



REGULAR BOARD MEETING  
AUGUST 6, 2025

**BOARD OF COMMISSIONERS**

Gabriel Lopez Chair	Gilbert Casillas Vice Chair	Barbara Ankamah Burford Commissioner	Dalia Contreras Commissioner	Estrellita Garcia-Diaz Commissioner	Janet Garcia Commissioner	Leilah Powell Commissioner
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**PRESIDENT & CEO**

Michael Reyes

**REGULAR BOARD MEETING****1:00 p.m. | Wednesday | August 6, 2025**

At least four Commissioners will be physically present at this location, and up to three other Commissioners 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**

1. The Board of Commissioners 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.

**CITIZENS TO BE HEARD**

2. **Citizens to be Heard** at approximately 1:00 p.m. (may be heard after this time)  
Citizens wishing to speak on any issues, including ones not related to items posted on the agenda, should personally request to be placed on the Citizens to be Heard roster prior to 12:45 p.m. Citizens will be given up to three minutes to speak. Each citizen will be permitted to speak only once. A Spanish/English translator will be available to citizens needing translation.

Now is the time for Citizens to be Heard. 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 Citizens to be Heard portion of the agenda.

**PUBLIC HEARING**

3. **Public Hearing** regarding Resolution 6798, Amarna Amendment (Lorraine Robles, Chief Real Estate and Development Officer)

**MINUTES**

4. Minutes
  - Approval of the June 18, 2025, Regular Board meeting minutes
  - Approval of the July 15, 2025, Special Board meeting minutes

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**BOARD OF COMMISSIONERS**

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**PRESIDENT & CEO**

Michael Reyes

**INDIVIDUAL ITEMS**

5. Consideration and approval regarding Resolution 6800, ratification of the Opportunity Home San Antonio 457(b) plan (Janie Rodriguez, Interim Director of Human Resources)
6. Consideration and approval regarding Resolution 6794, authorizing the revision of Resident-Paid Utility Allowances (Ruth Bautista, Director of Public Housing)
7. Consideration and approval regarding Resolution 6700, award of a Master Services Agreement for the Solar For All Phase II Master Solar Developer Project (Hector Martinez, Senior Director of Construction Services and Sustainability)
8. Consideration and approval regarding Resolution 6797, award of a contract for Cottage Creek Apartments, Phase II Building #15 (Hector Martinez, Senior Director of Construction Services and Sustainability)
9. Consideration and approval regarding Resolution 6755, Central at Commerce transaction (Lorraine Robles, Chief Real Estate and Development Officer)
10. Consideration and approval regarding Resolution 6798, Amara Amendment (Lorraine Robles, Chief Real Estate and Development Officer)
11. Consideration and approval regarding Resolution 6801, MOU BCHA Interlocal Agreement (Jose Mascorro, Chief Operating Officer)

**DISCUSSION ITEMS**

12. Update regarding the CCaaS Phase I Implementation (Jo Ana Alvarado, Innovative Technology)
13. President's Report
  - Updates
  - Spotlights
  - Event Recaps
  - Upcoming Events

**CLOSED SESSION**

14. Closed Session
  - Consultation with Attorney**  
Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (consultation with attorney)



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**BOARD OF COMMISSIONERS**

Gabriel Lopez Chair	Gilbert Casillas Vice Chair	Barbara Ankamah Burford Commissioner	Dalia Contreras Commissioner	Estrellita Garcia-Diaz Commissioner	Janet Garcia Commissioner	Leilah Powell Commissioner
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**PRESIDENT & CEO**

Michael Reyes

- Semi-Annual Litigation Update

**REPORTS**

- Procurement Activity Report
- Quarterly Demographic Procurement Report
- Quarterly Recruitment and Staffing Report
- Quarterly Internal Audit Report
- Operations Report

**RESOURCES**

- Developments Overview Table
- Development Process Table

15. Adjournment

*Posted on: 8/1/2025 6:00 PM*

\*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 the 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.”





## **MINUTES OF OPPORTUNITY HOME SAN ANTONIO REGULAR BOARD MEETING**

### **Meeting Called to Order**

#### **I. Call to Order**

Chair Lopez called the Regular Board Meeting of Opportunity Home San Antonio to order at 1:07 PM CDT on June 18, 2025. The meeting was held at the Opportunity Home San Antonio Central Office at 818 S. Flores St., San Antonio, TX 78204.

#### **Board Members Present:**

Chair Gabriel Lopez, Vice Chair Gilbert Casillas, Barbara Ankamah Burford, Dalia Contreras, Janet Garcia, Estrellita Garcia-Diaz, and Leilah Powell

#### **Adviser Present:**

Doug Poneck, General Counsel.

#### **Guests Present:**

Michael Reyes, President and CEO; Miranda Castro, Chief Asset Management Officer; Allison Schlegel, Director of Internal Audit; Diana Kollodziej Fiedler, Executive Vice President and Chief Financial Officer; George Ayala, Director of Procurement; Domingo Ibarra, Director of Security; Hector Martinez, Senior Director of Construction Services and Sustainability; Ruth Bautista, Director of Public Housing; Muriel Rhoder, Executive Vice President and Chief Administrative Officer; Aaron Sladek, Director of Finance and Accounting; Jennifer Dominquez, Senior Risk Manager; and Timothy E. Alcott, Executive Vice President of Development and General Counsel

Eric Rumberger, Partner, CohnReznick

Interpreter, Universe Technical Translation, Inc.

#### **Board Members Absent:**

None.

#### **Quorum:**

A quorum was established with seven (7) voting members present.

### **Citizens to be Heard**

#### **II. Citizens to be Heard**

Citizens wishing to speak on any issues, including those unrelated to items posted on the agenda, were given three minutes to do so. Seven (7) citizens signed up to speak, six (6) citizens spoke, and no (0) citizens ceded their time.

### **Public Hearing**



- III. Public Hearing** regarding Resolution 6756, authorizing the Costa Valencia Apartment project restructuring, including authorizing the sale of the Costa Valencia Apartment Project and the establishment of a public-private partnership to rehabilitate and operate the Project, including the execution of all documentation in connection therewith; authorizing the acquisition of the land by Opportunity Home San Antonio or an affiliate thereof; authorizing the acquisition of the membership interest in the general partner and its admission as the general partner of the Partnership; authorizing San Antonio Housing Facility Corporation to serve as the general contractor; authorizing San Antonio Housing Facility Corporation to approve Resolution 25FAC-04-04 authorizing the optional redemption, prepayment, and discharge of the San Antonio Housing Finance Corporation Multifamily Housing Revenue Bonds (Costa Valencia Apartment Project), Series 2005, using the proceeds of the sale of the Project; authorizing San Antonio Housing Finance Corporation to approve Resolution 25FIN-04-01 authorizing all actions necessary to effect the optional redemption, prepayment, and discharge of such Bonds; authorizing all actions and the execution of all documentation necessary to carry out the transactions; and other matters in connection therewith (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

No (0) citizens signed up to speak, no (0) citizens spoke, and no (0) citizens ceded their time.

- IV. Public Hearing** regarding Resolution 6757, authorizing the Rosemont at Highland Park Apartment Project restructuring, including authorizing the sale of the Rosemont at Highland Park Apartment project and the establishment of a public-private partnership to rehabilitate and operate the Project, including the execution of all documentation in connection therewith; authorizing the acquisition of the land by Opportunity Home San Antonio or an affiliate thereof; authorizing the acquisition of the membership interest in the general partner and its admission as the general partner of the Partnership; authorizing San Antonio Housing Facility Corporation to serve as the general contractor; authorizing San Antonio Housing Facility Corporation to approve Resolution 25FAC-04-05 authorizing the optional redemption, prepayment, and discharge of the San Antonio Housing Finance Corporation Multifamily Housing Revenue Bonds (Rosemont at Highland Park Apartment Project), Series 2005, using the proceeds of the sale of the Project; authorizing San Antonio Housing Finance Corporation to approve Resolution 25FIN-04-02 authorizing all actions necessary to effect the optional redemption, prepayment, and discharge of such Bonds; authorizing all actions and the execution of all documentation necessary to carry out the transactions; and other matters in connection therewith (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

No (0) citizens signed up to speak, no (0) citizens spoke, and no (0) citizens ceded their time.



## Minutes

### V. Minutes

Commissioner Contreras moved to approve the May 7, 2025, Regular Board meeting minutes, May 21, 2025, Finance Committee meeting minutes, and the May 21, 2025, Operations and Real Estate Committee meeting minutes. Commissioner Garcia-Diaz seconded the motion. The motion carried with seven (7) in favor and none against by a voice vote.

## Consent Items

### VI. Resolution 6766

Consideration and approval regarding Resolution 6766, adopting the Opportunity Home San Antonio Internal Audit Plan for Fiscal Year 2025-2026 (Allison Schlegel, Director of Internal Audit)

### VII. Resolution 6773

Consideration and approval regarding Resolution 6773, authorizing the modification of a revolving line of credit from Frost Bank to the San Antonio Housing Facility Corporation, increasing the maximum principal amount from \$3,000,000 to \$4,000,000, and authorizing the execution and delivery of all required documents, certificates, and agreements (Diana Kollodziej Fiedler, Executive Vice President and Chief Financial Officer)

### VIII. Resolution 6763

Consideration and approval regarding Resolution 6763, approving the consolidated operating and related capital budgets for Opportunity Home San Antonio and its affiliated entities for the fiscal year ending June 30, 2026 (Diana Kollodziej Fiedler, Executive Vice President and Chief Financial Officer)

### IX. Resolution 6768

Consideration and approval regarding Resolution 6768, authorizing the award of contracts for fire watch services to Aventus Private Security (Other), Blue Star Security LLC (AABE, WBE, HUB), Fast Guard Services LLC (AABE), and SOML Solutions, LLC (SDVOSB, HUB) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Domingo Ibarra, Director of Security)

### X. Resolution 6767

Consideration and approval regarding Resolution 6767, authorizing the award of contracts for boiler and chiller maintenance, repair, and as-needed replacement services to Air Stream General Construction Co., Inc dba Air Stream Heating and Air Conditioning (DBE, HABE, MBE, SBE, Section 3 Business), Premier Comfort Service





Company, Inc. (DBE, HABE, MBE, SBE, Section 3 Business), Texas Chiller Systems, LLC, and Trane Company for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Hector Martinez, Senior Director of Construction Services and Sustainability; Ruth Bautista, Director of Public Housing)

**XI. Resolution 6725**

Consideration and approval regarding Resolution 6725, ratifying the award of a contract for Cottage Creek Apartments Asphalt and Concrete Improvements to Prestige Building Group LLC (HABE) for an amount not to exceed \$1,062,600 (George Ayala, Director of Procurement; Hector Martinez, Senior Director of Construction Services and Sustainability)

**XII. Resolution 6770**

Consideration and approval regarding Resolution 6770, adopting the updated Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio Procurement Policy (George Ayala, Director of Procurement)

**XIII. Resolution 6774**

Consideration and approval regarding Resolution 6774, authorizing the award of a contract for Amazon business to Amazon.com Services, LLC through Omni Partners, a nationwide purchasing cooperative for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement)

**XIV. Resolution 6775**

Consideration and approval regarding Resolution 6775, authorizing the award of a contract for maintenance, repair, and operations (MRO) supplies and related services to W.W. Grainger, Inc. through Omni Partners, a nationwide purchasing cooperative for an annual amount not to exceed \$1,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement)

**XV. Resolution 6772**

Consideration and approval regarding Resolution 6772, authorizing a capital contribution from SAHFC to SAHFC Josephine Lender LLC for the purposes of making a loan to 120 Josephine Investors LLC for the Josephine Apartments Project; and other matters in connection therewith (Diana Fielder, Executive Vice President and Chief Financial Officer)

**XVI. Resolution 6760**



Consideration and approval regarding Resolution 6760, authorizing the San Antonio Housing Facility Corporation and San Antonio Housing Development Corporation to approve resolutions authorizing the preliminary actions related to the resyndication or restructuring of the San Juan Square Apartments Project (Miranda Castro, Chief Asset Management Officer)

**XVII. Resolution 6761**

Consideration and approval regarding Resolution 6761, authorizing the San Antonio Housing Facility Corporation and San Antonio Housing Development Corporation to approve resolutions authorizing the preliminary actions related to the resyndication or restructuring of the San Juan Square II Apartments Project (Miranda Castro, Chief Asset Management Officer)

**XVIII. Resolution 6762**

Consideration and approval regarding Resolution 6762, authorizing the San Antonio Housing Facility Corporation to approve a resolution authorizing the preliminary actions related to the resyndication or restructuring of The Gardens at San Juan Square (San Juan III) Apartments Project (Miranda Castro, Chief Asset Management Officer)

**XIX. Resolution 6758**

Consideration and approval regarding Resolution 6758, authorizing the San Antonio Housing Facility Corporation to approve a resolution authorizing the preliminary actions related to the resyndication or restructuring of the Sutton Oaks I Apartments Project (Miranda Castro, Chief Asset Management Officer)

**XX. Resolution 6759**

Consideration and approval regarding Resolution 6759, authorizing the San Antonio Housing Facility Corporation to approve a resolution authorizing the preliminary actions related to the resyndication or restructuring of The Park at Sutton Oaks Apartments Project (Miranda Castro, Chief Asset Management Officer)

**Main Motion Regarding Consent Item 9 (Resolution 6768)**

Vice Chair Casillas motioned to table Item 9 for discussion in Closed Session. With no objections, the Board tabled Resolution 6768.

**Main Motion Regarding Consent Items 6-8 and 10-20**

Moved by Vice Chair Casillas. Seconded by Commissioner Powell. The motion was carried with seven (7) in favor and none against by a voice vote.

**Individual Items**

**XXI. Resolution 6776**



Consideration and approval regarding Resolution 6776, authorizing the award of contracts for various security services to Fast Guard Service LLC (AABE), US Domestic and Foreign Protection Services (HABE), and Vets Securing America for an annual cumulative amount not to exceed \$3,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Domingo Ibarra, Director of Security)

**Main Motion Regarding Resolution 6776**

With no objections, Chair Lopez tabled Resolution 6776 for discussion in Closed Session.

**XXII. Resolution 6777**

Consideration and approval regarding Resolution 6777, authorizing the award of a contract for waste disposal and recycling services to Waste Management of Texas, Inc. through Choice Partners, a Nationwide Purchasing Cooperative for an estimated amount not to exceed \$3,000,000; for a period of three years with the option to renew up to two additional one-year terms (George Ayala, Director of Procurement)

**Main Motion Regarding Resolution 6777**

Moved by Commissioner Powell. Seconded by Commissioner Ankamah Burford. The motion was carried with seven (7) in favor and none against by a voice vote.

**XXIII. Resolution 6752**

Consideration and approval regarding Resolution 6752, authorizing the award of contracts for environmental review consultant to All Environmental Inc. dba AEI Consultants, Poznecki-Camarillo LLC (DBE, HABE, MBE, SBE, HUB), Phase Engineering, and Terracon Consultants Inc. for an annual amount not to exceed \$600,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement, Hector Martinez, Senior Director of Construction Services and Sustainability)

**Main Motion Regarding Resolution 6752**

Moved by Commissioner Powell. Seconded by Commissioner Contreras. The motion was carried with six (6) in favor, none (0) against, and one (1) abstained by a voice vote. (Y - Ankamah-Burford, Casillas, Contreras, Garcia-Diaz, Garcia, Powell; N - none; A - Lopez)

**XXIV. Resolution 6779**

Consideration and approval regarding Resolution 6779, accepting the Independent Auditor's Report for the year ended June 30, 2024 (Aaron Sladek, Director of Finance and Accounting; Diana Kollodziej Fielder, Executive Vice President and Chief Financial Officer)





**Main Motion Regarding Resolution 6779**

Moved by Commissioner Contreras. Seconded by Vice Chair Casillas. The motion was carried with seven (7) in favor and none against by a voice vote.

**XXV. Resolution 6754**

Consideration and approval regarding Resolution 6754, authorizing the President and CEO to renew or place insurance policies covering property, liability, cyber liability, excess, directors and officers, employment practices, workers' compensation, automobile fleet, fiduciary, fidelity, flood, and boiler and machinery for Opportunity Home San Antonio and its affiliated entities, for Fiscal Year 2025-2026, for an estimated amount of \$7,961,455 (Jennifer Dominquez, Senior Risk Manager; Diana Kollodziej Fielder, Executive Vice President and Chief Financial Officer)

**Main Motion Regarding Resolution 6754**

Moved by Commissioner Contreras. Seconded by Commissioner Ankamah Burford. The motion was carried with seven (7) in favor and none against by a voice vote.

**XXVI. Resolution 6756**

Consideration and approval regarding Resolution 6756, authorizing the Costa Valencia Apartment project restructuring, including authorizing the sale of the Costa Valencia Apartment Project and the establishment of a public-private partnership to rehabilitate and operate the Project, including the execution of all documentation in connection therewith; authorizing the acquisition of the land by Opportunity Home San Antonio or an affiliate thereof; authorizing the acquisition of the membership interest in the general partner and its admission as the general partner of the Partnership; authorizing San Antonio Housing Facility Corporation to serve as the general contractor; authorizing San Antonio Housing Facility Corporation to approve Resolution 25FAC-04-04 authorizing the optional redemption, prepayment, and discharge of the San Antonio Housing Finance Corporation Multifamily Housing Revenue Bonds (Costa Valencia Apartment Project), Series 2005, using the proceeds of the sale of the Project; authorizing San Antonio Housing Finance Corporation to approve Resolution 25FIN-04-01 authorizing all actions necessary to effect the optional redemption, prepayment, and discharge of such Bonds; authorizing all actions and the execution of all documentation necessary to carry out the transactions; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

**XXVII. Resolution 6757**

Consideration and approval regarding Resolution 6757, authorizing the Rosemont at Highland Park Apartment Project restructuring, including authorizing the sale of the Rosemont at Highland Park Apartment project and the establishment of a public-private partnership to rehabilitate and operate the Project, including the execution of all documentation in connection therewith; authorizing the acquisition of the land by Opportunity Home San Antonio or an affiliate thereof; authorizing the acquisition of the



membership interest in the general partner and its admission as the general partner of the Partnership; authorizing San Antonio Housing Facility Corporation to serve as the general contractor; authorizing San Antonio Housing Facility Corporation to approve Resolution 25FAC-04-05 authorizing the optional redemption, prepayment, and discharge of the San Antonio Housing Finance Corporation Multifamily Housing Revenue Bonds (Rosemont at Highland Park Apartment Project), Series 2005, using the proceeds of the sale of the Project; authorizing San Antonio Housing Finance Corporation to approve Resolution 25FIN-04-02 authorizing all actions necessary to effect the optional redemption, prepayment, and discharge of such Bonds; authorizing all actions and the execution of all documentation necessary to carry out the transactions; and other matters in connection therewith (Miranda Castro, Chief Asset Management Officer)

**Main Motion Regarding Resolutions 6756 and 6757**

Moved by Vice-Chair Casillas. Seconded by Commissioner Garcia-Diaz. The motion was carried with seven (7) in favor and none against by a voice vote.

**XXVIII. Resolution 6780**

Consideration and approval regarding Resolution 6780, authorizing the appointment of all Officers of the Housing Authority of the City of San Antonio, Texas aka Opportunity Home San Antonio, other than the President and Chief Executive Officer, as Assistant Secretary/Treasurers of all Opportunity Home San Antonio affiliate corporations (Muriel Rhoder, Executive Vice President and Chief Administrative Officer)

**Main Motion Regarding Resolution 6780**

Moved by Vice-Chair Casillas. Seconded by Commissioner Ankamah Burford. The motion was carried with seven (7) in favor and none against by a voice vote.

With no objections, Chair Lopez took Item 21. Resolution 6776 from the table for discussion.

**XXIX. Resolution 6776**

Consideration and approval regarding Resolution 6776, authorizing the award of contracts for various security services to Fast Guard Service LLC (AABE), US Domestic and Foreign Protection Services (HABE), and Vets Securing America for an annual cumulative amount not to exceed \$3,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Domingo Ibarra, Director of Security)

**Main Motion Regarding Resolution 6776**

With no objections, Chair Lopez tabled Resolution 6776.

**Discussion Items**

**XXX. President's Report**



- Spotlights
- Event Recaps
- Updates
- Upcoming Events

### **Action Regarding Recess**

With no objections, the Board recessed the Regular Board meeting at 2:30 PM CDT, and entered into the Las Varas Public Facility Corporation, San Antonio Housing Development Corporation, San Antonio Housing Facility Corporation, and San Antonio Housing Finance Corporation meetings.

The Board returned from recess at 2:34 PM CDT.

### **Action Regarding Closed Session**

With no objections, the Board recessed the Regular Board meeting at 2:35 PM CDT, and entered into Closed Session.

#### **XXXI. Closed Session**

##### **Personnel/Consultation with Attorney**

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.074 (personnel) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Consideration of employee grievance and consultation with attorney

#### **IX. Resolution 6768**

Consideration and approval Regarding Resolution 6768, authorizing the award of contracts for fire watch services to Aventus Private Security (Other), Blue Star Security LLC (AABE, WBE, HUB), Fast Guard Services LLC (AABE), and SOML Solutions, LLC (SDVOSB, HUB) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Domingo Ibarra, Director of Security)

#### **XXI. Resolution 6776**

Consideration and approval regarding Resolution 6776, authorizing the award of contracts for various security services to Fast Guard Service LLC (AABE), US Domestic and Foreign Protection Services (HABE), and Vets Securing America for an annual cumulative amount not to exceed \$3,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Domingo Ibarra, Director of Security)





The Board returned from Closed Session and reconvened the Regular Board Meeting at 3:25 PM CDT.

#### **Consent Item**

##### **X. Resolution 6768**

Consideration and approval Regarding Resolution 6768, authorizing the award of contracts for fire watch services to Aventus Private Security (Other), Blue Star Security LLC (AABE, WBE, HUB), Fast Guard Services LLC (AABE), and SOML Solutions, LLC (SDVOSB, HUB) for an annual cumulative amount not to exceed \$2,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Domingo Ibarra, Director of Security)

**Main Motion Regarding Resolution 6768**Moved by Commissioner Powell. Seconded by Commissioner Ankamah Burford. The motion was carried with seven (7) in favor and none against by a voice vote.

#### **Individual Item**

##### **XXII. Resolution 6776**

Consideration and approval regarding Resolution 6776, authorizing the award of contracts for various security services to Fast Guard Service LLC (AABE), US Domestic and Foreign Protection Services (HABE), and Vets Securing America for an annual cumulative amount not to exceed \$3,000,000; for a period of one year with the option to renew up to four additional one-year terms (George Ayala, Director of Procurement; Domingo Ibarra, Director of Security)

##### **Main Motion Regarding Resolution 6776**

Moved by Commissioner Powell. Seconded by Commissioner Garcia. The motion was carried with six (6) in favor and one (1) against by a voice vote. (Y - Lopez, Ankamah Burford, Contreras, Garcia-Diaz, Garcia, Powell; N - Casillas)

##### **XXXII. Adjournment**

##### **Main Motion Regarding Adjournment**

Moved by Contreras. Seconded by Commissioner Powell. The motion carried with seven (7) in favor and none against by a voice vote.

The meeting adjourned at 2:37 PM CDT.



**ATTEST:**

\_\_\_\_\_  
**Gabriel Lopez**  
**Chair, Board of Commissioners**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Michael Reyes**  
**President and CEO**

\_\_\_\_\_  
**Date**



## **MINUTES OF OPPORTUNITY HOME SAN ANTONIO SPECIAL BOARD MEETING**

### **Meeting Called to Order**

*These items require immediate approval due to approaching Texas Department of Housing and Community Affairs (TDHCA) and U.S. Department of Housing and Urban Development (HUD) deadlines.*

#### **I. Call to Order**

Chair Lopez called the Special Board Meeting of Opportunity Home San Antonio to order at 1:02 PM CDT on July 15, 2025. The meeting was held at the Opportunity Home San Antonio Central Office at 818 S. Flores St., San Antonio, TX 78204.

#### **Board Members Present:**

Chair Gabriel Lopez, Vice Chair Gilbert Casillas, Barbara Ankamah Burford, Janet Garcia, Estrellita Garcia-Díaz, and Leilah Powell

#### **Adviser Present:**

Doug Poneck, General Counsel.

#### **Guests Present:**

Michael Reyes, President and CEO; Timothy E. Alcott, Executive Vice President of Development and General Counsel; George Ayala, Director of Procurement; and Hector Martinez, Director of Construction Services and Sustainability.

#### **Board Members Absent:**

Dalia Contreras.

#### **Quorum:**

A quorum was established with six (6) voting members present.

### **Citizens to be Heard**

#### **II. Citizens to be Heard**

Citizens wishing to speak on any issues, including those unrelated to items posted on the agenda, were given three minutes to do so. One (1) citizen signed up to speak, one (1) citizen spoke, and no (0) citizens ceded their time.

### **Main Motion Regarding Items 3-10**

With no objections, the Board tabled Items 3-10 for consideration and approval following Closed Session.

### **Action Regarding Closed Session**

With no objections, the Board recessed the Special Board meeting at 1:08 PM CDT, and





entered into Closed Session.

## **XI. Closed Session**

### **Real Estate/Consultation with Attorney**

Deliberate the management, purchase, exchange, lease, or value of certain real properties and obtain legal advice regarding related legal issues pursuant to Texas Government Code Sec. 551.072 (real property) and Texas Government Code Sec. 551.071 (consultation with attorney).

- Discussion and consultation with attorney regarding the following real estate transactions:
  - La Ventana Apartments
  - Amara Apartments
  - Lakeside Lofts
  - Lonestar at Presidio

The Board returned from Closed Session and reconvened the Special Board Meeting at 2:14 PM CDT.

## **Public Hearing**

### **III. Resolution 6788**

A Public Hearing approving the La Ventana Apartments, Res. 6788 (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

### **IV. Resolution 6787**

A Public Hearing authorizing the Lonestar at Presidio Transaction, Res. 6787 (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

No (0) citizens signed up to speak, no (0) citizens spoke, and no (0) citizens ceded their time.

## **Individual Items**

### **V. Resolution 6788**

A Resolution approving the La Ventana Apartments, Res. 6788 (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

### **Main Motion Regarding Resolution 6788**

Moved by Commissioner Powell. Seconded by Commissioner Garcia-Diaz. The motion was carried with six (6) in favor and none against by a voice vote.

### **VI. Resolution 6786**

A Resolution authorizing the Amara Apartments Transaction, Res. 6786 (Timothy E. Alcott, Executive Vice President of Development and General Counsel)



**Main Motion Regarding Resolution 6786**

Moved by Commissioner Garcia-Diaz. Seconded by Commissioner Ankamah Burford. The motion was carried with six (6) in favor and none against by a voice vote.

**VII. Resolution 6790**

A Resolution approving issuance by Las Varas Public Facility Corporation of the essential function housing development bonds (Amara Apartments), Series 2025, Res. 6790 (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

**Main Motion Regarding Resolution 6790**

Moved by Vice-Chair Casillas. Seconded by Commissioner Garcia. The motion was carried with six (6) in favor and none against by a voice vote.

**VIII. Resolution 6789**

A Resolution authorizing the guaranty of repayment of the bonds being issued by Las Varas Public Facility Corporation to finance the Lakeside Lofts Transaction, Res. 6789 (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

**Main Motion Regarding Resolution 6789**

Moved by Commissioner Ankamah Burford. Seconded by Vice-Chair Casillas. The motion was carried with six (6) in favor and none against by a voice vote.

**IX. Resolution 6787**

A Resolution authorizing the Lonestar at Presidio Transaction, Res. 6787 (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

**Main Motion Regarding Resolution 6787**

Moved by Commissioner Garcia-Diaz. Seconded by Commissioner Ankamah Burford. The motion was carried with six (6) in favor and none against by a voice vote.

**X. Resolution 6791**

A Resolution authorizing the expenditure of additional funds for as-needed environmental engineering and related services agency-wide, Res. 6791 (George Ayala, Director of Procurement; Hector Martinez, Director of Construction Services and Sustainability)

**Main Motion Regarding Resolution 6791**

Moved by Commissioner Powell. Seconded by Commissioner Garcia. The motion was carried with six (6) in favor and none against by a voice vote.

**Main Motion Regarding Recess**



With no objections, Chair Lopez recessed the Special Board meeting at 2:36 PM CDT and entered into the Las Varas Public Facility Corporation and San Antonio Housing Facility Corporation meetings.

The Board returned from recess and reconvened the Special Board meeting at 2:38 PM CDT.

## **XII. Adjournment**

### **Main Motion Regarding Adjournment**

Moved by Vice Chair Casillas. Seconded by Commissioner Ankamah Burford. The motion carried with six (6) in favor and none against by a voice vote.

The meeting adjourned at 2:38 PM CDT.

### **ATTEST:**

\_\_\_\_\_  
**Gabriel Lopez**  
**Chair, Board of Commissioners**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Michael Reyes**  
**President and CEO**

\_\_\_\_\_  
**Date**

**OPPORTUNITY HOME SAN ANTONIO****August 6, 2025****BOARD OF COMMISSIONERS  
Regular Board Meeting****RESOLUTION 6800, IN RATIFICATION OF THE PRIOR AMENDMENT AND RESTATEMENT OF THE OPPORTUNITY HOME SAN ANTONIO 457(b) PLAN (f/k/a SAHA DEFERRED COMPENSATION PLAN), EFFECTIVE OCTOBER 17, 2024, AND ITS SUBSEQUENT AMENDMENT, EFFECTIVE MARCH 17, 2025**

DocuSigned by:



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**Michael Reyes**

President and CEO

DocuSigned by:



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**Janie Rodriguez**

Interim Director, Human Resources

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6800, in ratification of the prior amendment and restatement of the Opportunity Home San Antonio 457(b) Plan (f/k/a SAHA Deferred Compensation Plan), effective October 17, 2024, and its subsequent amendment, effective March 17, 2025.

**SUMMARY:**

Opportunity Home San Antonio originally adopted the Housing Authority of the City of San Antonio Deferred Compensation Plan effective July 1, 1980, and continues to maintain the Plan for the benefit of its eligible employees and their beneficiaries.

Opportunity Home San Antonio retains the authority to amend the Plan, and has done so on multiple occasions.

In connection with a time-sensitive transition of third party administrators to the Plan from Mission Square to Empower, Empower required the Plan to be amended and restated onto the form document used by it before the transition date; and the timing of the required amendment and restatement of the Plan did not allow for formal action by the Board of Commissioners of Opportunity Home San Antonio. On September 25, 2024, Executive Vice President and Chief Administrative Officer, Muriel Rhoder, in consultation with outside benefits counsel to Opportunity Home San Antonio, executed an amended and restated version of the Plan, effective October 17, 2024, using the Empower form document, which consists of an Adoption Agreement, Addendum, Amendment for CARES Act, Amendment to Implement SECURE Act and Other Law Changes, Amendment to Implement Increase of Mandatory Cash-out Limit to \$7,000 under SECURE 2.0, and basic Plan document, which are attached hereto as Exhibit A (2024 Plan Restatement).

The 2024 Plan Restatement made several design changes, including allowing Roth deferrals, adjusting the designated retirement age by the participant to be no earlier than 65, removing discretionary employer contributions, allowing partial withdrawals, requiring mandatory distribution of certain accounts that do not exceed \$7,000, allowing withdrawals for unforeseen

**OPPORTUNITY HOME SAN ANTONIO**

**August 6, 2025**

emergencies, expanding the types of qualified rollovers, and allowing the distribution of rollovers.

Furthermore, in order to correct an inadvertent change made by the 2024 Plan Restatement to the definition of compensation, on March 29, 2025, Executive Vice President and Chief Administrative Officer, Muriel Rhoder, and in consultation with outside benefits counsel to Opportunity Home San Antonio, executed an amendment to the Plan, effective March 17, 2025, to revert to the Plan's prior definition of compensation.

