Phase 2 launch	HMIS; Implementation Team tracking
ACT team DACTS fidelity score	Fidelity threshold met by Month 6 review	ACT national TA partner; Months 6, 18, 28
IPS Supported Employment fidelity score	Fidelity threshold met by Month 12	IPS employment center review
Persistence of zero literal homelessness in Cattleman Square geography after Phase 2 closure	Sustained at/near zero at 3, 6, and 12 months post-Phase 2 closure	Outreach observation; Months 10, 13, 19

Final targets and measurement protocols will be set with the external evaluator at baseline. Recommended additional indicators for external evaluator consideration during baseline include pre/post-initiative comparison of SAPD service calls in the Cattleman Square geography and emergency department utilization patterns among the housed population.

The plan also recommends four key System-Level Metrics that should be tracked longitudinally:

Metric	Measured By / When
Cost savings from reduced emergency care, incarceration, and crisis response	External evaluator with University Health and Bexar County; reported at Month 28
Provider survey re-administration (coordination, housing pathway clarity, basic needs access)	External evaluator; Month 12 and Month 28
Lived experience and community satisfaction measures	Co-developed with Cattleman Square Advisory Board and LEAB; collected at Months 12 and 28
PIT count trend in Cattleman Square geography	Annual; compared to 2023–2025 baseline trend

Close to Home & Partners
The plan identifies Close to Home as the backbone organization for ongoing implementation, alignment, and accountability — a role consistent with its position as the CoC Collaborative Applicant and its existing infrastructure for cross-system coordination. Close to Home will coordinate the implementation team, hold the by-name list, support working group continuation, and convene the cross-agency partners required to deliver the plan.

SAHT remains the convening partner for housing development and integration with the master redevelopment plan. The City of San Antonio Homeless Services and Strategy Department (HSSD) and Bexar County remain critical partners as funders, system planners, and operators of adjacent services.

Recommendation
The plan has been shaped by engagement across more than 39 partner organizations spanning governance bodies, funders, service operators, healthcare and behavioral health providers, and advisory groups. SAHT staff along with Close to Home San Antonio recommends adoption of the **Homeless Action Response Plan: A Community-Driven Plan to End Homelessness in Cattleman Square.**

Attachments
1. Resolution
2. Homeless Response Action Plan

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
RESOLUTION PFC26-0626-06

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION ADOPTING THE PROJECT DC: HOMELESS ACTION RESPONSE PLAN - A COMMUNITY-DRIVEN PLAN TO END HOMELESSNESS IN CATTLEMAN SQUARE; AUTHORIZING THE ASSISTANT SECRETARY TO EXECUTE ALL DOCUMENTS; AND ADDRESSING RELATED MATTERS.

WHEREAS, the San Antonio Housing Trust Foundation Public Facility Corporation (sometimes "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 land in the Cattleman's Square District near downtown San Antonio in an effort to make a catalytic investment in the neighborhood to involve public and non-profit property owner partners interested in reimagining or repositioning their property in a collaborative, neighborhood-scaled visioning process; and

WHEREAS, the PFC recognizes the effect on unsheltered individuals and the need to connect them to services; and

WHEREAS, SAHT PFC and Close to Home San Antonio, launched a joint Homeless Action Response (HARP) Pilot in November 2025, which included extensive data collection, stakeholder engagement, and collaboration with a community working group to end the negative impacts on unhoused and unsheltered neighbors in Cattleman Square; and

WHEREAS, the HARP centers on a 28-month, three-phase implementation plan that moves the population in Cattleman Square through universal outreach and engagement, into a coordinated housing surge, and onward to maintenance and replication; and

WHEREAS, the plan has been shaped by engagement across more than 39 partner organizations spanning governance bodies, funders, service operators, healthcare and behavioral health providers, and advisory groups; and

WHEREAS, the SAHT PFC, along with Close to Home San Antonio, recommend the adoption of the Homeless Action Response Plan: a Community-Driven Plan to end Homelessness in Cattleman Square; and

WHEREAS, the PFC Board believes that it is in the best interest of the community to adopt the Project DC: Homeless Action Response Plan.

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 for the San Antonio Housing Trust Public Facility Corporation hereby authorizes the adoption of the Project DC: Homeless Action Response Plan.

Section 3. The PFC Board of Directors hereby authorizes the Assistant Secretary to execute any and all necessary documents and forms.

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 June 2026.

