



SAN ANTONIO HOUSING DEVELOPMENT
CORPORATION MEETING
APRIL 3, 2023



VIRTUAL
Number: (346) 248-7799
Meeting ID: 93839434337#
Passcode: 654170#

IN PERSON
818 S. Flores St.
San Antonio, TX 78204

BOARD OF DIRECTORS

- | | | | | | | |
|-------------------------------|-----------------------------|------------------------------|-----------------------------|-------------------------------|---------------------------|---------------------------|
| Dr. Ana "Cha" Guzmán
Chair | Gabriel Lopez
Vice Chair | Gilbert Casillas
Director | Dalia Contreras
Director | Loren D. Dantzler
Director | Olga Kauffman
Director | Ignacio Perez
Director |
|-------------------------------|-----------------------------|------------------------------|-----------------------------|-------------------------------|---------------------------|---------------------------|

PRESIDENT & CEO

Ed Hinojosa, Jr.

SAN ANTONIO HOUSING DEVELOPMENT CORPORATION MEETING

1:00 p.m. | Monday | April 3, 2023

At least four Directors will be physically present at this location, and up to three other Directors may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127, and the Presiding Officer will also be present at this location.

MEETING CALLED TO ORDER

- The Board of Directors or its Committee may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board or Committee reserves the right to enter into closed meeting at any time during the course of the meeting.

PUBLIC COMMENT

- Public Comment** - Citizens are provided up to three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 12:45 p.m. A Spanish/English translator will be available to citizens needing translation.

Now is the time for public comments. The Board asks the public to address concerns related to Opportunity Home matters and policy and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to Opportunity Home staff for more prompt resolution. The Board will not discuss the comments of speakers or respond to speakers during the public comment portion of the agenda.

MINUTES

- Minutes
 - Approval of the March 1, 2023, San Antonio Housing Development Corporation meeting minutes

CONSENT ITEM

- Consideration and approval regarding Resolution 23DEV-03-15, authorizing the payoff of loans up to \$733,000 plus related transaction costs, using MTW funds, for the Bella Claire and Homestead communities (Brandee Perez, Chief Operating Officer)
- Adjournment

*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given

that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted.

“Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun.”

“Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly.”



A COMMUNITY OF POSSIBILITIES

MINUTES OF SAN ANTONIO HOUSING DEVELOPMENT CORPORATION MEETING

I. Call to Order:

Vice Chair Lopez called the San Antonio Housing Development Corporation Meeting to order at 1:16 PM CST on March 1, 2023. The meeting was held at the Opportunity Home Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Directors Present:

Vice Chair Gabriel Lopez, Gilbert Casillas, Dalia Contreras, Loren D. Dantzler, and Olga Kauffman.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr. and Timothy E. Alcott, Chief Legal and Real Estate Officer.

Directors Absent:

Chair Dr. Ana "Cha" Guzman and Ignacio Perez.

Quorum:

A quorum was established with five (5) voting members present.

I. Public Comment

Citizens are provided three minutes each to speak to any agenda item. There were no individuals who spoke during the meeting.

II. Minutes

Director Contreras moved to approve the February 4, 2021, San Antonio Housing Development Corporation Meeting minutes. Director Dantzler seconded the motion. The motion carried with five (5) in favor and none against by a voice vote.

Consent Item

III. Resolution 23DEV-02-22

Consideration and approval regarding Resolution 23DEV-02-22, approving San Antonio Housing Facility Corporation to continue serving as the sole member of the general partner for Midcrown Pavilion Apartments and authorizing the San Antonio Housing Development Corporation and/or any other existing or to-be-formed component entity of Opportunity Home San Antonio that shall acquire using MTW funds the class B limited partnership interest, special limited partnership interest for Midcrown Pavilion to purchase such interest and assume or refinance the existing debt on the project; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)

Main Motion Regarding Resolution 23DEV-02-22



A COMMUNITY OF POSSIBILITIES

Moved by Director Casillas. Seconded by Director Contreras. The motion carried with five (5) in favor and none against by a voice vote.