**STRATEGIC OUTCOME:**

Staff thrive in career and professional work

**ATTACHMENTS:**

Resolution 6800

Exhibit A (2024 Plan Restatement)

Slides



**Opportunity Home San Antonio  
Resolution 6800**

**RESOLUTION 6800, IN RATIFICATION OF THE PRIOR AMENDMENT AND RESTATEMENT OF THE OPPORTUNITY HOME SAN ANTONIO 457(b) PLAN (f/k/a SAHA DEFERRED COMPENSATION PLAN), EFFECTIVE OCTOBER 17, 2024, AND ITS SUBSEQUENT AMENDMENT, EFFECTIVE MARCH 17, 2025**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas (Opportunity Home San Antonio) established the Plan (Plan), known as the Housing Authority of the City of San Antonio Deferred Compensation Plan, effective July 1, 1980, for the benefit of its eligible employees and their beneficiaries, and continues to maintain the Plan; and

**WHEREAS**, Opportunity Home San Antonio retained the power to amend the Plan, and has done so on multiple occasions; and

**WHEREAS**, in connection with a time-sensitive transition of third-party administrators to the Plan from Mission Square to Empower, Empower required the Plan to be amended and restated onto the form document used by it before the transition date; and

**WHEREAS**, as the timing of the required amendment and restatement of the Plan did not allow for formal action by the Board of Commissioners of Opportunity Home San Antonio, on September 25, 2024, Executive Vice President and Chief Administrative Officer, Muriel Rhoder, in consultation with outside benefits counsel to Opportunity Home San Antonio, executed an amended and restated version of the Plan, effective October 17, 2024, using the Empower form document, which consists of an Adoption Agreement, Addendum, Amendment for CARES Act, Amendment to Implement SECURE Act and Other Law Changes, Amendment to Implement Increase of Mandatory Cash-out Limit to \$7,000 under SECURE 2.0, and basic Plan document, which are attached hereto as Exhibit A (2024 Plan Restatement); and

**WHEREAS**, the 2024 Plan Restatement made several design changes, including allowing Roth deferrals, adjusting the designated retirement age by the participant to be no earlier than 65, removing discretionary employer contributions, allowing partial withdrawals, requiring mandatory distribution of certain accounts that do not exceed \$7,000, allowing withdrawals for unforeseen emergencies, expanding the types of qualified rollovers, and allowing distribution of rollovers; and

**WHEREAS**, in order to correct an inadvertent change made by the 2024 Plan Restatement to the definition of compensation, on March 29, 2025, Executive Vice President, Chief Administrative Officer, Muriel Rhoder, and in consultation with outside benefits counsel to Opportunity Home San Antonio, executed an amendment to the Plan, effective March 17, 2025, to revert to the Plan's prior definition of compensation; and

**WHEREAS**, the Board of Commissioners of Opportunity Home San Antonio now wishes to ratify

and confirm Executive Vice President and Chief Administrative Officer Muriel Rhoder's prior execution of the 2024 Plan Restatement and its subsequent amendment.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of Opportunity Home San Antonio hereby:

Approves Resolution 6800, in ratification of the prior amendment and restatement of the Opportunity Home San Antonio 457(b) Plan (f/k/a SAHA Deferred Compensation Plan), effective October 17, 2024, and its subsequent amendment, effective March 17, 2025.

**Passed and approved this 6th day of August 2025.**

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**Gabriel Lopez**

Chair, Board of Commissioners

**Attested and approved as to form:**

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**Michael Reyes**

President and CEO

### ADOPTION AGREEMENT FOR ELIGIBLE GOVERNMENTAL 457 PLAN

The undersigned Employer, by executing this Adoption Agreement, establishes an Eligible 457 Plan ("Plan"). The Employer, subject to the Employer's Adoption Agreement elections, adopts fully the Plan provisions. This Adoption Agreement, the basic plan document and any attached Appendices, amendments, or agreements permitted or referenced therein, constitute the Employer's entire plan document. *All "Election" references within this Adoption Agreement or the basic plan document are Adoption Agreement Elections. All "Article" or "Section" references are basic plan document references. Numbers in parentheses which follow election numbers are basic plan document references.* Where an Adoption Agreement election calls for the Employer to supply text, the Employer may lengthen any space or line, or create additional tiers. When Employer-supplied text uses terms substantially similar to existing printed options, all clarifications and caveats applicable to the printed options apply to the Employer-supplied text unless the context requires otherwise. The Employer makes the following elections granted under the corresponding provisions of the basic plan document.

1. **EMPLOYER (1.11).**

Name: Opportunity Home San Antonio (f/k/a San Antonio Housing Authority)

Address: 818 South Flores Street  
Street  
San Antonio Texas 78204  
City State Zip

Telephone: (210) 477-6000

Taxpayer Identification Number (TIN): 74-6002108

2. **PLAN NAME.**

Name: Opportunity Home San Antonio 457(b) Plan (f/k/a SAHA Deferred Compensation Plan)

3. **PLAN YEAR (1.25).** Plan Year means the 12 consecutive month period (except for a short Plan Year) ending every (Choose one of a. or b. and choose c. if applicable): [Note: Complete any applicable blanks under Election c. with a specific date, e.g., "June 30" OR "the last day of February" OR "the first Tuesday in January." In the case of a Short Plan Year or a Short Limitation Year, include the year, e.g., "May 1, 2013."] ]

a. ☒ **December 31.**

b. ☐ **Plan Year:** ending: \_\_\_\_\_.

c. ☐ **Short Plan Year:** commencing: \_\_\_\_\_ and ending: \_\_\_\_\_.

4. **EFFECTIVE DATE (1.08).** The Employer's adoption of the Plan is a (Choose one of a. or b. Complete c. if new plan OR complete c. and d. if an amendment and restatement. Choose e. if applicable):

a. ☐ **New Plan.**

b. ☒ **Restated Plan.** The Plan is a substitution and amendment of an existing 457 plan.

**Initial Effective Date of Plan**

c. ☒ July 1, 1980 (enter month day, year; hereinafter called the "Effective Date" unless 4d is entered below)

**Restatement Effective Date** (If this is an amendment and restatement, enter effective date of the restatement.)

d. ☒ March 17, 2025 (enter month day, year)

**Special Effective Dates: (optional)**

e. ☐ **Describe:** \_\_\_\_\_.

5. **CONTRIBUTION TYPES.** (If this is a frozen Plan (i.e., all contributions have ceased), choose a. only):

**Frozen Plan**

a. ☐ **Contributions cease.** All Contributions have ceased or will cease (Plan is frozen).

1. **Effective date of freeze:** \_\_\_\_\_ [Note: Effective date is optional unless this is the amendment or restatement to freeze the Plan.]

**Eligible 457 Plan**

**Contributions.** The Employer and/or Participants, in accordance with the Plan terms, make the following Contribution Types to the Plan (Choose one or more of b. through d. if applicable):

- b. ☒ **Pre-Tax Elective Deferrals.** The dollar or percentage amount by which each Participant has elected to reduce his/her Compensation, as provided in the Participant's Salary Reduction Agreement (Choose one or more as applicable.):

And will Matching Contributions be made with respect to Elective Deferrals?

1. ☐ **Yes.** See Question 16.

2. ☒ **No.**

And will **Roth Elective Deferrals** be made?

3. ☒ **Yes.** [Note: The Employer may not limit Deferrals to Roth Deferrals only.]

4. ☐ **No.**

- c. ☐ **Nonelective Contributions.** See Question 17.

- d. ☒ **Rollover Contributions.** See Question 30.

6. **EXCLUDED EMPLOYEES (1.10).** The following Employees are Excluded Employees and are not eligible to participate in the Plan (Choose one of a. or b.):

- a. ☐ **No exclusions.** All Employees are eligible to participate.

- b. ☒ **Exclusions.** The following Employees are Excluded Employees (Choose one or more of 1. through 4.):

1. ☒ **Part-time Employees.** The Plan defines part-time Employees as Employees who normally work less than 28 hours per week.

2. ☐ **Hourly-paid Employees.**

3. ☒ **Leased Employees.** The Plan excludes Leased Employees.

4. ☐ **Specify:** \_\_\_\_\_.

7. **INDEPENDENT CONTRACTOR (1.16).** The Plan (Choose one of a., b. or c.):

- a. ☐ **Participate.** Permits Independent Contractors to participate in the Plan.

- b. ☒ **Not Participate.** Does not permit Independent Contractors to participate in the Plan.

- c. ☐ **Specified Independent Contractors.** Permits the following specified Independent Contractors to participate: \_\_\_\_\_.

[Note: If the Employer elects to permit any or all Independent Contractors to participate in the Plan, the term Employee as used in the Plan includes such participating Independent Contractors.]

8. **COMPENSATION (1.05).** Subject to the following elections, Compensation for purposes of allocation of Deferral Contributions means:

**Base Definition** (Choose one of a., b., c. or d.):

- a. ☐ Wages, tips and other compensation on Form W-2.

- b. ☐ Code §3401(a) wages (wages for withholding purposes).

- c. ☒ 415 safe harbor compensation.

- d. ☐ Alternative (general) 415 Compensation.

[Note: The Plan provides that the base definition of Compensation includes amounts that are not included in income due to Code §§401(k), 125, 132(f)(4), 403(b), SEP, 414(h)(2), & 457. Compensation for an Independent Contractor means the amounts the Employer pays to the Independent Contractor for services, except as the Employer otherwise specifies below.]

**Modifications to Compensation definition.** The Employer elects to modify the Compensation definition as follows (Choose one of e. or f.):

- e. ☐ **No modifications.** The Plan makes no modifications to the definition.

- f. ☒ **Modifications** (Choose one or more of 1. through 5.):

1. ☒ **Fringe benefits.** The Plan excludes all reimbursements or other expense allowances, fringe benefits (cash and noncash), moving expenses, deferred compensation and welfare benefits.

2. ☐ **Elective Contributions. [1.05(E)]** The Plan excludes a Participant's Elective Contributions.

## Eligible 457 Plan

3. ☒ **Bonuses.** The Plan excludes bonuses.
4. ☐ **Overtime.** The Plan excludes overtime.
5. ☒ **Specify:** As to All Contributions, exclude 3rd party payments that are not included on an Employees IRS Form W-2.

**Compensation taken into account.** For the Plan Year in which an Employee first becomes a Participant, the Plan Administrator will determine the allocation of matching and nonelective contributions by taking into account *(Choose one of g. or h.):*

- g. ☐ **Plan Year.** The Employee's Compensation for the entire Plan Year. *(N/A if no matching or nonelective contributions)*
- h. ☐ **Compensation while a Participant.** The Employee's Compensation only for the portion of the Plan Year in which the Employee actually is a Participant. *(N/A if no matching or nonelective contributions)*

9. **POST-SEVERANCE COMPENSATION (1.05(F)).** Compensation includes the following types of Post-Severance Compensation paid within any applicable time period as may be required *(Choose one of a. or b.):*

- a. ☒ **None.** The Plan does not take into account Post-Severance Compensation as to any Contribution Type except as required under the basic plan document.
- b. ☐ **Adjustments.** The following Compensation adjustments apply *(Choose one or more):*
  1. ☐ **Regular Pay.** Post-Severance Compensation will include Regular Pay and it will apply to all Contribution Types.
  2. ☐ **Leave-Cashouts.** Post-Severance Compensation will include Leave Cashouts and it will apply to all Contribution Types.
  3. ☐ **Nonqualified Deferred Compensation.** Post-Severance Compensation will include Deferred Compensation and it will apply to all Contribution Types.
  4. ☐ **Salary Continuation for Disabled Participants.** Post-Severance Compensation will include Salary Continuation for Disabled Participants and it will apply to all Contribution Types.
  5. ☐ **Differential Wage Payments.** Post-Severance Compensation will include Differential Wage Payments (military continuation payments) and it will apply to all Contribution Types.
  6. ☐ **Describe alternative Post-Severance Compensation definition, limit by Contribution Type, or limit by Participant group:** \_\_\_\_\_

10. **NORMAL RETIREMENT AGE (1.20).** A Participant attains Normal Retirement Age under the Plan *(Choose one of a. or b.):*

- a. ☐ **Plan designation.** [Plan Section 3.05(B)] When the Participant attains age \_\_\_\_\_. *[Note: The age may not exceed age 70 1/2. The age may not be less than age 65, or, if earlier, the age at which a Participant may retire and receive benefits under the Employer's pension plan, if any.]*
- b. ☒ **Participant designation.** [Plan Section 3.05(B) and (B)(1)] When the Participant attains the age the Participant designates, which may not be earlier than the age the age the Participant would be eligible to receive a full and unreduced pension benefit under the Employer's pension plan and may not be later than age 70 1/2. If the Participant is not eligible to receive benefits under the Employer's pension plan, the Participant may designate a Normal Retirement Age that is not earlier than age 65 nor later than age 70 1/2. *[Note: The age may not exceed age 70 1/2.]*

**Special Provisions for Police or Fire Department Employees** *(Choose c. and/or d. as applicable):*

- c. ☐ **Police department employees.** [Plan Section 3.05(B)(3)] *(Choose 1. or 2.):*
  1. ☐ **Plan designation.** [Plan Section 3.05(B)] When the Participant attains age \_\_\_\_\_. *[Note: The age may not exceed age 70 1/2 and may not be less than age 40.]*
  2. ☐ **Participant designation.** [Plan Section 3.05(B) and (B)(1)] When the Participant attains the age the Participant designates, which may not be earlier than age \_\_\_\_\_ (no earlier than age 40) and may not be later than age \_\_\_\_\_. *[Note: The age may not exceed age 70 1/2.]*
- d. ☐ **Fire department employees.** [Plan Section 3.05(B)(3)] *(Choose 1. or 2.):*
  1. ☐ **Plan designation.** [Plan Section 3.05(B)] When the Participant attains age \_\_\_\_\_. *[Note: The age may not exceed age 70 1/2 and may not be less than age 40.]*
  2. ☐ **Participant designation.** [Plan Section 3.05(B) and (B)(1)] When the Participant attains the age the Participant designates, which may not be earlier than age \_\_\_\_\_ (no earlier than age 40) and may not be later than age \_\_\_\_\_. *[Note: The age may not exceed age 70 1/2.]*

11. **ELIGIBILITY CONDITIONS (2.01).** *(Choose one of a. or b.):*

- a. ☒ **No eligibility conditions.** The Employee is eligible to participate in the Plan as of his/her first day of employment with the employer.



**Eligible 457 Plan**

- b. ☐ **Eligibility conditions.** To become a Participant in the Plan, an Eligible Employee must satisfy the following eligibility conditions (*Choose one or more of 1., 2. or 3.*):
1. ☐ **Age.** Attainment of age \_\_\_\_\_.
  2. ☐ **Service.** Service requirement (*Choose one of a. or b.*):
    - a. ☐ **Year of Service.** One year of Continuous Service.
    - b. ☐ **Months of Service.** \_\_\_\_\_ month(s) of Continuous Service.
  3. ☐ **Specify:** \_\_\_\_\_.
12. **PLAN ENTRY DATE (1.24).** "Plan Entry Date" means the Effective Date and (*Choose one of a. through d.*):
- a. ☒ **Monthly.** The first day of the month coinciding with or next following the Employee's satisfaction of the Plan's eligibility conditions, if any.
  - b. ☐ **Annual.** The first day of the Plan Year coinciding with or next following the Employee's satisfaction of the Plan's eligibility conditions, if any.
  - c. ☐ **Date of hire.** The Employee's employment commencement date with the Employer.
  - d. ☐ **Specify:** \_\_\_\_\_.
13. **SALARY REDUCTION CONTRIBUTIONS (1.30).** A Participant's Salary Reduction Contributions under Election 5b. are subject to the following limitation(s) in addition to those imposed by the Code (*Choose one of a. or b.*):
- a. ☐ **No limitations.**
  - b. ☒ **Limitations.** (*Choose one or more of 1., 2. or 3.*):
    1. ☒ **Maximum deferral amount.** A Participant's Salary Reductions may not exceed: 100% (*specify dollar amount or percentage of Compensation*).
    2. ☒ **Minimum deferral amount.** A Participant's Salary Reductions may not be less than: \$10 (*specify dollar amount or percentage of Compensation*).
    3. ☐ **Specify:** \_\_\_\_\_.

[Note: Any limitation the Employer elects in b.1. through b.3. will apply on a payroll basis unless the Employer otherwise specifies in b.3.]

**Special NRA Catch-Up Contributions (3.05).** The Plan (*Choose one of c. or d.*):

- c. ☒ **Permits.** Participants may make NRA catch-up contributions.  
**AND,** Special NRA Catch-Up Contributions (*Choose one of 1. or 2.*): (*N/A if no matching contributions*)
  1. ☐ will be taken into account in applying any matching contribution under the Plan.
  2. ☐ will not be taken into account in applying any matching contribution under the Plan.
- d. ☐ **Does not permit.** Participants may not make NRA catch-up contributions.

**Age 50 Catch-Up Contributions (3.06).** The Plan (*Choose one of e. or f.*):

- e. ☒ **Permits.** Participants may make age 50 catch-up contributions.  
**AND,** Age 50 Catch-Up Contributions (*Choose one of 1. or 2.*): (*N/A if no matching contributions*)
  1. ☐ will be taken into account in applying any matching contribution under the Plan.
  2. ☐ will not be taken into account in applying any matching contribution under the Plan.
- f. ☐ **Does not permit.** Participants may not make age 50 catch-up contributions.

14. **SICK, VACATION AND BACK PAY (3.02(A)).** The Plan (*Choose one of a. or b.*):

- a. ☐ **Permits.** Participants may make Salary Reduction Contributions from accumulated sick pay, from accumulated vacation pay or from back pay.
- b. ☒ **Does Not Permit.** Participants may not make Salary Reduction Contributions from accumulated sick pay, from accumulated vacation pay or from back pay.

15. **AUTOMATIC ENROLLMENT (3.02(B)).** Does the Plan provide for automatic enrollment (*Choose one of the following*) [Note: if Eligible Automatic Contribution Arrangement (EACA), select 15c and complete Questions 31 & 32]:

- a. ☒ **Does not apply.** Does not apply the Plan's automatic enrollment provisions.

**Eligible 457 Plan**

- b. ☐ **Applies.** Applies the Plan's automatic enrollment provisions. The Employer as a Pre-Tax Elective Deferral will withhold \_\_\_\_\_% from each Participant's Compensation unless the Participant elects a different percentage (including zero) under his/her Salary Reduction Agreement. The automatic election will apply to *(Choose one of 1. through 3.)*:
1. ☐ **All Participants.** All Participants who as of \_\_\_\_\_ are not making Pre-Tax Elective Deferrals at least equal to the automatic amount.
  2. ☐ **New Participants.** Each Employee whose Plan Entry Date is on or following: \_\_\_\_\_.
  3. ☐ **Describe Application of Automatic Deferrals:** \_\_\_\_\_.

- c. ☐ **EACA.** The Plan will provide an Eligible Automatic Contribution Arrangement (EACA). Complete Questions 31 & 32.

16. **MATCHING CONTRIBUTIONS (3.03).** The Employer Matching Contributions under Election 5.b.1. are made as follows *(Choose one or more of a. through d.)*:

- a. ☐ **Fixed formula.** An amount equal to \_\_\_\_\_ of each Participant's Salary Reduction Contributions.
- b. ☐ **Discretionary formula.** An amount (or additional amount) equal to a matching percentage the Employer from time to time may deem advisable of each Participant's Salary Reduction Contributions.
- c. ☐ **Tiered formula.** The Employer will make matching contributions equal to a uniform percentage of each tier of each Participant's Salary Reduction Contributions, determined as follows:

**NOTE:** Fill in only percentages or dollar amounts, but not both. If percentages are used, each tier represents the amount of the Participant's applicable contributions that equals the specified percentage of the Participant's Compensation (add additional tiers if necessary):

Tiers of Contributions (indicate \$ or %)	Matching Percentage
First _____	_____ %
Next _____	_____ %
Next _____	_____ %
Next _____	_____ %

- d. ☐ **Specify:** \_\_\_\_\_.

**Time Period for Matching Contributions.** The Employer will determine its Matching Contribution based on Salary Reduction Contributions made during each *(Choose one of e. through h.)*:

- e. ☐ **Plan Year.**
- f. ☐ **Plan Year quarter.**
- g. ☐ **Payroll period.**
- h. ☐ **Specify:** \_\_\_\_\_.

**Salary Reduction Contributions Taken into Account.** In determining a Participant's Salary Reduction Contributions taken into account for the above-specified time period under the Matching Contribution formula, the following limitations apply *(Choose one of i. through l.)*:

- i. ☐ **All Salary Reduction Contributions.** The Plan Administrator will take into account all Salary Reduction Contributions.
- j. ☐ **Specific limitation.** The Plan Administrator will disregard Salary Reduction Contributions exceeding \_\_\_\_\_% of the Participant's Compensation.
- k. ☐ **Discretionary.** The Plan Administrator will take into account the Salary Reduction Contributions as a percentage of the Participant's Compensation as the Employer determines.
- l. ☐ **Specify:** \_\_\_\_\_.

**Allocation Conditions.** To receive an allocation of Matching Contributions, a Participant must satisfy the following allocation condition(s) *(Choose one of m. or n.)*:

- m. ☐ **No allocation conditions.**
- n. ☐ **Conditions.** The following allocation conditions apply to Matching Contributions *(Choose one or more of 1. through 4.)*:
  1. ☐ **Service condition.** The Participant must complete the following number of months of Continuous Service during the Plan Year: \_\_\_\_\_.

**Eligible 457 Plan**

2. ☐ **Employment condition.** The Participant must be employed by the Employer on the last day of the Plan Year.
3. ☐ **Limited Severance Exception.** Any condition specified in 1. or 2. does not apply if the Participant incurs a Severance from Employment during the Plan Year on account of death, disability or attainment of Normal Retirement Age in the current Plan Year or in a prior Plan Year.
4. ☐ **Specify:** \_\_\_\_\_.

17. **NONELECTIVE CONTRIBUTIONS (1.19).** The Nonelective Contributions under Election 5.c. are made as follows: *(Choose one):*

- a. ☐ **Discretionary - Pro-Rata.** An amount the Employer in its sole discretion may determine.
- b. ☐ **Fixed - Pro Rata.** \_\_\_\_\_% of Compensation.
- c. ☐ **Other.** A Nonelective Contribution may be made as follows:

\_\_\_\_\_.

**Allocation Conditions. (3.08).** To receive an allocation of Nonelective Contributions, a Participant must satisfy the following allocation condition(s) *(Choose one of d. or e.):*

- d. ☐ **No allocation conditions.**
- e. ☐ **Conditions.** The following allocation conditions apply to Nonelective Contributions *(Choose one or more of 1. through 4.):*
1. ☐ **Service condition.** The Participant must complete the following number of months of Continuous Service during the Plan Year: \_\_\_\_\_.
2. ☐ **Employment condition.** The Participant must be employed by the Employer on the last day of the Plan Year.
3. ☐ **Limited Severance Exception.** Any condition specified in 1. or 2. does not apply if the Participant incurs a Severance from Employment during the Plan Year on account of death, disability or attainment of Normal Retirement Age in the current Plan Year or in a prior Plan Year.
4. ☐ **Specify:** \_\_\_\_\_.

18. **TIME AND METHOD OF PAYMENT OF ACCOUNT (4.02).** The Plan will distribute to a Participant who incurs a Severance from Employment his/her Vested Account as follows:

**Timing.** The Plan, in the absence of a permissible Participant election to commence payment later, will pay the Participant's Account *(Choose one of a. through e.):*

- a. ☐ **Specified Date.** \_\_\_\_\_ days after the Participant's Severance from Employment.
- b. ☐ **Immediate.** As soon as administratively practicable following the Participant's Severance from Employment.
- c. ☐ **Designated Plan Year.** As soon as administratively practicable in the \_\_\_\_\_ Plan Year beginning after the Participant's Severance from Employment.
- d. ☐ **Normal Retirement Age.** As soon as administratively practicable after the close of the Plan Year in which the Participant attains Normal Retirement Age.
- e. ☒ **Specify:** As soon as administratively practicable following the Participant's formal request for the distribution. The Participant may request the distribution at any time following Severance from Employment.

**Method.** The Plan, in the absence of a permissible Participant election, will distribute the Participant's Account under one of the following method(s) of distribution *(Choose one or more of f. through j. as applicable):*

- f. ☒ **Lump sum.** A single payment.
- g. ☒ **Installments.** Multiple payments made as follows: monthly, quarterly, semi-annually, annually
- h. ☐ **Installments for required minimum distributions only.** Annual payments, as necessary under Plan Section 4.03.
- i. ☒ **Annuity distribution option(s):** Any annuity based on the life of the Participant or upon the joint lives of the Participant and a Designated Beneficiary or based on the life expectancy of the Participant or the joint life and last survivor expectancy of the Participant and a Designated Beneficiary.
- j. ☒ **Specify:** partial withdrawals

**Participant Election.** [Plan Sections 4.02(A) and (B)] The Plan *(Choose one of k., l. or m.):*

- k. ☐ **Permits.** Permits a Participant, with Plan Administrator approval of the election, to elect to postpone distribution beyond the time the Employer has elected in a. through e. and also to elect the method of distribution (including a method not described in f. through j. above).
- l. ☐ **Does not permit.** Does not permit a Participant to elect the timing and method of Account distribution.

## Eligible 457 Plan

- m. ☒ **Specify:** The Participant has the right to elect the timing of the distribution and may elect the method from the elections marked in f. through j.

**Mandatory Distributions.** Notwithstanding any other distribution election, following Severance from Employment (*Choose n. or o.*):

- n. ☐ **No Mandatory Distributions.** The Plan will not make a Mandatory Distribution.
- o. ☒ **Mandatory Distribution.** If the Participant's Vested Account is not in excess of \$5,000 (unless a different amount selected below) as of the date of distribution, the Plan will make a Mandatory Distribution following Severance from Employment.
1. ☐ **Mandatory Distribution.** If the Participant's Vested Account is not in excess of \$\_\_\_\_\_ as of the date of distribution, the Plan will make a Mandatory Distribution following Severance from Employment.

**Rollovers in determination of \$5,000 threshold.** Unless otherwise elected below, amounts attributable to rollover contributions (if any) will be **included** in determining the \$5,000 threshold for timing of distributions, form of distributions or consent rules.

- p. ☐ Exclude rollovers (rollover contributions will be **excluded** in determining the \$5,000 threshold)

**NOTE:** Regardless of the above election, if the Participant consent threshold is \$1,000 or less, then the Administrator must include amounts attributable to rollovers for such purpose. In such case, an election to exclude rollovers above will apply for purposes of the timing and form of distributions.

19. **BENEFICIARY DISTRIBUTION ELECTIONS.** Distributions following a Participant's death will be made as follows (*Choose one of a. through d.*):

- a. ☐ **Immediate.** As soon as practical following the Participant's death.
- b. ☐ **Next Calendar Year.** At such time as the Beneficiary may elect, but in any event on or before the last day of the calendar year which next follows the calendar year of the Participant's death. (*N/A if participant is restricted*)
- c. ☒ **As Beneficiary elects.** At such time as the Beneficiary may elect, consistent with Section 4.03. (*N/A if participant is restricted*)
- d. ☐ **Describe:** \_\_\_\_\_

[*Note: The Employer under Election 19d. may describe an alternative distribution timing or afford the Beneficiary an election which is narrower than that permitted under Election 19c., or include special provisions related to certain beneficiaries, (e.g., a surviving spouse). However, any election under Election 19d. must require distribution to commence no later than the Section 4.03 required date.*]

20. **DISTRIBUTIONS PRIOR TO SEVERANCE FROM EMPLOYMENT (4.05).** A Participant prior to Severance from Employment may elect to receive a distribution of his/her Vested Account under the following distribution options (*Choose one of a. or b.*):

- a. ☐ **None.** A Participant may not receive a distribution prior to Severance from Employment.
- b. ☒ **Distributions.** Prior to Severance from Employment are permitted as follows (*Choose one or more of 1. through 4.*):
1. ☒ **Unforeseeable emergency.** A Participant may elect a distribution from his/her Account in accordance with Plan Section 4.05(A) (for the Participant, spouse, dependents or beneficiaries)
2. ☐ **De minimis exception.** [Plan Section 4.05(B)] If the Participant: (i) has an Account that does not exceed \$5,000; (ii) has not made or received an allocation of any Deferral Contributions under the Plan during the two-year period ending on the date of distribution; and (iii) has not received a prior Plan distribution under this de minimis exception, then (*Choose one of a., b. or c.*):
- a. ☐ **Participant election.** The Participant may elect to receive all or any portion of his/her Account.
- b. ☐ **Mandatory distribution.** The Plan Administrator will distribute the Participant's entire Account.
- c. ☐ **Hybrid.** The Plan Administrator will distribute a Participant's Account that does not exceed \$\_\_\_\_\_ and the Participant may elect to receive all or any portion of his/her Account that exceeds \$\_\_\_\_\_ but that does not exceed \$5,000.
3. ☐ **Age 70 1/2.** A Participant who attains age 70 1/2 prior to Severance from Employment may elect distribution of any or all of his/her Account.
4. ☐ **Specify:** \_\_\_\_\_

[*Note: An Employer need not permit any in-service distributions. Any election must comply with the distribution restrictions of Code Section 457(d).*]

21. **QDRO (4.06).** The QDRO provisions (*Choose one of a., b. or c.*):

- a. ☒ **Apply.**
- b. ☐ **Do not apply.**
- c. ☐ **Specify:** \_\_\_\_\_

22. **ALLOCATION OF EARNINGS (5.07(B))**. The Plan allocates Earnings using the following method (*Choose one or more of a. through f.*):

- a. ☒ **Daily**. See Section 5.07(B)(4)(a).
- b. ☐ **Balance forward**. See Section 5.07(B)(4)(b).
- c. ☐ **Balance forward with adjustment**. See Section 5.07(B)(4)(c). Allocate pursuant to the balance forward method, except treat as part of the relevant Account at the beginning of the Valuation Period \_\_\_\_\_% of the contributions made during the following Valuation Period: \_\_\_\_\_.
- d. ☐ **Weighted average**. See Section 5.07(B)(4)(d). If not a monthly weighting period, the weighting period is \_\_\_\_\_.
- e. ☐ **Directed Account method**. See Section 5.07(B)(4)(e).
- f. ☐ **Describe Earnings allocation method:** \_\_\_\_\_.

[*Note: The Employer under Election 22f. may describe Earnings allocation methods from the elections available under Election 22 and/or a combination thereof as to any: (i) Participant group (e.g., Daily applies to Division A Employees OR to Employees hired after "x" date. Balance forward applies to Division B Employees OR to Employees hired on/before "x" date.); (ii) Contribution Type (e.g., Daily applies as to Discretionary Nonelective Contribution Accounts. Participant-Directed Account applies to Fixed Nonelective Contribution Accounts); (iii) investment type, investment vendor or Account type (e.g., Balance forward applies to investments placed with vendor A and Participant-Directed Account applies to investments placed with vendor B OR Daily applies to Participant-Directed Accounts and balance forward applies to pooled Accounts).*]

23. **HEART ACT PROVISIONS (1.31(C)(3)/3.13)**. The Employer elects to (*Choose one of a. or b. and c. or d.*):

**Continued Benefit Accruals.**

- a. ☐ **Not apply the benefit accrual provisions of Section 3.13.**
- b. ☒ **Apply the benefit accrual provisions of Section 3.13.**

**Distributions for deemed severance of employment (1.31(C)(3))**

- c. ☒ **The Plan does NOT permit distributions for deemed severance of employment.**
- d. ☐ **The Plan permits distributions for deemed severance of employment.**

24. **VESTING/SUBSTANTIAL RISK OF FORFEITURE (5.11)**. A Participant's Deferral Contributions are [*Note: If a Participant incurs a Severance from Employment before the specified events or conditions, the Plan will forfeit the Participant's non-vested Account. Caution: if a Deferral is subject to vesting schedule or other substantial risk of forfeiture, it does not count as a deferral for purposes of the annual deferral limit until the year it is fully vested.*] (*Choose all that apply of a. through d.*):

- a. ☒ **100% Vested/No Risk of Forfeiture**. Immediately Vested without regard to additional Service and no Substantial Risk of Forfeiture. The following contributions are 100% Vested:
  - 1. ☒ **All Contributions**. (skip to 25.)
  - 2. ☐ **Only the following contributions**. (select all that apply):
    - a. ☐ **Salary Reduction Contributions**.
    - b. ☐ **Nonelective Contributions**.
    - c. ☐ **Matching Contributions**.
- b. ☐ **Forfeiture under Vesting Schedule**. Vested according to the following:

**Contributions affected.** The following contributions are subject to the vesting schedule (*Choose one or more of 1., 2. or 3.*):

- 1. ☐ **Salary Reduction Contributions**.
- 2. ☐ **Nonelective Contributions**.
- 3. ☐ **Matching Contributions**.
- 4. ☐ **Vesting Schedule**.