SIGNED:

_____

Jane Paccione, Vice- President

ATTEST:

_____

Jordan Gwahi, Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 7

Briefing, discussion, and possible action to approve a resolution of the San Antonio Housing Trust Public Facility Corporation authorizing the selection of Franklin Development Group for an affordable housing project at Midcrown and Eisenhauer Rd in San Antonio; authorizing the Assistant Secretary to negotiate an agreement with Franklin Development Group; and addressing related matters.

Background
The Midcrown and Eisenhauer site consists of approximately 8.6 acres located along Eisenhauer Road. The property was acquired in 2024 utilizing Inner City Tax Increment Reinvestment Zone (TIRZ) funds and has been identified as a strategic opportunity to advance affordable housing development within the community.

During 2025, SAHT completed community engagement activities and preliminary site planning efforts to establish a development vision for the property including a portion that will be future affordable housing and a portion that will be deeded to the City of San Antonio for a future park and community center.

Request for Proposals
To advance the project into the next phase, SAHT issued a Request for Proposals seeking a qualified development partner with demonstrated experience in affordable housing development, financing, construction, and long-term project implementation. The selected development partner will assist SAHT in pursuing development opportunities consistent with the following priorities:

- Pursue competitive 9% Low Income Housing Tax Credits (LIHTC) in the 2027 funding cycle.
- Utilize a fee-based development structure that allows SAHT to maintain long-term ownership of the property.
- Structure the partnership so the development partner exits upon project stabilization.
- Leverage affordable housing financing resources and development expertise.
- Advance project readiness, design, financing, and implementation activities.

Evaluation Criteria

Firm Background and Experience	40
Project Narrative	40
Key Personnel Resumes and References	20
Total Points	**100**

Evaluation Results:
A review committee evaluated three responsive proposals received in response to the RFP. Evaluation and finalist interviews were conducted. Based on the evaluation process, Franklin Development received the highest overall ranking and demonstrated the strongest qualifications to advance the Midcrown and Eisenhauer development initiative.

Franklin Development
Franklin Development is a fully integrated real estate company providing development, construction oversight, and property management services. The firm has extensive experience developing affordable and mixed-income housing communities throughout Texas and has successfully delivered projects utilizing Low Income Housing Tax Credits and other public financing programs.

Franklin's proposal demonstrated a strong understanding of SAHT's development objectives, the unique characteristics of the Midcrown and Eisenhauer site, and the financing strategy necessary to position the project for a competitive 2027 LIHTC application.

In addition, Franklin has previously partnered with SAHT on affordable housing initiatives and has demonstrated the capacity, expertise, and collaborative approach necessary to support successful project implementation.

Fiscal Impact
There is no immediate construction expenditure associated with this action. Approval authorizes staff to negotiate and execute a development agreement with Franklin Development and begin predevelopment activities necessary to advance project planning, financing, and future LIHTC applications. Future project expenditures will be subject to Board approval and available funding sources.

Recommendation
Authorize the Executive Director to negotiate and execute a development agreement with Franklin Development for the Midcrown and Eisenhauer Site and to undertake related predevelopment activities necessary to advance the project toward financing and construction.

Attachment:
Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION PFC26-0626-07

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION AUTHORIZING THE SELECTION OF FRANKLIN DEVELOPMENT GROUP FOR AFFORDABLE HOUSING PROJECT; AUTHORIZING THE ASSISTANT SECRETARY TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH THE SELECTED CONTRACTOR; AND ADDRESSING RELATED MATTERS.

WHEREAS, the San Antonio Housing Trust Public Facility Corporation (sometimes "SAHTPFC") 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 Midcrown and Eisenhauer site ("Site") consists of a vacant 8.6-acre parcel on the City of San Antonio's Eastside, which the SAHTPFC desires to transform into a community-centered development that incorporates 80 units of low-density, affordable senior housing, along with open space and a multi-generational community center (the "Project"); and

WHEREAS, the SAHTPFC requested proposals for a qualified development partner; and

WHEREAS, the SAHTPFC staff solicited and received bids from qualified contractors, in accordance with procurement requirements; and

WHEREAS, following SAHTPFC staff evaluation of all responses to the request for proposals, and considering cost, qualifications, and ability to meet project timelines, Franklin Development Group was identified as the most responsive and responsible contractor; and

WHEREAS, the SAHTPFC Board of Directors finds that it is in the best interest of SAHTPFC and the community to enter into an agreement with Franklin Development Group for the affordable housing project located at the Site Project.

