

From: [Mason Brand](#)
To: [Jonathan Galvan](#)
Cc: [Steve Stanford](#); [Malcolm Mulroney](#); [John Chapman](#); [Comal SMD6](#); [Comal SMD5](#); [comalsmd1@comalisd.org](#); [comalsmd7@comalisd.org](#); [comalsmd3@comalisd.org](#); [Elizabeth Henderson](#); [district122.dorazio@house.texas.gov](#); [district25.campbell@senate.texas.gov](#); [CommissionerPct3](#)
Subject: Public Comment/Protest Window for Creek Bend Phase I and Phase II plans for 281 North and Borgfeld Drive
Date: Friday, July 12, 2024 9:56:13 AM
Attachments: [Pedcor Tax Credit Application Memo - Senator Campbell.pdf](#)
[Pedcor Tax Credit Application Memo - Representative Dorazio.pdf](#)

You don't often get email from roymasonbrand@yahoo.com. [Learn why this is important](#)

Mr. Galvan,

I was referred to you by Ms. Elizabeth Henderson in the Multi-Family Finance office with TDHCA.

I am the face and voice behind strong opposition to the City of San Antonio's (COSA) permitting of Pedcor Investments plans to erect Affordable Housing known as Creek Bend Phase I and Phase II at the corner of Highway 281 North and Borgfeld Drive that we assess is going to have consequential impacts on our children's education and welfare in our local schools.

You may or may not be aware, even though this project is inside of Bexar County, the area is zoned for Comal County ISD schools.

Zero engagement with the local community before concocting these plans.

Zero engagement with Comal ISD before concocting these plans.


I could rant on a multitude of different reasons, why this development should have never been conceptualized, much less approved, in the first place, much less receive any tax credits whatsoever.

Nevertheless, I'm aware the TDHCA has policies and procedures for public comment/protest against these types of plans, and I want to follow those procedures and promulgate the litany of reasons in whatever required communications vehicle is required to do so.

Ms. Henderson was very helpful and nice enough to share the following link with me and advised to keep checking the list. So far, I don't see Pedcor's application for a 4% tax credit listed.

But, we appeal to your objective assistance on ensuring we know when the window opens up for public comment/protest for the Affordable Housing project plans known as Creek Bend Phase I and Phase II at the corner of 281 North and Borgfeld Drive, so as parents and taxpayers, we can be heard!

[Non-Competitive \(4%\) Housing Tax Credits | Texas Department of Housing and Community Affairs](#)



Non-Competitive (4%) Housing Tax Credits |
Texas Department of Housing a...

You should also be aware that our efforts as private citizens do intend to file a Texas Ethics Commission complaint since there was no cooling off period between Ms. Jean Latsha's employment in the Multi-Family Finance office with TDHCA in July 2015 and her employment right away to Pedcor Investments who appears as a for-profit corporation of which their forte is to erect Affordable Housing and specifically and routinely seeks out tax deferments and credits.

Furthermore, we are also going to add into our complaint with the Texas Ethics Commission, regarding her husband Rob Latsha being the Executive Director of the Texas Bond Review Board, that ultimately passes the bond that secures the tax credit that Pedcor Investments will receive. We find this to be a gross ethical conflict of interest and have been engaged with our elected officials in this regard.

We also have over 4,000 signatures on our change.org petition, demonstrating our growing community solidarity to oppose these Affordable Housing projects and plans.

Please see Ms. Latsha's memo's to both Senator Donna Campbell and Representative Dorazio.


I look forward to hearing back from you.

Semper Fidelis,

Mason Brand
Maj, USMCR (Ret.)
210-396-2594

[Stand Up against Irresponsible Urban Development Threatening Our Children's Future - Join Us in Opposing Creek Bend Phase I & II](#)





**Stand Up against Irresponsible Urban
Development Threatening Our Childre...**

301 signatures are needed, let's get there by the end of the day?