

Effective March 16, 2020 Governor Gregg Abbott authorized the temporary suspension of some of the statutory provisions of the Texas Open Meetings Law This Meeting of the Board of Trustees of the San Antonio Housing Trust Foundation, Inc is being held pursuant to this authorization and will limit face-to-face meetings to slow the spread of the Corona Virus (COVID19). See attached Open Meeting Laws Subject to Temporary Suspension

AGENDA

A meeting of the SAN ANTONIO HOUSING TRUST BOARD OF DIRECTORS will be held on Monday, April 26, 2021 beginning at 2:00 p.m., via video and teleconference to consider the following matters:

NOTICE: *This board meeting will be held via Zoom. Members of the public may access this meeting by the free of charge video conference link by logging into the Zoom website –*

<https://us02web.zoom.us/j/89889787156?pwd=bGYxa0d2WU14V0JxZDZNQkNuRUZCZz09>

or dial in number 1 346 248 7799 Meeting ID: 898 8978 7156 Passcode: 328564 no more than 15 minutes before the meeting. 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 of the San Antonio Housing Trust Foundation, 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. Closed meeting, if required, is authorized by the statute and will be conducted prior to the conclusion of the meeting. If, during the course of the meeting, any discussion of any item listed on the agenda should be held in closed meeting, the Board will convene in such closed meeting in accordance with Texas Government Code Sections 551.071 - 551.084. The Board may take action in the open portion of the meeting on items discussed in the closed meeting. The Board will consider, discuss, and take appropriate action regarding the following items.*

1. Call to Order and Roll Call
2. Approval of Board Meeting Minutes for January 22, 2021
3. Citizens to be heard – 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.
4. Briefing, discussion and possible action regarding the Trust Assistance Oversight Committee's FY 2021 Joint Request for Application recommendation to award \$900,000 in available Housing Trust Interest and Investment revenues to the Roseville Trust.
5. Adjournment

Pursuant to 551.071, 551.072, 551.074 of the Texas Government Code (Consultation with attorney on personnel, contracts, real estate and litigation matters may be discussed)

ANY ITEM DISCUSSED IN EXECUTIVE SESSION MAY BE ACTED ON IN OPEN SESSION

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SAN ANTONIO HOUSING TRUST
2021 BOARD OF DIRECTORS MINUTES

DATE: Friday January 22, 2021

TIME AND PLACE: 1:02 PM; via Zoom

PRESENT: Celina Peña, Paul DeManche, Estrellita Garcia Diaz, Drew Galloway, John Harris, and John Whitsett

ABSENT: Erica Martinez

STAFF MEMBERS: Pedro Alanis- Executive Director; Nicole Collazo- Assistant Director
Maria Bradley -Senior Administrative Assistant; Woody Wilson- Attorney

VISITORS:

1. **CALL TO ORDER AND ROLL CALL:** The meeting was called to order at 1:03pm
2. **APPROVAL OF BOARD MEETING MINUTES FOR NOVEMBER 13, 2020**
Director Estrellita Garcia Diaz motioned, and Director Paul DeManche seconded to approve the minutes as presented.

MOTION CARRIED: 6-0.

3. **CITIZENS TO BE HEARD-** 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.

NONE.

4. **BRIEFING, DISCUSSION, AND POSSIBLE ACTION REGARDING FUNDING CRITERIA AND THE SUBSEQUENT ISSUANCE OF JOINT NOTICE OF FUNDING ANNOUNCEMENT AND REQUEST FOR APPLICATIONS; AND AUTHORIZATION UP TO \$900,000 TO BE MADE AVAILABLE FROM SAN ANTONIO HOUSING TRUST INTEREST AND INVESTMENT INCOME**

Pete mentioned this item had a Committee recommendation to approve the Joint RFA criteria and authorize up to \$900,000 from the Trust funds.

Director John Whitsett motioned, and Director John Harris seconded to approve item #4.

MOTION CARRIED 6-0.

5. **ADJOURNMENT**

Without objection the chair adjourned the meeting at 1:09pm

Pursuant to 551.071, 551.072, 551.074 of the Texas Government Code (consultation with attorney, personnel, contracts, real estate, and litigation matters may be discussed)

ANY ITEM DISCUSSED IN EXECUTIVE SESSION MAY BE ACTED UPON IN OPEN SESSION

Signed this _____ of _____, 2021.

Respectfully Submitted By:

Secretary

**San Antonio Housing Trust
Agenda Item 3**

Agenda Date: 04-26-2021

DEPARTMENT: San Antonio Housing Trust Foundation, Inc.

SUBJECT:

Citizens to be heard [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]

SUMMARY:

This item will allow 3 minutes each for interested speakers to address the Board

San Antonio Housing Trust
Agenda Item 4

Agenda Date: 04-26-2021

Subject:

FY 2021 Request for Application Trust Assistance Oversight Committee recommendation to award \$900,000 in available Housing Trust Interest and Investment revenue funds.

