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
SAN ANTONIO HOUSING TRUST

A meeting of the SAN ANTONIO HOUSING TRUST BOARD OF DIRECTORS will be held on Friday, January 22, 2021 beginning at 12:30 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/81543248966?pwd=WFFrZDRyMHFiVW5kYU50VS9ueGErdz09

or dial in number 1 346 248 7799 Meeting ID: 815 4324 8966 Passcode: 010365 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 November 13, 2020
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 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.
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

Posted on 1/19/2021 11:05 AM

SAN ANTONIO HOUSING TRUST
2021 BOARD OF DIRECTORS MINUTES

DATE: Friday November 13, 2020

TIME AND PLACE: 1:00 PM; via Zoom

PRESENT: Celina Peña, Paul DeManche, Estrellita Garcia Diaz, Frankie Gonzales-Wolfe, John Whitsett, Erica Martinez

ABSENT: John Harris and Hilliard Galloway

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

VISITORS: Allison Shae, NHSD; Veronica Soto-NHSD; Edward Gonzales-NHSD;
Ian Benavidez-NHSD

1. CALL TO ORDER AND ROLL CALL: The meeting was called to order at 1:06pm

2. APPROVAL OF BOARD MEETING MINUTES FOR June 12, 2019.
   Director Estrella Garcia-Diaz motioned, and Director John Whitsett seconded to accept meeting 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 THE FINANCE COMMITTEE RECOMMENDATION TO APPROVE THE FY 2021 SAHT BUDGET, INCLUDING PROVIDING $500,000 IN TRUST FUNDS TO SUPPORT THE CITY OF SAN ANTONIO'S EMERGENCY HOUSING ASSISTANCE PROGRAM.
   Pedro Alanis informed the board about the Emergency Housing Assistance Program update. As of November 20, 2020, the program assisted 20,193 households and provided about $56,362,833 in assistance. He mentioned the City of San Antonio requested one million from the Housing Trust. The Public Facility Corporation assisted with $500,000. The Executive Director Pedro Alanis recommended that the remainder of the $500,000 come out of the Housing Trust Fund.
   Director Estrella Garcia motioned, and Director Frankie Gonzales Wolfe seconded to approve the recommendation as out of Committee to provide $500,000 in Trust funds to support the City of San Antonio's Phase 3 Emergency Housing Assistance Program.
   MOTION OUT OF COMMITTEE: 5-0.
   John Whitsett abstained.

5. EXECUTIVE SESSION: 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

6. ADJOURNMENT- Without objection the chair adjourned the meeting at 1:15 PM. Director Paul DeManche motioned, and Director John Whitsett seconded to adjourn.

Signed this_____of_____, 2021.

Respectfully Submitted By:

_____

Secretary

San Antonio Housing Trust

Agenda Item 3

Agenda Date: 01-22-2021

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: 01-22-2021

Subject:

Briefing, discussion, and possible action regarding funding policy and subsequent issuance of Joint Notice of Funding Announcement and Request for Applications; and authorization to dedicate up to $900,000 in available San Antonio Housing Trust interest and investment income.

Background:

The SAHT Foundation contracts with the City of San Antonio to manage funds awarded by the Trust. This contract allows the Foundation to be the managing entity for any Notice of Funding Announcements (NOFA's) for the Trust Fund. Selection recommendations are made by the SAHT Trust Fund Board of Trustees provided to the San Antonio City Council for consideration and approval. For FY 2021, the SAHT Foundation shall provide Foundation funds in a Joint NOFA with the SAHT Trust Fund through a combined Request for Application process.

Issue:

Towards this effort, the Trust Assistance Oversight Committee met to refine funding criteria within the existing policy framework established in the Trust and Foundation. The criteria include awardees meeting one of the following three programmatic goals, as well as, identifying the number and type of households the program will impact, such as the elderly, persons with physical or mental disabilities, low-income families with children, homeless, chronically ill, or other inequitably disadvantaged populations.

- Applicants must meet one of three programmatic goals and identify the underserved population.
  A. Preserve Low Income Housing
  B. Protect Residents
  C. Create New Low Income Housing Opportunities

- Applicants must meet one of the following two organizational categories:
  A. Non-profit 501(c)(3) entities including affordable housing providers, housing related charities, community-based development organizations, community housing development organizations, community development corporations, or other non-profit organizations
  B. Social Enterprises that have affordable housing objectives in line with the program goals of the San Antonio Housing Trust. The Social Enterprise should document how it centers itself around a shared social mission while maximizing benefits to our community and the environment.