Years of Service

Vested Percentage

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_%  
\_\_\_\_\_%  
\_\_\_\_\_%  
\_\_\_\_\_%  
\_\_\_\_\_%



For vesting purposes, a "Year of Service" means:

5. \_\_\_\_\_.

[Note: It is extremely rare to apply a vesting schedule to Salary Reduction Contributions.]

c. ☐ **Substantial Risk of Forfeiture.** Vested only when no longer subject to the following Substantial Risk of Forfeiture as follows:

**Contributions affected.** The following contributions are subject to the substantial risk of forfeiture under c. (Choose one or more of 1., 2. or 3.):

1. ☐ **Salary Reduction Contributions.**

2. ☐ **Nonelective Contributions.**

3. ☐ **Matching Contributions.**

**Risk Provisions:** Vested only when no longer subject to the following Substantial Risk of Forfeiture as follows (Choose one of 4. or 5.):

4. ☐ The Participant must remain employed by the Employer until \_\_\_\_\_, unless earlier Severance from Employment occurs on account of death or disability, as the Plan Administrator shall establish.

5. ☐ **Specify:** \_\_\_\_\_.

**Additional Provisions** (Choose d. if applicable)

d. ☐ **Specify:** \_\_\_\_\_.

**FORFEITURE ALLOCATION.** [Plan Sections 5.11(A) and 5.14] The Plan Administrator will allocate any Plan forfeitures as selected below. The Employer has the option to use forfeitures to pay plan expenses first and then allocate the remaining forfeitures in accordance with the selections below: (Choose one of the following):

e. ☐ **Additional Contributions.** As the following contribution type (Choose one of 1. or 2.):

1. ☐ **Nonelective.** As an additional Nonelective Contribution.

2. ☐ **Matching.** As an additional Matching Contribution.

f. ☐ **Reduce Fixed Contributions.** To reduce the following fixed contribution (Choose one of 1. or 2.):

1. ☐ **Nonelective.** To reduce the Employer's fixed Nonelective Contribution.

2. ☐ **Matching.** To reduce the Employer's fixed Matching Contribution.

g. ☐ **Specify:** \_\_\_\_\_.

25. **TRUST PROVISIONS.** The following provisions apply to Article VIII of the Plan (Choose as applicable; leave blank if not applicable):

a. ☐ **Modifications.** The Employer modifies the Article VIII Trust provisions as follows: \_\_\_\_\_. The remaining Article VIII provisions apply.

b. ☒ **Substitution.** The Employer replaces the Trust with the Trust Agreement attached to the Plan.

26. **CUSTODIAL ACCOUNT/ANNUITY CONTRACT (8.16).** The Employer will hold all or part of the Deferred Compensation in one or more custodial accounts or annuity contracts which satisfy the requirements of Code §457(g) (Choose a. or b., c. if applicable):

a. ☐ **Custodial account(s).**

b. ☐ **Annuity contract(s).**

c. ☐ **Specify:** \_\_\_\_\_.

[Note: The Employer under c. may wish to identify the custodial accounts or annuity contracts or to designate a portion of the Deferred Compensation to be held in such vehicles versus held in the Trust.]

27. **VALUATION.** In addition to the last day of the Plan Year, the Trustee (or Plan Administrator as applicable) must value the Trust Fund (or Accounts) on the following Valuation Date(s) (Choose one of a. or b.):

a. ☐ **No additional Valuation Dates.**

b. ☒ **Additional Valuation Dates.** (Choose one or more of 1., 2. or 3.):

1. ☒ **Daily Valuation Dates.** Each business day of the Plan Year on which Plan assets for which there is an established market are valued and the Trustee or Employer is conducting business.

**Eligible 457 Plan**

2. ☐ **Last day of a specified period.** The last day of each \_\_\_\_\_ of the Plan Year.

3. ☐ **Specified Valuation Dates:** \_\_\_\_\_.

*[Note: The Employer under Election 26b.3. may describe Valuation Dates from the elections available under Election 26b. and/or a combination thereof as to any: (i) Participant group (e.g., No additional Valuation Dates apply to Division A Employees OR to Employees hired after "x" date. Daily Valuation Dates apply to Division B Employees OR to Employees hired on/before "x" date.); (ii) Contribution Type (e.g., No additional Valuation Dates apply as to Discretionary Nonelective Contribution Accounts. The last day of each Plan Year quarter applies to Fixed Nonelective Contribution Accounts); (iii) investment type, investment vendor or Account type (e.g., No additional Valuation Dates apply to investments placed with vendor A and Daily Valuation Dates apply to investments placed with vendor B OR Daily Valuation Dates apply to Participant-Directed Accounts and no additional Valuation Dates apply to pooled Accounts).]*

28. **TRUSTEE** (Select all that apply; leave blank if not applicable.):

a. ☐ Individual Trustee(s) who serve as Trustee(s) over assets not subject to control by a corporate Trustee. (Add additional Trustees as necessary.)

Name(s)

Title(s)

_____	_____
_____	_____
_____	_____
_____	_____

**Address and Telephone number** (Choose one of 1. or 2.):

1. ☐ Use Employer address and telephone number.

2. ☐ Use address and telephone number below:

Address: \_\_\_\_\_  
Street

\_\_\_\_\_ City State Zip

Telephone: \_\_\_\_\_

b. ☒ Corporate Trustee

Name: Empower Trust Company, LLC

Address: 8515 East Orchard Road  
Street

Greenwood Village City Colorado State 80111 Zip

Telephone: \_\_\_\_\_

**AND**, the Corporate Trustee shall serve as:

c. ☒ a Directed (nondiscretionary) Trustee over all Plan assets except for the following:

N/A

d. ☐ a Discretionary Trustee over all Plan assets except for the following:

\_\_\_\_\_

29. **PLAN LOANS (5.02(A))**. The Plan permits or does not permit Participant Loans (Choose one of a. or b.):

a. ☐ **Does not permit.**

b. ☒ **Permitted pursuant to the Loan Policy.**

30. **ROLLOVER CONTRIBUTIONS (3.09)**. The Rollover Contributions under Election 5.d. are made as follows:

**Who may roll over** (Choose one of a. or b.):

a. ☐ **Participants only.**

b. ☒ **Eligible Employees or Participants.**

**Eligible 457 Plan**

**Sources/Types.** The Plan will accept a Rollover Contribution (*Choose one of c. or d.*):

- e. ☐ **All.** From any Eligible Retirement Plan and as to all Contribution Types eligible to be rolled into this Plan.
- d. ☒ **Limited.** Only from the following types of Eligible Retirement Plans and/or as to the following Contribution Types:  
Qualified plans described in Code Section 401(a) or 403(a), 403(b) plans, 457 plans, and IRAs. Rollovers of Employee (after-tax) Contributions are not allowed.

**Distribution of Rollover Contributions** (*Choose one of e., f. or g.*):

- e. ☒ **Distribution without restrictions.** May elect distribution of his/her Rollover Contributions Account in accordance with Plan Section 4.05(C) at any time.
- f. ☐ **No distribution.** May not elect to receive distribution of his/her Rollover Contributions Account until the Plan has a distributable event under Plan Section 4.01.
- g. ☐ **Specify:** \_\_\_\_\_

31. **EACA Automatic Deferral Provisions (3.14).**

**Participants subject to the Automatic Deferral Provisions.** The Automatic Deferral Provisions apply to Employees who become Participants after the Effective Date of the EACA (except as provided in d. below). Employees who became Participants prior to such Effective Date are subject to the following (a. – d. are optional):

- a. ☐ **All Participants.** All Participants, regardless of any prior Salary Reduction Agreement, unless and until a Participant makes an Affirmative Election after the Effective Date of the EACA.
- b. ☐ **Election of at least Automatic Deferral amount.** All Participants, except those who, on the Effective Date of the EACA, are deferring an amount which is at least equal to the Automatic Deferral Percentage.
- c. ☐ **No existing Salary Reduction Agreement.** All Participants, except those who have in effect a Salary Reduction Agreement on the effective date of the EACA regardless of the Salary Reduction Contribution amount under the Agreement.
- d. ☐ **Describe:** \_\_\_\_\_

**Automatic Deferral Percentage.** Unless a Participant makes an Affirmative Election, the Employer will withhold the following Automatic Deferral Percentage (select e. or f.):

- e. ☐ **Constant.** The Employer will withhold \_\_\_\_\_% of Compensation each payroll period.  
**Escalation of deferral percentage** (select one or leave blank if not applicable)
1. ☐ **Scheduled increases.** This initial percentage will increase by \_\_\_\_\_% of Compensation per year up to a maximum of \_\_\_\_\_ of Compensation.
2. ☐ **Other** (described Automatic Deferral Percentage): \_\_\_\_\_

**Automatic Deferral Optional Elections**

- f. ☐ **Optional elections** (select all that apply or leave blank if not applicable)
- Suspended Salary Reduction Contributions.** If a Participant's Salary Reduction Contributions are suspended pursuant to a provision of the Plan (e.g., distribution due to military leave covered by the HEART Act), then a Participant's Affirmative Election will expire on the date the period of suspension begins unless otherwise elected below.
1. ☐ A Participant's Affirmative Election will resume after the suspension period.
- Special Effective Date.** Provisions will be effective as of the earlier of the Effective Date of the EACA provisions unless otherwise specified below.
2. ☐ Special Effective Date: \_\_\_\_\_

32. **In-Plan Roth Rollover Contributions.**

- a. ☒ **Yes, allowed.**  
**Effective Date** (enter date)
1. ☒ In-Plan Roth Rollover Effective Date: October 17, 2024

33. **In-Plan Roth Rollover Transfers.**

- a. ☒ **Yes, allowed.**  
**Effective Date** (enter date)
1. ☒ In-Plan Roth Rollover Transfers Effective Date: October 17, 2024

This Plan is executed on the date(s) specified below:

**Use of Adoption Agreement.** Failure to complete properly the elections in this Adoption Agreement may result in disqualification of the Employer's Plan. The Employer only may use this Adoption Agreement only in conjunction with the corresponding basic plan document.  
**Separate Trust Agreement.** An executed copy of the trust agreement must be attached to this Plan. The responsibilities, rights and powers of the Trustee shall be those specified in the trust agreement. The signature of the Trustee appears on the separate trust agreement.

EMPLOYER: Opportunity Home San Antonio (f/k/a San Antonio Housing Authority)

DocuSigned by:

*Muriel Rhoder*

73853D8CC711474...

3/29/2025

DATE SIGNED

**Addendum to Eligible Governmental 457 Plan**

Notwithstanding Section 3.09(E) of the Basic Plan document, the following elections will apply:

**Election 32 In-Plan Roth Rollover Elections**

Effective October 17, 2024, the plan will allow In-Plan Roth Rollovers as elected below:

In-Plan Roth Rollovers will exclude any outstanding participant loan balances or Self-Directed Brokerage assets, if applicable.

☒ Distributable Events: In Plan Roth Rollover Election applies:

☒ For In-Plan Roth Rollovers, the plan’s existing in-service distribution provisions apply, including any restrictions on timing, vesting, etc. All amounts that are eligible for distribution as elected in the Adoption Agreement are eligible for In-Plan Roth Rollover.

**OR**

☐ For In-Plan Roth Rollovers, only amounts that are eligible for distribution as elected below are eligible for In-Plan Roth Rollover. Note that any existing restrictions on timing, vesting, etc will apply:

☐ Describe: \_\_\_\_\_

Contribution sources: A participant or beneficiary may elect to make an In-Plan Roth Rollover from the following sources:

☒ All available sources under the Plan

**OR**

☐ Pre-tax Elective Deferrals

☐ Matching Contributions

☐ Nonelective Contributions

☐ Rollover Contributions

☐ Describe: \_\_\_\_\_

Limits applicable to In-Plan Roth Rollovers: No special limits apply with respect to In-Plan Roth Rollovers unless designated below:

☐ Roth rollovers may be only made from contribution sources that are fully vested (i.e. 100% vested). *If not elected, only the vested amount (if applicable) will be converted to Roth.*

☐ A Participant may not make an In-Plan Roth Rollover of less than \$\_\_\_\_\_

☐ Maximum number of In-Plan Roth Rollovers \_\_\_\_\_ per specified time period \_\_\_\_\_ (Rolling period, Plan Year, Quarterly)



**Election 33 In-Plan Roth Transfers**

Effective October 17, 2024, the plan will allow In-Plan Roth Transfers as elected below:

In-Plan Roth Transfers are reserved for converting non-Roth money that is not otherwise eligible for an In-Plan Roth Rollover. The participant does not need to meet a distributable event to convert non-Roth money to Roth. In-Plan Roth Transfers will exclude any outstanding participant loan balances or Self-Directed Brokerage assets, if applicable.

Contribution sources: A participant or beneficiary may elect to make an In-Plan Roth Transfer from the following sources:

- ☒ All available sources under the Plan
- OR**
- ☐ Pre-tax Elective Deferrals
- ☐ Matching Contributions
- ☐ Nonelective Contributions
- ☐ Rollover Contributions
- ☐ Describe: \_\_\_\_\_

Limits applicable to In-Plan Roth Transfers: No special limits apply with respect to In-Plan Roth Transfers, unless designated below:

- ☐ Roth Transfers may be only made from contribution sources that are fully vested (i.e. 100% vested). *If not elected, only the vested amount (if applicable) will be converted to Roth.*
- ☐ A Participant may not make an In-Plan Roth Transfer of less than \$ \_\_\_\_\_
- ☐ Maximum number of In-Plan Roth Transfers: \_\_\_\_\_ per specified time period \_\_\_\_\_ (Rolling period, Plan Year, Quarterly)
- ☐ Describe any special rules that may apply to In-Plan Roth Transfers under the Plan: \_\_\_\_\_

## AMENDMENT FOR CARES ACT

### ARTICLE 1 PREAMBLE; DEFINITIONS

- 1.1 **Adoption of Amendment.** The Employer adopts this Amendment to implement provisions of the Act which affect the Plan. All references to the Plan include the Plan's loan program, policy, or procedure to the extent applicable.
- 1.2 **Superseding of inconsistent provisions.** This Amendment supersedes the provisions of the Plan to the extent those provisions are inconsistent with the provisions of this Amendment.
- 1.3 **Construction.** Except as otherwise provided in this Amendment, any Article or Section reference in this Amendment refers only to this Amendment and is not a reference to the Plan. The Article and Section numbering in this Amendment is solely for purposes of this Amendment and does not relate to the Plan article, section, or other numbering designations.
- 1.4 **Effect of restatement of Plan.** If the Employer restates the Plan then this Amendment shall remain in effect after such restatement unless the provisions in this Amendment are restated or otherwise become obsolete (e.g., if the Plan is restated onto a plan document which incorporates these provisions).
- 1.5 **Definitions.** Except as otherwise provided in this Amendment, terms defined in the Plan will have the same meaning in this Amendment. The following definitions apply specifically to this Amendment:
  - A. The "**Act**" is the Coronavirus Aid, Relief, and Economic Security Act, also known as the CARES Act. This Amendment shall be interpreted and applied to comply with the Act.
  - B. A "**Qualified Individual**" means any individual who meets one or more of the criteria described in paragraphs (1), (2), (3), or (4). Participants, alternate payees and beneficiaries of deceased participants can be treated as Qualified Individuals. The Plan Administrator may rely on an individual's certification that the individual satisfies a condition to be a Qualified Individual unless the Plan Administrator has actual knowledge to the contrary. In applying the criteria, "COVID-19" means either the virus SARS-CoV-2 or coronavirus disease 2019; "an approved test" means a test approved by the Centers for Disease Control and Prevention (including a test authorized under the Federal Food, Drug, and Cosmetic Act); and a "member of the individual's household" means someone who shares the individual's principal residence. The criteria are as follows:
    - (1) The individual was diagnosed with COVID-19 by an approved test;
    - (2) The individual's spouse or dependent (as defined in Code §152) was diagnosed with COVID-19 by an approved test;
    - (3) The individual has experienced adverse financial consequences because: (a) the individual or the individual's spouse, or a member of the individual's household was quarantined, furloughed or laid off, or had work hours reduced due to COVID-19; (b) the individual, the individual's spouse, or a member of the individual's household was unable to work due to lack of childcare due to COVID-19; (c) A business owned or operated by the individual, the individual's spouse, or a member of the individual's household closed or reduced hours due to COVID-19; or (d) the individual, the individual's spouse, or a member of the individual's household had a reduction in pay (or self-employment income) due to COVID-19 or had a job offer rescinded or start date for a job delayed due to COVID-19; or
    - (4) The individual satisfies any other criteria determined by the Treasury or the IRS.

## ARTICLE 2 IDENTIFYING INFORMATION; EMPLOYER ELECTIONS

2.1 **Reserved.**

2.2 **Employer identifying information.**

A. Name of Employer: Opportunity Home San Antonio (f/k/a San Antonio Housing Authority)

B. Name of Plan: Opportunity Home San Antonio 457(b) Plan (f/k/a SAHA Deferred Compensation Plan)

C. Type of Plan (*check one; optional*)

- (1) ☐ 401(k) Plan
- (2) ☐ Profit-Sharing Plan (other than a 401(k) plan)
- (3) ☐ Money Purchase Pension Plan
- (4) ☐ Defined Benefit Plan (including a cash balance plan)
- (5) ☐ 403(b) Plan
- (6) ☐ 457(b) Plan sponsored by a governmental employer

2.3 **Relief for Qualified Individuals.** Will the Plan provide any or all of the following relief for Qualified Individuals: (1) Coronavirus-Related Distributions described in Article 3, (2) increased loan limits described in Section 4.2, (3) the loan repayment extension described in Section 4.3. (*Select one of (a), (b), or (c). If (c) is selected, then select one or more of (d), (e), and/or (f)*)

- (a) ☐ **No.** The Plan will not provide any of these relief provisions.
- (b) ☐ **Yes.** The Plan will provide all of these relief provisions. The limitations on distributions described in Sections 2.3(d)(1) – (4) and the limitations on loans in Section 2.3(e)(1) – (3) and 2.3(f)(1)—(3) do not apply.
- (c) ☒ **Some.** The Plan will provide those relief provisions selected in (d), (e), or (f) below.
- (d) ☒ **The Coronavirus-Related Distribution provisions described in Article 3** (*If (d) is selected, the Employer may optionally select one or more of (1), (2), (3), or (4).*)
  - (1) ☐ Coronavirus-Related Distributions are not available from an account in which the Participant is not 100% vested.
  - (2) ☐ Coronavirus-Related Distributions may be made only from the following accounts: \_\_\_\_\_.
  - (3) ☐ The maximum amount of Coronavirus-Related Distributions from the Plan to a Qualified Individual will not exceed: \$\_\_\_\_\_. (*Enter amount less than \$100,000.*)
  - (4) ☒ The following additional provisions apply to Coronavirus-Related Distributions: The provisions of Article 3 of this Amendment apply only to the extent a Coronavirus-Related Distribution has been made to a Qualified Individual. To the extent the Plan does not operationally apply the rules of Article 3 of this Amendment, it does not apply to the Plan. The Plan Administrator shall document through administrative procedures or otherwise the manner in which the Plan operationally applied the rules under Article 3 of this Amendment. (Enter limitations or restrictions which are nondiscriminatory and not subject to Employer discretion.)
- (e) ☒ **The increased loan limit described in Section 4.2** (*If (e) is selected, the Employer may optionally select one or more of (1), (2), or (3).*)
  - (1) ☐ The maximum dollar amount of loans pursuant to Section 4.2 will not exceed: \$\_\_\_\_\_. (*Enter amount less than \$100,000.*)
  - (2) ☐ The maximum percentage of the present value of the nonforfeitable accrued benefit that may be loaned pursuant to Section 4.2 will not exceed: \_\_\_\_\_. (*Enter percentage less than 100%.*)
  - (3) ☒ The following additional provisions apply to the increased loan limit: The following additional provisions apply to the increased loan limit: The increased loan limits described in Section 4.2 of this Amendment apply only to the extent a loan has been made to a Qualified Individual in excess of the limits otherwise available under the Plan. To the extent the Plan does not operationally apply the increased loan limits described in Section 4.2 of

this Amendment, it does not apply to the Plan. The Plan Administrator shall document through administrative procedures or otherwise the manner in which the Plan operationally applied the increased loan limits described in Section 4.2 of this Amendment. (Enter limitations or restrictions which are nondiscriminatory.)

- (f) ☒ **The loan repayment extension described in Section 4.3** (If (f) is selected, the Employer may optionally select one or more of (1), (2), or (3).)
- (1) ☐ The Suspension Period will begin \_\_\_\_\_ (Enter date not before March 27, 2020) and end \_\_\_\_\_. (Enter date not later than December 31, 2020.)
- (2) ☐ The Extension Period will be \_\_\_\_\_. (Enter period, up to one year, the due date of the loan will be extended, such as "six months.")
- (3) ☒ The following additional provisions apply to the loan repayment extension: The loan repayment extension described in Section 4.3 of this Amendment applies only to the extent the due date to repay a loan has been extended for a Qualified Individual. To the extent the Plan does not operationally extend the due date for loan repayment as described in Section 4.3 of this Amendment, it does not apply to the Plan. The Plan Administrator shall document through administrative procedures or otherwise the manner in which the Plan operationally extended the due date for loan repayment as described in Section 4.3 of this Amendment. (Enter limitations or restrictions which are nondiscriminatory.)

2.4 **RMD waivers for 2020.** Unless the Employer elects otherwise below, the provisions of Section 5.2 apply and a Participant or Beneficiary who would have been required to receive a 2020 RMD or Extended 2020 RMD will receive the distribution unless the Participant or Beneficiary chooses not to receive the distribution.

- (a) ☐ **No RMDs without request.** The provisions of Section 5.2 apply and a Participant or Beneficiary who would have been required to receive a 2020 RMD or Extended 2020 RMD **will not** receive the distribution unless the Participant or Beneficiary chooses to receive the distribution.
- (b) ☒ **Split.** The provisions of Section 5.2 apply. A Participant or Beneficiary who would have been required to receive a **2020 RMD will not** receive the distribution unless the Participant or Beneficiary chooses to receive the distribution. A Participant or Beneficiary who would have been required to receive an **Extended 2020 RMD will receive** the distribution unless the Participant or Beneficiary chooses not to receive the distribution.
- (c) ☐ **No change to RMDs.** Payment of RMDs or Extended 2020 RMDs will be governed by the terms of the Plan without regard to this Amendment (i.e., no election is available to Participants or Beneficiaries).
- (d) ☐ **Describe:** \_\_\_\_\_.

For purposes of Section 5.3, the Plan will also treat the following as eligible rollover distributions in 2020: (Choose one or none of (e), (f), (g), or (h): If no election is made, then a direct rollover will be offered only for distributions that would be eligible rollover distributions without regard to Code §401(a)(9)(I)):

- (e) ☒ 2020 RMDs.
- (f) ☐ 2020 RMDs and Extended 2020 RMDs.
- (g) ☐ 2020 RMDs but only if paid with an additional amount that is an eligible rollover distribution without regard to Code §401(a)(9)(I).
- (h) ☐ Describe: \_\_\_\_\_.

The provisions of Article 5, and the elections in this Section 2.4, will be effective on the date specified in Section 2.5. unless a different date is entered here: \_\_\_\_\_ (Optional. Enter a date between March 27, 2020 and December 31, 2020. RMD distributions before the selected effective date should have followed plan terms in effect before this Amendment.)

2.5 **Effective Date.** This Amendment is effective March 27, 2020, or as soon as practical thereafter, or, if later, the following date: \_\_\_\_\_. (Optional. Enter a date not later than December 31, 2020.)

### ARTICLE 3 CORONAVIRUS-RELATED DISTRIBUTIONS

- 3.1 **Application.** This Article 3 will apply if Section 2.3(b) or Section 2.3(d) is selected.
- 3.2 **Coronavirus-Related Distribution(s).** Subject to the provisions described in Section 2.3(d)(4), if any, a Qualified Individual may take one or more Coronavirus-Related Distributions. The accounts from which the amount may be distributed shall be limited if selected in Sections 2.3(d)(1) and (2). However, if the Plan is a Defined Benefit Plan, and the Qualified Individual has not separated from service, the Qualified Individual may not take a Coronavirus-Related Distribution prior to attaining the earlier of Normal Retirement Age or age 59½. The provisions of this Section will apply notwithstanding any limitation in the Plan on partial distributions or any otherwise applicable plan or administrative limits on the number of allowable distributions.
- 3.3 **Repayment of distribution.** If the Plan permits a Participant to make rollover contributions, then a such a Participant who received a Coronavirus-Related Distribution (from this Plan and/or another eligible retirement plan as defined in Code §402(c)(8)(B)), at any time during the 3-year period beginning on the day after receipt of the distribution, may make one or more contributions to the Plan, as rollover contributions, in an aggregate amount not to exceed the amount of such distribution.
- 3.4 **Definition of Coronavirus-Related Distribution.** A “Coronavirus-Related Distribution” means a distribution to a Qualified Individual during the period beginning January 1, 2020 and ending December 30, 2020. The total amount of Coronavirus-Related Distributions to a Qualified Individual pursuant to this Amendment from all plans maintained by the Employer, or any related employer described in Code §414(b), (c), (m), or (o), shall not exceed \$100,000, (or such lesser amount specified in Section 2.3(d)(3)). The Coronavirus-Related Distributions from the Plan to a Qualified Individual will not exceed the amount of the individual’s vested account balance or the present value of the individual’s vested accrued benefit.

### ARTICLE 4 PARTICIPANT LOAN RELIEF

- 4.1 **Application.** This Article 4 will apply only if the Plan permits participant loans. Section 4.2 will apply if Section 2.3(b) or Section 2.3(e) is selected. Section 4.3 will apply if Section 2.3(b) or Section 2.3(f) is selected.
- 4.2 **Increased loan limit.** Notwithstanding the loan limitation that otherwise would apply, the Plan will determine the loan limit under Code §72(p)(2)(A) for a loan to a Qualified Individual, made during the period beginning March 27, 2020 and ending September 22, 2020, by substituting “\$100,000” (or such lesser amount specified in Section 2.3(e)(1)) for “\$50,000,” and by substituting “100% (or such lesser percentage specified in Section 2.3(e)(2)) of the present value of the nonforfeitable accrued benefit of the employee under the Plan” for “one-half of the present value of the nonforfeitable accrued benefit of the employee under the Plan” (or its equivalent). The provisions described in Section 2.3(e)(3), if any, will apply in connection with loans to Qualified Individuals.
- 4.3 **Extension of certain repayments.** If a Qualified Individual has an outstanding loan from the Plan on or after March 27, 2020, then: (1) if the date for any repayment of such loan occurs during the Suspension Period, the due date is extended for the Extension Period; (2) the due date of the loan will be extended by the Extension Period; (3) the Plan will adjust any subsequent repayments to reflect the extension of the due date and any interest accrued during the Suspension Period; and (4) the Plan will disregard the Extension Period in determining the 5-year period and the loan term under Code §72(p)(2)(B) or (C). The provisions described in Section 2.3(f)(3), if any, will apply in connection with the suspension and extension described in this Section. The Suspension Period, unless otherwise specified in Section 2.3(f)(1), will begin March 27, 2020 and end December 31, 2020. The Extension Period, unless otherwise specified in Section 2.3(f)(2) will be one year. The provisions of this Section 4.3 will be applied in accordance with Section 5.B. of Notice 2020-50, or any subsequent applicable guidance, and the adjustment described in (3) may reflect the “safe harbor” described therein.

**ARTICLE 5**  
**WAIVER OF 2020 REQUIRED MINIMUM DISTRIBUTIONS (RMDs)**

- 5.1 **Application.** This Article 5 will apply only to defined contribution plans, including 401(k) Plans, Profit-Sharing Plans, Money Purchase Pension Plans, 403(b) Plans, and 457(b) Plans sponsored by governmental employers. The definitions in Section 5.4 will apply in interpreting Section 2.4.
- 5.2 **Waiver; default provision.** This Section 5.2 will apply unless Section 2.4(c) is selected or to the extent 2.4(d) overrides it. Notwithstanding the provisions of the Plan relating to RMDs, whether a Participant or Beneficiary who would have been required to receive 2020 RMDs, and who would have satisfied that requirement by receiving distributions that are (1) equal to the 2020 RMDs, or (2) Extended 2020 RMDs will receive those distributions is determined in accordance with the option chosen in Section 2.4. Notwithstanding the option chosen in Section 2.4, a Participant or Beneficiary will be given an opportunity to make an election as to whether or not to receive those distributions. If the Plan permits a Beneficiary of a deceased Participant to make the election to use the 5-year rule or the life expectancy rule, the deadline to make the election may be extended to reflect the adoption of Code §401(a)(9)(I).
- 5.3 **Direct rollovers.** Notwithstanding the provisions of the Plan relating to required minimum distributions under Code §401(a)(9), and solely for purposes of applying the direct rollover provisions of the Plan, certain additional distributions in 2020, as elected by the Employer in Section 2.4, will be treated as eligible rollover distributions. If no election is made by the Employer in Section 2.4, then a direct rollover will be offered only for distributions that would be eligible rollover distributions without regard to Code §401(a)(9)(I).
- 5.4 **Definitions. “RMDs”** means required minimum distributions described in Code §401(a)(9). **“2020 RMDs”** means required minimum distributions the Plan would have been required to distribute in 2020 (or permitted to pay in 2021 for the 2020 calendar year for a Participant with a required beginning date of April 1, 2021) but for the enactment of Code §401(a)(9)(I). **“Extended 2020 RMDs”** means one or more payments in a series of substantially equal distributions (that include the 2020 RMDs) made at least annually and expected to last for the life (or life expectancy) of the Participant, the joint lives (or joint life expectancy) of the Participant and the Participant’s designated Beneficiary, or for a period of at least 10 years.
- 5.5 **Installment payments.** A Participant or Beneficiary receiving payment of 2020 RMDs or 2020 Extended RMDs pursuant to this Article 5 may receive them in any method (including installments or partial distributions) which would have been permitted under the terms of the Plan if the amounts would have been RMDs but for the enactment of Code §401(a)(9)(I).

\* \* \* \* \*

Employer:

This Amendment has been executed on \_\_\_\_\_, \_\_\_\_\_ .  
(enter date)

By: \_\_\_\_\_  
(Authorized Signer for Employer)



## AMENDMENT TO IMPLEMENT SECURE ACT AND OTHER LAW CHANGES

### OPPORTUNITY FOR THE SAN ANTONIO 45 (B) PLAN (FICA AND A DEFERRED COMPENSATION PLAN)

#### ARTICLE 1 PREAMBLE

- 1.1 **Adoption and effective date of Amendment.** The Employer hereby adopts this Amendment to the Employer's Plan. Each Article specifies the effective date of its provisions. Also see Section 1.5.
- 1.2 **Superseding of inconsistent provisions.** This Amendment supersedes the provisions of the Plan to the extent those provisions are inconsistent with the provisions of this Amendment. Except as otherwise provided in this Amendment, terms defined in the Plan will have the same meaning in this Amendment. Most Articles include definitions which are specific to that Article. Also see Section 1.6.
- 1.3 **Numbering.** Except as otherwise provided in this Amendment, any Section reference in this Amendment refers only to this Amendment and is not a reference to the Plan. The Article and Section numbering in this Amendment is solely for purposes of this Amendment, and does not relate to the Plan article, section, or other numbering designations.
- 1.4 **Intention; Construction.** The purpose of this amendment is to amend the Plan in accordance with pension-related provisions of the Further Consolidated Appropriations Act of 2019 (FCAA) in general, and Division O of that Act, the Setting Every Community Up for Retirement Enhancement Act of 2019 (SECURE), in specific. It also addresses a provision of the Bipartisan American Miners Act (BAMA), which is also part of FCAA, as well as a section of the Coronavirus Aid, Relief, and Economic Security Act (CARES). The provisions of this Amendment shall be interpreted and applied to be consistent with FCAA and CARES and IRS guidance issued in connection therewith, whether such guidance is issued before or after the date of this amendment.
- 1.5 **Effect of subsequent restatement or amendment of Plan.** If the Employer restates the Plan, then this Amendment shall remain in effect after such restatement unless the provisions in this Amendment are restated or otherwise become obsolete (e.g., if the Plan is restated onto a plan document which incorporates these provisions). Some Articles in this amendment may not apply to a particular plan at the time the Amendment is executed but they will apply in the future based on subsequent amendments.
- 1.6 **Preservation of prior amendments.** If the Employer previously amended the Plan after December 20, 2019 to implement a provision contained in one or more Articles of this Amendment, that prior amendment shall remain in effect and will not be superseded by this Amendment, unless Section 1.6(a) is selected. For example, if the Employer previously adopted an amendment to implement the BAMA provisions of Article 10, that amendment remains in effect, notwithstanding the provisions of this Amendment, unless Section 1.6(a) is selected.

