SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
2025 OFFICIAL MEETING MINUTES

DATE: December 1, 2025

TIME AND PLACE: The Public Facility Corporation met in session at 2:41 p.m., via Zoom and in person at 114 W. Commerce St., Municipal Plaza B Room, San Antonio, TX 78205.

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

ABSENT: Antoinette Brumfield, Mark Carmona, Christina Martinez, Rachell Hathaway

STAFF/VISITORS PRESENT:
Pedro Alanis- Executive Director San Antonio Housing Trust; Nicole Collazo- Director of Operations San Antonio Housing Trust; Lauren Bejaran Cardona- San Antonio Housing Trust; Tom Roth- Director of Development San Antonio Housing Trust; Seema Kairam- San Antonio Housing Trust; Summer Greathouse- Bracewell; Sabine Miramontes-Somers - SEFLA Languages Interpreter; Madison Iszler – Sa Express-News; Cassidy Smith – Prospera Housing Community Services; Leila Feldman – GoodHomes Communities; Zach Cavender – Pennrose, LLC; T.C. Heydon – City of San Antonio (NHSD); Daniel Matian – GoodHomes Communities; Jean Latsha – Pedcor Investments; Norma Little – Leal & Carter

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

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE MINUTES OF OCTOBER 17, 2025
Councilmember McKee-Rodriguez motioned, and Councilmember Dr. Kaur seconded to approve the minutes of October 17, 2025.
Ayes: 9 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. PRESENTATION AND ACTION REGARDING RESOLUTION APPROVING THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION PREVIOUS FISCAL YEARS AUDITED FINANCIAL REPORTS:

a. Ending September 30, 2023
b. Ending September 30, 2024

Pedro Alanis introduced Norma Little with Leal & Carter and she briefed the board on Items #4a & b regarding the financial reports for FY's 2023 & 2024.

MINUTES COMMISSION ACTION:
Item #4:

a. Councilmember Dr. Kaur motioned; and Councilmember McKee-Rodriguez seconded to approve Item #4a
b. Councilmember Dr. Kaur motioned; and Councilmember McKee-Rodriguez seconded to approve Item #4b

Ayes: 9 Nays: 0 Abstained: 0
The motion passed.

5. BRIEFING AND POSSIBLE ACTION REGARDING APPROVING A RESOLUTION AUTHORIZING THE GOODHOMES 425 BONHAM THE WHITNEY APARTMENTS TRANSACTION, INCLUDING 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 OF THE TRANSACTION; AND AUTHORIZING THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pedro Alanis briefed the board on Item #5, regarding the 425 Bonham, The Whitney Apartments transaction. He discussed that the name was changed from The Dylan to The Whitney. Pedro Alanis discussed the different terms and occupancy numbers with the project.

MINUTES COMMISSION ACTION:
Councilmember Dr. Kaur motioned; and Jordan Ghawi seconded to approve Item #5
Ayes: 9 Nays: 0 Abstained: 0
The motion passed.

6. BRIEFING AND POSSIBLE ACTION REGARDING AUTHORIZING A RESOLUTION OF THE SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (STONES CROSSING APARTMENT HOMES PROJECT), SERIES 2026A; SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (STONES CROSSING APARTMENT HOMES PROJECT, SERIES 2026B; AND OTHER MATTERS IN CONNECTION THEREWITH.
Pedro Alanis briefed the Board on Item #6 regarding the Stones Crossing Apartment Homes Project. He discussed the bonds and close transactions regarding the numbers as well as the project timeline.

MINUTES COMMISSION ACTION:
Councilmember Dr. Kaur motioned, and Councilmember Castillo seconded to approve Item #6.
Ayes: 9 Nays: 0 Abstained: 0
The motion passed.

