A Regular Board Meeting for:
SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION
will be held at the
Municipal Plaza B Room
114 W Commerce St., San Antonio, TX 78205
and virtually via ZOOM:
https://us02web.zoom.us/j/88070033634?pwd=SnRLdUR6MVhpNFp1TzlUUnhaZzhvQT09
DIAL-IN NUMBER: 1-346-248-7799 Meeting ID: 880 7003 3634 & PASSWORD: 396957
On Friday, May 15, 2026, beginning at 2:00 p.m.

NOTICE: *A quorum of the board of directors will be physically located* ***114 W Commerce St., San Antonio, TX 78205*** *at 2:00 p.m. One or more of the Directors may attend this meeting by video conference pursuant to the requirements set forth in the Texas Open Meetings Act. An electronic copy of the agenda packet may be accessed at the San Antonio Housing Trust website under the CALENDAR/Board Meeting date page prior to the meeting.*

NOTICE: *This meeting of the Board, being held for the reasons listed below, is authorized in accordance with the Texas Government Code, Sections 551.001 - 551.146. Verification of Notice of Meeting and Agenda are on file in the Office of the Executive Director.*

1. Call to Order and Roll Call
2. **Public Comment** – Interested speakers will have 3 minutes each to address the Board on agenda items or housing policy related matters.
3. Discussion and possible action to approve minutes of **April 10, 2026.**
4. Briefing and discussion of **Project DC and Homeless Response Action Plan (HRAP)** background and progress to date.
5. Briefing and discussion regarding community engagement and site concept for the **1600-1610 Buena Vista** site.
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.
7. **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.
8. 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: May 11, 2026 at 10:45 am

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 **April 10, 2026,** meeting.

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

2026 OFFICIAL MEETING MINUTES

DATE: April 10, 2026

TIME AND PLACE: The Public Facility Corporation met in session at 2:34 p.m., via Zoom and in person at 114 W. Commerce St., Municipal Plaza B Room, San Antonio, TX 78205.

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

ABSENT: Mark Carmona, Councilmember Jalen McKee-Rodriguez

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; 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. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE MINUTES OF **FEBRUARY 20, 2026, AND MARCH 7, 2026**

Dr. Adriana Rocha Garcia motioned, and Councilmember Castillo seconded to approve the minutes of February 20, 2026, and March 7, 2026.
Ayes: 6 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 POSSIBLE ACTION TO APPROVE THE AMENDED SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION FY 2026 OPERATING AND CAPITAL BUDGET
Pedro Alanis briefed the Board on Items #4 regarding the amended FY 2026 Operating and Capital Mid-year Budget. He outlined the need for additional funding to include capital expenses for the VIDA masterplan; Project DC; and other items as needed. The Board had a discussion regarding the information presented.

MINUTES COMMISSION ACTION:

Councilmember Viagran motioned; and Councilmember Castillo seconded to approve the amended FY 2026 midyear budget.

Ayes: 6 Nays: 0 Abstained: 0 *The motion passed.*

5. President Jane Paccione convened the San Antonio Housing Trust Public Facility Corporation into Executive Session at 3:20 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 3:40 pm. *No action taken*

6. Adjournment

President Jane Paccione adjourned the meeting. There being no further business; the meeting was adjourned at 3:41 p.m.

San Antonio Housing Trust Public Facility Corporation
Agenda Item 4

Introduction, briefing, and discussion of Project DC and Homeless Response Action Plan (HRAP) background and progress to date.

Background

The San Antonio Housing Trust, in partnership with community stakeholders, has 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) the Homeless Response Action Plan (HRAP),
(2) ongoing street outreach, and
(3) a Community Vision and Master Plan.

These efforts are intentionally sequenced to ensure that the needs of individuals experiencing homelessness are addressed in tandem with long-term redevelopment planning. 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 partners launched the HRAP process in November 2025, which included extensive data collection, stakeholder engagement, and collaboration with a community working group.

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

Importance of this Plan

HRAP framework represents a shift from managing homelessness to implementing a data-driven, housing-focused strategy designed to 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.

Recommendation

This item is presented for briefing and discussion only.

San Antonio Housing Trust Public Facility Corporation
Agenda Item 5

Reintroduction, briefing, and discussion about progress to-date on the recently acquired, historic Buena Vista sites.

Background

The Buena Vista site, located at 1600 & 1610 Buena Vista, was acquired in May 2025 for approximately $510,000. This asset provides a strategic opportunity for the San Antonio Housing Trust to advance supportive and transitional housing solutions that respond to urgent community needs, while aligning with SAHT's mission to stabilize vulnerable populations through housing paired with services.

In October 2025, SAHT entered into a Professional Services Agreement with Able City to lead early-phase planning, community engagement, and architectural concept development for the Buena Vista site. Under this agreement, Able City was tasked with conducting site analysis, facilitating resident and stakeholder engagement, and creating conceptual designs and preliminary cost estimates for the community-informed design. Able City's scope emphasized a transparent, collaborative process grounded in trauma-informed design and feasibility analysis, with outcomes intended to guide long-term development decisions.

As a parallel part of this effort, SAHT also released a Request for Interest (RFI) for Social Service Providers in October 2025 to identify organizations capable of delivering supportive or transitional housing and on-site services consistent with community priorities and site constraints. The RFI process was designed to surface a range of service models and target populations, allowing SAHT to evaluate alignment, capacity, and feasibility prior to advancing any single development pathway.