(a) ☐ This amendment supersedes all prior inconsistent amendments of the Plan.

#### ARTICLE 2 INSTRUCTIONS; ELECTIONS

- 2.1 **Instructions.** Select 2.3a if all defaults are accepted. Select 2.3b and as applicable 2.4 - 2.10 if the Employer wishes to select other than the default for a particular provision.
- 2.2 **Reserved.**
- 2.3 **Operating Elections.** Many subsequent Articles of this Amendment refer to elections appearing in this Article 2. Each of Sections 2.4 through 2.10 refers to a corresponding Article. For example, Section 2.4 has the elections related to Article 4. The definitions in those Articles apply to the elections in the corresponding Section of this Article 2, and those elections have the same effective date as the corresponding Article. Each Section of this Article lists the default provisions which will apply if no election is made. If you accept the default(s), there is no need to complete the Section. There are no elective provisions which apply to Article 3 or Articles 11 through 16. The following are the defaults and a summary of the Articles for which there are no elections.

Article 3. Reserved.

Article 4. QBADs are not permitted.

Article 5. Distributions of RMDs will not begin before a Participant turns 72.

Article 6. The Plan will apply its RMD provisions with respect to the 5-year rule in administering the 10-year rule.

Article 7. RMDs subject to 5-year Rule for participants who died from 2015 through 2019 are extended one year unless the beneficiary objects.

Article 8. Reserved.

Article 9. Reserved.

Article 10. The amendment does not modify the minimum age for in-service distributions.

Article 11. Administrative policy can permit distributions of Discontinued Lifetime Income Investments.

Article 12. Updated RMD tables and 2022 transition.

Article 13. Reserved.

Article 14. Reserved.

Article 15. Reserved.

Article 16. Deemed IRA accounts are not subject to maximum age.

**Check (a) or (b).**

- (a) ☐ All defaults apply. *Skip the rest of Article 2 and sign the amendment.*
- (b) ☒ One or more defaults do not apply. *Complete those sections in Article 2 for which you do not accept the default; then sign the amendment.*

**2.4 Article 4 Birth Adoption Distributions.** In the absence of an election below, Article 4 does NOT apply. To permit QBADs (Qualified Birth and Adoption Distributions), check (a). If QBADs are available, they apply to all accounts except as provided in Article 4 or in elections (b), (c), (d) or (e). *(Select all that apply.)*

- (a) ☒ Article 4 applies effective January 1, 2020, unless a different date is selected in (1) below.
  - (1) ☒ October 17, 2024 *(Enter date after December 31, 201 .)*
- (b) ☐ QBADs may only be made from accounts in which the Participant is fully vested.
- (c) ☒ QBADs are not available if the Participant has severed employment.
- (d) ☐ Describe additional limitations: \_\_\_\_\_ *(must be definitely determinable and not subject to discretion)*
- (e) ☒ QBADs are available from the following Accounts: All accounts *(must be definitely determinable and not subject to discretion)*

**2.5 Article 5 RMD Timing.** Unless Section 2.5(a) is selected, distribution of RMDs will begin for Affected Participants no sooner than April 1 of the calendar year following the year the Participant attains age 72.

- (a) ☐ Distribution of RMDs to Affected Participants will NOT be delayed on account of this Amendment (i.e., distributions will generally commence no later than April 1 of the calendar year following the year the Affected Participant attains age 70 1/2), in accordance with Section 5.5. This election is effective for distributions after December 31, 2019, except as specified below *(Optional: select either or both of (1) or (2))*:
  - (1) ☐ Section 5.5 is effective for distributions after \_\_\_\_\_ and prior to the earlier of January 1, 2022 or the date entered in 2.5(a)(2). *(Enter date on or after December 31, 201 .)*
  - (2) ☐ Section 5.5 is repealed for distributions after \_\_\_\_\_ *(enter date on or after the date entered in 2. (a)(1) and before anuary 1, 2022)*, subject to the anti-cutback rule of Code §411(d)(6) to the extent applicable.

**2.6 Article 10-Year Rule for Beneficiary RMDs.** RMDs to an Eligible Designated Beneficiary of a Participant who dies prior to the Participant's RBD will be made as elected below. In the absence of an election in Section 2.6, the Plan's provisions about Beneficiary elections with regard to the 5-ear Rule will apply, substituting the 10-ear Rule for the 5-ear Rule.

- (a) ☐ **Beneficiary election.** The Eligible Designated Beneficiary may elect application of the 10-ear Rule or the Life Expectancy rule. If the Beneficiary does not make a timely election *(Select one of (1) or (2))*:
  - (1) ☐ **10-year rule.** The 10-year rule applies to the Eligible Designated Beneficiary.
  - (2) ☐ **Life Expectancy Rule.** The Life Expectancy rule applies to the Eligible Designated Beneficiary.
- (b) ☐ **10-year rule.** The 10-year rule applies to the Eligible Designated Beneficiary.
- (c) ☐ **Life Expectancy rule.** The Life Expectancy rule applies to the Eligible Designated Beneficiary.
- (d) ☐ **Shorter Period.** The entire interest of the Eligible Designated Beneficiary will be distributed no later than December 31 of the \_\_\_\_\_ *(enter a number of years, not exceeding tenth )* year following the year of the Participant's death.
- (e) ☐ **Other:** *(Describe, e.g., the 10-ear Rule applies to all eneficiaries other than a surviving spouse eneficiary.)*  
\_\_\_\_\_

**2.7 Article CARES RMD Waivers; 5-Year Rule.** Unless the Employer elects otherwise below, beneficiaries of Applicable Participant Accounts will have the option to extend distribution under the 5-ear Rule by one year, and in the absence of a beneficiary election the extension will apply.

- (a) ☐ **No extension without request.** The provisions of Section 7.2 apply but in the absence of a beneficiary election the extension will NOT apply.
- (b) ☐ **Not Apply.** Article 7 will NOT apply to this Plan.

**2.8 Article Reserved.**

**2.9 Article Reserved.**

**2.10 Article 10 In-Service Distributions.** In the absence of an election below, Article 10 does NOT apply. To permit in-service distributions at age 59 1/2, check (a). Check (b) to specify an age greater than 1/2. If Article 10 applies, it applies to all Accounts except as limited in Article 10.

- (a) ☒ Article 10 applies effective on or after the first day of the first plan year beginning after December 31, 2019, unless a different date is selected in (1) below.
  - (1) ☒ October 17, 2024. (Enter date on or after the first day of the first plan year beginning after December 31, 201 .)
- (b) ☐ Age at which in-service distributions are permitted \_\_\_\_\_ (Enter age greater than 1/2.) This provision applies effective on or after the first day of the first plan year beginning after December 31, 2019, unless a different date is selected in (1) below.
  - (1) ☐ \_\_\_\_\_. (Enter date on or after the first day of the first plan year beginning after December 31, 201 .)

### ARTICLE 3 RESERVED

### ARTICLE 4 BIRTH ADOPTION DISTRIBUTIONS SECURE Act 113

- 4.1 **Application.** This Article 4 will apply only if the Employer elects in Section 2.4(a) for this Article 4 to apply, effective on the date specified in Section 2.4(a).
- 4.2 **Distribution Authority.** Except as limited by Section 2.4 (b), (c), (d), (e), a Participant may request a distribution of up to \$5,000 (per child or Eligible Adoptee) as a QBAD. The Participant may request the distribution whether or not the Participant has severed employment unless Section 2.4(c) is selected. This \$5,000 limit shall be reduced by QBADs to the Participant made with respect to the same child or Eligible Adoptee by other plans maintained by the Employer or a related employer described in Code §414(b), (c), (m), or (o). The Plan Administrator may adopt a policy imposing frequency limitations or other reasonable administrative conditions for QBADs.
- 4.3 **Definitions.** The following definitions apply for this Article 4 and Section 2.4:
  - (a) A **QBAD** is a Qualified Birth or Adoption Distribution described in Code §72(t)(2)(H)(iii). A QBAD must be made during the 1-year period beginning on the date on which a child of the Participant is born or on which the legal adoption of an Eligible Adoptee by the Participant is finalized.
  - (b) An **Eligible Adoptee** is an individual, other than a child of the Participant's spouse, who has not attained age 18 or is physically or mentally incapable of self-support. An individual is considered physically or mentally incapable of self-support if that individual is unable to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment that can be expected to result in death or to be of long-continued and indefinite duration. This provision shall be applied in a manner consistent with Part D of IRS Notice 2020-68.
- 4.4 **Rollover.** A Participant who received one or more QBADs from this Plan may, if the Plan then permits the Participant to make rollover contributions, make one or more contributions in an aggregate amount not to exceed the amount of such QBADs. The Plan will treat such a contribution as a rollover contribution made by direct trustee-to-trustee transfer within 60 days of distribution.
- 4.5 **Reliance.** The Plan Administrator may rely on an individual's reasonable representation that the individual is eligible to receive a QBAD unless the Plan Administrator has actual knowledge to the contrary.
- 4.6 **Status.** A QBAD is not an eligible rollover distribution for purpose of the obligation to permit a direct rollover under Code §401(a)(31), the notice requirement of Code §402(f), or the mandatory withholding rules of Code §3405(c)(1).

### ARTICLE 5 REQUIRED BEGINNING DATE SECURE Act 114

- 5.1 **Application.** This Article 5 will apply to all plans, regardless of type. It is effective with regard to RMDs required to be made after December 31, 2019.
- 5.2 **Delay of Required Beginning Date.** An Affected Participant's RBD shall not be earlier than April 1 of the calendar year following the year the Affected Participant attains age 72. For purposes of determining an Affected Participant's RBD, an Affected Participant will be treated as a more than 5% owner if the Participant was a 5-percent owner (as defined in Code §416(i)(1)(B)) as to the Plan year ending in the calendar year the Participant attains age 72.
- 5.3 **Spousal Distributions.** If an Affected Participant dies prior to the Participant's RBD, and the Participant's sole Designated Beneficiary is the Participant's surviving spouse, then the RMDs to the surviving spouse will begin by December 31 of the calendar year immediately following the calendar year in which the Participant died, or by December 31 of the calendar year in which the Participant would have attained age 72, if later. However, this Section will apply only if the Plan, prior to this Amendment, permitted a surviving spouse to delay RMD distributions to December 31 of the calendar year in which the Participant would have attained age 70 1/2.
- 5.4 **Definitions.** The following definitions apply for this Article 5 and Section 2.5:

- (a) A Participant is an **Affected Participant** if the Participant was born after June 30, 1949.
- (b) An **RMD** is a Required Minimum Distribution as described in Code §401(a)(9).
- (c) A Participant's **RBD** is the Participant's Required Beginning Date as described in Code §401(a)(9)(C), as amplified by Section 5.2.

5.5 **Optional Distribution Timing.** If the Employer elects in Section 2.5(a) for this Section 5.5 to apply, the timing and form of distributions to an Affected Participant will be determined as though this Article 5 had not been adopted. Distributions pursuant to this paragraph, which are not RMDs, will be treated as eligible rollover distributions for purposes of the direct rollover provisions of Code §401(a)(31). This Section 5.5 will no longer be effective for distributions after December 31, 2021, or, if earlier, the date specified in Section 2.5(a)(2).

## ARTICLE BENEFICIARY RMDS SECURE Act 401

- 6.1 **Application.** This Article 6 will apply to all plans. This Article will not apply to qualified annuities described in SECURE Act §401(b)(4)(B).
- 6.2 **Effective Date.** Except as provided in Section 6.4, Article 6 will apply to Participants who die on or after the Effective Date of this Article. Generally, the Effective Date of this Article is January 1, 2022. The Effective Date of this Article 6 in the case of a collectively-bargained plan will be the date determined in SECURE Act §401(b)(2). See Section 6.5 regarding the limited application of this Article to certain accounts of Participants who died before the Effective Date of this Article.
- 6.3 **Death before RBD.** If the Participant dies before the Participant's RBD, the Plan will distribute or commence distribution of the Participant's Vested Accrued Benefit not later than as follows:
  - (a) **No Designated Beneficiary.** If there is no Designated Beneficiary as of September 30 of the year following the calendar year of the Participant's death, the Beneficiary's entire interest will be distributed under the 5-ear Rule.
  - (b) **Eligible Designated Beneficiary.** If the distributee of a Participant's account is an Eligible Designated Beneficiary, the Beneficiary's entire interest will be distributed under the Life Expectancy Rule unless the 10-ear Rule applies. The Employer may elect application of the Life Expectancy rule or the 10-ear Rule in Section 2.6. In the absence of an election in Section 2.6, the Plan's provisions with regard to election of the 5-ear Rule will apply, substituting the 10-ear Rule for the 5-ear Rule. A permitted Beneficiary election must be made no later than the earlier of December 31 of the calendar year in which distribution would be required to begin under the Life Expectancy Rule, or by December 31 of the calendar year which contains the tenth anniversary of the Participant's (or, if applicable, surviving spouse's) death.
  - (c) **Other Designated Beneficiaries.** If the distributee of the Participant's account is a Designated Beneficiary who is not an Eligible Designated Beneficiary, then the Beneficiary's entire interest will be distributed under the 10-ear Rule.
  - (d) **10-Year Rule.** If distribution of a deceased Participant's account thereof is subject to the 10-ear Rule, then the Plan will distribute the account in full no later than December 31 of the tenth year following the year of the Participant's death. No RMDs are required to be distributed from the account prior to that date.
- 6.4 **Death after RBD.** If the Participant dies on or after the Participant's RBD, the Participant's remaining interest will be distributed at least as rapidly as under the method of distribution being used as of the date of the participant's death, using the Life Expectancy Rule, as, and to the extent, provided by applicable guidance. If the Beneficiary is a Designated Beneficiary that is not an Eligible Designated Beneficiary, the Plan will distribute the remaining account in full no later than December 31 of the tenth year following the year of the Participant's death.
- 6.5 **Beneficiary Death.** If an Eligible Designated Beneficiary receiving distributions under the Life Expectancy Rule dies before receiving distribution of the Beneficiary's entire interest in the Participant's account, the Plan will distribute that interest in full no later than December 31 of the 10<sup>th</sup> year following the year of the Eligible Designated Beneficiary's death. Similarly, if a Participant died before the Effective Date of this Article 6, and the beneficiary died after such Effective Date, but prior to receiving full distribution of the beneficiary's interest, the Plan will distribute that interest in full no later than December 31 of the tenth year following the year of the beneficiary's death.
- 6.6 **Age of Majority.** If a child of the Participant was receiving distributions under the Life Expectancy rule, when the child reaches the age of Majority, the Plan will distribute the child's account in full no later than 10 years after that date, provided the child is not otherwise an Eligible Designated Beneficiary, such as a disabled or chronically ill individual.
- 6.7 **Definitions; operating rules.** The following definitions and operating rules apply for this Article 6 and Section 2.6:
  - (a) An **RMD** is a Required Minimum Distribution as described in Code §401(a)(9).

- (b) A Participant's **RBD** is the Participant's Required Beginning Date as described in Code §401(a)(9)(C) and the Plan. Also see Section 5.2.
- (c) A distributee of a Participant's account is a **Designated Beneficiary** if the distributee is an individual or trust who is a beneficiary of the account (whether pursuant to a designation by the Participant or application of the Plan terms) and who is a designated beneficiary under Code §401(a)(9) and Treas. Reg. §1.401(a)(9)-4, Q As-4 and -5.
- (d) An individual is an **Eligible Designated Beneficiary** of a Participant if the individual qualifies as a Designated Beneficiary and is (1) the Participant's spouse, (2) the Participant's child who has not reached the age of Majority, (3) an individual not more than 10 years younger than the Participant, (4) a disabled individual, as defined in Code §72(m)(7), or (5) an individual who has been certified to be chronically ill (as defined in Code §7702B(c)(2)) for a reasonably lengthy period, or indefinitely. Certain trusts may be treated as Eligible Designated Beneficiaries pursuant to Code §401(a)(9)(H)(iv) and (v).
- (e) Whether a child has reached the age of **Ma ority** is determined under Code §401(a)(9)(F) and applicable regulations and guidance issued thereunder.
- (f) The **Life Expectancy Rule** for distributing RMDs is described in Code §401(a)(9)(B)(iii) and is further described in the Plan.
- (g) The **5-Year Rule** for distributing RMDs is described in Code §401(a)(9)(B)(ii) and is further described in the Plan.
- (h) The **10-Year Rule** is described in Section 6.3(d).
- (i) **Shorter period.** Section 2.6(e) may specify a shorter period to be used in place of the tenth year after the death of a Participant or Beneficiary.
- (j) **Separate share rule.** All references in this Article to a Participant's Account and a Beneficiary's interest in that account will be applied separately to each separate account determined under Treas. Reg. §1.401(a)(9)-8, Q A 2 and 3, and Code §401(a)(9)(H)(iv).

#### ARTICLE EXTENSION OF 5-YEAR RULE FOR RMDs CARES 2203

- 7.1 **Application.** This Article 7 does not apply if the Employer has selected Section 2.7(b); otherwise, it is effective January 1, 2020.
- 7.2 **Waiver; default provision.** The beneficiary of an Applicable Participant Account will have the option to extend the deadline to distribute the account for one year. The default in the absence of a beneficiary election will be to extend the distribution, unless the Employer elects in Section 2.7(a) for the default to be not to extend unless the beneficiary requests it.
- 7.3 **Definitions.** The following definitions apply for this Article 7 and Section 2.7:
  - (a) **RMDs** means required minimum distributions described in Code §401(a)(9).
  - (b) The **5-Year Rule** for distributing RMDs is described in Code §401(a)(9)(B)(ii) and is further described in the Plan.
  - (c) **Applicable Participant Account** means the remaining account of a Participant who died during the years 2015-2019, to the extent the account is subject to the 5-ear Rule.

#### ARTICLE RESERVED

#### ARTICLE RESERVED

#### ARTICLE 10 IN-SERVICE PENSION DISTRIBUTIONS BAMA 104

- 10.1 **Application.** This Article 10 will apply if the Employer elects in Section 2.10 for this Article 10 to apply, effective on the date specified in Section 2.10(a).
- 10.2 **Distribution at 5 1 2.** A Participant can take an in-service distribution at age 59 1/2, or, if later, the age (if any) specified in Section 2.10(b). Such a distribution will be limited to the vested portion of the Participant's accrued benefit or account and will be subject to all Plan provisions related to in-service distributions. The Plan can operationally permit distributions as early as January 1 of the calendar year the Participant attains 59 1/2 (or such later age).
- 10.3 **Limited application to Profit-Sharing Plans.** If the Employer elects in Section 2.10 for this Article 10 to apply, this Article 10 will apply to an account in a 401(k) Plan or a Profit-Sharing Plan which holds assets transferred from a Money Purchase Pension Plan or a Defined Benefit Plan.



**ARTICLE 11**  
**DISTRIBUTIONS OF DISCONTINUED LIFETIME INCOME INVESTMENTS SECURE 10**

- 11.1 **Application.** This Article 11 is effective for Plan years beginning after December 31, 2019.
- 11.2 **Distributions authorized.** The Plan Administrator may authorize Participants to request, and as soon as practical after a Participant makes the request, the Plan will make a distribution of a Discontinued Lifetime Income Investment. Distribution under this Article is limited to the 90-day period prior to the date on which the Lifetime Income Investment is no longer authorized to be held as an investment option under the Plan. Such distribution will be in the form of a Qualified Distribution, or in the form of a Qualified Plan Distribution Annuity Contract, as determined by the Plan Administrator. The Plan Administrator will administer this section in a reasonable, nondiscriminatory manner, and may authorize distributions of some Discontinued Lifetime Income Investments and not others.
- 11.3 **Definitions.** The terms **Lifetime Income Investment**, **Qualified Distribution** and **Qualified Plan Distribution Annuity Contract** have the meanings set forth in Code §401(a)(38)(B). A **Discontinued Lifetime Income Investment** is a Lifetime Income Investment which will no longer be authorized to be held as an investment option under the Plan.

**ARTICLE 12**  
**UPDATED LIFE EXPECTANCY TABLES TREAS. REG. 1.401(a)(9)-**

- 12.1 **Application.** This Article 12 will apply to all plans and is effective for distribution calendar years beginning on or after January 1, 2022.
- 12.2 **New RMD Tables.** Any Plan reference to the life expectancy tables detailed in Treas. Reg. §1.401(a)(9), such as the Uniform Life Table, the Single Life Table, or the Joint and Last Survivor Table, refers to these tables as published in Treas. Reg. §1.401(a)(9)-9 from time to time, and is subject to adjustment as described in Treas. Reg. §1.401(a)(9)-9(f).

**ARTICLE 13**  
**RESERVED**

**ARTICLE 14**  
**RESERVED**

**ARTICLE 15**  
**RESERVED**

**ARTICLE 16**  
**REPEAL OF DEEMED IRA MAXIMUM AGE SECURE 10**

- 16.1 **Application.** This Article 16 will apply only if the Plan permits deemed IRA contributions (sometimes called designated IRA contributions) described in Code §408(q). It is effective January 1, 2020.
- 16.2 **No Maximum Age.** To the extent the Plan otherwise permits a Participant to make deemed IRA contributions, the Participant may make such contributions regardless of whether the Participant has attained age 70 1/2 or any other age.

This Amendment has been executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Name of Plan: Opportunity Home San Antonio 457(b) Plan (f/k/a SAHA Deferred Compensation Plan)

Name of Employer: Opportunity Home San Antonio (f/k/a San Antonio Housing Authority)

By: \_\_\_\_\_  
EMPLOYER



**AMENDMENT TO IMPLEMENT INCREASE OF MANDATORY CAS -OUT LIMIT TO 000 UNDER  
SECURE 2.0**

**ARTICLE 1  
PREAMBLE**

- 1.1 **Adoption and effective date of Amendment.** The Employer hereby adopts this Amendment to the Plan identified below. Where the article specifies an effective date, the provision begins on that date or shortly thereafter as administratively practicable.
- 1.2 **Superseding of inconsistent provisions.** This Amendment supersedes the provisions of the Plan to the extent those provisions are inconsistent with the provisions of this Amendment. Except as otherwise provided in this Amendment, terms defined in the Plan will have the same meaning in this Amendment.
- 1.3 **Numbering.** Except as otherwise provided in this Amendment, any “Section” reference in this Amendment refers only to this Amendment and is not a reference to the Plan. The Article and Section numbering in this Amendment is solely for purposes of this Amendment, and does not relate to the Plan article, section, or other numbering designations.
- 1.4 **Intention; Construction.** The purpose of this amendment is to amend the Plan in accordance with SECURE 2.0 Act of 2022 (“SECURE 2.0”), enacted by Congress as Division T of the Consolidated Appropriations Act of 2023, and shall be interpreted and applied accordingly. The provisions of this Amendment, and any policies and procedures issued or modified pursuant to this amendment, shall be interpreted and applied to be consistent with SECURE 2.0 and IRS and DOL guidance issued in connection therewith, whether such guidance is issued before or after the date of this amendment. The Plan Administrator may, but is not required to, reduce such policies or procedures to writing.

**ARTICLE 2  
IDENTIFICATION**

2.1 **Identifying information.**

A. Name of Employer: Opportunity Home San Antonio (f/k/a San Antonio Housing Authority)

B. Name of Plan: Opportunity Home San Antonio 457(b) Plan (f/k/a SAHA Deferred Compensation Plan)

**ARTICLE 3  
INCREASE IN CAS -OUT LIMIT SECURE 2.0 310**

- 3.1 **Increase in Cash-Out Limit.** \$5,000 limits in the Plan related to mandatory distribution (i.e., involuntary cash-out) provisions are increased to \$7,000 effective for:
- (a) ☐ Distributions made on or after April 1, 2024.
- (b) ☒ Distributions made on or after October 17, 2024. *(Enter date after December 31, 2023.)*

\* \* \* \* \*

This Amendment has been executed this \_\_\_\_ day of \_\_\_\_\_, 2024.

By: \_\_\_\_\_

\_\_\_\_\_  
*Print name, title*

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# Opportunity Home Deferred Compensation 457(b)

August 6, 2025



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# Opportunity Home Deferred Compensation **457(b) Plan**

## Overview

- Voluntary Plan
- Loan Provisions

## RFP and Vendor Change

### Mission Square to Empower

- Comparable Fees and Selection of Funds
- Implemented New Options — Roth
- Updated Regulations Governing Qualified Plans
- Access and Features on Website
- Periodic Communication Updates
- Direct Appointment Access with Empower Representative

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# Opportunity Home Deferred Compensation 457(b) Plan

## Participation

Mission Square	115 Active 68 Termed
Empower	115 Active 21 Paused 68 Termed

## Key Dates

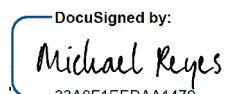
Transition	October 17, 2024
Amendment	March 29, 2025
Internal Process Change	April 29, 2025
Liquidation (Plus Fund)	July 17, 2025

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# Questions?



**OPPORTUNITY HOME SAN ANTONIO****August 6, 2025****BOARD OF COMMISSIONERS  
Regular Board Meeting****RESOLUTION 6794, AUTHORIZING THE REVISION OF RESIDENT-PAID UTILITY ALLOWANCES IN ACCORDANCE WITH HUD REGULATIONS TO CAPTURE UTILITY COST SAVINGS GENERATED FROM ENERGY AND WATER CONSERVATION MEASURES INSTALLED THROUGH OPPORTUNITY HOME'S ENERGY PERFORMANCE CONTRACT**

DocuSigned by:  
  
 33A0F1EEDAA1479...  
**Michael Reyes**  
 President and CEO

DocuSigned by:  
  
 B3E4ADC3DD3145D...  
**Ruth Bautista**  
 Director of Public Housing

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6794, authorizing the revision of Resident-Paid Utility Allowances in accordance with HUD regulations to capture utility cost savings generated from energy and water conservation measures installed through Opportunity Home's Energy Performance Contract.

**SUMMARY:**

Opportunity Home San Antonio elected to undertake a HUD-approved Phase II Energy Performance Contract (EPC) program, where energy and water conservation measures are financed through future energy and water cost savings. To capture the achieved utility savings, where residents pay their own utility bills, HUD requires public housing authorities to revise resident-paid utility allowances to reflect the new utility consumption levels, as a result of utility savings generated from energy and water conservation measures. In addition, Opportunity Home will update utility allowances to adjust for changing utility prices.

This resolution will modify the resident-paid utility allowances in accordance with Attachment A—Resident-Paid Utility Allowance Revisions. Group14 Engineering calculated these new utility allowances for 4,619 public housing units using HUD's "Engineered" methodology, adhering to 24 CFR Part 965, Subpart E. These updated allowances also factor in recent changes to utility rates.

Opportunity Home remains committed to being a sustainable agency and has actively elected to pursue a self-managed EPC Phase II. In accordance with HUD and EPC guidelines, Opportunity Home will revise resident-paid utility allowances to reflect the new utility rates and consumption levels within dwelling units.

Opportunity Home will capture savings generated from the energy and water conservation measures to pay the debt service for the EPC project. After the completion of the utility allowance revisions, some residents may have a reduced utility allowance. However, due to the energy and water conservation measures installed, residents will consume less utilities; therefore, there will be no significant financial impact on most residents.

**STRATEGIC OUTCOMES:**

Residents have sufficient food, drinking water, clothing, and shelter.



**OPPORTUNITY HOME SAN ANTONIO**

**August 6, 2025**

Residents live in quality, affordable housing.

**ATTACHMENTS:**

Resolution 6794

[Attachment A - 2025 Resident-Paid Utility Allowance Revisions](#)

**Opportunity Home San Antonio  
Resolution 6794**

**RESOLUTION 6794, AUTHORIZING THE REVISION OF RESIDENT-PAID UTILITY ALLOWANCES IN ACCORDANCE WITH HUD REGULATIONS TO CAPTURE UTILITY COST SAVINGS GENERATED FROM ENERGY AND WATER CONSERVATION MEASURES INSTALLED THROUGH OPPORTUNITY HOME'S ENERGY PERFORMANCE CONTRACT**

**WHEREAS**, Opportunity Home San Antonio elected to undertake a HUD-Approved Phase II Energy Performance Contract (EPC) program, where energy and water conservation measures are financed through future energy and water cost savings; and

**WHEREAS**, EPC II will be financed through the savings resulting from the reduction of utility consumption; and

**WHEREAS**, to capture EPC II savings where residents pay their own utility bills, HUD and EPC regulations require Opportunity Home to revise the resident-paid utility allowances to reflect the new energy and water consumption levels resulting from energy and water conservation measures installed through EPC II; and

**WHEREAS**, staff requests authorization of the resident-paid utility allowances revisions as outlined in Attachment A - 2025 Resident-Paid Utility Allowance Revisions and in accordance with HUD and EPC II regulations.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of Opportunity Home San Antonio hereby:

- 1) Approves Resolution **6794**, authorizing the revision of Resident-Paid Utility Allowances in accordance with HUD regulations to capture utility cost savings generated from energy and water conservation measures installed through Opportunity Home's Energy Performance Contract.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

**Passed and approved this 6th day of August 2025.**

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**Gabriel Lopez**

Chair, Board of Commissioners

**Attested and approved as to form:**

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**Michael Reyes**

President and CEO

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RPU EPC Savings

RPU EPC Savings

	Utility Meter Type				Proposed Monthly Allowance - Post EPC Total Dollar Value
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				
	Trash	W&S	Elec	Gas	
Alazan-Guadalupe	0 Br	-	-	-	\$ -
TX006000001	1 Br	-	-	-	-
TX06-6127.0	2 Br	13	R	R	90.18
Semi-Detached (SD/duplex)	3 Br	38	R	R	261.21
Phase 1 Units	4 Br	5	R	R	338.10
Included in EPC	5 Br	-	-	-	-
Village East	0 Br	-	-	-	\$ -
TX006000002	1 Br	-	-	-	-
TX06-6035.1	2 Br	13	R	R	80.71
Row/Townhouse (RW)	3 Br	6	R	R	112.15
	4 Br	2	R	R	138.70
Not in EPC	5 Br	3	R	R	164.02
Olive Park	0 Br	-	-	-	\$ -
TX006000002	1 Br	-	-	-	-
TX06-6035.2	2 Br	12	R	R	90.69
Row/Townhouse (RW)	3 Br	11	R	R	128.65
	4 Br	3	R	R	154.61
Not in EPC	5 Br	-	-	-	-



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## RPU EPC Savings

RPU EPC Savings

	Utility Meter Type				Proposed Monthly Allowance - Post EPC	
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
	Trash	W&S	Elec	Gas		
Lincoln Heights	0 Br	-	-	-	\$ -	
TX006000003	1 Br	91	M	M	R	76.90
TX06-6005.0	2 Br	156	M	M	R	88.35
Walk-UP/Multifamily (WU)	3 Br	87	M	M	R	119.20
Phase 1 Units	4 Br	4	M	M	R	146.53
Included in EPC	5 Br	-	-	-	-	-
Cassiano	0 Br	-	-	-	-	\$ -
TX006000004	1 Br	24	M	M	R	80.15
TX06-6006.0	2 Br	176	M	M	R	91.81
Row/Townhouse (RW)	3 Br	144	M	M	R	123.29
Phase 1 Units	4 Br	48	M	M	R	148.71
Included in EPC	5 Br	8	M	M	R	174.84
Cassiano	0 Br	-	-	-	-	\$ -
TX006000004	1 Br	-	-	-	-	-
TX06-6020.2	2 Br	-	-	-	-	-
Row/Townhouse (RW)	3 Br	44	M	M	R	120.02
Phase 1 Units	4 Br	37	M	M	R	144.79
Included in EPC	5 Br	18	M	M	R	170.26

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## RPU EPC Savings

RPU EPC Savings		Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value		
		M = Master/PHA Paid R = Retail/Resident Pd. X = No Service							
		Trash	W&S	Elec	Gas				
Villa Veramendi		0 Br	-	-	-	-	\$	-	
TX006000007		1 Br	12	M	M	R	X	94.09	
TX06-6012.0		2 Br	62	M	M	R	X	120.38	
Row/Townhouse (RW)		3 Br	54	M	M	R	X	170.59	
		4 Br	32	M	M	R	X	210.38	
Included in EPC		5 Br	6	M	M	R	X	249.21	
O. P. Schnabel		0 Br	-	-	-	-	-	\$	-
TX006000008		1 Br	66	M	M	R	X	105.87	
TX06-6059.0		2 Br	4	M	M	R	X	130.13	
Walk-UP/Multifamily (WU)		3 Br	-	-	-	-	-	-	
		4 Br	-	-	-	-	-	-	
Not in EPC		5 Br	-	-	-	-	-	-	
Sun Park Lane		0 Br	-	-	-	-	-	\$	-
TX006000011		1 Br	65	M	M	R	M	46.29	
TX06-6023.0		2 Br	-	-	-	-	-	-	
Walk-UP/Multifamily (WU)		3 Br	-	-	-	-	-	-	
		4 Br	-	-	-	-	-	-	
Included in EPC		5 Br	-	-	-	-	-	-	