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 for the San Antonio Housing Trust Public Facility Corporation hereby authorizes the Assistant Secretary to negotiate and execute and agreement with Franklin Development Group.

Section 3. 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 4. 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 5. 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 June, 2026.

SIGNED:

_____
Jane Paccione, President

ATTEST:

_____
Jordan Gwahi, Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 8

Briefing, discussion, and possible action to approve a resolution of the San Antonio Housing Trust Public Facility Corporation authorizing the selection of consultants for architectural, engineering, environmental, and other predevelopment services in support of San Antonio Housing Trust PFC 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 the Project DC and other 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 o f 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

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION PFC26-0626-08

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION AUTHORIZING THE SELECTION OF CONSULTANTS FOR ARCHITECTURAL, ENGINEERING, ENVIRONMENTAL, AND OTHER PREDEVELOPMENT SERVICES IN SUPPORT OF SAHTPFC CAPITAL ACTIVITIES IN SAN ANTONIO; AUTHORIZING THE ASSISTANT SECRETARY TO NEGOTIATE AND EXECUTE ON CALL AGREEMENTS WITH THE SELECTED CONTRACTORS; AND ADDRESSING RELATED MATTERS.

WHEREAS, the San Antonio Housing Trust Public Facility Corporation (sometimes "SAHTPFC") was created pursuant to Chapter 303 of the Texas Local Government Code, and as such has broad powers to finance or to provide for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing, and placement in service of public facilities in an orderly, planned manner and at the lowest possible borrowing costs; and

WHEREAS, the SAHTPFC has a need for architectural, engineering, environmental, and other predevelopment services for pending capital activities in San Antonio; and

WHEREAS, the San Antonio Housing Trust ("SAHT") requested proposals to establish a pool of qualified consultants; and

WHEREAS, the evaluation committee received bids from qualified consultants, in accordance with procurement requirements; and

WHEREAS, following the evaluation of all responses to the request for proposals, and after considering several qualifications, Alamo Architects, Architexas, Baer Engineering & Environmental Consulting, Ford, Powell & Carson, and Fisher Heck Architects were identified as the most responsive and responsible consultants; and

WHEREAS, the PFC Board of Directors finds that selecting architectural, engineering, environmental, and other predevelopment services consultants as recommended by SAHTPFC staff is in the best interests of the SAHTPFC and the community.

NOW THEREFORE, BE IT RESOLVED BY THE SAN ANTONIO HOUSING TRUST 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 for the San Antonio Housing Trust Public Facility Corporation hereby authorizes the selection of architectural, engineering, environmental, and other predevelopment services consultants.

Section 3. The Board of Directors further authorizes the Assistant Secretary to negotiate and execute agreements with the successful respondents to undertake said services.

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 June 2026.

SIGNED:

_____

Jane Paccione, President

ATTEST:

_____

Jordan Ghawi, Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 9 & 10

Briefing, discussion, and possible action to approve a resolution authorizing the San Antonio Housing Trust Public Facility Corporation multifamily housing revenue bonds (Lofts at Creekview) series 2026; and action to approve a resolution authorizing the execution of all documentation necessary to carry out the bond financing for the Lofts at Creekview transaction; and other matters in connection therewith.

Background:
In October 2025, the subject project closed as a 4% LIHTC execution. SAHTPFC issued $40,000,000 in private activity bonds to fund the project. Due to construction delays and cost overruns, we applied and received an additional reservation for $10,000,000 in private activity bonds. Additional bonds are needed in order to meet the requirement that 50% of the project cost be funded by tax exempt private activity bonds.

Current Status:
The project is substantially complete with all 7 buildings having received temporary certificates of occupancy. The project is currently in lease up, and residents have started moving in.

Financial Analysis:
SAHTPFC will receive a 1% issuer fee on the final amount of bonds issued. The closing has tentatively been scheduled for July 1, 2026. The current bond reservation expires on August 10, 2026.

Recommendation:
The Finance Committee recommends approval of the resolution for SAHTPFC to issue up to $10,000,000 in private activity bonds for the project.

Attachment:
Resolutions

CERTIFICATE FOR RESOLUTION

The undersigned officer of the San Antonio Housing Trust Public Facility Corporation (the "Issuer") hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the "Board") held a meeting on June 26, 2026 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

> RESOLUTION AUTHORIZING THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (LOFTS AT CREEKVIEW) SERIES 2026; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of the Issuer.

SIGNED AND SEALED June 26, 2026.