- Applications must meet income target thresholds as follows:
  A. Single family "for sale" housing new construction programs must benefit persons or households at or below 80% of the Area Median Income based on household/family size.
  B. Other housing programs and initiatives must benefit persons or households at or below 50% of the Area Median Income based on household/family size.

- All applications must meet household affordability thresholds as follows:
  A. For "for-sale" single family housing, applicant shall ensure households supported by these funds are not cost burdened above a 31% front end ratio and 43% back end ratio.
  B. For all other housing programs categories, applicant shall ensure households supported by these funds are not cost burdened above 30% housing cost to gross income.

- Applicants will also be evaluated on the duration for the Term of Affordability, preferencing longer periods of affordability.

- Applicants must demonstrate the program/project either actively prevents displacement or does not result in permanent housing displacement.

- Applicant must show a minimum 10% match, except for the Executive Directors Challenge as described below.

- San Antonio Housing Trust shall preference eligible entities that provide demographic information documenting at least 51% of board makeup and/or 51% of key leadership positions are occupied by women and persons of color, except for the Executive Directors Challenge as described below.

- San Antonio Housing Trust will utilize the City of San Antonio's Equity Atlas to assist with making data-informed decisions to address disparities with Trust and Foundation funding.

- Programs or initiatives funded by Housing Trust funds which provide for multi-family rental housing opportunities shall not to refuse to rent residential units based solely on the renter's source of income such as Section 8, Housing Choice Vouchers, Section 8 Veterans Affairs Supportive Housing, other rental vouchers, child support, spousal maintenance, social security and supplemental security income, emergency assistance, retirement income or any other legal form of income.

The Trust Assistance Oversight Committee recommends utilizing $900,000 in available Trust Funds and $2,100,000 in available Foundation Funds through a competitive Request for Application (RFA) process.

The Trust Assistance Oversight Committee recommends establishing a $300,000 allocation from the Foundation's contribution to the NOFA to be provided as ***Executive Director's Challenge***, which will consider only new demonstration programs, pilot programs, and other creative initiatives aimed at offering solutions to our communities most pressing housing needs. The allocation of funds would be evaluated by the Executive Director in accordance with more favorable evaluation criteria intended to provide more flexibility for these types of programs.

Recommendation out of Committee:

On January 16th, the Trust Assistance Oversight Committee approved for board consideration the above NOFA criteria and funding level recommendations to release a Joint NOFA/Request for Applications and authorizing up to $900,000 in available San Antonio Housing Trust interest and investment income.

NOFA Criteria

- Program Goals
- Vulnerable Populations
- Eligible Applicants
- Income Targeting
- HH Affordability
- Affordability Term
- Equitable Targeting
- Minimum Assistance
- M/W Preferencing
- Matching Funds
- Source of Income Protection

A. **Preserve Low Income Housing**: Preserve existing housing stock and preserve housing affordability for vulnerable populations.

B. **Protect Residents**: Programs or initiatives designed to assist legacy or long-time residents at risk for displacement by increased housing demands and market pressures.

C. **Create New Low Income Housing**: New housing opportunities to ensure low-income residents have access to high quality, safe, and healthy housing.

NOFA Criteria

- Program Goals
- Vulnerable Populations
- Eligible Applicants
- Income Targeting
- HH Affordability
- Affordability Term
- Equitable Targeting
- Minimum Assistance
- M/W Preferencing
- Matching Funds
- Source of Income Protection

Fund activities serving vulnerable and underserved populations such as the:

- elderly
- persons with physical or mental disabilities
- low-income families with children
- homeless
- chronically ill
- or other economically disadvantaged populations

NOFA Criteria

- Program Goals
- Vulnerable Populations
- Eligible Applicants
- Income Targeting
- HH Affordability
- Affordability Term
- Equitable Targeting
- Minimum Assistance
- M/W Preferencing
- Matching Funds
- Source of Income Protection

Fund two categories of organizational:

A. **Non-profit 501(c)(3)** entities including affordable housing providers, housing related charities, community-based development organizations, community housing development organizations, community development corporations, or other non-profit organizations

B. **Social Enterprises** that have affordable housing objectives in line with the program goals of the San Antonio Housing Trust. The Social Enterprise should center around a shared social mission while maximizing benefits to our community and the environment.