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## RPU EPC Savings

RPU EPC Savings		Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value	
		M = Master/PHA Paid R = Retail/Resident Pd. X = No Service						
		Trash	W&S	Elec	Gas			
Frank Hornsby		0 Br	-	-	-	-	\$	-
TX006000011		1 Br	54	M	M	R	X	66.79
TX06-6124.0		2 Br	5	M	M	R	X	82.68
Walk-UP/Multifamily (WU)		3 Br	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-
Included in EPC		5 Br	-	-	-	-	-	-
Mission Park		0 Br	-	-	-	-	-	\$
TX006000012		1 Br	8	M	M	R	X	101.15
TX06-6024.0		2 Br	43	M	M	R	X	121.61
Row/Townhouse (RW)		3 Br	33	M	M	R	X	178.34
		4 Br	10	M	M	R	X	216.81
Included in EPC		5 Br	6	M	M	R	X	257.16
Williamsburg		0 Br	-	-	-	-	-	\$
TX006000013		1 Br	15	M	M	R	M	37.28
TX06-6033.3		2 Br	-	-	-	-	-	-
Walk-UP/Multifamily (WU)		3 Br	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-
Included in EPC		5 Br	-	-	-	-	-	-





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## RPU EPC Savings

RPU EPC Savings

	Utility Meter Type				Proposed Monthly Allowance - Post EPC Total Dollar Value
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				
	Trash	W&S	Elec	Gas	
College Park	-	-	-	-	\$ -
TX006000014	M	M	R	X	96.66
TX06-6026.2	M	M	R	X	124.82
Walk-UP/Multifamily (WU)	-	-	-	-	-
	-	-	-	-	-
Not in EPC	-	-	-	-	-
Parkview	M	M	R	M	\$ 58.99
TX006000014	M	M	R	M	66.27
TX06-6027.0	M	M	R	M	78.61
Elevator Structure (ES)	M	M	R	M	127.29
	-	-	-	-	-
Not in EPC	-	-	-	-	-
Matt Garcia	-	-	-	-	\$ -
TX006000016	M	M	R	X	77.21
TX06-6055.0	M	M	R	X	92.71
Walk-UP/Multifamily (WU)	-	-	-	-	-
	-	-	-	-	-
Included in EPC	-	-	-	-	-

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## RPU EPC Savings

RPU EPC Savings		Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value
		M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
		Trash	W&S	Elec	Gas		
Linda Lou		-	-	-	-	\$	-
TX006000019		M	M	R	M		36.44
TX06-6026.3		-	-	-	-		-
Walk-UP/Multifamily (WU)		-	-	-	-		-
		-	-	-	-		-
Included in EPC		-	-	-	-		-
Riverside Apts		-	-	-	-	\$	-
TX006000019		-	-	-	-		-
TX06-6031.0		M	M	R	R		79.24
Walk-UP/Multifamily (WU)		M	M	R	R		96.92
		-	-	-	-		-
Included in EPC		-	-	-	-		-
Linda Lou		-	-	-	-	\$	-
TX006000019		M	M	R	M		36.45
TX06-6033.4		-	-	-	-		-
Walk-UP/Multifamily (WU)		-	-	-	-		-
		-	-	-	-		-
Included in EPC		-	-	-	-		-



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## RPU EPC Savings

RPU EPC Savings	Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value		
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service							
	Trash	W&S	Elec	Gas				
Madonna	0 Br	-	-	-	-	\$	-	
	TX006000020	1 Br	36	M	M	R	M	35.84
	TX06-6032.1	2 Br	24	M	M	R	M	41.14
	Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-
		5 Br	-	-	-	-	-	-
Sahara Ramsey	0 Br	-	-	-	-	-	-	\$
	TX006000020	1 Br	-	-	-	-	-	-
	TX06-6032.2	2 Br	16	M	M	R	M	52.35
	Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-
		5 Br	-	-	-	-	-	-
Cheryl West	0 Br	-	-	-	-	-	-	\$
	TX006000021	1 Br	4	M	M	R	R	55.79
	TX06-6034.0	2 Br	38	M	M	R	R	64.97
	Semi-Detached (SD) (duplex)	3 Br	34	M	M	R	R	99.81
		4 Br	6	M	M	R	R	124.38
		5 Br	-	-	-	-	-	-



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## RPU EPC Savings

RPU EPC Savings		Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value	
		M = Master/PHA Paid R = Retail/Resident Pd. X = No Service						
		Trash	W&S	Elec	Gas			
T L Shaley		0 Br	-	-	-	-	\$	-
TX006000021		1 Br	10	R	R	R		124.03
TX06-6057.0		2 Br	28	R	R	R		157.68
Semi-Detached (SD) (duplex)		3 Br	24	R	R	R		237.15
		4 Br	4	R	R	R		308.01
Included in EPC		5 Br	-	-	-	-		-
Col. Cisneros		0 Br	-	-	-	-	\$	-
TX006000022		1 Br	51	M	M	R	X	65.37
TX06-6054.0		2 Br	4	M	M	R	X	79.91
Row/Townhouse (RW)		3 Br	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-
Included in EPC		5 Br	-	-	-	-	-	-
Park Square		0 Br	-	-	-	-	\$	-
TX006000023		1 Br	2	M	M	R	M	40.62
TX06-6045.0		2 Br	12	M	M	R	M	62.91
Row/Townhouse (RW)		3 Br	10	M	M	R	M	86.47
		4 Br	2	M	M	R	M	102.97
Not in EPC		5 Br	-	-	-	-	-	-

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## RPU EPC Savings

RPU EPC Savings

	Utility Meter Type				Proposed Monthly Allowance - Post EPC Total Dollar Value
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				
	Trash	W&S	Elec	Gas	
Kenwood Manor	-	-	-	-	\$ -
TX006000023	-	-	-	-	-
TX06-6046.0	-	-	-	-	-
Walk-UP/Multifamily (WU)	R	R	R	R	268.90
	-	-	-	-	-
Not in EPC	-	-	-	-	-
Glen Park	-	-	-	-	\$ -
TX006000023	-	-	-	-	-
TX06-6126.0	R	M	R	R	139.18
All Electric Units	R	M	R	R	157.23
Walk-UP/Multifamily (WU)	-	-	-	-	-
Not in EPC	-	-	-	-	-
Highview Apt.	-	-	-	-	\$ -
TX006000024	M	M	R	M	38.92
TX06-6043.0	M	M	R	M	44.41
Semi-Detached (SD) (duplex)	M	M	R	M	64.03
	M	M	R	M	79.59
Included in EPC	-	-	-	-	-



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## RPU EPC Savings

RPU EPC Savings

	Utility Meter Type				Proposed Monthly Allowance - Post EPC Total Dollar Value
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				
	Trash	W&S	Elec	Gas	
<b>William Sinkin</b>	-	-	-	-	\$ -
TX0060000024	M	M	R	R	63.58
TX06-6052.0	M	M	R	R	79.69
Semi-Detached (SD) (duplex)	-	-	-	-	-
	-	-	-	-	-
Included in EPC	-	-	-	-	-
<b>Cross Creek</b>	-	-	-	-	\$ -
TX0060000025	M	M	R	R	61.92
TX06-6044.0	M	M	R	R	73.03
Row/Townhouse (RW)	M	M	R	R	89.03
	M	M	R	R	123.58
Included in EPC	-	-	-	-	-
<b>Morris C. Beldon</b>	-	-	-	-	\$ -
TX0060000025	M	M	R	R	64.82
TX06-6049.0	M	M	R	R	90.51
Row/Townhouse (RW)	M	M	R	R	117.99
	-	-	-	-	-
Included in EPC	-	-	-	-	-



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## RPU EPC Savings

RPU EPC Savings		Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value	
		M = Master/PHA Paid R = Retail/Resident Pd. X = No Service						
		Trash	W&S	Elec	Gas			
L.C. Rutledge		0 Br	-	-	-	-	\$	-
TX006000025		1 Br	10	M	M	R	R	59.35
TX06-6056.0		2 Br	28	M	M	M	R	70.77
Semi-Detached (SD) (duplex)		3 Br	24	M	M	M	R	97.18
		4 Br	4	M	M	M	R	119.73
Included in EPC		5 Br	-	-	-	-	-	-
Westway		0 Br	-	-	-	-	\$	-
TX006000026		1 Br	22	M	M	R	X	93.36
TX06-6047.0		2 Br	42	M	M	M	R	111.26
Walk-UP/Multifamily (WU)		3 Br	62	M	M	M	R	158.33
		4 Br	26	M	M	M	R	195.23
Included in EPC		5 Br	-	-	-	-	-	-
H.B. Gonzalez		0 Br	-	-	-	-	\$	-
TX006000026		1 Br	47	M	M	M	R	58.15
TX06-6051.0		2 Br	4	M	M	M	R	70.50
Walk-UP/Multifamily (WU)		3 Br	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-
Included in EPC		5 Br	-	-	-	-	-	-



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## RPU EPC Savings

RPU EPC Savings	Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value		
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service							
	Trash	W&S	Elec	Gas				
Francis Furey	0 Br	-	-	-	-	\$ -		
	TX006000027	1 Br	10	M	R	R	63.33	
	TX06-6050.0	2 Br	28	M	M	R	80.66	
	Semi-Detached (SD) (duplex)	3 Br	24	M	M	R	109.24	
		4 Br	4	M	M	R	140.63	
	Not in EPC	5 Br	-	-	-	-	-	
	Pin Oaks II	0 Br	-	-	-	-	\$ -	
		TX006000027	1 Br	4	M	M	R	58.96
		TX06-6053.0	2 Br	13	M	M	R	73.13
		Semi-Detached (SD) (duplex)	3 Br	3	M	M	R	100.43
		4 Br	2	M	M	R	125.21	
Included in EPC	5 Br	-	-	-	-	-		
Charles Andrews	0 Br	-	-	-	-	\$ -		
	TX006000027	1 Br	-	-	-	-	-	
	TX06-6108.0	2 Br	-	-	-	-	-	
	Row/Townhouse (RW)	3 Br	52	M	M	R	X	149.52
		4 Br	-	-	-	-	-	-
	Not in EPC	5 Br	-	-	-	-	-	-



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## RPU EPC Savings

RPU EPC Savings

	Utility Meter Type				Proposed Monthly Allowance - Post EPC Total Dollar Value	
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
	Trash	W&S	Elec	Gas		
Lila Cockrell	0 Br	-	-	-	\$ -	
TX006000028	1 Br	65	M	R	M	57.06
TX06-6058.0	2 Br	5	M	R	M	69.04
Elevator Structure (ES)	3 Br	-	-	-	-	-
	4 Br	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-
South San	0 Br	-	-	-	-	\$ -
TX006000028	1 Br	30	M	R	X	68.81
TX06-6130.0	2 Br	-	-	-	-	-
Row/Townhouse (RW)	3 Br	-	-	-	-	-
	4 Br	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-
Raymundo Rangel	0 Br	-	-	-	-	\$ -
TX006000030	1 Br	26	M	R	X	69.28
TX06-6129.0	2 Br	-	-	-	-	-
Row/Townhouse (RW)	3 Br	-	-	-	-	-
	4 Br	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-



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## RPU EPC Savings

RPU EPC Savings

	Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
	Trash	W&S	Elec	Gas		
Mirasol Homes	1 Br	-	-	-	-	\$ -
TX006000030	2 Br	28	R	M	R	170.79
TX06-6135.0	3 Br	15	R	M	R	232.41
Row/Townhouse (RW)	3 Br	78	R	R	R	336.14
	4 Br	6	R	R	R	386.36
Included in EPC	5 Br	3	R	R	R	475.46
Mirasol Townhomes	0 Br	-	-	-	-	\$ -
TX006000030	1 Br	-	-	-	-	-
TX06-6137.0	2 Br	15	M	M	R	152.04
Row/Townhouse (RW)	3 Br	9	M	M	R	207.35
	4 Br	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-
Mirasol Cottages	0 Br	-	-	-	-	\$ -
TX006000030	1 Br	-	-	-	-	-
TX06-6138.0	2 Br	20	R	M	R	164.25
Row/Townhouse (RW)	3 Br	-	-	-	-	-
	4 Br	-	-	-	-	-
Included in EPC	5 Br	-	-	-	-	-



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RPU EPC Savings

RPU EPC Savings		Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value
		M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
		Trash	W&S	Elec	Gas		
Christ the King		-	-	-	-	\$	-
TX006000030		R	M	R	X		86.14
TX06-6143.0		R	M	R	X		100.35
Row/Townhouse (RW)		-	-	-	-		-
		-	-	-	-		-
Included in EPC		-	-	-	-		-
Spring View Scat.		-	-	-	-	\$	-
TX006000031		-	-	-	-		-
TX06-6125.0		-	-	-	-		-
Single Family/Detached (SF)		M	M	R	R		170.19
		M	M	R	R		214.20
Included in EPC		-	-	-	-		-
Spring View		-	-	-	-	\$	-
TX006000031		-	-	-	-		-
TX06-6136.0		M	M	R	R		129.33
Row/Townhouse (RW)		M	M	R	R		166.10
		-	-	-	-		-
Included in EPC		-	-	-	-		-



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## RPU EPC Savings

RPU EPC Savings	Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value	
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service						
	Trash	W&S	Elec	Gas			
Spring View Sr.	-	-	-	-	-	\$	-
	M	M	R	R			77.41
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
Spring View Bldg C	M	M	R	R		\$	68.53
	M	M	R	R			88.17
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
Spring View Bldg B	M	M	R	R		\$	69.91
	-	-	-	-	-		-
	M	M	R	R			139.81
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-
	-	-	-	-	-		-



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## RPU EPC Savings

RPU EPC Savings		Utility Meter Type					Proposed Monthly Allowance - Post EPC	
		M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					Total Dollar Value	
		Trash	W&S	Elec	Gas			
Refugio		0 Br	-	-	-	-	\$	-
TX006000032		1 Br	19	M	M	R	X	142.68
TX06-6139.0		2 Br	20	M	M	R	X	164.27
Elevator Structure (ES)		3 Br	11	M	M	R	X	235.13
		4 Br	-	-	-	-	-	-
Not in EPC		5 Br	-	-	-	-	-	-
Scattered Sites		0 Br	-	-	-	-	-	\$
TX006000033		1 Br	-	-	-	-	-	-
TX06-6123.6		2 Br	1	R	R	R	R	285.89
Single Family/Detached (SF)		3 Br	52	R	R	R	R	318.30
All Electric Units		3 Br	15	R	R	R	R	450.45
Not in EPC		4 Br	4	R	R	R	R	408.56
WC White		0 Br	-	-	-	-	-	\$
TX006000035		1 Br	69	M	M	R	M	90.77
TX06-6042.0		2 Br	6	M	M	R	M	113.64
Elevator Structure (ES)		3 Br	-	-	-	-	-	-
		4 Br	-	-	-	-	-	-
Not in EPC		5 Br	-	-	-	-	-	-

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## RPU EPC Savings

RPU EPC Savings

	Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service					
	Trash	W&S	Elec	Gas		
San Juan I	-	-	-	-	\$	-
TX006000037	1 Br	13	M	M	R	98.23
TX06-6141.0	2 Br	16	M	M	R	120.41
Walk-UP/Multifamily (WU)	3 Br	17	M	M	R	152.29
	4 Br	-	-	-	-	-
Not in EPC	5 Br	-	-	-	-	-
Alhambra	0 Br	-	-	-	-	\$
TX006000038	1 Br	9	M	M	R	117.20
TX06-6146.0	2 Br	5	M	M	R	158.65
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-
	4 Br	-	-	-	-	-
Not in EPC	5 Br	-	-	-	-	-
Hemisview	0 Br	-	-	-	-	\$
TX006000051	1 Br	14	M	M	R	117.03
TX06-0051.2	2 Br	26	M	M	R	151.40
Elevator Structure (ES)	3 Br	9	M	M	R	199.06
	4 Br	-	-	-	-	-
Not in EPC	5 Br	-	-	-	-	-





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RPU EPC Savings

RPU EPC Savings	Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value			
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service								
	Trash	W&S	Elec	Gas					
San Juan II	0 Br	-	-	-	-	\$	-		
	TX006000052	1 Br	2	M	M	R	M	99.67	
	TX06-0052.2	2 Br	24	M	M	R	M	121.57	
	Walk-UP/Multifamily (WU)	3 Br	20	M	M	R	M	157.72	
		4 Br	2	M	M	R	M	176.95	
	Not in EPC	5 Br	-	-	-	-	-	-	
	Sutton Oaks	0 Br	-	-	-	-	\$	-	
		TX006000053	1 Br	10	M	M	R	X	109.77
		TX06-0053.2	2 Br	34	M	M	R	X	138.20
Walk-UP/Multifamily (WU)		3 Br	5	M	M	R	X	184.29	
		4 Br	-	-	-	-	-	-	
Not in EPC	5 Br	-	-	-	-	-	-		
	Pin Oaks I	0 Br	12	M	M	R	M	\$	39.02
		TX006000054	1 Br	36	M	M	R	M	46.69
		TX06-0054.2	2 Br	2	M	M	R	M	55.06
Elevator Structure (ES)		3 Br	-	-	-	-	-	-	
		4 Br	-	-	-	-	-	-	
Included in EPC	5 Br	-	-	-	-	-	-		



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## RPU EPC Savings

RPU EPC Savings	Utility Meter Type					Proposed Monthly Allowance - Post EPC Total Dollar Value		
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service							
	Trash	W&S	Elec	Gas				
Gardens at San Juan	0 Br	-	-	-	-	\$ -		
	TX006000055	1 Br	3	R	R	X	149.92	
	TX06-0099.0	2 Br	33	R	R	X	192.08	
	Walk-UP/Multifamily (WU)	3 Br	24	R	R	X	276.03	
		4 Br	3	R	R	X	354.02	
	Not in EPC	5 Br	-	-	-	-	-	
Park at Sutton Oaks	0 Br	-	-	-	-	\$ -		
	TX006000056	1 Br	5	M	M	R	X	86.16
	TX06-0999.0	2 Br	35	M	M	R	X	105.79
	Walk-UP/Multifamily (WU)	3 Br	7	M	M	R	X	148.86
		4 Br	2	M	M	R	X	189.68
	Not in EPC	5 Br	-	-	-	-	-	
Converse Ranch I	0 Br	-	-	-	-	\$ -		
	TX006000149	1 Br	10	M	M	R	X	131.34
	TX06-6149.0	2 Br	9	M	M	R	X	167.07
	Walk-UP/Multifamily (WU)	3 Br	6	M	M	R	X	224.50
		4 Br	-	-	-	-	-	-
	Not in EPC	5 Br	-	-	-	-	-	-



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## RPU EPC Savings

RPU EPC Savings

	Utility Meter Type				Proposed Monthly Allowance - Post EPC Total Dollar Value		
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service						
	Trash	W&S	Elec	Gas			
Midcrownne	0 Br	-	-	-	\$	-	
TX006000150	1 Br	20	M	M	R	X	104.25
TX06-6150.0	2 Br	19	M	M	R	X	133.30
Walk-UP/Multifamily (WU)	3 Br	-	-	-	-	-	-
	4 Br	-	-	-	-	-	-
Not in EPC	5 Br	-	-	-	-	-	-
Converse Ranch II	0 Br	-	-	-	-	\$	-
TX006000151	1 Br	6	M	M	R	X	136.10
TX06-6151.0	2 Br	10	M	M	R	X	161.46
Walk-UP/Multifamily (WU)	3 Br	5	M	M	R	X	206.88
	4 Br	-	-	-	-	-	-
Not in EPC	5 Br	-	-	-	-	-	-
East Meadows I Townhomes	0 Br	-	-	-	-	\$	-
TX006000500	1 Br	-	-	-	-	-	-
TX06-0500.0	2 Br	18	M	M	R	R	92.86
Row/Townhouse (RW)	3 Br	40	M	M	R	R	139.62
	4 Br	4	M	M	R	R	175.34
Not in EPC	5 Br	-	-	-	-	-	-



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## RPU EPC Savings

	Utility Meter Type				Proposed Monthly Allowance - Post EPC	
	M = Master/PHA Paid R = Retail/Resident Pd. X = No Service				Total Dollar Value	
	Trash	W&S	Elec	Gas		
<b>East Meadows I Apartments</b>	-	-	-	-	\$	-
TX006000500	M	M	R	R		79.97
TX06-0501.0	M	M	R	R		97.54
Walk-UP/Multifamily (WU)	M	M	R	R		141.74
	M	M	R	R		175.74
<i>Not in EPC</i>	-	-	-	-		-
<b>East Meadows II Townhomes</b>	-	-	-	-	\$	-
TX006000500	-	-	-	-		-
TX06-0502.0	-	-	-	-		-
Row/Townhouse (RW)	M	M	R	X		154.00
	M	M	R	X		196.69
<i>Not in EPC</i>	-	-	-	-		-
<b>East Meadows II Apartments</b>	-	-	-	-	\$	-
TX006000500	M	M	R	X		79.52
TX06-0503.0	M	M	R	X		96.62
Walk-UP/Multifamily (WU)	M	M	R	X		137.61
	M	M	R	X		172.52
<i>Not in EPC</i>	-	-	-	-		-

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# 2025 PH Utility Allowances

## August 6, 2025



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## Overview

# Utility Allowances

When determining a family's income-based rent, Opportunity Home San Antonio must use the utility allowance applicable to the type of dwelling unit leased by the family.



- Utility allowances are provided to families paying income-based rent, when the cost of utilities is not included in the rent amount.
- The utility allowance is subtracted from the total tenant payment.

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# Utility Allowance Revisions

Opportunity Home elected to undertake a HUD-Approved Phase II Energy Performance Contract (EPC) program, where energy and water conservation measures are financed through future energy and water cost savings.

- HUD requires utility allowances to be revised **annually** to reflect the new utility consumption levels, as a result of utility savings generated from energy and water conservation measures through the program.





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# Utility Rate Updates

Residential electricity rates from CPS Energy have **increased** within the last year. This is primarily due to an increase in the peak capacity charge.

Residential electricity rates have increased:

- All-Electric: **14.5%**
- Properties with Gas: **2%**

Water and sewer average rates have **increased** by **2.3%**.

Residential gas rates from CPS Energy have **decreased** **9%** on average.



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# Change from Existing Allowances

Group14 Engineering calculated utility allowances for **4,619** Opportunity Home Public Housing units using the HUD prescribed “Engineered” calculation methodology.

The updated allowances include changes in utility rates.



- Total changes in allowances varied from:
- **3.2%** decreases for sites with electricity and gas
  - Up to **18%** increases for all-electric sites

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# Financial Impact

Savings generated from the energy and water conservation measures will be captured by Opportunity Home to pay the debt service for the EPC project.



- Due to the energy and water conservation measures installed, residents will consume less utilities; therefore, there will be no significant financial impact to most residents.
- Residents who experience an increase/decrease to utility allowances due to rate changes, will also receive a corresponding change to their utility bills.

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# Notice to Residents

If a resident's utility rate or allowance changes, the updates will be processed during their next recertification and they will receive a **Rent Change Notice** as a record of the changes.

Any changes to resident's utility allowance will apply to rent payments and Utility Allowance (UA) reimbursements at least 30 days after the delivery of a *Rent Change Notice*.




- Opportunity Home is required to send a 60-day notice of utility allowance updates to all residents prior to implementation, and once approved by the Board.
- In addition to the notices, a copy of the updated utility allowance schedule is available upon request.

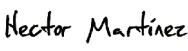
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# Questions?



**OPPORTUNITY HOME SAN ANTONIO****August 6, 2025****BOARD OF COMMISSIONERS  
Regular Board Meeting****RESOLUTION 6700, AUTHORIZING THE AWARD OF A MASTER SERVICES AGREEMENT FOR THE SOLAR FOR ALL PHASE II MASTER SOLAR DEVELOPER PROJECT TO BIG SUN SOLAR FOR AN ESTIMATED AMOUNT OF \$24,043,424; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

DocuSigned by:  
  
 33A0F1EEDAA1479...  
**Michael Reyes**  
 President and CEO

DocuSigned by:  
  
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**Hector Martinez**  
 Senior Director of Construction Services  
 and Sustainability

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6700, authorizing the award of a Master Services Agreement for the Solar For All Phase II Master Solar Developer Project to Big Sun Solar for an estimated amount of \$24,043,424; for a period of one year with the option to renew up to four additional one-year terms.

**SUMMARY:**

Opportunity Home is a sub-recipient of a grant from the U.S. Environmental Protection Agency (EPA) designed to bridge the solar equity gap and work toward achieving net-zero energy across designated properties. Opportunity Home applied for this grant as a member of the Texas Solar for All Coalition, which was awarded \$249.7 million as part of the EPA's Greenhouse Gas Reduction Fund. Opportunity Home is expected to receive grant funds in the amount of \$24,043,424 via the Master Subrecipient of the EPA Grant, which is Harris County. Specifically, the funding will be used to implement solar programs at designated Public Housing and Affordable Housing Communities, which will result in energy-cost savings for residents and enhance sustainability efforts across Opportunity Home properties.

Opportunity Home initially required the services of a consultant to develop a Project Development Plan consistent with EPA's Greenhouse Gas Reduction Fund Requirements and the Texas Solar for All Narrative and Timeline. This Plan consists of implementation requirements; an implementation schedule; detailed specifications and technical requirements for implementation; a detailed budget and pricing schedule for each recommended solar project, performance criteria, maintenance and operational requirements, and support services. The selected Consultant had six weeks from contract execution to provide the Plan. Once the Plan and budget were complete, Opportunity Home had the ability to determine whether it achieved best value by implementing the full or partial Plan submitted by the Consultant. Opportunity Home awarded a contract to Big Sun Solar in the amount of \$40,703 to develop the Project Development Plan.

**Project Specific Work Release Strategy and Payment Process to Mitigate Financial Liability to Opportunity Home:**

In order to reduce and/or mitigate any form of financial liability of Opportunity Home that might

**OPPORTUNITY HOME SAN ANTONIO****August 6, 2025**

arise due to a reduction or lack of funding that occurs during the Project timeline, it was decided that the Sites would be “released” for construction/installation in subsequent phases and not all at once. The process for release will first be initiated with a determination of potential Sites. After the Sites are determined to be suitable, by mutual agreement of the parties, then Big Sun Solar will conduct a more thorough search of the Site and submit an initial Scope of Work (SOW) for each Site to Opportunity Home containing name of the Site, proposed layout, all requirement and specifications for labor and Equipment, a schedule of values and proposed payment schedule and lastly, a critical path schedule of activities. Once agreed upon, the SOW will be signed by both parties, and a Notice to Proceed will be issued on each approved Site as contemplated in the overall Project Schedule.

**As to the process for making payment to the Consultant,** Big Sun Solar will submit an Application for Payment ten (10) days before a progress payment is due. The Application will be reviewed by Opportunity Home in accordance with the Schedule of Values. The Application will contain a mandatory certification by Big Sun Solar that the expenses and costs reflected in the Application are allowable and accurate. Ten days following receipt of this Application Opportunity, Home will either issue a Certificate of Payment or let Big Sun Solar know why withholding of payment is necessary. Payment of the approved amount reflected in the Certificate of Payment, once issued, will occur the later of ten days following issuance of the Certificate of Payment by the Opportunity Home Director or approval of release of funds by Harris County from the proposed Escrow account. Details on the Escrow process are still being worked out.

**Procurement Process:**

On June 27, 2024, Opportunity Home issued a “Request For Proposals” (RFP) #2406-5503 for Consulting Services and Master Developer for Solar Installation(s), which closed on August 1, 2024. The RFP was published on Opportunity Home’s E-Procurement Website, the Hart Beat, and directly solicited to 16 vendors. Three proposals were received in response to this solicitation: GS Solar, LLC dba Big Sun Solar, Akari Energy LLC (ABE), WE ARE ENERGY, LLC (AABE). All proposals were evaluated on the following criteria: Qualifications, Experience, Past Performance, Respondent’s Approach and Response to Scope of Service, Price Proposal, and Strength of the Respondent’s SWMBE Utilization Statement. Based on the above, the staff recommended the award of a contract to Big Sun Solar. They were the highest rated lowest cost respondent.

**COMPANY PROFILE:**

**GS Solar LLC dba Big Sun Solar** was founded in 2016 and is headquartered in San Antonio, Texas. They assist companies, nonprofits, and municipalities with facilities in Texas to meet carbon reduction goals and gain financial returns by transitioning to solar energy. They offer full-service turnkey project delivery with services to include design and engineering, permitting, construction, and long-term asset management. Their client list includes CPS Energy, City of San Antonio, Cavender Auto Group, Ancira Volkswagen, Rush Enterprises, and SAFRAN.

**PRIOR AWARDS:**

This vendor received a prior award from Opportunity Home for Phase I Consulting Services for Master Developer for Solar Installations.

**CONTRACT OVERSIGHT:**



**OPPORTUNITY HOME SAN ANTONIO**

**August 6, 2025**

Hector Martinez, Senior Director of Construction Services and Sustainability

**STRATEGIC OUTCOMES:**

Supports all strategic outcomes.

**ATTACHMENTS:**

Resolution 6700

Design Proposal Images

**Opportunity Home San Antonio  
Resolution 6700**

**RESOLUTION 6700, AUTHORIZING THE AWARD OF A MASTER SERVICES AGREEMENT FOR THE SOLAR FOR ALL PHASE II MASTER SOLAR DEVELOPER PROJECT TO BIG SUN SOLAR FOR AN ESTIMATED AMOUNT OF \$24,043,424; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS**

**WHEREAS**, Opportunity Home is a sub-recipient of a Solar For All grant from the U.S. Environmental Protection Agency (EPA) designed to bridge the solar equity gap and work toward achieving net-zero energy across designated properties; and

**WHEREAS**, Opportunity Home applied for this grant as a member of the Texas Solar for All Coalition, which was awarded \$249.7 million as part of the EPA's Greenhouse Gas Reduction Fund; and

**WHEREAS**, Opportunity Home is expected to receive grant funds in the amount of \$24,043,424 via the Master Subrecipient of the EPA Grant, which is Harris County; and

**WHEREAS**, funding will be used to implement solar programs at designated Public Housing and Affordable Housing Communities, which will result in energy-cost savings for residents and enhance sustainability efforts across Opportunity Home properties; and

**WHEREAS**, sites will be "released" for construction/installation in subsequent phases and not all at once. A statement of work will be signed by both parties for each Site to include the name of the Site, proposed layout, all requirements and specifications for labor and Equipment, a schedule of values, and a proposed payment schedule. A Notice to Proceed will be issued on each approved Site as contemplated in the overall Project Schedule; and

**WHEREAS**, the contractor will submit an Application for Payment ten (10) days before a progress payment is due. Payment of the approved amount will occur the later of ten days following the issuance of the Certificate of Payment by the Opportunity Home Director or the approval of the release of funds by Harris County from the proposed Escrow account.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of Opportunity Home San Antonio hereby:

- 1) Approves Resolution 6700. authorizing the award of a Master Services Agreement for the Phase II Master Solar Developer Project to Big Sun Solar for an estimated amount of \$24,043,424; for a period of one year with the option to renew up to four additional one-year terms.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and

extensions.