Background:

On January 22, 2021, the Housing Trust Board of Trustees Foundation authorized a Joint Notice of Funding Availability with the SAHT Foundation Inc. to make a total of \$3,000,000 available through a combined competitive Request for Application (RFA) process. Applicants had to demonstrate housing outcomes that address the need for low-income housing or housing that supports other inequitably disadvantaged populations while achieving the Housing Trust's goals of equity, economic inclusion, and ethnic diversity.

The NOFA also included an allocation of up to \$300,000 allocation from the Foundation for the ***Executive Director's Challenge***, which considered new demonstration programs, pilot programs, and other creative initiatives aimed at offering solutions to our communities most pressing housing needs.

The RFA was released on February 1, 2021 and was initially due on March 5th, however the deadline was extended through March 17th due to the Winter Storm. Staff received 17 applications totaling \$7.82 million in funding requests.

Applications were evaluated based on evaluation criteria set forth in the RFA, which was approved by the Board. Applicants were required to meet the following criteria to be considered responsive:

1. Meet at least programmatic goal of creating new housing, preserving existing housing, or protecting residents.
2. Meet organization eligibility criteria of a Non-Profit or Social Enterprise.
3. Meet income target threshold of 50% AMI or 80% AMI for new "for sale" construction single family.
4. Meet household affordability thresholds to ensure households are not cost burdened above 30% AMI.

If deemed responsive, staff evaluated the applications based on the point scale identified in the Board Approved application and presented the results to the Trust Assistance Oversight Committee.

The following table are the application scoring and ranking results from staff review.

Applicant	Amt. Requested	Staff Score
Executive Director Challenge		
Esperanza Peace and Justice Center	\$ 300,000	93
Housing First Community Coalition	264,000	86
YWCA	100,000	75
Our Casas Resident Council	66,960	71
Merced Housing Texas	300,000	NR
Terra-Genesis San Antonio	50,000	NR
	\$ 1,080,960	
Competitive RFA		
Esperanza Peace and Justice Center	\$ 300,000	87
Roseville Housing Trust	1,725,233	87
Habitat for Humanity	200,000	84
Our Casas Resident Council	239,340	80
Housing First Community Coalition	829,000	78
Alamo Community Group	1,500,000	69
Prospera/Versa Development	1,000,000	60
Texas Rio Grande Legal Aid	424,951	58
Salvation Army	331,307	48
Terra-Genesis San Antonio	210,000	43
Westside Development Corporation	500,000	NR
	\$ 6,759,831	
Total Request	\$ 7,840,790.97	

Issue:

On April 8th, the Trust Assistance Oversight Committee met to review the projects and made the following recommendation for the Housing Trust Board's consideration as follows:

Roseville Trust

\$900,000

The Roseville Housing Trust is seeking \$1.73 million to support the Hidden Jewel Housing Project, a \$1.94 million **ADA compliant rehabilitation** of an 88 unit, **extremely low income**, elderly property located at 4139 E. Houston. The project scope will bring the property up to current ADA standards, including new doors/levers, ADA Bathroom renovations, ADA Kitchen renovations, as well as, new windows, LED lighting, breaker panels, cabinetry, tile flooring, and painting. To maximize the impact of funding,

The Roseville Trust is a 501(c)(4), which was initially formed in November of 1966 by the Alpha Tau Omega Chapter of the Alpha Kappa Alpha Sorority, the oldest Greek letter organization for African American women in the United States. The Roseville Apartments was built and opened in 1971 with a \$1 million HUD Grant. The well-maintained property has been serving very low-income seniors for past 50 years. *One of the original tenants is still a Roseville Trust resident.* The property shall remain affordable in perpetuity.

A full suite of Senior activities and services are provided which include a Senior Center, Meals on Wheels, Food Bank participation, monthly activities, and daily senior activities (pre/post covid).

In 2012, the Roseville Apartments retired the mortgage and carries \$0 debt and only has obligations to operating expenses which is how the rents can be maintained at such a low rate,

which averages to \$239/month. The Trust has consistently invested rent proceeds from the units back into the property.

The Roseville does not cost burden tenants and ensures rents are below 30% of housing cost to gross income. While the Roseville Apartments accepts seniors up to 50% AMI, 94% of current residents have incomes **below \$10,000** per year.

The Roseville Trust shall provide \$213,231 in cash to support the renovation effort. Staff is recommended a funding level for the Roseville Trust from the Housing Trust Fund of \$900,000. The Executive Director will work with the Roseville Team to identify other suitable funding sources for the remaining \$825,233 to ensure a minimum 50% leverage of Trust funds. ***The average Cost per Unit is \$22,028.***

Recommendation out of Committee:

The Trust Assistance Oversight Committee recommends awarding \$900,000 in available San Antonio Housing Trust interest and investment income to the Roseville Trust; and authorizes the Executive Director to negotiate and execute contractual agreements with the Roseville Trust upon approval of the Trust award by the San Antonio City Council.