_____

Name: Pedro A. Alanis
Title: Assistant Secretary

RESOLUTION AUTHORIZING THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (LOFTS AT CREEKVIEW) SERIES 2026; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the San Antonio Housing Trust Public Facility Corporation (the "Issuer") has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, and improvement of land, improvements, and related property which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within San Antonio, Texas, for such persons of low or moderate income, and to refund such bonds;

WHEREAS, the Issuer has been requested to issue its "Multifamily Housing Revenue Bonds (Lofts at Creekview) Series 2026" (the "Bonds"), the proceeds of which will be used to finance the cost of acquiring, constructing, and equipping a proposed 301-unit multifamily apartment facility, known as the Lofts at Creekview and located at approximately 3623 East Commerce, San Antonio, Texas (the "Project") for SAHT Creekview Lofts, LP, a Texas limited partnership (the "Borrower");

WHEREAS, the Issuer desires to issue the Bonds pursuant to a Trust Indenture (the "Indenture") between the Issuer and U.S. Bank, National Association, as trustee (the "Trustee"), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Loan Agreement (the "Loan Agreement") among the Issuer, the Trustee, and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") among the Issuer, the Trustee, and the Borrower;

WHEREAS, the loan will be evidenced by a promissory note issued under the Loan Agreement (the "Note"), and assignment of the Note (the "Assignment") from the Issuer in favor of the Trustee;

WHEREAS, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act");

WHEREAS, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquiring, constructing, and equipping the Project;

WHEREAS, the Board of Directors of the Issuer (the "Board") has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Bonds and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Bonds and the manner of disbursing the proceeds thereof are advisable;

BE IT THEREFORE RESOLVED BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION THAT:

Section 1. The terms of the Loan Agreement, the Indenture, the Note, the Regulatory Agreement, and the Assignment are hereby authorized and approved when such documents are approved by the officer designated as the signatory on such document(s).

Section 2. The President, any Vice President, the Secretary, the Treasurer, and each Assistant Secretary, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Indenture, the Loan Agreement, the Regulatory Agreement, the Note, the Assignment, and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the loan of the proceeds thereof to the Borrower, all upon the terms herein approved, and the President, the Vice President, the Secretary, the Treasurer, and each Assistant Secretary, or any of them, are authorized to negotiate and approve such changes in the terms of or amendment to each such instrument as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The Bonds, in the principal amount not to exceed $10,000,000, with an interest rate (not including applicable premium) not to exceed the maximum lawful amount of interest that may be charged, as set forth in the Indenture, and with a maturity date not to exceed forty (40) years from the issue date of the Bonds, in substantially the form and substance set forth in the Loan Agreement, are hereby approved, and the President, the Vice President, the Secretary, the Treasurer, and each Assistant Secretary, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Bonds or have their facsimile signatures placed upon them, and such officers are hereby authorized and directed to deliver the Bonds, and the seal of the Issuer is hereby authorized and directed to be affixed or placed by facsimile on the Bonds, if required. Authentication of the Bonds upon the terms and conditions and in the manner described in the Indenture as the same may be modified is authorized by this Resolution. The final principal amount, interest rate, maturity date (not to exceed the amount, the rate, and the maximum term set forth above), and final redemption date and price for the Bonds shall be set forth in the final form of the Indenture, and the execution and delivery of the Indenture and any agreements relating to the purchase of the Bonds by the Bond Purchaser by the President, the Vice President, the Secretary, the Treasurer, each Assistant Secretary, or any of them, shall constitute approval of the agreed final principal amount of, interest rate on the Bonds, maturity date of the Bonds, and the final redemption date and price for the Bonds. The proceeds of the Bonds are hereby authorized to be utilized as set forth herein and in the Loan Agreement and the Indenture.

Section 4. The Board hereby approves the selection of U.S. Bank, National Association as the Trustee.

Section 5. Bracewell LLP, as Bond Counsel, is hereby appointed as the hearing officer for purposes of the public TEFRA hearing regarding the Project.

Section 6. The President, the Vice President, the Secretary, the Treasurer, each Assistant Secretary, or any of them, are hereby authorized to execute and deliver to the Trustee the written request of the Issuer for the authentication and delivery of the Bonds by the Trustee in accordance with the Loan Agreement and the Indenture.