**Passed and approved this 6th day of August 2025.**

---

**Gabriel Lopez**

Chair, Board of Commissioners

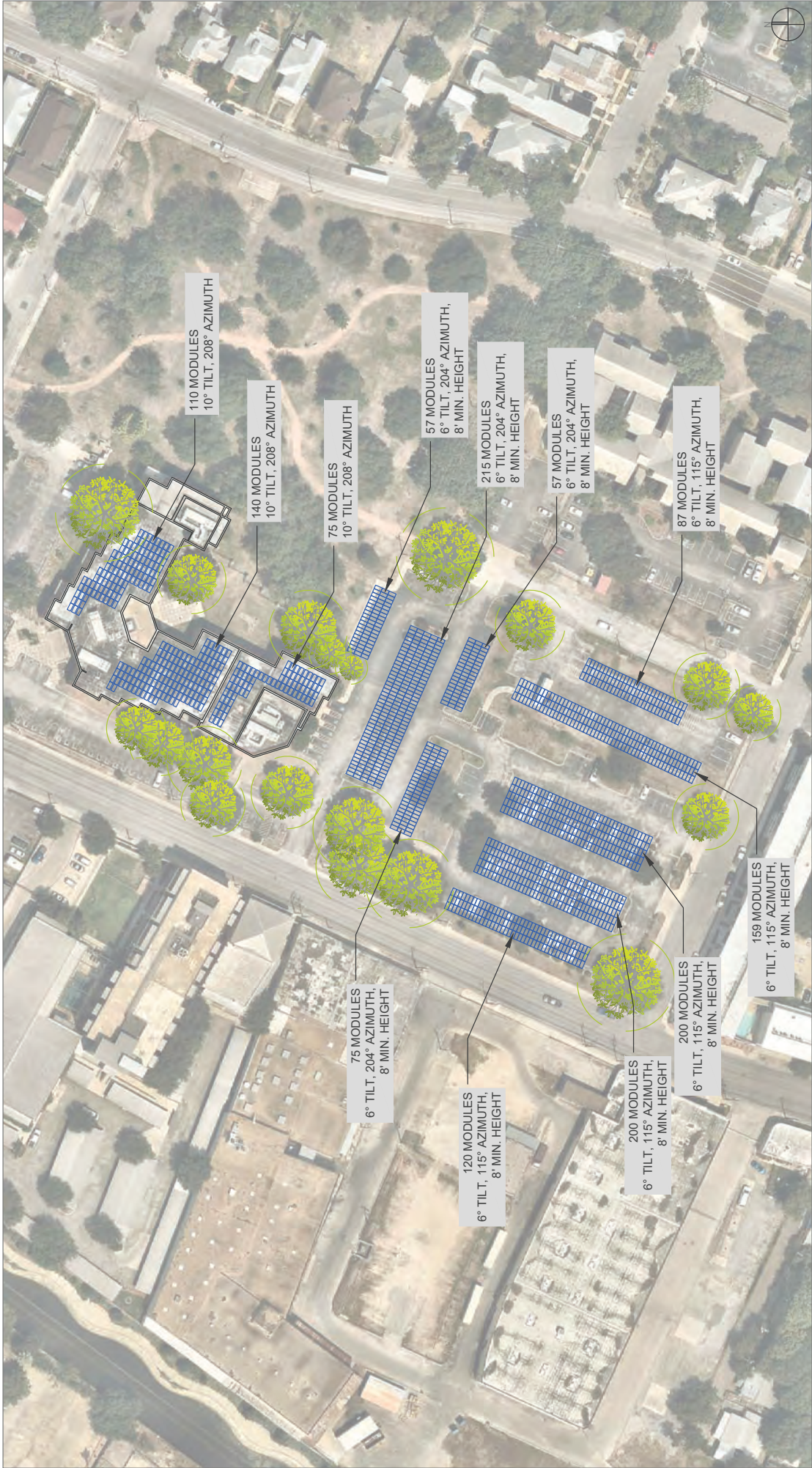
**Attested and approved as to form:**

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**Michael Reyes**

President and CEO

Docusign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCB98F5



OPPORTUNITY HOME SAN ANTONIO - CENTRAL OFFICE 818 S FLORES ST, SAN ANTONIO, TX 78204	822.25 KWDC SYSTEM (1495) 550W MODULES CANOPY & BALLAST	PROPERTY OF BIG SUN SOLAR  THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF BIG SUN SOLAR. ANY PARTIAL OR FULL REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.	DESIGN BY: FERNANDO MAYA fernando@bigsunsolar.com  DATE: January 15, 2025  REV#: --	 091110-176		BIG SUN SOLAR WWW.BIGSUNSOLAR.COM 200 E GRAYSON ST, SUITE 126 SAN ANTONIO, TX 78215 TECL 32590
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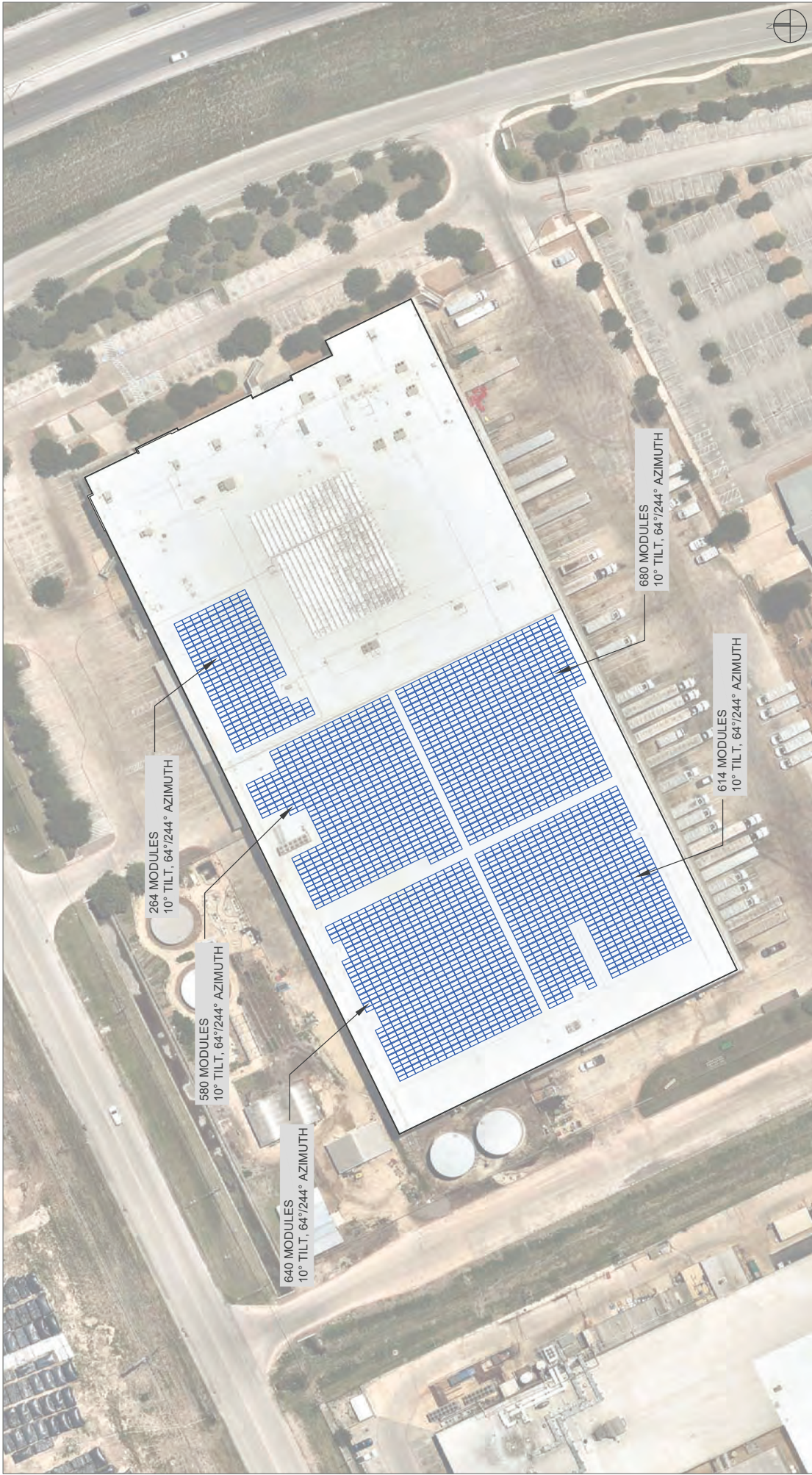
Docusign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCCB98F5



GREEN SPACE ALLIANCE - LOWER SEGUIN  11239 LOWER SEGUIN RD SCHERTZ, TX 78154	2,653.56 KWDC SYSTEM  (4,914) 540W MODULES	PROPERTY OF BIG SUN SOLAR	DESIGN BY: PATRICK THOMAS patrick@bigsunsolar.com	 091110-176		BIG SUN SOLAR WWW.BIGSUNSOLAR.COM 200 E GRAYSON ST. SUITE 126 SAN ANTONIO, TX 78215 TECL 32590
			DATE: July 16, 2024			
			REV#: 02			
THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF BIG SUN SOLAR. ANY PARTIAL OR FULL REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.						



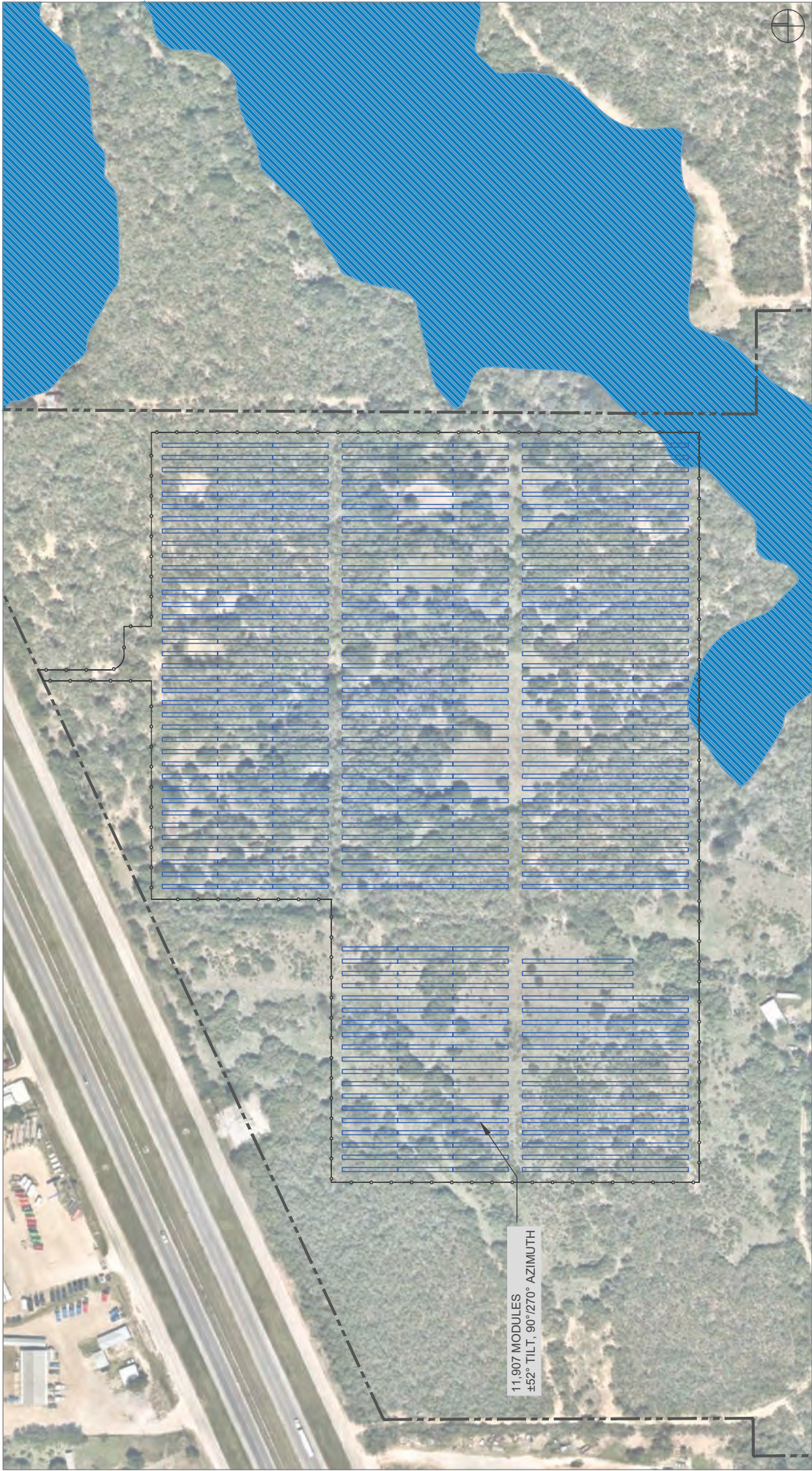
DocuSign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCB98F5



SA FOOD BANK  5200 HISTORIC, OLD HWY 90 W SAN ANTONIO, TX 78227	1,500.12 KWDC SYSTEM (2,778) 540W MODULES  DUAL TILT	PROPERTY OF BIG SUN SOLAR  THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF BIG SUN SOLAR. ANY PARTIAL OR FULL REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.	DESIGN BY: PATRICK THOMAS patrick@bigunsolar.com  DATE: July 16, 2024  REV#: 01	 091110-176		BIG SUN SOLAR WWW.BIGSUNSOLAR.COM 200 E GRAYSON ST. SUITE 126 SAN ANTONIO, TX 78215 TECL 32590



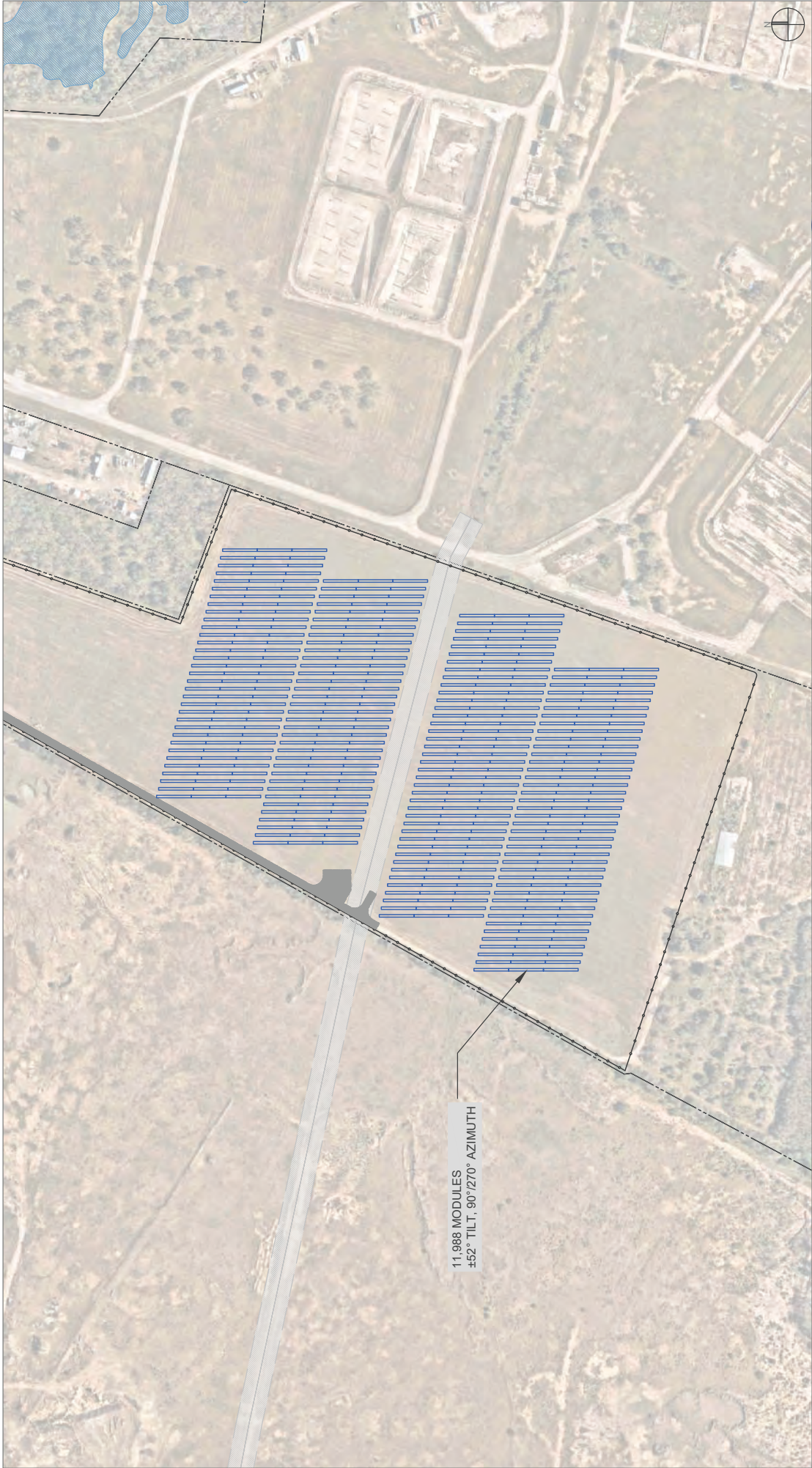
Docusign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCB98F5



5H RANCH 16290 L-35 ACCESS RD. ATASCOSA, TX 78002	6,429.78 KWDC SYSTEM (11,907) 540W MODULES		PROPERTY OF BIG SUN SOLAR  THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF BIG SUN SOLAR. ANY PARTIAL OR FULL REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.	DESIGN BY: PATRICK THOMAS patrick@bigsunsolar.com  DATE: April 4, 2024  REV#: 01	 091110-176		BIG SUN SOLAR WWW.BIGSUNSOLAR.COM 200 E GRAYSON ST. SUITE 126 SAN ANTONIO, TX 78215 TECL 32590



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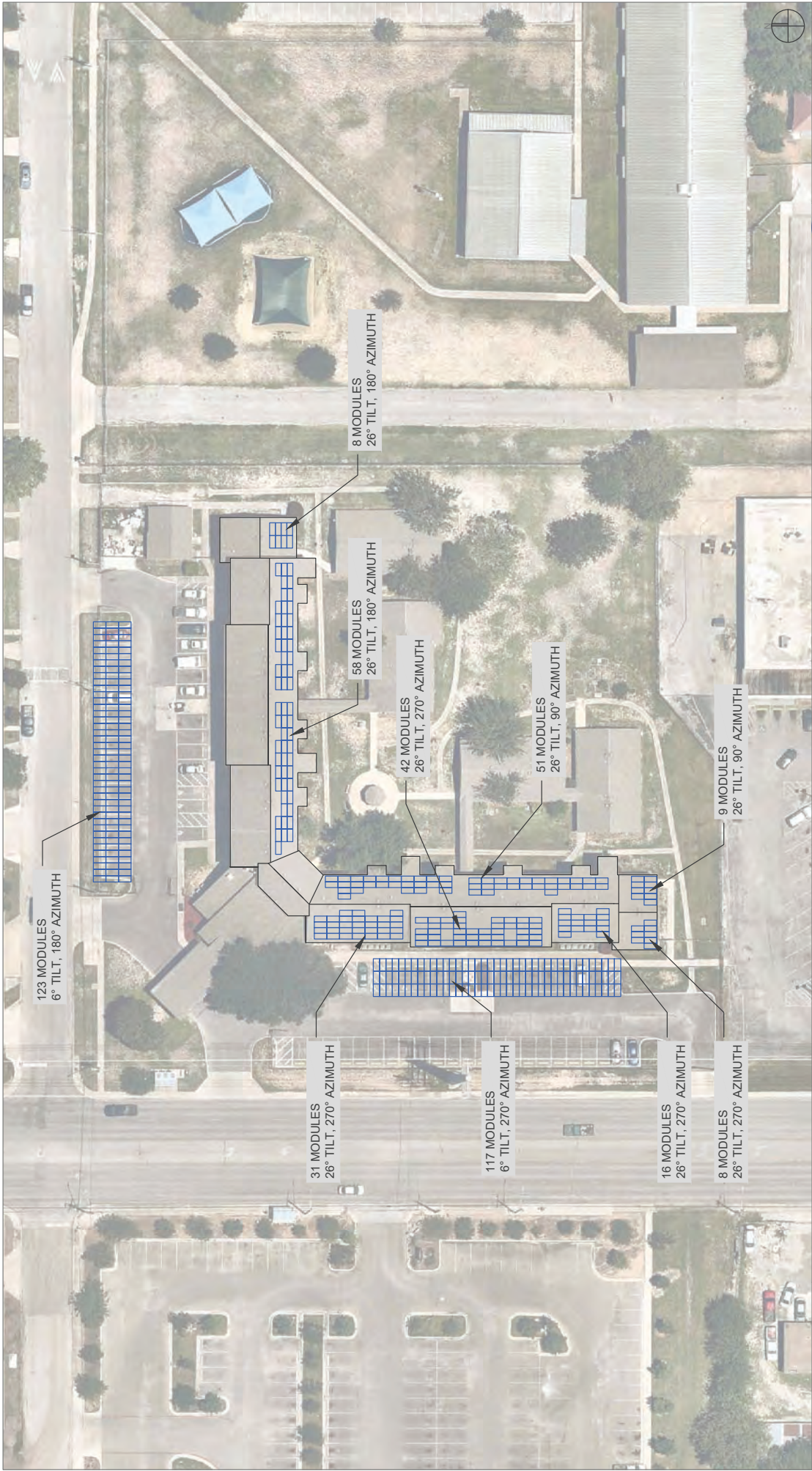


11,988 MODULES  
±52° TILT, 90°/270° AZIMUTH

LEON CREEK 1302 MAUERMANN RD. SAN ANTONIO, TX 78224	6,473.5 KWDC SYSTEM (11,988) 540W MODULES	PROPERTY OF BIG SUN SOLAR  THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF BIG SUN SOLAR. ANY PARTIAL OR FULL REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.	DESIGN BY: PATRICK THOMAS patrick@bigsunsolar.com  DATE: July 16, 2024  REV#: V2	 091110-176	 BIG SUN SOLAR WWW.BIGSUNSOLAR.COM 200 E GRAYSON ST. SUITE 126 SAN ANTONIO, TX 78215 TECL 32590
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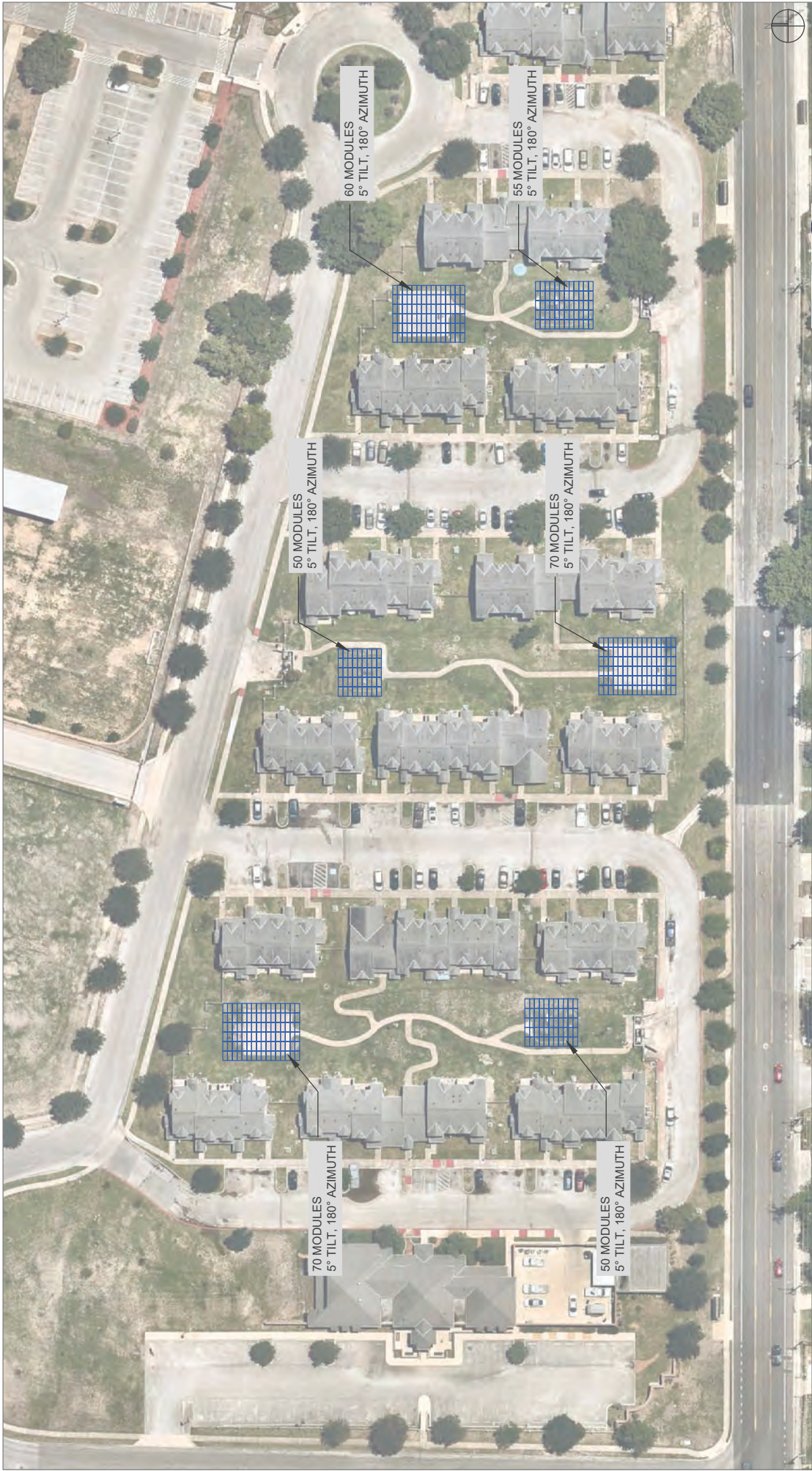
Docusign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCB98F5



LILA COCKRELL 3500 PLEASANTON RD. SAN ANTONIO, TX 78221	250.02 KWDC SYSTEM (463) 540W MODULES	FLUSHED 120.42 KWDC	PROPERTY OF BIG SUN SOLAR  THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF BIG SUN SOLAR. ANY PARTIAL OR FULL REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.	DESIGN BY: PATRICK THOMAS patrick@bigsunsolar.com	 091110-176	 BIG SUN SOLAR WWW.BIGSUNSOLAR.COM 200 E GRAYSON ST. SUITE 126 SAN ANTONIO, TX 78215 TECL 32590
				DATE: April 4, 2024		
				REV#: 02		



Docusign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCB98F5



OPPORTUNITY HOME SPRINGVIEW  722 S RIO GRANDE ST, SAN ANTONIO, TX 78203	191.7 KWDC SYSTEM  (355) 540W MODULES	PROPERTY OF BIG SUN SOLAR  THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF BIG SUN SOLAR. ANY PARTIAL OR FULL REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.	DESIGN BY: PATRICK THOMAS patrick@bigsunsolar.com		 091110-176		BIG SUN SOLAR  WWW.BIGSUNSOLAR.COM  200 E GRAYSON ST, SUITE 126 SAN ANTONIO, TX 78215 TECL 32590
			DATE: July 16, 2024	REV#: 01			



Docusign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCB98F5



OPPORTUNITY HOME TL SHALEY 4827 PETTUS ST. SAN ANTONIO, TX 78228	204.12 KWDC SYSTEM (378) 540W MODULES	PROPERTY OF BIG SUN SOLAR  THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF BIG SUN SOLAR. ANY PARTIAL OR FULL REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.	DESIGN BY: PATRICK THOMAS patrick@bigsunsolar.com		BIG SUN SOLAR WWW.BIGSUNSOLAR.COM 200 E GRAYSON ST. SUITE 126 SAN ANTONIO, TX 78215 TECL 32590
			DATE: July 16, 2024	REV#: 01	





Docusign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCB98F5



OPPORTUNITY HOME HIGHVIEW 1351 RIGSBY AVE. SAN ANTONIO, TX 78210		43.20 KWDC SYSTEM  (80) 540W MODULES				PROPERTY OF BIG SUN SOLAR		DESIGN BY: ZACHARY LOPEZ zach@bigsunsolar.com						BIG SUN SOLAR WWW.BIGSUNSOLAR.COM 200 E GRAYSON ST. SUITE 126 SAN ANTONIO, TX 78215 TECL 32590	
						THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF BIG SUN SOLAR. ANY PARTIAL OR FULL REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.		DATE: July 9, 2024							
								REV#: 01							



Docusign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCB698F5



OPPORTUNITY HOME LC RUTLEDGE 11301 ROSZELL DR, SAN ANTONIO, TX 78217		111.78 KWDC SYSTEM (207) 540W MODULES		PROPERTY OF BIG SUN SOLAR  THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF BIG SUN SOLAR. ANY PARTIAL OR FULL REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.		DESIGN BY: PATY MARTINEZ paty@bigunsolar.com		BIG SUN SOLAR WWW.BIGSUNSOLAR.COM 200 E GRAYSON ST. SUITE 126 SAN ANTONIO, TX 78215 TECL 32590	
				DATE: July 18, 2024		NABCEP BOARD CERTIFIED PV Installation Professional 091110-176		BIG SUN SOLAR	
				REV#: 1					



Docusign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCB98F5



COTTAGE CREEK  4830 RAY BON DR. SAN ANTONIO, TX 78218	1,004.94 KWDC SYSTEM  (1,861') 540W MODULES  FLUSHED	PROPERTY OF BIG SUN SOLAR  THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF BIG SUN SOLAR. ANY PARTIAL OR FULL REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.	DESIGN BY: PATRICK THOMAS patrick@bigsunsolar.com	 091110-176		BIG SUN SOLAR  WWW.BIGSUNSOLAR.COM  200 E GRAYSON ST. SUITE 126 SAN ANTONIO, TX 78215 TECL 32590
			DATE: April 4, 2024			
			REV#: --			





WORTH HERITAGE OAKS 2338 N LOOP 1604 W SAN ANTONIO, TX 78248		606.30 KWDC SYSTEM (1,410) 430W MODULES		PROPERTY OF BIG SUN SOLAR  THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF BIG SUN SOLAR. ANY PARTIAL OR FULL REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.		DESIGN BY: PATY MARTINEZ paty@bigunsolar.com		BIG SUN SOLAR WWW.BIGSUNSOLAR.COM 200 E GRAYSON ST. SUITE 126 SAN ANTONIO, TX 78215 TECL 32590	
						DATE: September 11, 2023		NABCEP BOARD-CERTIFIED PV Installation Professional 091110-176	
						REV#: --			





<b>WORTH WALKER RANCH</b> 12686 WEST AVE, SAN ANTONIO, TX 78216	<b>331.53 KWDC SYSTEM</b> (771) 430W MODULES	PROPERTY OF BIG SUN SOLAR  THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF BIG SUN SOLAR. ANY PARTIAL OR FULL REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.		DESIGN BY: PATY MARTINEZ paty@bigsunsolar.com  DATE: September 14, 2023  REV#: --		 091110-176  BIG SUN SOLAR WWW.BIGSUNSOLAR.COM 200 E GRAYSON ST. SUITE 126 SAN ANTONIO, TX 78215 TECL 32590
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**OPPORTUNITY HOME SAN ANTONIO****August 6, 2025****BOARD OF COMMISSIONERS  
Regular Board Meeting****RESOLUTION 6797, AUTHORIZING THE AWARD OF A CONTRACT FOR COTTAGE CREEK APARTMENTS, PHASE II BUILDING #15 CONCRETE FOUNDATION DEMOLITION AND REPOUR TO GEOFILL CONSTRUCTION (SBE, VBE) FOR AN AMOUNT NOT TO EXCEED \$526,093**

DocuSigned by:



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**Michael Reyes**

President and CEO

DocuSigned by:



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**Hector Martinez**Senior Director of Construction Services  
and Sustainability**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6797, authorizing the award of a contract for Cottage Creek Apartments, Phase II Building #15 concrete foundation demolition and repour to Geofill Construction (SBE, VBE) for an amount not to exceed \$526,093.

**SUMMARY:**

Cottage Creek Apartments, Phase II, was built in 1973 and is a 196-unit multi-family residential community located in City Council District 2. The community consists of 17 single-story buildings, including one studio apartment, 194 one-bedroom apartments, and one two-bedroom apartment.

Opportunity Home's Cottage Creek Apartments, a community within the Affordable Housing Communities portfolio, sustained a fire on February 13, 2022, that resulted in a complete loss of Building 15. Opportunity Home's Board of Commissioners approved Resolution 6525 on June 12, 2024, authorizing the award of a contract for the Cottage Creek Apartments rebuild project to Geofill Construction (SBE, VBE) for an amount not to exceed \$1,894,835.