IV. Adjournment

Main Motion Regarding Adjournment

Moved by Director Casillas. Seconded by Director Contreras. The motion carried with five (5) in favor and none against by a voice vote.

The meeting adjourned at 1:17 PM CST.

ATTEST:

Ana M. "Cha" Guzman
Chair, Board of Directors

Date


Ed Hinojosa, Jr.
Secretary/Treasurer

Date



**BOARD OF DIRECTORS
San Antonio Housing Development Corporation Meeting**

RESOLUTION 23DEV-03-15, AUTHORIZING THE PAYOFF OF LOANS UP TO \$733,000 PLUS RELATED TRANSACTION COSTS, USING MTW FUNDS, FOR THE BELLA CLAIRE AND HOMESTEAD COMMUNITIES

DocuSigned by:

D7D40F73013F4FA...
Ed Hinojosa, Jr.
President and CEO

DocuSigned by:

B60757B8288642A...
Brandee Perez
Chief Operating Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 23DEV-03-15, authorizing the payoff of loans up to \$733,000 plus related transaction costs, using MTW funds, for the Bella Claire and Homestead communities.

SUMMARY:

The properties are currently encumbered by a mortgage with fixed interest rates of 5.960% or less or have a minimal outstanding balance. The payoff of the debt will allow the organization to increase local non-traditional available units (LNT) units as allowed per our MTW agreement and PIH Notice 2011-45. The current debt of \$13,000,000 plus related transaction costs will be paid with MTW reserves.

The Bella Claire Apartments is a 67 unit, multi-family asset built in 1972 and located at 2618 Nacogdoches, San Antonio, Texas 78217 owned by the San Antonio Housing Development Corporation (SAHDC). The current loan plus related transaction costs is approximately \$657,000. The payment of the debt will increase LNT units by approximately 62 units per month.

The Homestead Apartments is a 157 unit, multi-family asset built in 1973 and located at 5800 Medina Base Road, San Antonio, Texas 78242 owned by SAHDC. The current loan is approximately \$76,000. The payment of debt will increase the LNT units by approximately 128 units per month.

As a requirement of PIH Notice 2011-45, a Land Use Restriction Agreement (LURA) will be recorded for each community restricting all units to 80% of AMI or below for a 30 year period.

STRATEGIC OUTCOMES:

Opportunity Home San Antonio residents have a sufficient supply of affordable housing options. Opportunity Home San Antonio residents live in quality affordable housing.

ATTACHMENTS:

Resolution 23DEV-03-15
Presentation

**San Antonio Housing Development Corporation
Resolution 23DEV-03-15**

RESOLUTION 23DEV-03-15, AUTHORIZING THE PAYOFF OF LOANS UP TO \$733,000 PLUS RELATED TRANSACTION COSTS, USING MTW FUNDS, FOR THE BELLA CLAIRE AND HOMESTEAD COMMUNITIES

WHEREAS, one of Opportunity Home's strategic goals is to expand the supply of affordable housing; and

WHEREAS, the properties are currently encumbered by a mortgage with fixed interest rates of 5.960% or less but have a minimal outstanding balance; and

WHEREAS, the payoff of the debt will allow the organization to increase local non-traditional available units (LNT) units as allowed per our MTW agreement and PIH Notice 2011-45; and

WHEREAS, the current debt of \$733,000 plus related transaction costs will be paid with MTW reserves; and

WHEREAS, the Bella Claire Apartments is a 67 unit, multi-family asset built in 1972 and located at 2618 Nacogdoches, San Antonio, Texas 78217 owned by the San Antonio Housing Development Corporation (SAHDC). The current loan plus related transaction costs is approximately \$657,000. The payment of the debt will increase LNT units by approximately 62 units per month; and

WHEREAS, the Homestead Apartments is a 157 unit, multi-family asset built in 1973 and located at 5800 Medina Base Road, San Antonio, Texas 78242 owned by SAHDC. The current loan is approximately \$76,000. The payment of debt will increase the LNT units by approximately 128 units per month; and

WHEREAS, as a requirement of PIH Notice 2011-45, a Land Use Restriction Agreement (LURA) will be recorded for each community restricting all units to 80% of AMI or below for a 30 year period.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of San Antonio Housing Development Corporation hereby:

- 1) Approves Resolution 23DEV-03-15, authorizing the payoff of loans up to \$733,000 plus related transaction costs, using MTW funds, for the Bella Claire and Homestead communities.
- 2) Authorizes the Secretary/Treasurer or designee to execute all necessary documents and extensions.