Section 7. All action and resolutions, not inconsistent with provisions of this Resolution heretofore taken by this Board and the officers of the Issuer directed toward the financing of the Project and the issuance of the Bonds shall be and the same hereby is extended, ratified, approved, and confirmed. The officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 8. The Board has expressly determined and hereby confirms that the issuance of the Bonds to assist in the financing of the Project will promote the public purposes in the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 9. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Loan Agreement to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer.

Section 10. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the City, or any other political subdivision or governmental unit.

Section 11. After the Bonds are issued, this Resolution shall be and remain irrepealable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Loan Agreement.

Section 12. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 13. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

* * *

LOFTS AT CREEKVIEW

CERTIFICATE FOR RESOLUTION

The undersigned officer of San Antonio Housing Trust Public Facility Corporation, a Texas nonprofit public facility corporation created pursuant to the laws of the State of Texas (the "Corporation") hereby certifies as follows:

1. In accordance with its bylaws, the Board of Directors of the Corporation (the "Board") held a meeting on June 26, 2026 (the "Meeting"), of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION AUTHORIZING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE BOND FINANCING FOR THE LOFTS AT CREEKVIEW TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Bylaws of the Corporation.

SIGNED June 26, 2026.

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Pedro A. Alanis, Assistant Secretary

RESOLUTION AUTHORIZING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE BOND FINANCING FOR THE LOFTS AT CREEKVIEW TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, SAHT Creekview Lofts, LP, a Texas limited partnership (the "Partnership"), and SAHT Creekview Lofts GP, LLC, a Texas limited liability company and its general partner (the "General Partner"), have been formed to acquire and construct an approximately 301-unit multifamily housing facility known as the Lofts at Creekview (the "Housing Facility") located at approximately 3623 East Commerce, San Antonio, Texas (the "Land," together with the Housing Facility, the "Project");

WHEREAS, the request of the Partnership, the San Antonio Housing Trust Public Facility Corporation (the "Corporation") (i) is serving as the sole member of the General Partner of the Partnership in connection with the financing of the Project, (ii) has acquired the land and is leasing it to the Partnership pursuant to a Ground Lease, and (iii) is serving as the general contractor for the Project;

WHEREAS, the Partnership has requested that Corporation issue its "Multifamily Housing Revenue Bonds (Lofts at Creekview) Series 2026" (the "Bonds") to finance the Project (the "Bond Financing");

WHEREAS, Corporation will issue the Bonds in an amount not to exceed $10,000,000 and loan such proceeds to the Partnership;

WHEREAS, in connection with the Bond Financing, the Partnership, the General Partner, and/or Corporation will be required to enter into certain agreements, including, but not limited to, the Indenture, Loan Agreement, Promissory Note, Allonge to Promissory Note, the Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants, the Tax Exemption Certificate and Agreement, the First Amendment to the Amended and Restated Agreement of Limited Partnership, an Amendment to Continuing Covenants Agreement, an Amendment to Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing and an Amended and Restated Subordination and Standstill Agreement, and various other ancillary agreements, assignments, documents and certificates relating to or required in connection with the Bond Financing (collectively, the "Transaction Documents");

WHEREAS, the board of directors of Corporation (the "Board") has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Partnership may construct the Project;

WHEREAS, the Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of Corporation;

BE IT THEREFORE RESOLVED BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION, THAT:

Section 1. The Project, the various forms of financing contemplated for the Project, including but

not limited to the Bond Financing and the terms of the Transaction Documents, are hereby authorized and approved when such documents are executed by the officers provided below.

Section 2. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Transaction Documents, indemnity agreements and guaranties covering the Land or the Project, and all other documents relating to the Bond Financing to which the Partnership, the General Partner, and/or Corporation is a party.

Section 3. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, and, if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of Corporation are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by Corporation, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to Corporation, and approval of the terms of any of the documents by such officers and the Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 4. The officers of the Corporation, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 5. The officers of the Corporation hereby approve the selection of Bracewell LLP as counsel to the General Partner and Corporation for this transaction.

Section 6. If any section, paragraph, clause, or provisions of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 7. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 8. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 9. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 10. This Resolution shall be in force and effect from and after its passage.

San Antonio Housing Trust Public Facility Corporation
Agenda Item 11

Briefing, discussion, and possible action authorizing a reduction in the San Antonio Housing Trust Public Facility Corporation's share of the developer fee associated with the Sunstone Apartments development.

Background
Sunstone Apartments is a 199-unit affordable housing development located on San Antonio's West Side that was financed utilizing a 4% Low-Income Housing Tax Credit (LIHTC) structure and closed in August 2023. The development provides deeply affordable housing opportunities, including twenty-one (21) units restricted to 30% Area Median Income (AMI) and one hundred seventy-eight (178) units restricted at 60% AMI.