NOFA Criteria

- Program Goals
- Vulnerable Populations
- Eligible Applicants
- Income Targeting
- HH Affordability
- Affordability Term
- Equitable Targeting
- Minimum Assistance
- M/W Preferencing
- Matching Funds
- Source of Income Protection

Fund activities that meet income target thresholds as follows:

A. Single family “for sale” housing new construction programs must benefit persons or households at or below **80% of the Area Median Income** based on household/family size.

B. Other housing programs and initiatives must benefit persons or households at or below **50% of the Area Median Income** based on household/family size.

NOFA Criteria

- Program Goals
- Vulnerable Populations
- Eligible Applicants
- Income Targeting
- HH Affordability
- Affordability Term
- Equitable Targeting
- Minimum Assistance
- M/W Preferencing
- Matching Funds
- Source of Income Protection

Set household affordability thresholds as follows:

A. For “for-sale” single family housing, applicant shall ensure households supported by these funds are not cost burdened above a **31% front end** ratio and **43% back end** ratio.

B. For all other housing programs categories, applicant shall ensure households supported by these funds are not cost burdened above **30% housing cost to gross income**.

NOFA Criteria

- Program Goals
- Vulnerable Populations
- Eligible Applicants
- Income Targeting
- HH Affordability
- Affordability Term
- Equitable Targeting
- Minimum Assistance
- M/W Preferencing
- Matching Funds
- Source of Income Protection

Establish RFA preference longer term affordability.

		ED Challenge
Permanent	-	10
15+ Years	10 pts	5
6-15 years	5 pts	3
5 Years or less	3 pts	0
No Affordability Provisions	0 pts	0

