SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
2025 OFFICIAL MEETING MINUTES

DATE: October 17, 2025

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

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

ABSENT: Rachell Hathaway

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director San Antonio Housing Trust; Nicole Collazo- Director of Operations San Antonio Housing Trust, Lauren Bejaran Cardona- San Antonio Housing Trust; Michelle Barnes- San Antonio Housing Trust; Tom Roth- Director of Development San Antonio Housing Trust; Seema Kairam- San Antonio Housing Trust; Summer Greathouse- Bracewell; Tim Salas- District 4; Justin Renteria- District 5; Adriana Siso - SEFLA Languages Interpreter.

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

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE MINUTES OF SEPTEMBER 19, 2025
Councilmember Mungia motioned, and Jordan Ghawi seconded to approve the minutes of September 19, 2025.
Ayes: 7 Nays: 0 Abstained: 0
The motion passed.

3. CITIZENS TO BE HEARD- INTERESTED SPEAKERS WILL HAVE 3 MINUTES EACH TO ADDRESS THE BOARD ON AGENDA ITEMS OR HOUSING POLICY RELATED MATTERS.
None.
No action taken.

4. BRIEFING, DISCUSSION AND ACTION REGARDING A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION APPROVING THE MIDCROWN CONCEPTUAL DEVELOPMENT SITE PLAN; AND ADDRESSING RELATED MATTERS.

Pedro Alanis briefed the board on Item #4 regarding the site concept for the Midcrown and Eisenhaur property. He discussed the presentation at the Inner City TERZ meeting. Concept and planning finalization were discussed as well. Pedro Alanis spoke about the possible amenities that will be available, senior affordable living as well as the challenges and restrictions on the property. He discussed possible future City bond proposals and also discussed Borderless Studio's work on the plan. The Board discussed the future bond issues and the possibilities of the housing.

MINUTES COMMISSION ACTION:
Councilmember McKee-Rodriguez motioned, and Councilmember Dr. Kaur seconded to approve Item #4.
Ayes:7 Nays: 0 Abstained: 0

The motion passed.

5. BRIEFING AND DISCUSSION ON THE VIDA MASTER PLAN TAX CREDIT PROJECTS

Pedro Alanis briefed the board on Item #5, regarding the VIDA Master Plan tax credit projects. He discussed creating project-based vouchers for housing and establishing a trust fund for the voucher system. Pedro Alanis stated that there would be a need for 23 vouchers for the project. He also discussed the future needs of the project. There was a discussion of the project by the Board. Pedro Alanis discussed the Pre-K facility that would adjoin the 90-unit "Julian" Phase III project.

None.

No action taken.

6. BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING A RESOLUTION AUTHORIZING THE MAYA APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING THE PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND IF REQUIRED, AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN SAHT MAYA PFC, LLC AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

Pedro Alanis briefed the Board on Item #6 regarding the Maya Apartments transactions and asked for the authorization to close the deal on the acquisition of the rehab building. He also discussed the negotiation terms. The representative from Opportunity Homes, Jose, discussed the fire damage that happened in a stand-alone building prior to the acquisition in response to Councilmember McKee-Rodriguez's question.

MINUTES COMMISSION ACTION:

Councilmember Dr. Kaur motioned, and Councilmember Mungia seconded to approve Item #6.

Ayes: 7 Nays: 0 Abstained: 0

The motion passed.

7. BRIEFING, DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION INDUCING THE GOODHOMES 425 BONHAM APARTMENTS IN PARTNERSHIP WITH GOODHOMES, LLC, LOCATED AT 425 BONHAM; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A TERM SHEET AND OTHER MATTERS IN CONNECTION THEREWITH

Pedro Alanis briefed the Board on Item #7 regarding inducing the Goodhome 425 Bonham apartments, the Sonesta Hotel conversion. He discussed the data and conversion numbers for the project. Session reconvened after Executive Session to vote on action for Item #7. There were questions answered by Adam with Goodhome regarding the renovations and progression of conversions.

MINUTES COMMISSION ACTION:

Councilmember McKee-Rodriguez motioned, and Jordan Ghawi seconded to approve Item #7.

Ayes: 7 Nays: 0 Abstained: 0

The motion passed.

8. Vice President Jane Paccione convened the San Antonio Housing Trust Public Facility Corporation into Executive Session at 3:27 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

Vice President Jane Paccione reconvened the San Antonio Housing Trust Public Facility Corporation meeting at 4:05 p.m. No action was taken during the Executive Session. The meeting was re-adjourned from Executive Session at 3:54 p.m.

9. Adjournment

Vice President Jane Paccione adjourned the meeting. There being no further business, the meeting was adjourned at 4:11 p.m.