The project received support through the City of San Antonio's 2022 Affordable Housing Bond Program, including approximately $1.7 million in public funding leveraged with private investment and tax credit equity. The development represents a significant affordable housing investment serving low-income households and advancing housing production goals within a high-need area of the city.

Issue
During construction, the project experienced delays associated with utility coordination and infrastructure improvements, including CPS Energy-related work and construction of a required traffic deceleration lane. As a result of these delays, project completion and lease-up activities occurred later than originally anticipated.

Pursuant to the tax credit partnership agreement, the delayed delivery triggered a downward adjuster by the tax credit investor, reducing the project's equity contribution by approximately $1.8 million. Under the governing development agreements, the resulting funding shortfall is a project gap.

To facilitate project stabilization and address the equity reduction, staff has negotiated a proposed reduction in the SAHT Public Facility Corporation's share of the developer fee in the amount of $728,348, representing approximately forty percent (40%) of SAHT's original developer fee participation. The proposed adjustment would assist in offsetting a portion of the developer's funding obligation while supporting successful project completion and long-term operations.

Financial Analysis
Approval of this item would reduce the SAHT Public Facility Corporation's share of the developer fee by $728,340. The reduction would contribute toward addressing the $1.8 million equity shortfall resulting from the investor adjuster and would not impact project affordability requirements, ownership structure, or resident income restrictions. Additionally, the SAHT mandated that no other local public source be provided to fill this gap.

Recommendation
The Finance Committee recommends authorizing a reduction of $728,348 in the San Antonio Housing Trust Public Facility Corporation's share of the developer fee associated with Sunstone Apartments and authorizing staff to execute any related amendments necessary to implement the adjustment.

Attachment:
Resolution

PAVILION AT CULEBRA APARTMENTS

CERTIFICATE FOR RESOLUTION

The undersigned officer of San Antonio Housing Trust Public Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas ("SAHTPFC") hereby certifies as follows:

1. In accordance with its bylaws, the Board of Directors of SAHTPFC (the "Board") held a meeting on June 26, 2026, (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

> RESOLUTION AUTHORIZING A LOAN FROM SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO CULEBRA ROAD APARTMENTS, L.P. IN CONNECTION WITH THE PAVILION AT CULEBRA APARTMENTS PROJECT, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Bylaws of SAHTPFC.

SIGNED June 26, 2026.

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Pedro A. Alanis, Assistant Secretary

RESOLUTION AUTHORIZING A LOAN FROM SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO CULEBRA ROAD APARTMENTS, L.P. IN CONNECTION WITH THE PAVILION AT CULEBRA APARTMENTS PROJECT, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Culebra Road Apartments, L.P., a Texas limited partnership (the "Partnership"), and SAHT Culebra Road Apartments GP, LLC, a Texas limited liability company and its general partner (the "General Partner"), were formed to acquire and construct an approximately 199-unit multifamily housing facility (the "Housing Facility") to be located at approximately 4740 Culebra Road, San Antonio, Texas 78328 (the "Land," together with the Housing Facility, the "Project");

WHEREAS, the Board previously authorized SAHTPFC to enter into the Pavilion at Culebra Apartments transaction, including, among other things, (i) serving as the sole member of the General Partner of the Partnership, (ii) acquiring the Land and leasing it to the Partnership pursuant to a Ground Lease, (iii) entering into a joint venture agreement to serve as the general contractor for the Project, and (iv) executing all related financing and construction documents in connection with the Project;

WHEREAS, PNC Bank, National Association ("PNC"), as equity investor in the Partnership, has imposed a downward adjustment of approximately $1,820,868 to its tax credit equity contribution due to delays in construction completion and stabilization of the Project, resulting in an outstanding balance on the bridge loan made by PNC to the Partnership (the "Equity Bridge Loan");

WHEREAS, to assist the Partnership in paying off the remainder of the Equity Bridge Loan on or before its maturity date, SAHTPFC has agreed to make a loan of $768,000 to the Partnership (the "SAHTPFC Loan"), which amount represents 40% of SAHTPFC's 40% total share of the total developer fee of $4,800,000, with the proceeds of the SAHTPFC Loan to be applied toward the pay down of the Equity Bridge Loan;