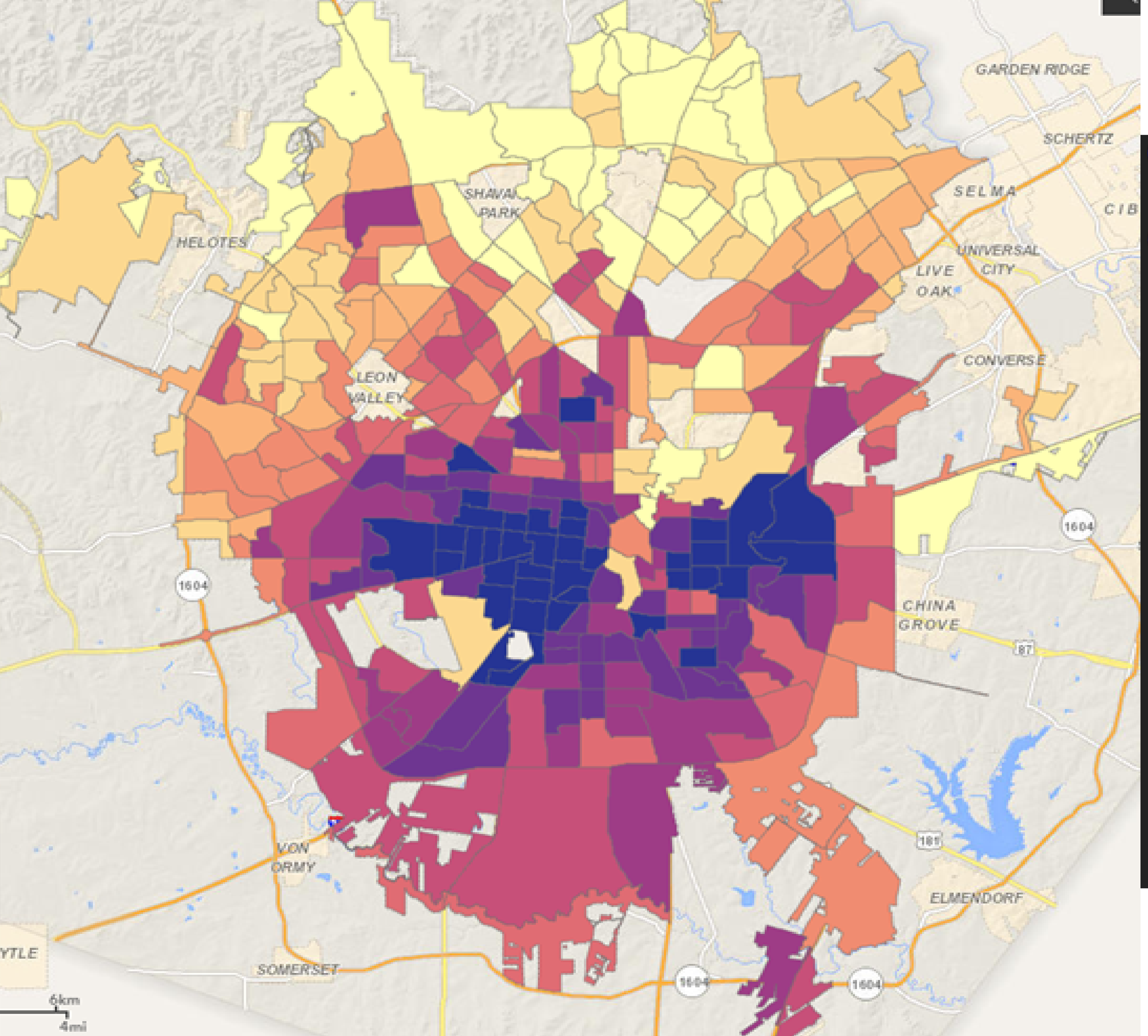
NOFA Criteria

- Program Goals
- Vulnerable Populations
- Eligible Applicants
- Income Targeting
- HH Affordability
- Affordability Term
- Equitable Targeting
- Minimum Assistance
- M/W Preferencing
- Matching Funds
- Source of Income Protection

Align funding with equitable values of economic inclusion, racial and ethnic diversity, and a focus on underserved and vulnerable populations. City's Equity Atlas uses a Matrix and Demographic Indicator Map:

The "combined" score shows the concentration of both people of color and low-income households in that census tract. Higher Combined Score = Higher Concentration.

- If the two census adjacent census tracts are used, use the highest "combined" equity score.
- If more than two or a scatter sites are anticipated, use an average of the "combined" equity score.
- Multi-family new construction projects only shall be scored based on the lowest "combined" equity score.



Combined Score

Census Tract Score

10

9

8

7

6

5

4

3

2

NOFA Criteria

- Program Goals
- Vulnerable Populations
- Eligible Applicants
- Income Targeting
- HH Affordability
- Affordability Term
- Equitable Targeting
- Funding Level
- Minimum Assistance
- Matching Funds
- M/W Preferencing
- Source of Income Protection

Trust - $946,783.26 as of 12/31/20
Foundation - $2,452,294 as of 12/31/20

Committee Recommends **up to $900,000** from Trust
Committee Recommend **up to $2,100,000** from Foundation

Establish a **minimum funding levels** of:

- $200,000 for RFA
- $50,000 for Executive Director’s Challenge

Establish **matching fund requirement** of

- 10% minimum for RFA
- No Match Requirement for Executive Director's Challenge

NOFA Criteria

- Program Goals
- Vulnerable Populations
- Eligible Applicants
- Income Targeting
- HH Affordability
- Affordability Term
- Equitable Targeting
- Funding Level
- Minimum Assistance
- Matching Funds
- M/W Preferencing
- Source of Income Protection

Preference eligible entities that have a minimum of:

- 51% of board makeup **and/or**
- 51% of key leadership positions are occupied by women and persons of color

Executive Directors Challenge would not preference M/W.

NOFA Criteria

- Program Goals
- Vulnerable Populations
- Eligible Applicants
- Income Targeting
- HH Affordability
- Affordability Term
- Equitable Targeting
- Funding Level
- Minimum Assistance
- Matching Funds
- M/W Preferencing
- Source of Income Protection

Require any multi-family rental housing reciepients of Trust/Foundation funds not to refuse to rent residential units based solely on the renter's source of income such as:

- Section 8 Housing Choice Vouchers
- Section 8 Veterans Affairs Supportive Housing
- Other rental vouchers
- Child support
- Spousal maintenance
- Social security
- Supplemental security income
- Retirement income
- Emergency Assistance