7. BRIEFING AND POSSIBLE ACTION REGARDING AUTHORIZING A RESOLUTION OF THE STONES CROSSING APARTMENT HOMES TRANSACTION, INCLUDING THE EXECUTION OF ALL PURCHASE OF THE LAND FOR THE TRANSACTION AND THE LEASE OF SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN SAHT STONES CROSSING GP, LLC; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND

AUTHORIZING SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION TO ENTER INTO A JOINT VENTURE AGREEMENT TO SERVE AS THE GENERAL CONTRACT; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pedro Alanis briefed the Board on Item #7 regarding the Stones Crossing Apartment Homes Project transaction in conjunction with Item #6. He discussed and answered questions put forth by the Board.

MINUTES COMMISSION ACTION:
Councilmember McKee-Rodriguez motioned, and Councilmember Viagran seconded to approve Item #7.
Ayes: 9 Nays: 0 Abstained: 0
The motion passed.

8. BRIEFING AND POSSIBLE ACTION REGARDING APPROVING A RESOLUTION AUTHORIZING THE SELECTION OF FRANKLIN DEVELOPMENT AS A DEVELOPER FOR THE 111 W. TRAVIS APARTMENTS; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pedro Alanis briefed the Board on Item #8 regarding the authorization to approve Franklin Development as the developer for the 111 W. Travis Apartments. He also discussed that the apartments would remain a historic renovation. Pedro Alanis discussed Franklin Development's experience with the 9% LIHTC execution. The Board and Pedro Alanis discussed the questions and comments from the Board members.

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Councilmember Mungia seconded to approve Item #8.
Ayes: 9 Nays: 0 Abstained: 0
The motion passed.

9. BRIEFING AND POSSIBLE ACTION REGARDING APPROVING A RESOLUTION AND INDUCEMENT AUTHORIZING THE EXECUTIONOF ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING A COMMUNITY AFFAIRS IN CONNECTIN WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS FOR THE 111 W. TRAVIS APARTMENTSS TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH. Pedro Alanis briefed the Board on Item #9 regarding filing a 9% application and agreements with the Texas Department of Housing and Community Affairs for the 111 W. Travis Apartments tax credits for low-income housing.

MINUTES COMMISSION ACTION:
Councilmember Viagran motioned, and Councilmember Mungia seconded to approve Item #9.
Ayes: 9 Nays: 0 Abstained: 0
The motion passed.

10. BRIEFING AND POSSIBLE ACTION REGARDING APPROVING A RESOLUTION AND INDUCEMENT AUTHORIZING THE EXECUTION OF ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS FOR THE JUDY AT VIDA APARTMENTS TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH. Pedro Alanis briefed the Board on Item #10 regarding filing a 9% application and agreements with the Texas

Department of Housing and Community Affairs for the Judy at VIDA Apartments tax credits for low-income housing. He discussed three different scenarios regarding costs and timelines. Pedro Alanis discussed the questions posed by the Board regarding cost information.

MINUTES COMMISSION ACTION:
Councilmember McKee-Rodriguez motioned, and Councilmember Viagran seconded to approve Item #10.
Ayes: 9 Nays: 0 Abstained: 0
The motion passed.

11. BRIEFING AND POSSIBLE ACTION REGARDING APPROVING A RESOLUTION AND INDUCEMENT AUTHORIZING THE EXECUTION FOR ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS FOR THE JULIAN AT VIDA APARTMENTS TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH.

Pedro Alanis briefed the Board on Item #11 regarding filing a 9% application and agreements with the Texas Department of Housing and Community Affairs for the Julian at VIDA Apartments tax credits for low-income housing.

MINUTES COMMISSION ACTION:
Councilmember Mungia motioned, and Councilmember Dr. Kaur seconded to approve Item #11.
Ayes: 9 Nays: 0 Abstained: 0
The motion passed.

12. Vice President Jane Paccione convened the San Antonio Housing Trust Public Facility Corporation into Executive Session at 4:18 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 4:58 pm. *No action taken*

13. Adjournment
Vice President Jane Paccione adjourned the meeting. There being no further business; the meeting was adjourned at 4:58 p.m.