WHEREAS, in connection with the SAHTPFC Loan, the Partnership and SAHTPFC will be required to enter into certain agreements, including, but not limited to, a Loan Agreement, a Promissory Note, and such other ancillary agreements, documents, and certificates as may be required (collectively, the "Loan Documents");

WHEREAS, as a mechanism for repayment of the SAHTPFC Loan, SAHTPFC and Tirol Housing, LLC ("Tirol"), as developer of the Project, have agreed to modify the developer fee distribution arrangement as follows: (i) SAHTPFC will receive the first $768,000 of developer fee distributions from the Partnership in lieu of sharing such distributions with Tirol on the otherwise applicable 40%/60% basis; (ii) at such time that SAHTPFC has received the full $768,000, developer fee distributions will resume on the 40% (SAHTPFC) / 60% (Tirol) basis in accordance with the terms of the limited partnership agreement of the Partnership until SAHTPFC has received its full 40% share of the developer fee; and (iii) once SAHTPFC has received its full 40% share, any remaining developer fee distributions will be paid to Tirol;

WHEREAS, the modifications to the developer fee distribution arrangement described above will be reflected in a second amendment and restatement of the existing Amended and Restated Development Services Agreement between the parties (the "Second Amended and Restated Development Services Agreement");

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for SAHTPFC to enter into the transactions described above in furtherance of the Project; and

WHEREAS, the Board has reviewed the foregoing and determined that the actions herein authorized are in furtherance of the public purposes of SAHTPFC;

BE IT THEREFORE RESOLVED BY THE BOARD OF DIRECTORS OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION, THAT:

Section 1. The SAHTPFC Loan and the terms of the Loan Documents are hereby authorized and approved, and such documents shall be effective when executed by the officers provided below.

Section 2. The Second Amended and Restated Development Services Agreement, reflecting the modified developer fee distribution arrangement described herein, is hereby authorized and approved, and such agreement shall be effective when executed by the officers provided below.

Section 3. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are hereby authorized to execute any and all documentation required to consummate the SAHTPFC Loan and the related transactions described herein, including, but not limited to, the Loan Documents and the Second Amended and Restated Development Services Agreement, and all other agreements, certificates, and instruments to which the Partnership, the General Partner, and/or SAHTPFC is a party in connection with the foregoing.

Section 4. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, and, if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of SAHTPFC are authorized and directed to modify, execute, and deliver any of the documents to be signed by or consented to by SAHTPFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such officers shall deem necessary or appropriate upon the advice of counsel to SAHTPFC, and approval of the terms of any of the documents by such officers and the Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 5. The officers of SAHTPFC, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 6. The officers of SAHTPFC hereby approve the selection of Bracewell LLP as counsel to the General Partner and SAHTPFC for this transaction.

Section 7. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 8. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 9. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 10. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 11. This Resolution shall be in force and effect from and after its passage.

San Antonio Housing Trust Public Facility Corporation
Agenda Item 12

Briefing, discussion, and possible action to authorize the Executive Director to negotiate and execute a funding agreement in the amount of $300,000 with the George Gervin Youth Center to support the Echo East Phase II affordable housing project.

Background
The City of San Antonio contributed approximately ten (10) acres of land to facilitate development of the Villas at Echo East affordable housing project. Approximately seven (7) acres were required for the initial phase of development, leaving approximately three (3) acres available for future affordable housing development.

As part of the original development strategy, SAHT and COSA contemplated contributing the remaining land at no cost to support a future phase of affordable housing development. In January 2024, the George Gervin Youth Center (GGYC) elected to purchase the remaining three-acre tract for $300,000 with the intent of pursuing a 9% Low-Income Housing Tax Credit (LIHTC) senior housing development. The project was subsequently not awarded tax credits and did not move forward.

GGYC has requested that the $300,000 be reinvested into future affordable housing development at the Echo East site. Staff have reviewed the request and determined that reinvesting the proceeds into future affordable housing activities is consistent with the original intent of the land contribution and supports the long-term development objectives for the property.

The proposed funding agreement would establish terms governing the use of the funds for affordable housing purposes and provide a framework for advancing future development opportunities at the site.

Financial Analysis
The proposed funding agreement would authorize the use of $300,000 previously generated through the sale of the three-acre tract. Funds would be restricted for affordable housing-related activities and development efforts at the Echo East site. Staff anticipate negotiating a funding agreement with an initial term of two (2) years to facilitate future project planning and implementation.