Passed and approved the 3rd day of April 2023.

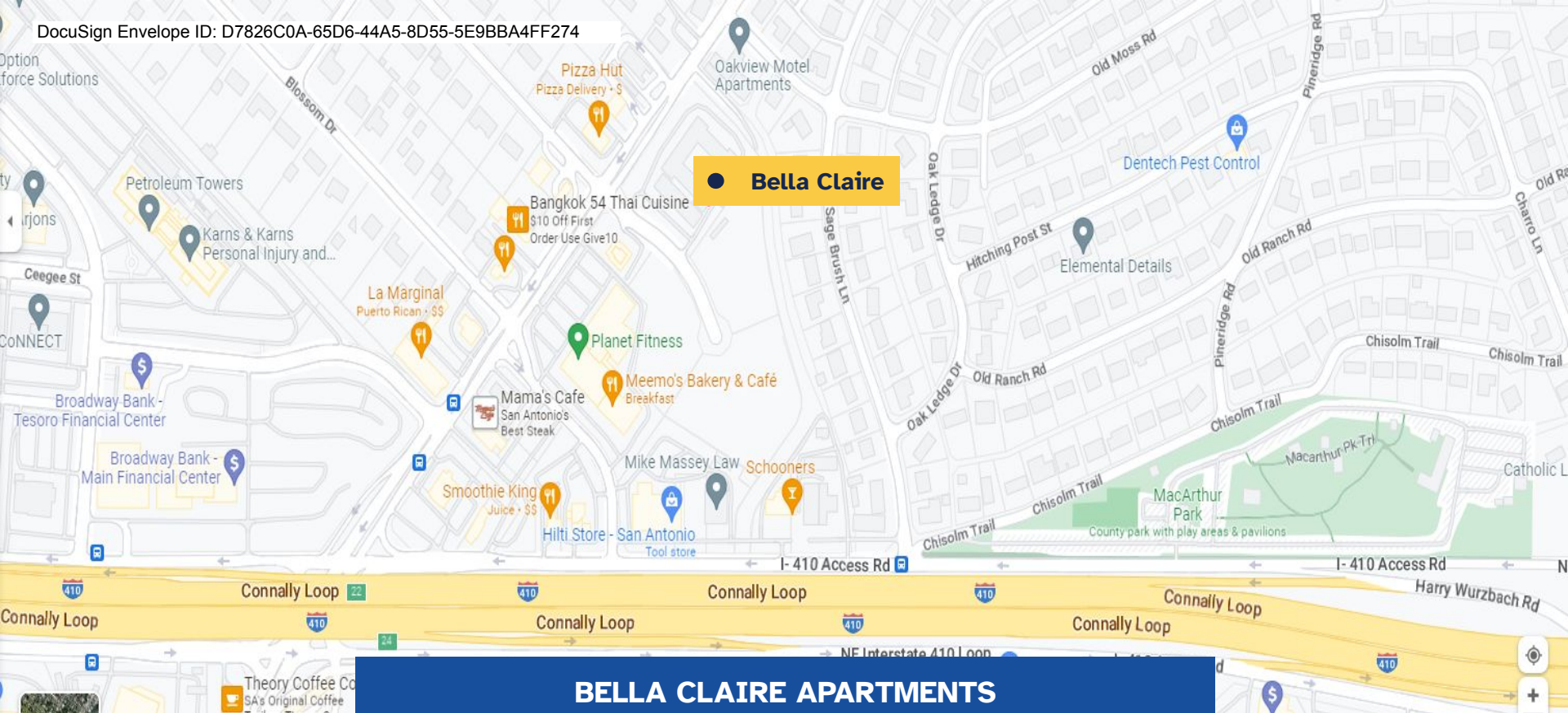
Ana M. "Cha" Guzman
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