We are requesting your approval to award a second contract to Geofill Construction to remove and construct a new concrete slab on grade foundation in lieu of repairing the existing post-tensioned concrete slab. The building foundation was thought to have sustained limited damage during the fire, and the structural engineer of record observed the slab at the design phase of this rebuild project, and it was anticipated that the fire damage to the foundation could be repaired in place. However, once construction commenced, the general contractor and the foundation and post-tension cable repair company were unable to successfully repair damaged post-tension cable tendons. Upon reevaluation, Intelligent Engineering Services issued a report on July 2nd, 2025, recommending that the foundation be demolished and repoured. The cost of this work is in excess of the construction contingency provided in the original construction budget and therefore required a stand-alone contract for this service. This contracting strategy allows the general contractor to fully reconstruct the entire structure as well as provide a post-construction two-year warranty.

**OPPORTUNITY HOME SAN ANTONIO****August 6, 2025****COMPANY PROFILE:**

Geofil Construction was founded in 2003 and is located in Schertz, Texas, with field office locations in Corpus Christi and Houston, Texas. This contractor has been certified as an SBE and VBE by the South Central Texas Regional Certification Agency. They specialize in commercial and residential services that include construction management services, new construction, rehabilitation and renovations, large and catastrophic loss, roofing, life and safety repairs, interior and exterior restorations, hurricane repairs, painting and flooring, in-house heating and cooling repairs and replacement, energy audits and weatherization, Real Estate Assessment Center (REAC) repairs, concrete spalling, draining corrections, and foundation lifts. Geofil Construction has worked with housing authorities, including Robstown Housing Authority and Schertz Housing Authority. Their Texas clients include, but are not limited to: the City of San Antonio, Nueces County, Travis County, Foresight Properties, Ventura Properties, Travis County, Nueces County, and the University of Texas Marine Science Institute.

**PRIOR AWARDS:**

Geofil Construction has received prior awards from Opportunity Home for Cottage Creek Apartments Rebuild, La Providencia Exterior Rehabilitation and Site Improvements, Pre-Construction and General Contracting Services for SAHA EPC II, Churchill Estates and Encanta Villa Apartments Exterior improvements, Cassiano burn units rehabilitation, Prefabricated Metal Building for Garcia Street Urban Farm; Matt Garcia structural repairs; Unit Make Ready for Public Housing; 10145 Galesburg reconstruction; H.B. Gonzalez structural and foundation repairs; Castle Point burned units rehabilitation; Shingle Roof Repair and Limited Replacement; Breakroom Renovations at Central Office; Blanco Cooling Tower; Exterior Painting for Westway Apartments; Repair Stair Treads for Westway Apartments; and Burning Tree Balcony Repair. Geofil has performed satisfactorily under all awards.

**CONTRACT OVERSIGHT:**

Hector Martinez, Senior Director of Construction Services and Sustainability

**STRATEGIC OUTCOMES:**

Residents live in quality, affordable housing.

Residents have sufficient food, drinking water, clothing, and shelter.

Residents experience a high standard of housing assistance that improves continuously.

**ATTACHMENTS:**

Resolution 6797

Map

Photos

Slides

**Opportunity Home San Antonio  
Resolution 6797**

**RESOLUTION 6797, AUTHORIZING THE AWARD OF A CONTRACT FOR COTTAGE CREEK APARTMENTS, PHASE II BUILDING #15 CONCRETE FOUNDATION DEMOLITION AND REPOUR TO GEOFILL CONSTRUCTION (SBE, VBE) FOR AN AMOUNT NOT TO EXCEED \$526,093**

**WHEREAS**, Opportunity Home's Cottage Creek Apartments, a community within the Affordable Housing Communities portfolio, sustained a fire on February 13, 2022, that resulted in a complete loss of Building 15; and

**WHEREAS**, Opportunity Home's Board of Commissioners approved Resolution 6525 on June 12, 2024, authorizing the award of a contract for the Cottage Creek Apartments rebuild project to Geofill Construction (SBE, VBE) for an amount not to exceed \$1,894,835; and

**WHEREAS**, the building foundation was thought to have sustained limited damage during the fire, and the structural engineer of record observed the slab at the design phase of this rebuild project, and it was anticipated that the fire damage to the foundation could be repaired; and

**WHEREAS**, once construction commenced, the general contractor and the foundation and post-tension cable repair company were unable to successfully repair damaged post-tension cable tendons; and

**WHEREAS**, staff are recommending the award of a second contract to Geofill Construction. This contracting strategy allows the general contractor to fully reconstruct the entire structure and provide a two-year post-construction warranty.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of Opportunity Home San Antonio hereby:

- 1) Approves Resolution 6797, authorizing the award of a contract for Cottage Creek Apartments, Phase II Building #15 concrete foundation demolition and repour to Geofill Construction (SBE, VBE) for an amount not to exceed \$526,093.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

**Passed and approved this 6th day of August 2025.**

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**Gabriel Lopez**

Chair, Board of Commissioners

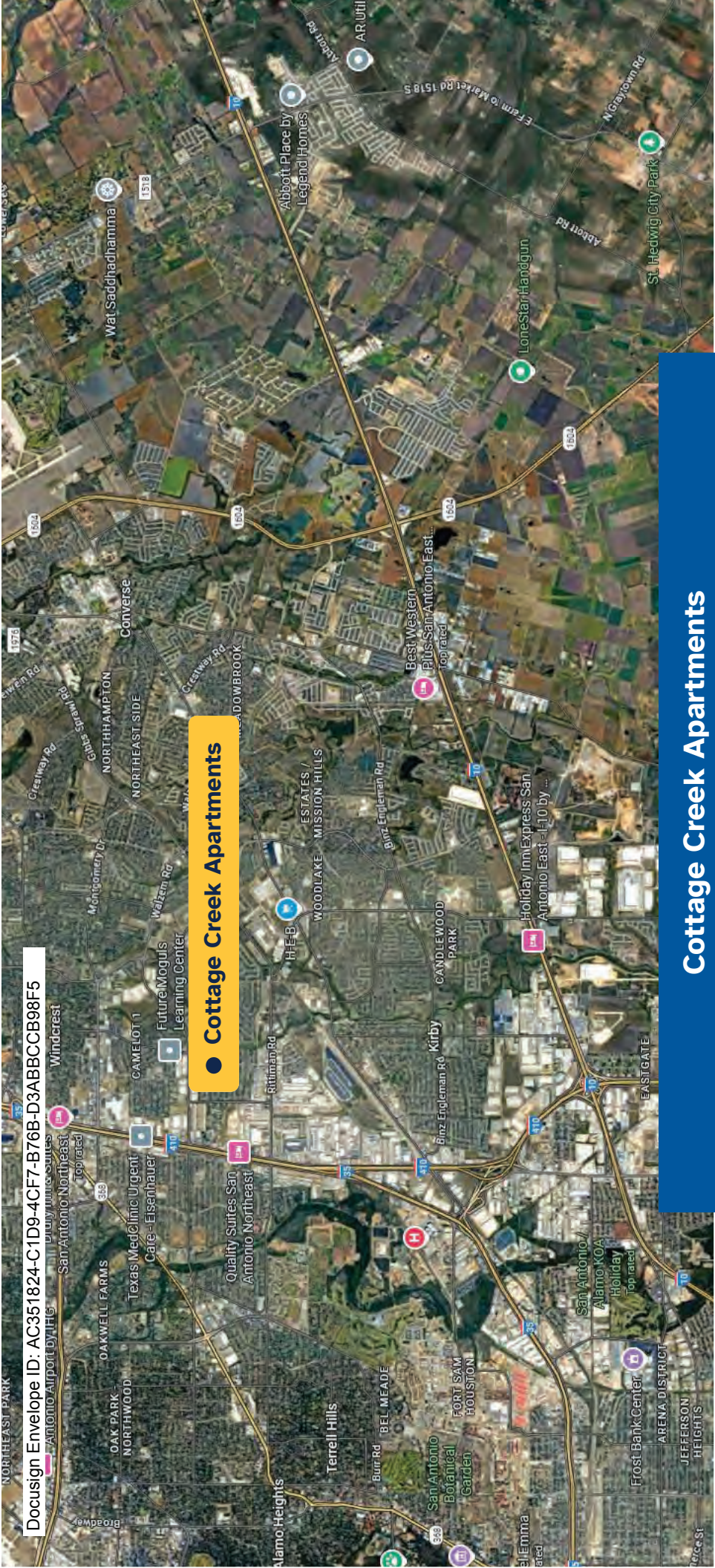
**Attested and approved as to form:**

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**Michael Reyes**

President and CEO





Docusign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCCB98F5

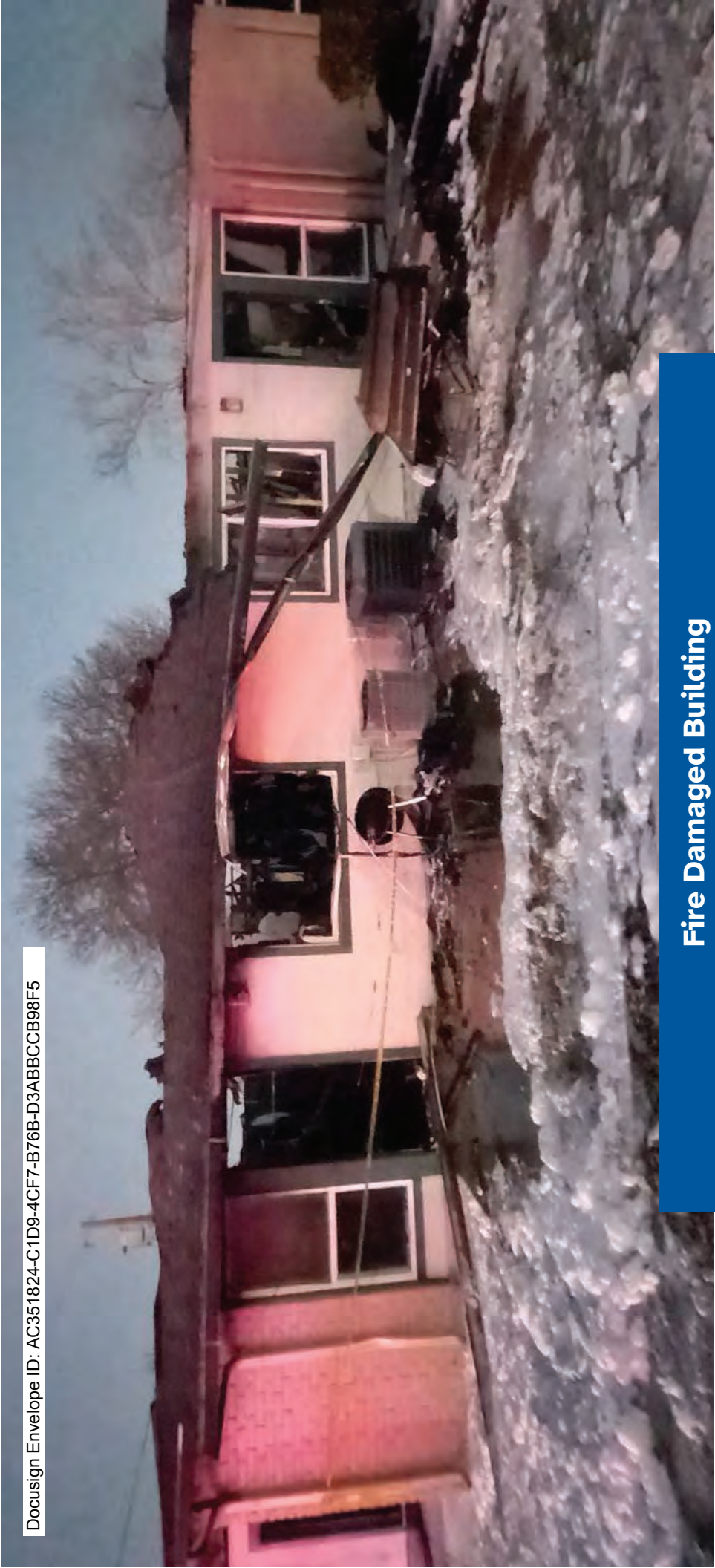
● Cottage Creek Apartments

Cottage Creek Apartments  
4802 Ray Bon Dr, 78218





DocuSign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCCB98F5



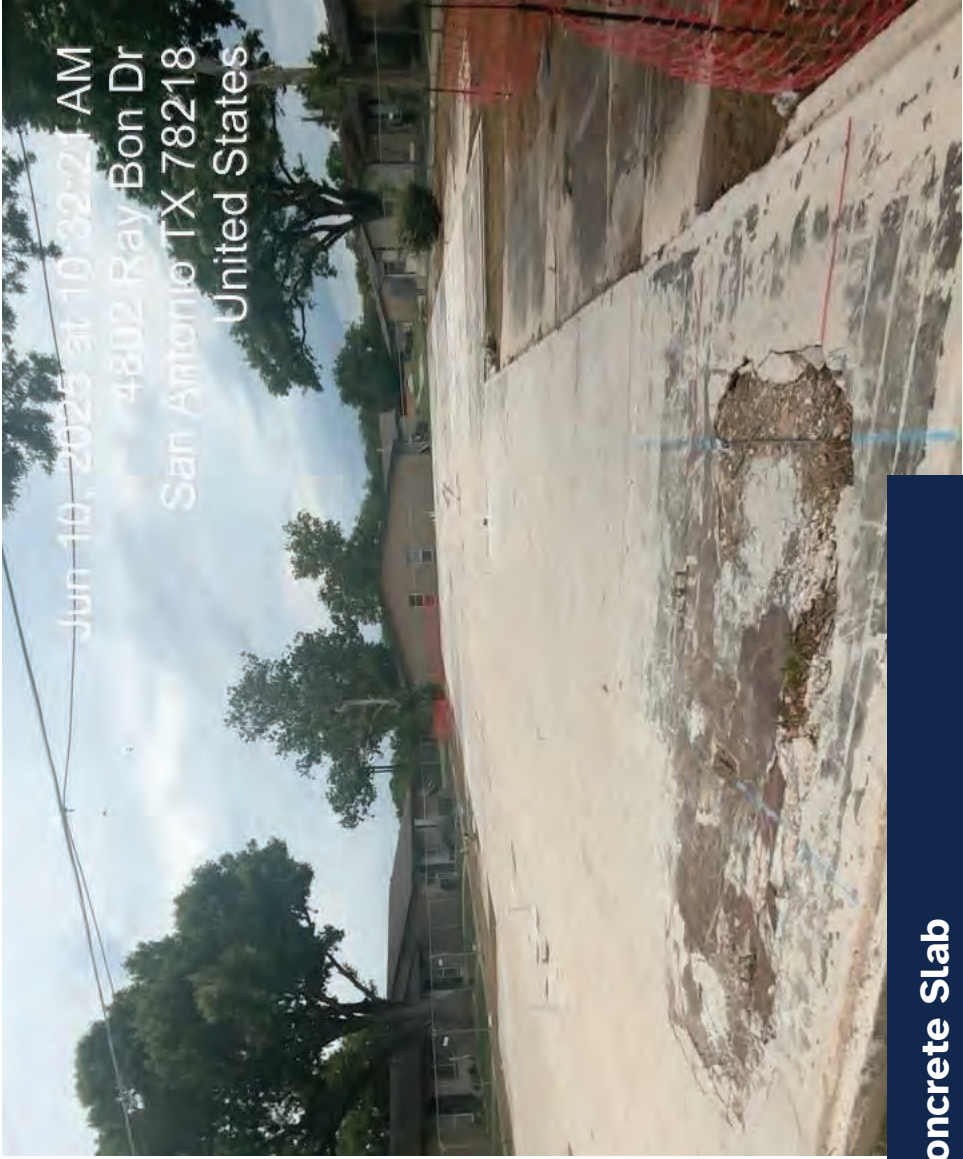
**Fire Damaged Building**  
Cottage Creek Apartments







Docusign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCCB98F5  
May 13, 2023 at 10:33:07 AM  
4802 Ray Bon Dr  
San Antonio TX 78218  
United States



Jun 10, 2023 at 10:32:21 AM  
4802 Ray Bon Dr  
San Antonio TX 78218  
United States

## Concrete Slab Cottage Creek Apartments



Docusign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCCB98F5

# Cottage Creek Apartments Concrete Foundation Demolition and Repour

## Procurement Process





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## Procurement Process

# Solicitation Process

On March 12, 2024, Opportunity Home issued an “Invitation for Bids” (IFB) #2402-5458 for Cottage Creek Apartment Rebuild Project, which closed on April 2, 2024.



Opportunity Home’s Board of Commissioners approved Resolution 6525 on June 12, 2024, authorizing the award of a contract for this project to Geofill Construction.

The building foundation was thought to have sustained limited damage during the fire, and the structural engineer of record observed the slab at the design phase of this rebuild project. It was anticipated the fire damage to the foundation could be repaired in place.

Once construction commenced, the general contractor and the foundation and post-tension cable repair company were unable to successfully repair damaged post-tension cable tendons.

Staff is recommending the award of a second contract to Geofill Construction for concrete foundation demolition and repour. This contracting strategy allows the general contractor to fully reconstruct the entire structure as well as provide the post-construction two-year warranty.

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## Procurement Process

# Financial Impact

The current award recommendation for the Cottage Creek Apartments foundation demolition and repour project is not expected to exceed an amount of **\$526,093** and will be funded by available reserves.

**Award includes:**  
Foundation demolition  
and repour



## OPPORTUNITY HOME SAN ANTONIO

August 6, 2025

BOARD OF COMMISSIONERS  
Regular Board Meeting

**RESOLUTION 6755, INDUCING THE PARTICIPATION OF SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE SOLE MEMBER OF THE GENERAL PARTNER AND GENERAL CONTRACTOR FOR THE CENTRAL AT COMMERCE TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH**

DocuSigned by:  
  
 33A0F1EEDAA1479...  
**Michael Reyes**  
 President and CEO

DocuSigned by:  
  
 7BED7A258333420...  
**Lorraine Robles**  
 Chief Real Estate and Development Officer

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6755, inducing the participation of San Antonio Housing Facility Corporation to serve as the sole member of the general partner and general contractor for the Central at Commerce Transaction; and authorizing all filings and agreements with Texas Department of Housing and Community Affairs in connection with applications for low-income housing tax credits; and authorizing the negotiation and execution of a memorandum of understanding; and other matters in connection therewith.

**SUMMARY:**

Today, we are seeking preliminary nonbinding approval to proceed with negotiating the participation of San Antonio Housing Facility Corporation ("SAHFC") in the Central at Commerce project (the "Project") as the sole member of the general partner and the general contractor of the Project. This includes authority to file applications with TDHCA relating to the proposed Project, which is a 4% tax credit project. In order to issue tax-exempt bonds, the issuer must obtain a volume cap allocation from the Texas Bond Review Board. This is time sensitive and can be competitive. We have submitted an application for a volume cap, which we may be awarded this year, and we will need to act quickly. Accordingly, we are asking you to authorize these actions, but ***we are not asking you to specifically approve or be bound to this project. These are non-binding Resolutions.*** This will enable us to move forward and begin to put the financing together and negotiate the specific terms of the deal, which we will bring back to you for final approval.

The Project has been proposed by Union Development Holdings, LLC, which will be located near 1231 E Commerce Street, San Antonio, Texas 78205.

## **OPPORTUNITY HOME SAN ANTONIO**

**August 6, 2025**

The Project is projected to contain 279 units, of which approximately 15% will be reserved for tenants earning 30% or less of area median income, 11% will be reserved for tenants earning 50% or less of area median income, 24% will be reserved for tenants earning 60% or less of median income, and the remaining 50% of units will be reserved for tenants earning 70% or less of area median income.

The total project cost for the Central at Commerce Project is estimated to be \$92,000,000. Las Varas Public Facility Corporation will be the proposed issuer of the bonds in the amount of up to \$50,000,000.

The attached Resolution authorizes the inducement for the above project and certain actions described above.

### **STRATEGIC OUTCOMES:**

Residents have a sufficient supply of affordable housing options.

Residents live in quality, affordable housing.

### **ATTACHMENTS:**

Resolution 6755

Resolution 25FAC-04-03

Slides

**Opportunity Home San Antonio  
Resolution 6755**

**RESOLUTION 6755, INDUCING THE PARTICIPATION OF SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE SOLE MEMBER OF THE GENERAL PARTNER AND GENERAL CONTRACTOR FOR THE CENTRAL AT COMMERCE TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, one of the strategic goals of the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (“Opportunity Home San Antonio”), is to expand the supply of affordable housing; and

**WHEREAS**, a principal financing mechanism for new affordable housing is the 4% low-income housing tax credit; and

**WHEREAS**, it is necessary to submit applications for tax credits for the Central at Commerce project (the “Project”); and

**WHEREAS**, it is proposed that San Antonio Housing Facility Corporation (“SAHFC”) will serve as the sole member of the general partner, and general contractor for the Project; and

**WHEREAS**, SAHFC will pass nonbinding resolutions to induce its participation in the Project, which will be brought back to the Board of Commissioners of Opportunity Home San Antonio (the “Board”) for final consideration; and

**WHEREAS**, Opportunity Home San Antonio and the developer will define their mutual relationship in a Memorandum of Understanding (“MOU”); and

**WHEREAS**, the Partnership has requested that Opportunity Home San Antonio acquire the Land and lease the Land to the Partnership pursuant to a long-term ground lease (the “Ground Lease”); and

**WHEREAS**, the Partnership has also requested that Las Varas Public Facility Corporation issue its Multifamily Housing Revenue Bonds (Central at Commerce) Series 2025 (the “Bonds”) to finance the Project (the “Bond Financing”); and

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of Opportunity Home San Antonio hereby:

Section 1. Approves Resolutions 6755 and 25FAC-04-03, inducing its participation in the proposed Project and authorizing the application necessary therefor and the negotiation of

the terms of the financing therefor, including, without limitation, the negotiation and execution of the MOU by Opportunity Home San Antonio.

Section 2. Authorizes the President and CEO, or any other Officer or Commissioner of Opportunity Home San Antonio, to execute all necessary documents associated therewith.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 5. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 6. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. This Resolution shall be in force and effect from and after its passage.

**Passed and approved this 6th day of August 2025.**

\_\_\_\_\_  
**Gabriel Lopez**  
Chair, Board of Commissioners

**Attested and approved as to form:**

\_\_\_\_\_  
**Michael Reyes**  
President and CEO

**CERTIFICATE FOR RESOLUTION  
RESOLUTION 25FAC-04-03**

The undersigned Officer of the San Antonio Housing Facility Corporation ("SAHFC") hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on August 6, 2025 (the "Meeting"), of the duly constituted officers and members of the Board at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

**RESOLUTION 25FAC-04-03, INDUCING THE PARTICIPATION OF THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE SOLE MEMBER OF THE GENERAL PARTNER, AND GENERAL CONTRACTOR FOR THE CENTRAL AT COMMERCE TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of SAHFC.

**SIGNED and SEALED this 6th day of August 2025.**



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**Michael Reyes**  
Secretary/Treasurer

**San Antonio Housing Facility Corporation  
Resolution 25FAC-04-03**

**RESOLUTION 25FAC-04-03, INDUCING THE PARTICIPATION OF THE SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE SOLE MEMBER OF THE GENERAL PARTNER, AND GENERAL CONTRACTOR FOR THE CENTRAL AT COMMERCE TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW-INCOME HOUSING TAX CREDITS; AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A MEMORANDUM OF UNDERSTANDING; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Central at Commerce LP, a Texas limited partnership (the “Partnership”), and SAHFC Central at Commerce GP, LLC, a Texas limited liability company and its general partner (the “General Partner”), have or will be formed to acquire and construct an approximately 279-unit multifamily housing facility (the “Housing Facility”) to be located at approximately 1231 E Commerce (the “Land,” together with the Housing Facility, the “Project”); and

**WHEREAS**, at the request of the Partnership, San Antonio Housing Facility Corporation (“SAHFC”), a Texas non-profit public facility corporation created pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, by the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (“Opportunity Home San Antonio”), has agreed to (i) serve as the sole member of the General Partner of the Partnership in connection with the financing of the Project, and (ii) will serve as the general contractor for the Project (the “General Contractor”); and

**WHEREAS**, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

**WHEREAS**, Opportunity Home San Antonio and the Partnership or an affiliate or affiliates thereof will define their mutual relationship in a Memorandum of Understanding (the “MOU”); and

**WHEREAS**, the Partnership has also requested that Las Varas Public Facility Corporation issue its Multifamily Housing Revenue Bonds (Central at Commerce) Series 2025 (the “Bonds”) to finance the Project (the “Bond Financing”); and

**WHEREAS**, the Partnership has also requested that Opportunity Home San Antonio acquire the Land and lease the Land to the Partnership pursuant to a long-term ground lease (the “Ground Lease”); and



**WHEREAS**, the Union Development Holdings, LLC, or its affiliate (the “Developer”), on behalf of the Partnership, has applied or will simultaneously herewith apply for low-income housing tax credits (the “LIHTCs”) from the Texas Department of Housing and Community Affairs (“TDHCA”); and

**WHEREAS**, in connection with the application for LIHTCs, it is anticipated that the General Partner and/or SAHFC will be required to execute, complete, and deliver various applications, agreements, documents, certificates, and instruments to TDHCA (the “TDHCA Documents”); and

**WHEREAS**, the Partnership will contribute equity to the construction of the Project, which will be contributed by a limited partner to be determined at a later date (the “Equity Financing”); and

**WHEREAS**, in order to provide additional funding for the Project, the Partnership may enter into one or more loans (“Loans”); and

**WHEREAS**, the Board of Directors of SAHFC (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for SAHFC to authorize the Project; and

**WHEREAS**, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of SAHFC.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of San Antonio Housing Facility Corporation, hereby:

Section 1. Subject to the terms hereof, the SAHFC agrees that it will:

- (a) cooperate with the Partnership with respect to the Project, and, if arrangements therefore satisfactory to the Partnership and SAHFC can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the Partnership or SAHFC in connection with the Project (collectively, the “Contracts”), providing among other things for financing, acquisition, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to SAHFC and the Partnership; and
- (b) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

Section 2. The President, Vice President, Secretary/Treasurer, Assistant Secretary/Treasurer and each Officer of SAHFC, are hereby authorized to execute the Contracts including, but not limited to, any and all applications, term sheets and other agreements required

for the financing and construction of the Project and documents related to the Bond Financing, LIHTCs, Equity Financing and Loans to which the Partnership, the General Partner, and/or SAHFC is a party.

Section 3. Each Officer of SAHFC, and, if required by the form of the document, the Secretary/Treasurer and any Assistant Secretary/Treasurer, or any of them, of SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof, including, without limitation, the TDHCA Documents and all filings or other actions required by the TDHCA in connection with the LIHTCs. Each Officer of SAHFC, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such Officers shall deem necessary or appropriate upon the advice of counsel to SAHFC, and approval of the terms of any of the documents by such Officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 4. It is understood by SAHFC and the Partnership and Developer have represented to SAHFC, that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, that the Partnership and Developer have agreed that the Partnership and Developer will (a) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of any debt and (b) indemnify and hold harmless SAHFC and Opportunity Home San Antonio against all losses, costs, damages, expenses and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and courts costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of SAHFC or Opportunity Home San Antonio).

Section 5. This Resolution shall be deemed to constitute the acceptance of the Partnership's and Developer's proposal that it be further induced to proceed with providing the Project. **Provided that neither the Partnership nor the Developer nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event SAHFC shall not be subject to any liability or damages of any nature. Neither the Partnership nor the Developer nor anyone claiming by, through, or under the Partnership or the Developer, nor any investment banking firm or potential purchaser shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.**

Section 6. The Board approves and authorizes the negotiation and execution by any Officer(s) of the Board of the MOU setting forth the details of the Project.

Section 7. The Officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 8. The Officers of this Board hereby approve the selection of Coats Rose LLP as counsel to the General Partner and SAHFC for this transaction.

Section 9. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 10. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 11. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 12. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 13. This Resolution shall be in force and effect from and after its passage.

**Passed and approved this 6th day of August 2025.**

\_\_\_\_\_  
**Gabriel Lopez**

Chair, Board of Directors

**Attested and approved as to form:**

\_\_\_\_\_  
**Michael Reyes**

Secretary/Treasurer

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# Central at Commerce



Docusign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCCB98F5

# Overview

- Today we are requesting approval to expand our role to become the general partner, negotiate an MOU, and authorize all filings and agreements in connection with this project.
  - This project was approved for bond inducement by the Board in October 2024.
- The MOU will be between Union Development Holdings, LLC, dba The Annex Group, and San Antonio Housing Facility Corporation, and will specify mutually agreed upon deal terms.
- This resolution is *non-binding* and we will seek Board approval for final consideration in the future.





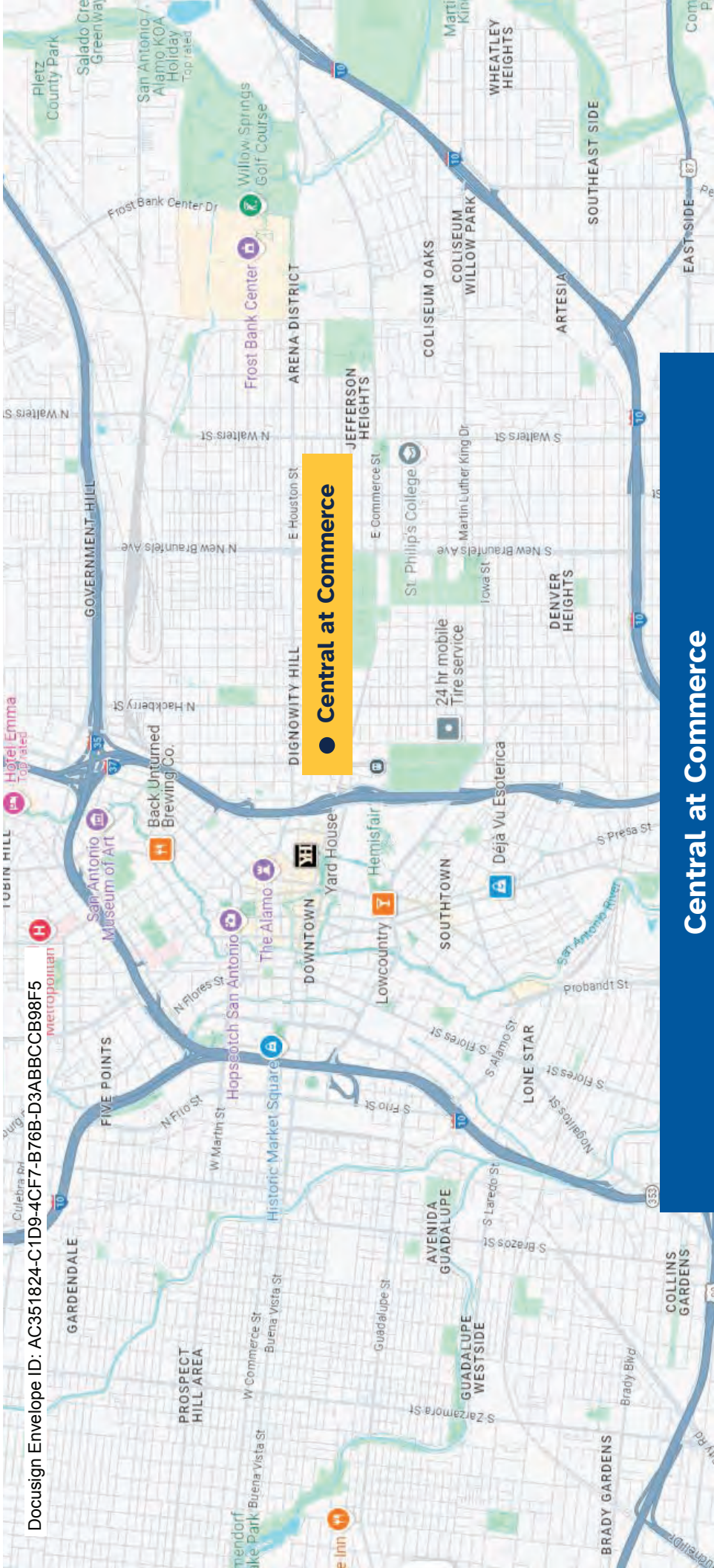
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## Overview of Developer

# Union Development Holdings, LLC, dba The Annex Group

- Established in 2007
- 18 years building affordable housing developments
- The Annex Group® is an Indiana based multi-family housing developer, general contractor, and owner with a portfolio of communities valued at more than \$500 million
- Portfolio consists of over 35 developments located in Indiana, Ohio, Kentucky, Illinois, Louisiana, Wisconsin, Tennessee, Montana, Kansas, Michigan, Nebraska, North Carolina, Washington, Oregon, and Iowa.