Recommendation
Staff recommend authorizing the negotiation and execution of a 2 year funding agreement with the George Gervin Youth Center in the amount of $300,000 to support future affordable housing development activities at the Echo East site.

Attachment:
Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION PFC26-0626-12

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR NEGOTIATE AND EXECUTE A FUNDING AGREEEMNT WITH THE GEORGE GERVIN YOUTH CENTER TO SUPPORT THE ECHO EAST PHASE II AFFORDABLE HOUSING PROJECT AND ADDRESSING RELATED MATTERS.

WHEREAS, the San Antonio Housing Trust Public Facility Corporation (sometimes "SAHTPFC") 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 City of San Antonio contributed approximately ten (10) acres of land to facilitate development of the Villas at Echo East affordable housing project. Approximately seven (7) acres were required for the initial phase of development, leaving approximately three (3) acres available for future affordable housing development.; and

WHEREAS, in January 2024, the George Gervin Youth Center (GGYC) elected to purchase the remaining three-acre tract for $300,000; and

WHEREAS, GGYC has requested that the $300,000 be reinvested into future affordable housing development at the Echo East site; and

WHEREAS, the funds would be restricted for affordable housing-related activities and development efforts at the Echo East site; and

WHEREAS, SAHTPFC staff anticipate negotiating a funding agreement with an initial term of two (2) years to facilitate future project planning and implementation; and

WHEREAS, SAHTPFC Staff recommend authorizing the negotiation and execution of a 2-year funding agreement with the George Gervin Youth Center in the amount of $300,000 to support future affordable housing development activities at the Echo East site; and

WHEREAS, the SAHTPFC Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio to authorize the negotiation of a 2-year funding agreement with the George Gervin Youth Center, affirming the Executive Director's authorization to execute associated agreements.

NOW THEREFORE, BE IT RESOLVED BY THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITIES CORPORATION THAT:

Section 1. The San Antonio Housing Trust's Public Facilities Corporation Executive Director is hereby authorized to negotiate a 2-year funding agreement with the George Gervin Youth Center.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as part of the judgment and finding of the Board of Directors.

Section 3. All Resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board of Directors hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. 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, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED and APPROVED this the ___day of June 2026.

SIGNED:

_____

Jane Paccione, President

ATTEST:

_____

Jordan Ghawi, Secretary

San Antonio Housing Trust Public Facility Corporation
Agenda Item 13

Briefing, discussion, and possible action to approve a resolution to transfer the PFC's ownership interest in "SAHT Buena Vista LLC" to the San Antonio Housing Trust Foundation in located at 1600 and 1610 Buena Vista for the purpose of THRIVE Vecindad project.

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.

Issue
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.

As this action will not meet current public facility corporation requirements under Chapter 303 local government code, the land should be conveyed to the Foundation to proceed with the lease.

Recommendation
The Finance Committee recommends authorizing the transfer of interest for the properties located at 1600 and 1610 Buena Vista Street to the SAHT Foundation.

Attachments
1. Resolution
2. Survey

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION PFC26-0626-13

A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION AUTHORIZING THE TRANSFER OF OWNERSHIP TO THE SAN ANTONIO HOUSING TRUST FOUNDATION FOR THE PURPOSE OF THE THRIVE VECINDAD PROJECT; AUTHORIZING THE ASSISTANT SECRETARY TO EXECUTE A WARRANTY DEED; AND ADDRESSING RELATED MATTERS.

WHEREAS, the San Antonio Housing Trust Foundation Public Facility Corporation (sometimes "SAHTPFC") 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 SAHTPFC has acquired certain real property located at 1600 and 1610 Buena Vista, in San Antonio, Texas (the "Property"), for purposes of providing low- and moderate-income housing and revitalizing neighborhoods in the community; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, this action will not meet current public facility corporation requirements under Chapter 303 local government code, the land should be conveyed to the Foundation to proceed with the lease; and

WHEREAS, the SAHTPFC Board of Directors feels that it is in the best interest of the SAHTPFC and the community to transfer ownership to the San Antonio Housing Trust Foundation; and

WHEREAS, the SAHTPFC Board of Directors authorizes the transfer of ownership and authorizes the Assistant Secretary to execute such warranty deed.

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 for the SAHTPFC hereby authorizes the transfer of ownership to the SAHT and authorizes the Assistant Secretary to execute such special warranty deed.

Section 3. 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 4. 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 5. 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 June 2026.

SIGNED:

_____

Jane Paccione, President

ATTEST:

_____

Jordan Gwahi Secretary