Loan Payoffs

Brandee Perez | Chief Operating Officer



BELLA CLAIRE APARTMENTS
2618 Nacogdoches | San Antonio, TX 78217

Overview

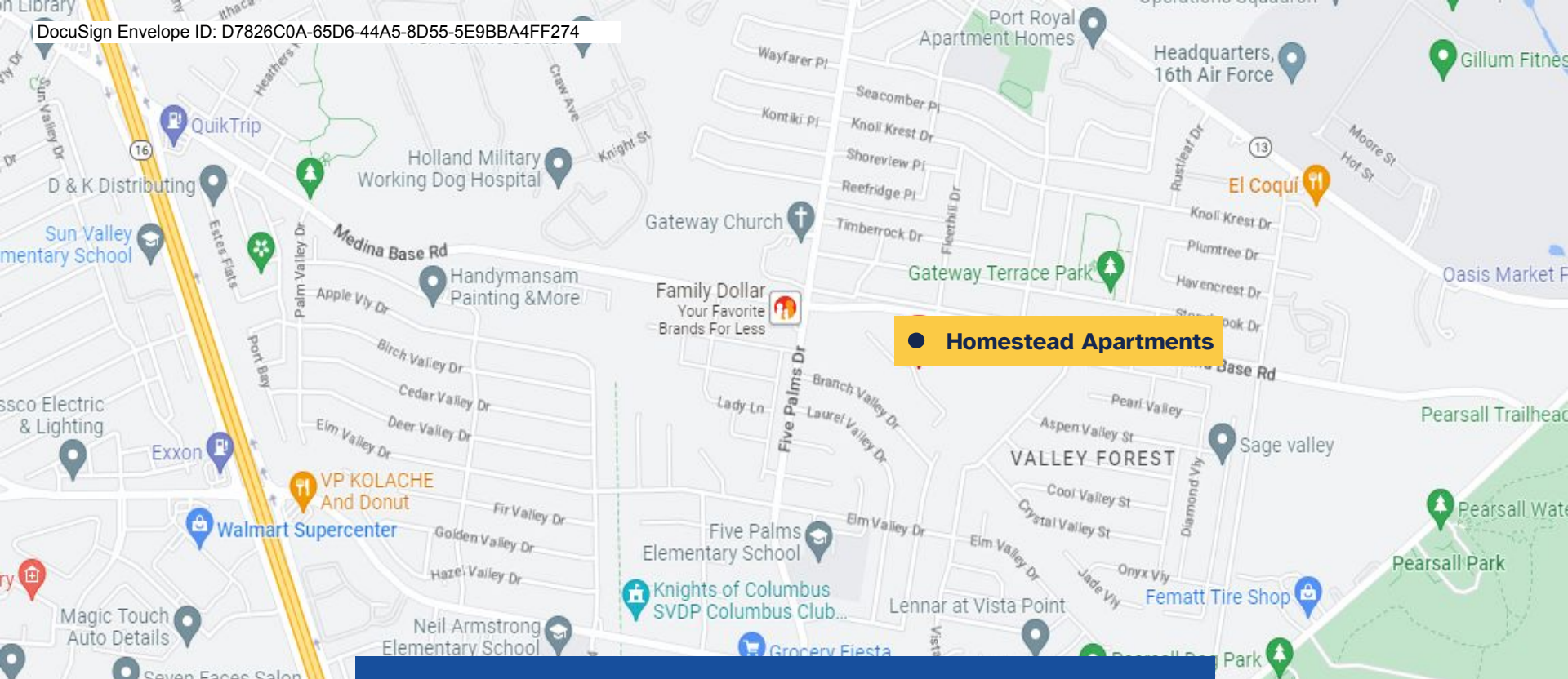


City Council District 10

NorthEast ISD

67 units

Total Loan + Transaction Cost:
\$657,000



● Homestead Apartments

HOMESTEAD APARTMENTS
5800 Medina Base Rd. | San Antonio, TX 78242

Overview



City Council District 4

South San Antonio ISD

157 units

Total Loan Cost:

\$76,000

Questions?