Following the RFI, a thorough review of responses, and after receiving board approval, Thrive Youth Center emerged as a deeply engaged planning partner. Thrive has since participated extensively in Able City–led visioning and design workshops. Thrive's involvement included direct participation by youth with lived experience, staff, and board leadership, ensuring that programming concepts, space planning, and site design were informed by end-user needs. Workshop outcomes emphasized safety, inclusivity, communal living spaces, access to on-site services, and trauma-informed design principles particularly relevant to Thrive's proposed model serving LGBTQ+ young adults experiencing homelessness.

Able City conducted a robust community engagement with neighbors and the surrounding community to solicit input into preliminary programming concepts that explored multiple

building uses across the Buena Vista site, including residential housing, a resource and drop-in center, and shared outdoor and community spaces. Members of the Thrive team and SAHT team participated in the community meetings. This collaborative process has positioned SAHT with a clearer understanding of how the site could function as a supportive housing campus, while remaining responsive to neighborhood context and stakeholder feedback.

To date, the Buena Vista effort remains in a planning and evaluation phase, with no final selection of development program approved. The work completed by Able City and participating providers, including Thrive, has established a strong foundation for future Board consideration regarding site use, architectural and development partnerships, and potential funding opportunities.

Next Steps

SAHT will apply to the Enterprise Housing Affordability Breakthrough Challenge, a national competition administered by Enterprise Community Partners in partnership with Wells Fargo, offering $2 million grants in three categories.

SAHT is targeting the Design & Construction track to secure funding for continued design development and pre-construction activities at Buena Vista. The grant supports scalable, replicable innovations in affordable housing and includes technical assistance, industry mentorship, and peer learning for awardees. The application will highlight SAHT's collaborative planning efforts, led by Able City and incorporating Thrive Youth Center and other provider engagement, as a replicable model for supportive housing implementation. A successful award would enable early implementation of design deliverables, specifically assisting Thrive in its capital campaign to fund this development.

Finally, SAHT is in the process of executing a Memorandum of Understanding with previously selected and retained social services provider, Thrive Youth Center. The execution of this MOU is integral to the development of this site, formalizing continued collaboration with Thrive, establishing a shared framework for coordination, refining service and housing concepts, and aligning trauma-informed design with service delivery principles. This MOU is explicitly non-binding, meaning neither party is legally bound/mandated to proceed with development, incur financial obligations, or enter into a definitive partnership agreement. This MOU demonstrates organizational alignment, project readiness, and maintains SAHT's flexibility by clearly delineating that further development decisions remain contingent on funding, Board decision/direction, and execution of future agreements.

San Antonio Housing Trust Public Facility Corporation
Agenda Item 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.

Background

The San Antonio Housing Trust acquired a property on Warren Street in 2025, located in the Five Points neighborhood just north of Downtown San Antonio and within the Midtown/inner-city area. The site falls in City Council District 1, which represents the urban core and surrounding neighborhoods. The area is characterized by historic housing, light industrial uses, and proximity to major corridors. The site requires demolition and full site decommissioning to prepare for future development and to reduce yearly and monthly expenses. The scope of work includes demolition of the existing structure and slab, removal of the fire suppression system and associated tanks, removal of the Diesel generator and associated tanks, hauling and disposal of debris, and clearing of all remaining site elements.

In accordance with procurement requirements, staff solicited bids from 3 qualified demolition contractors and received three proposals. Submissions were evaluated based on cost, scope completeness, and contractor qualifications.

Fiscal Analysis

The recommended contractor, A & R Demolition, LLC, submitted a proposal totaling approximately $98,000 for demolition and site clearing services. The proposed cost is consistent with current market pricing and is within the approved project budget. Additionally, they will be providing a credit of $45,000 for the value of the Generator that sits on the site. This will result in an out-of-pocket cost of $53,000. Funding for the demolition will be sourced from budgeted FY 2026 Capital Funds.

Recommendation

Staff recommend authorizing the execution of a demolition contract with A & R Demolition, LLC for demolition and site clearing services at 217 Warren Street.

Attachment:

Resolution

SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION

RESOLUTION PFC26-0515-3B

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.

WHEREAS, the San Antonio Housing Trust Public Facility Corporation (sometimes "PFC") 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 PFC has acquired certain real property located at 217 Warren Street in San Antonio, Texas (the "Property"), for purposes of providing low- and moderate-income housing and revitalizing neighborhoods in the community; and

WHEREAS, the Property requires removal and disposal of on-site structures and improvements, including a large diesel generator, fire suppression system with associated tanks, and all remaining site elements, in accordance with applicable environmental and regulatory requirements, to deliver a clean, development-ready site; and

WHEREAS, the PFC Board of Directors had previously approved a resolution authorizing the issuance of a request for proposals for the procurement of a qualified demolition services contractor for clearing the Property and preparing it to be site-ready for development; and

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

WHEREAS, following PFC staff evaluation of all responses to the request for proposals, and considering cost, qualifications, and ability to meet project timelines, A&R Demolition, LLC, was identified as the most responsive and responsible contractor; and

WHEREAS, the PFC Board of Directors finds that selecting a demolition services contractor as recommended by PFC staff is in the best interests of the PFC 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 A&R Demolition, LLC, as the successful respondent to the RFP to provide demolition services for 217 Warren Street.

Section 3. The Board of Directors further authorizes the Assistant Secretary to negotiate and execute an agreement with the successful respondent to undertake demolition services for the Property.

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 May 2026.

SIGNED:

_____
Jane Paccione, President

ATTEST:

_____
Jordan Ghawi, Secretary