**Central at Commerce**  
Near 1231 E Commerce Street, 78205

Docusign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCCB98F5

# Development Information

City Council District 2

San Antonio ISD

**Total Units:** Approx. 279

**30% AMI** ≥ 42 units

**50% AMI** ≥ 31 units

**60% AMI** ≥ 67 units

**70% AMI** ≥ 139 units

**Unit Mix**

1 bedroom - 75 units

2 bedroom - 134 units

3 bedroom - 70 units

**4% tax credits/Bonds**



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# PROFORMA BREAKDOWN (approximate)

Land Costs	\$3,750,000
Construction Costs	\$56,575,192
Other soft costs, etc.	\$30,938,295
<i>Per Unit Cost</i>	\$327,109
<i>Rentable per Square Foot cost</i>	\$81.89
Total Development Cost	\$91,263,487





Docusign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCCB98F5

## Community and Resident Impact

# Cross Subsidy for Targeted Affordability

**The proceeds received from this project will be utilized to support very low income residents by maintaining and creating affordable housing and resident services:**

- Creating new affordable units serving **50% AMI** and below
- Funding budget gaps and affordable housing
- Preserving and upgrading existing Public Housing units
- Acquisition of existing properties
- Supportive Services for residents to include Risk Mitigation fund
- Emergency Rental Assistance program
- Reserves to ensure we are adequately capitalized

### **The development offers:**

- Access to workforce housing in an area with limited affordable housing supply
- Support to pathways to opportunities for accessible education, job training, recreation, and other amenities
- Links to existing transportation and employment opportunities





# Questions?



**OPPORTUNITY HOME SAN ANTONIO****August 6, 2025****BOARD OF COMMISSIONERS  
Regular Board Meeting****RESOLUTION 6798, AUTHORIZING THE AMARA APARTMENTS TRANSACTION, TO  
INCLUDE MTW FUNDS UP TO \$30,000,000, WHICH MAY BE A MTW LOAN TO FINANCE  
THE SAME, INCLUDING AUTHORIZING THE SAN ANTONIO HOUSING FACILITY  
CORPORATION TO APPROVE RESOLUTION 25FAC-08-01, AUTHORIZING ITS  
PARTICIPATION IN THE AMARA APARTMENTS TRANSACTION**

DocuSigned by:  
  
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**Michael Reyes**  
 President and CEO

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**Lorraine Robles**  
 Chief Real Estate and Development Officer

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6798, authorizing the Amara Apartments transaction, to include MTW funds up to \$30,000,000, which may be a MTW loan to finance the same, including authorizing the San Antonio Housing Facility Corporation to approve Resolution 25FAC-08-01, authorizing its participation in the Amara Apartments transaction.

**SUMMARY:**

Today, we are seeking authority to undertake the acquisition and operation of an existing multifamily development known as the Amara Apartments. The project was built in 2019 and is located at 19327 Talavera Ridge, San Antonio, Texas. The project consists of 308 multifamily housing units, consisting of a mix of one to three bedrooms. The project is a 4-story apartment complex with a pool, workstations, conference rooms, a minimart, and a fitness center. There is very little affordable housing in the area, nor apartments that accommodate vouchers. If not for this project, there would not be affordable housing in the area.

Opportunity Home San Antonio ("Opportunity Home") would purchase the project through an entity that is wholly owned by its affiliate, San Antonio Housing Facility Corporation ("SAHFC"), without a development partner. SAHFC would serve as the sole member of Amara 2025, LLC, a Texas limited liability company (the "Owner"). The Owner would purchase the project for \$53,000,000 plus closing costs. The Owner would also pay \$1,300,000 for the purchase contract extensions for the acquisition of the project through August, which would be applied to the purchase price.

Funding for this transaction to guarantee the establishment and future preservation of affordable housing may be provided through the expenditure of Opportunity Home's Moving to Work ("MTW") funds and using the proceeds from essential function housing development bonds issued by Las Varas Public Facility Corporation ("LVPFC"), the proceeds of which may be loaned

**OPPORTUNITY HOME SAN ANTONIO**

**August 6, 2025**

to the Owner. Opportunity Home may loan the MTW funds to the Owner in an amount up to \$30,000,000 to provide financing for the acquisition and operation of the project.

Lynd Acquisition Group, LLC, or an affiliate thereof ("Lynd"), would be hired to manage the property and paid a finder's fee for bringing us the transaction.

The attached resolutions authorize SAHFC to enter the Amara Apartments transaction and authorize Opportunity Home to approve SAHFC to enter the Amara Apartments transaction and finance it, which may be a MTW Loan to the Owner. The Board is being asked to authorize all actions now understood to be necessary to finance and acquire the project.

The Boards of Opportunity HOME and LVPFC approved the issuance of the bonds at a prior Board meeting.

We are targeting a closing date in mid-September.

**STRATEGIC OUTCOMES:**

Residents have a sufficient supply of affordable housing options.

Residents live in quality, affordable housing.

**ATTACHMENTS:**

Resolution 6798

Resolution 25FAC-08-01

Slides

**Opportunity Home San Antonio  
Resolution 6798**

**RESOLUTION 6798, AUTHORIZING THE AMARA APARTMENTS TRANSACTION, TO INCLUDE MTW FUNDS UP TO \$30,000,000, WHICH MAY BE A MTW LOAN TO FINANCE THE SAME, INCLUDING AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 25FAC-08-01, AUTHORIZING ITS PARTICIPATION IN THE AMARA APARTMENTS TRANSACTION**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio (“Authority”), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (“SAHFC”); and

**WHEREAS**, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing for persons of low income in the City of San Antonio; and

**WHEREAS**, SAHFC desires to participate in the acquisition and operation of an existing development consisting of 308 units of affordable housing and associated amenities to be known as Amara Apartments (the “Project”) and located on real property in San Antonio, Texas (the “Land” and together with the Project, the “Property”) in partial collaboration with LYND Acquisitions Group, LLC (the “Developer”); and

**WHEREAS**, SAHFC will serve as the sole member of Amara 2025, LLC, a Texas limited liability company (the “Company”); and

**WHEREAS**, the Company will acquire the Property to allow for the Company’s ownership and operation of the Project; and

**WHEREAS**, the acquisition and operation of the Property will be financed using essential function housing development bonds issued by Las Varas Public Facility Corporation (the “Bonds”) in an amount not to exceed \$100,000,000, which proceeds from the sale of the Bonds will be loaned to the Company (the “Bond Loan”) and Moving to Work (“MTW”) funds in an amount up to \$30,000,000 under the United States Department of Housing and Urban Development’s (“HUD”) MTW demonstration program, which may be a loan (the “MTW Loan”) from the Authority (collectively, the “Financing”); and

**WHEREAS**, the Authority may desire to provide the MTW Loan to the Owner as financing for the acquisition and operation of the Property, and in connection therewith, the Authority and the Owner will enter into certain financing documents including, but not limited to, a promissory note and a deed of trust (the “MTW Loan Documents”); and

**WHEREAS**, the Authority has lent or will lend funds to the Company, including in an amount of \$1,000,000 by July 17, 2025, and \$300,000 by August 17, 2025; and

**WHEREAS**, the parties intend that, based on the contemplated transaction and participation by SAHFC, the Property will be fully exempt from property taxes; and

**WHEREAS**, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Company may acquire and operate the Project.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of Opportunity Home San Antonio, hereby:

- 1) Approves Resolution 25FAC-08-01, authorizing the transactions for the Project and the participation of SAHFC or an affiliate thereof in the Project.
- 2) Authorizes and approves the MTW funds, which may be in the form of a MTW Loan, contemplated for the Project, including the MTW Loan Documents.
- 3) Authorizes Michael Reyes, as President and CEO, or any other Officer or Commissioner of the Authority, to execute all necessary documents associated therewith.

If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the validity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

All other prior actions taken for or on behalf of SAHFC and/or the Company in connection with the Project are hereby ratified, confirmed, and approved.

This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

This Resolution shall be in force and effect from and after its passage.

**Passed and approved this 6th day of August 2025.**

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**Gabriel Lopez**

Chair, Board of Commissioners

**Attested and approved as to form:**

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**Michael Reyes**

President and CEO



**CERTIFICATE FOR RESOLUTION  
RESOLUTION 25FAC-08-01**

The undersigned Officer of the San Antonio Housing Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas ("SAHFC"), hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on August 6, 2025 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

**RESOLUTION 25FAC-08-01, AUTHORIZING THE AMARA APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTION; AUTHORIZING THE ACQUISITION OF THE PROPERTY FOR THE TRANSACTION; AUTHORIZING THE ACQUISITION OF A MEMBERSHIP INTEREST IN AMARA 2025, LLC; AUTHORIZING THE FINANCING FOR SUCH TRANSACTION, TO INCLUDE MTW FUNDS UP TO \$30,000,000, WHICH MAY BE A MTW LOAN; AND OTHER MATTERS IN CONNECTION THEREWITH**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of SAHFC.

**SIGNED and SEALED this 6th day of August 2025.**



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**Michael Reyes**  
Secretary/Treasurer

**San Antonio Housing Facility Corporation  
Resolution 25FAC-08-01**

**RESOLUTION 25FAC-08-01, AUTHORIZING THE AMARA APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTION; AUTHORIZING THE ACQUISITION OF THE PROPERTY FOR THE TRANSACTION; AUTHORIZING THE ACQUISITION OF A MEMBERSHIP INTEREST IN AMARA 2025, LLC; AUTHORIZING THE FINANCING FOR SUCH TRANSACTION, TO INCLUDE MTW FUNDS UP TO \$30,000,000, WHICH MAY BE A MTW LOAN; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio (the “Authority”), has, pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), approved and created the San Antonio Housing Facility Corporation, a nonstock, nonprofit public facility corporation (“SAHFC”); and

**WHEREAS**, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing for persons of low income in the City of San Antonio; and

**WHEREAS**, SAHFC desires to participate in the acquisition, ownership, and operation of a multifamily residential apartment community consisting of approximately 308 units and associated amenities to be known as the Amara Apartments (the “Project”) and located on certain real property located at 19327 Talavera Ridge, San Antonio, Texas 78257 (the “Land”, and together with the Project, the “Property”) in partial collaboration with LYND Acquisitions Group, LLC (the “Developer”); and

**WHEREAS**, Amara 2025, LLC, a Texas limited liability company (the “Company”), will acquire the Property to allow for the Company’s operation of the Project; and

**WHEREAS**, SAHFC shall serve as the sole member of the Company and shall enter into a limited liability company agreement of the Company (the “Company Agreement”), a property management agreement with the Developer and/or an affiliate thereof for the Project, an agreement with the Developer or an affiliate thereof related to their partial collaboration in the Project, including the finder’s fee to be paid to Developer, and certain closing certificates and related documents (collectively with the Company Agreement, the “Equity Documents”); and

**WHEREAS**, the Company intends to include Moving to Work (“MTW”) funds under the United States Department of Housing and Urban Development’s Moving to Work demonstration program in an amount up to \$30,000,000, which may be in the form of a loan (the “MTW Loan”) from the Authority (the “Lender”), and such MTW Loan shall be documented by a promissory note, a deed of trust secured against the Property, financing statements, and such other documents reasonably required to evidence the MTW Loan (collectively, the “MTW Loan Documents”); and

**WHEREAS**, in connection with the financing for the acquisition of the Property, Las Varas Public Facility Corporation (“LVPFC”) has agreed to issue its essential function housing development

bonds (the "Bonds") in an amount not to exceed \$100,000,000 and to loan the proceeds from the sale of the Bonds to the Company (the "Bond Loan"); and

**WHEREAS**, the Bond Loan will be governed by a note, a deed of trust, an indenture, a regulatory agreement, and certain other documents reasonably required to evidence and secure the Bond Loan (collectively, the "Bond Loan Documents"); and

**WHEREAS**, the parties intend that, based on the contemplated transaction and participation by SAHFC, the Property will be eligible for a full exemption from property taxes; and

**WHEREAS**, the Board of Directors of SAHFC (the "Board") has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Company may acquire and operate the Project; and

**WHEREAS**, this Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the public purposes of SAHFC.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of San Antonio Housing Facility Corporation, hereby:

Section 1. The Project and the various forms of financing contemplated for the Project, which may include but is not limited to the MTW Loan Documents, the Bond Loan Documents, and the Equity Documents (collectively, the "Transaction Documents") are hereby authorized and approved and the President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary, or any of them acting alone, are hereby authorized to execute the documents required to be executed by SAHFC and/or the Company in order to effectuate such transactions.

Section 2. The acquisition and ownership of the Property and entrance into documents related thereto are hereby authorized and approved and the President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary, or any of them acting alone, are hereby authorized to execute the documents required to be executed by SAHFC and/or the Company in order to effectuate such transactions.

Section 3. The acquisition of a membership interest in the Company by SAHFC pursuant to the Company Agreement and other Equity Documents is hereby authorized and approved and the President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary, or any of them acting alone, are hereby authorized to execute the documents required to be executed by SAHFC and/or the Company in order to effectuate such transactions.

Section 4. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them acting alone, are hereby authorized to execute any and all documentation required for the financing, acquisition, ownership, and operation of the Project, including, but not limited to, the Transaction Documents, and all other documents relating to the financing, acquisition, ownership, and operation of the Project to which SAHFC and/or Company is a party.

Section 5. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them acting alone, and, if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such Officers shall deem necessary or appropriate upon the advice of counsel to SAHFC, and approval of the terms of any of the documents by such Officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 6. The Officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof. All other prior actions taken for or on behalf of SAHFC and/or the Company in connection with the Project are hereby ratified, confirmed, and approved.

Section 7. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

Section 8. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 9. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 10. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 11. This Resolution shall be in force and effect from and after its passage.

**Passed and approved this 6th day of August 2025.**

---

**Gabriel Lopez**

President, Board of Directors

**Attested and approved as to form:**

---

**Michael Reyes**

Secretary/Treasurer

# Amara



# Overview

- Authorize Move to Work funds up to \$30,000,000, which may be a loan, for the acquisition of the property.
- Authorize San Antonio Housing Facility Corporation to enter in the transaction and be sole owner of the property.
- Approve the issuance of Essential Function Bonds for the acquisition of the property.

### ● Amara Apartments

#### Direct Area:

- The Rim
- La Cantera
- Six Flags Fiesta Texas

#### Within 10 Mile Radius:

- The University of Texas at San Antonio
- Retail and Hospitality Hubs
- Camp Bullis

## Amara Apartments 19327 Talavera Ridge San Antonio, TX 78257



# Overview



## Lynd Development Partners

City Council District 8

Northside ISD

**Total Units: 308**

**60% AMI  $\geq$  31 Units**

**80% AMI  $\geq$  123 Units**

**Market Rate 154 Units**

**PFC 392 Deal**

**Total Acquisition Cost (approx.)**

**\$55,747,497**

# PROFORMA BREAKDOWN (approximate)

Acquisition Cost	\$53,000,000
Improvements	\$275,000
Closing Costs	\$2,472,497
<i>Per Unit Cost</i>	\$180,998
<b>Total Development Cost</b>	<b>\$55,747,497</b>

## Community and Resident Impact

# Cross Subsidy for Targeted Affordability

The proceeds received from this project will be utilized to support very low income residents by maintaining and creating affordable housing and resident services:

- Creating new affordable units serving **50% AMI** and below
- Funding budget gaps and affordable housing
- Preserving and upgrading existing Public Housing units
- Acquisition of existing properties
- Supportive Services for residents to include Risk Mitigation fund
- Emergency Rental Assistance program
- Reserves to ensure we are adequately capitalized


### The development offers:

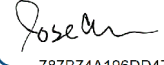
- Access to workforce housing in an area with limited affordable housing supply
- Support to pathways to opportunities for accessible education, job training, recreation, and other amenities
- Links to existing transportation and employment opportunities



# Questions?

**OPPORTUNITY HOME SAN ANTONIO****August 6, 2025****BOARD OF COMMISSIONERS  
Regular Board Meeting****RESOLUTION 6801, AUTHORIZING THE AMENDED AND RESTATED COOPERATION AGREEMENT BETWEEN OPPORTUNITY HOME SAN ANTONIO AND THE HOUSING AUTHORITY OF BEXAR COUNTY FOR SHARED JURISDICTION IN CERTAIN PROJECTS AND PROGRAMS; AND OTHER MATTERS IN CONNECTION THEREWITH**

DocuSigned by:  
  
 33A0F1EEDAA1479...  
**Michael Reyes**  
 President and CEO

Signed by:  
  
 787B74A196DD471...  
**Jose Mascorro**  
 Chief Operating Officer

**REQUESTED ACTION:**

Consideration and approval regarding Resolution 6801, authorizing the Amended and Restated Cooperation Agreement between Opportunity Home San Antonio and the Housing Authority of Bexar County for shared jurisdiction in certain projects and programs; and other matters in connection therewith.

**SUMMARY:**

Opportunity Home San Antonio (“Opportunity Home”) and the Housing Authority of Bexar County (“HABC”) entered into a Cooperation Agreement dated as of October 9, 2024, allowing HABC to improve, rehabilitate and redevelop certain affordable housing projects located within the City of San Antonio (the “City”), known as Rosemont at Millers Pond Apartments located at 6200 Old Pearsall Rd., San Antonio, Texas; Artisan at Salado Creek located at 3644 Binz Engleman Rd., San Antonio, Texas; Palo Alto Apartment Homes located at 10127 TX-16, San Antonio, Texas; and Remigio Valdez Apartments located at 3760 Remigio St., San Antonio, Texas. The Cooperation Agreement was approved by the Board of Commissioners by Resolution 6588 on October 9, 2024.

The parties desire to amend the Cooperation Agreement to (i) allow Opportunity Home to issue vouchers under the Housing Choice Voucher Program, including, but not limited to, tenant-based vouchers, project-based vouchers, and Veterans Affairs Supportive Housing vouchers (collectively, the “Vouchers”), for use within HABC’s area of operation, and (ii) allow HABC to issue such Vouchers within the City. We are asking for approval from the Board of Commissioners to amend the Cooperation Agreement with respect thereto in order to provide residents access to additional safe, sanitary, and affordable housing.

**STRATEGIC OUTCOMES:**

Residents live in quality, affordable housing

Residents have a sufficient supply of affordable housing options

**ATTACHMENTS:**

Resolution 6801

Amended and Restated Cooperation Agreement

Slides

**Opportunity Home San Antonio  
Resolution 6801**

**RESOLUTION 6801, AUTHORIZING THE AMENDED AND RESTATED COOPERATION AGREEMENT BETWEEN OPPORTUNITY HOME SAN ANTONIO AND THE HOUSING AUTHORITY OF BEXAR COUNTY FOR SHARED JURISDICTION IN CERTAIN PROJECTS AND PROGRAMS; AND OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio (the “Authority”), exercises authority to provide safe and sanitary housing to the residents of the City of San Antonio, Texas (the “City”); and

**WHEREAS**, there exists in the City a shortage of safe and sanitary housing available to low-income residents at rents they can afford; and

**WHEREAS**, it is required under Section 392 of the Texas Local Government Code for the Authority to issue a resolution allowing the Housing Authority of Bexar County (“HABC”) to exercise its powers within the area of operation of the Authority (the “Authority Area”), allowing the City to exercise its powers within the area of operation of HABC (the “HABC Area”), and for the Authority and HABC to enter into a cooperation agreement memorializing such agreement; and

**WHEREAS**, the Authority and HABC entered into that certain Cooperation Agreement to provide housing for low-income residents dated as of October 9, 2024 (the “Original Agreement”), to allow HABC to improve, rehabilitate and redevelop the projects known as Rosemont at Millers Pond Apartments located at 6200 Old Pearsall Rd., San Antonio, Texas; Artisan at Salado Creek located at 3644 Binz Engleman Rd., San Antonio, Texas; Palo Alto Apartment Homes located at 10127 TX-16, San Antonio, Texas; and Remigio Valdez Apartments located at 3760 Remigio St., San Antonio, Texas, all of which are located within the City; and

**WHEREAS**, the Original Agreement was approved by the Board of Commissioners of the Authority by Resolution 6588 on October 9, 2024; and

**WHEREAS**, the Authority and HABC both administer Section 8 Housing Choice Voucher Programs, including tenant-based vouchers, project-based vouchers, and Veterans Affairs Supportive Housing (VASH) vouchers within Bexar County (collectively, the “Vouchers”); and

**WHEREAS**, the Authority and HABC desire to amend and restate the Original Agreement to allow HABC to implement the use of Vouchers for housing located in the City, and to allow the Authority to implement the use of Vouchers for housing located in the HABC Area; and

**WHEREAS**, the form of the Amended and Restated Cooperation Agreement between the

Authority and HABC is attached hereto as Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Authority hereby:

- 1) Declares that there is sometimes a need for (a) HABC to exercise its powers in the Authority Area and HABC is authorized to exercise its powers in the Authority Area, and (b) the City to exercise its powers in the HABC Area and the City is authorized to exercise its powers in the HABC Area, as further set forth herein and in the Amended and Restated Agreement, to provide for housing for low-income residents.
- 2) Authorizes the Amended and Restated Cooperation Agreement.
- 3) Authorizes the President and CEO of the Authority (the “Authorized Officer”), or the Authorized Officer’s designee, to execute the Amended and Restated Agreement and all necessary documents associated therewith and to take any reasonable and necessary action to effectuate and implement the direction and intention of this resolution and the Amended and Restated Agreement.

**Passed and approved this 6th day of August 2025.**

-----  
**Gabriel Lopez**

Chair, Board of Commissioners

**Attested and approved as to form:**

-----  
**Michael Reyes**

President and CEO

## **EXHIBIT A**

[Attached]



AMENDED AND RESTATED COOPERATION AGREEMENT  
BETWEEN  
OPPORTUNITY HOME SAN ANTONIO  
AND THE  
HOUSING AUTHORITY OF BEXAR COUNTY

This Amended and Restated Cooperation Agreement (this “Agreement”) is entered into as of \_\_\_\_\_, 2025, by and between the Housing Authority of the City of San Antonio, Texas, d/b/a Opportunity Home San Antonio (the “Authority”) and the Housing Authority of Bexar County (“HABC”).

WHEREAS, HABC desires to preserve, redevelop, improve, equip, finance, construct, rehabilitate and operate certain multifamily affordable housing projects currently located within the City of San Antonio (the “City”) and known as Rosemont at Millers Pond Apartments located at 6200 Old Pearsall Rd., San Antonio, Texas, Artisan at Salado Creek located at 3644 Binz Engleman Rd., San Antonio, Texas, Palo Alto Apartment Homes located at 10127 TX-16, San Antonio, Texas, and Remigio Valdez Apartments located at 3760 Remigio St., San Antonio, Texas (collectively, the “Original Projects”);

WHEREAS, the board of commissioners of the Authority declared that there is a need for HABC to exercise its powers within the City because there exists in the City a shortage of safe and sanitary housing available to lower income persons at rents they can afford;

WHEREAS, in order for HABC to exercise its powers within the City, Texas Local Government Code (the “Code”) Section 392.017(a), requires that the board of commissioners of the Authority adopt a resolution declaring a need for HABC to exercise its powers in the City and authorizing a cooperation agreement with HABC under Section 392.059 of the Code;

WHEREAS, the Authority and HABC entered into that certain Cooperation Agreement dated as of October 9, 2024 (the “Original Agreement”), to allow HABC to implement project-based vouchers under the Federal Housing Choice Voucher Program (the “Program”) and to improve, rehabilitate and redevelop the Original Projects, which was approved by the Board of Commissioners of the Authority by Resolution 6588 on October 9, 2024;

WHEREAS, HABC and the Authority both have experienced delays and difficulties implementing the use of tenant-based vouchers under the Program based upon the limitations on their respective areas of operation as defined under the Code;

WHEREAS, the Authority and HABC desire to amend and restate the Original Agreement to (i) allow HABC to implement the use of vouchers under the Program, including but not limited to project-based vouchers and Veterans Affairs Supportive Housing vouchers (collectively, the “HABC Vouchers”) for housing within the City (collectively, the “HABC Voucher Projects” and, together with the Original Projects, the “HABC Projects”) in addition to the Original Projects and (ii) allow the Authority to implement the use of vouchers under the Program, including but not limited to project-based vouchers and Veterans Affairs Supportive Housing vouchers (collectively, the “Authority Vouchers”, and together with the HABC

Vouchers, the “Vouchers”) for housing not within, or not within five miles of, the territorial boundaries of the City (collectively, the “Authority Voucher Projects”, and together with the HABC Voucher Projects, the “Voucher Projects”);

WHEREAS, Texas Local Government Code (the “Code”) Section 392.0162(c) requires that, in order for the Authority to exercise its powers throughout the areas of the Bexar County (the “County”) that are not within, or not within five miles of, the territorial boundaries of the City, the Bexar County Commissioners’ Court (the “Court”) must (i) hold a public hearing considering a needs assessment presented by the Authority with respect to its operation in the County, and (ii) vote to approve the Authority to operate in the areas of the County described above;

WHEREAS, the prerequisites set forth in (i) and (ii) have been met; and

WHEREAS, the parties hereto desire to amend and restate the Original Agreement in order to effect the implementation of Vouchers for the Voucher Projects and this Agreement amends, restates and supersedes the Original Agreement in its entirety.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound, the Authority and HABC (together, the “Parties”) hereto agree as follows:

Section 1. Cooperation Agreement. The Authority and HABC agree that (i) HABC is authorized to exercise its powers under Chapter 392 of the Code, to complete and operate the Original Projects and to implement the use of the HABC Vouchers for the HABC Voucher Projects as provided in this Agreement and (ii) the Authority is authorized to exercise its powers under Chapter 392 of the Code, to implement the use of the Authority Vouchers for the Authority Voucher Projects as provided in this Agreement.

Section 2. Authorized Activities. HABC is authorized to improve, rehabilitate and redevelop the Projects, including without limitation (i) to develop site improvements and construct and/or rehabilitate, sell or lease buildings, as applicable, relating to the Original Projects, (ii) to operate and manage the Original Projects for the benefit of lower income residents of the City, and (iii) to implement the HABC Vouchers for the HABC Voucher Projects. This Agreement authorizes the HABC Projects provided, that, redevelopment of or use of HABC Vouchers in the HABC Projects is subject to receiving the approval of the Board of Commissioners of HABC. The Authority is authorized to implement the Authority Vouchers for the Authority Voucher Projects.

Section 3. Preservation of Authority. No applicable provision or intention in this Agreement limits the authority or power of the Authority or HABC to exercise its respective powers under any law as it relates to the HABC Projects (with respect to HABC only), or the Authority Voucher Projects (with respect to the Authority only). No provision or intention in this Agreement limits the authority or power of the Authority or HABC to exercise its respective powers under Chapter 392 of the Code to finance, plan, undertake, construct, rehabilitate or operate the HABC Projects (with respect to HABC only) or the Authority Voucher Projects (with

respect to the Authority only) under this Agreement or in their respective areas of operation, as hereby expanded. Notwithstanding anything herein to the contrary, nothing in this Agreement shall grant or authorize either the Authority or HABC to engage in any new construction development (except as may occur in connection with the Original Projects as set forth herein) outside of their respective statutorily granted areas of operation.

Section 4. Implementation. The President and CEO of the Authority is authorized to take any reasonable and necessary action to effectuate and implement the direction and intention of this Agreement and the authorizing resolutions referenced herein. The Executive Director of HABC is authorized to take any reasonable and necessary action to effectuate and implement the direction and intention of this Agreement and the authorizing resolutions referenced herein.

Section 5. Effective Date. This Agreement shall be effective as of the date first written above.

Section 6. Counterparts. This Agreement may be executed in numerous counterparts, all of which shall be considered one and the same agreement. For purposes of this Agreement, facsimile or electronic signatures shall be considered original signatures.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have duly executed this Agreement as of the date and year first above written.

OPPORTUNITY HOME SAN ANTONIO

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

HOUSING AUTHORITY OF BEXAR  
COUNTY

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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# Resolution 6801

## MOU BCCHA Interlocal Agreement





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## Cooperative Agreement Background

- Effective Date: October 9, 2024
- Allowed Housing Authority of Bexar County (“HABC”) to improve, rehabilitate, and redevelop the following communities located within the City of San Antonio
  - Rosemont at Millers Pond Apartments
  - Artisan at Salado Creek
  - Palo Alto Apartments Homes
  - Remigio Valdez Apartments

## Proposed Amendment

- Allows both Agencies to implement the use of vouchers within each Agency’s area of operation
- To include, but not limited to, all vouchers under Housing Choice Voucher Programs; tenant-based vouchers, project-based vouchers and Veterans Affairs Supportive Housing vouchers (collectively, the “Vouchers”)



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# Call Center as a Service (CCaaS) Update

August 6, 2025



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# Agenda

03 Roadmap Update

07-09 Dashboards

04-05 Core Build Update

10 What's Next and AI

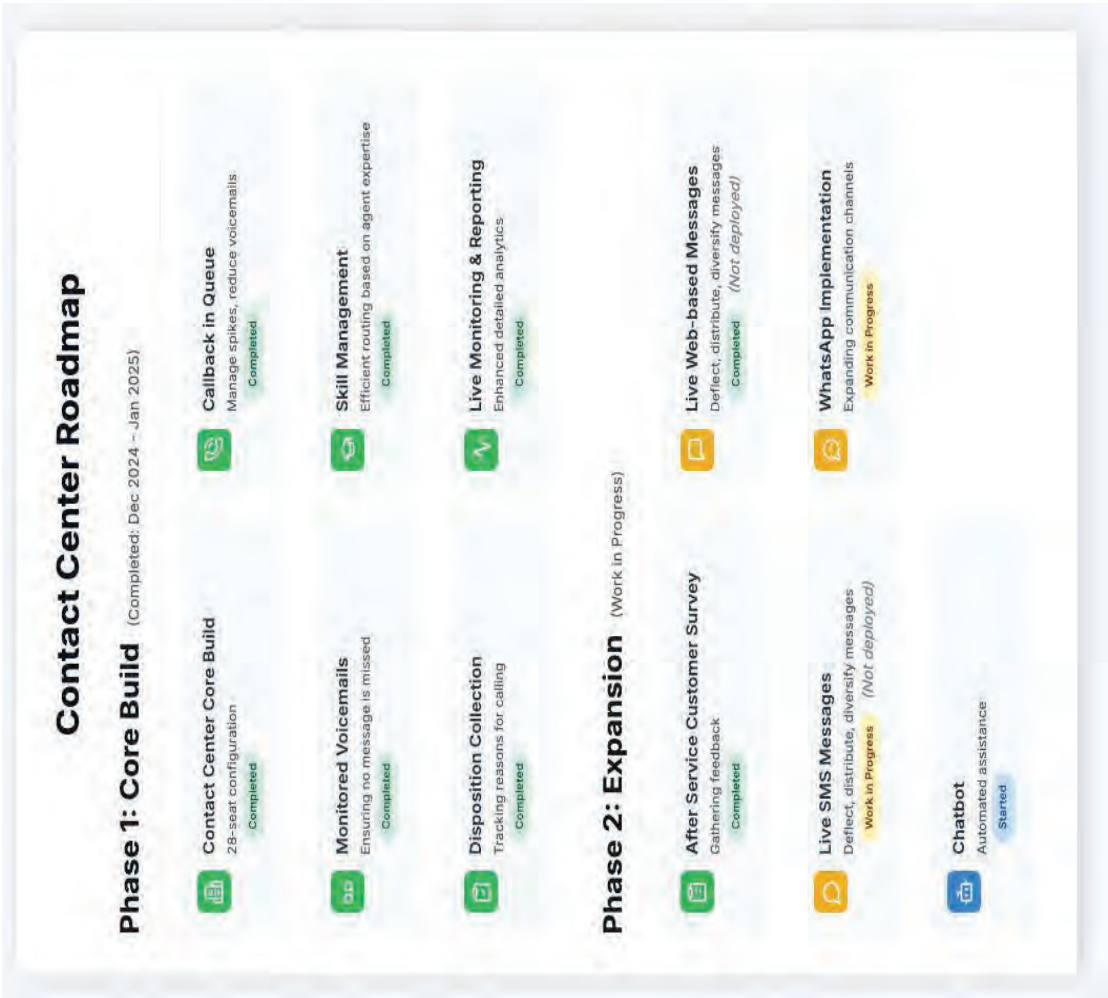
06 Improvements

11 Questions

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# Our Roadmap From December 2024 Through July 2025

- Phase 1 has been completed on schedule
- Phase 2 has been partially completed and expected to launch July-August 2025



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## Before and After Call Center Core Build

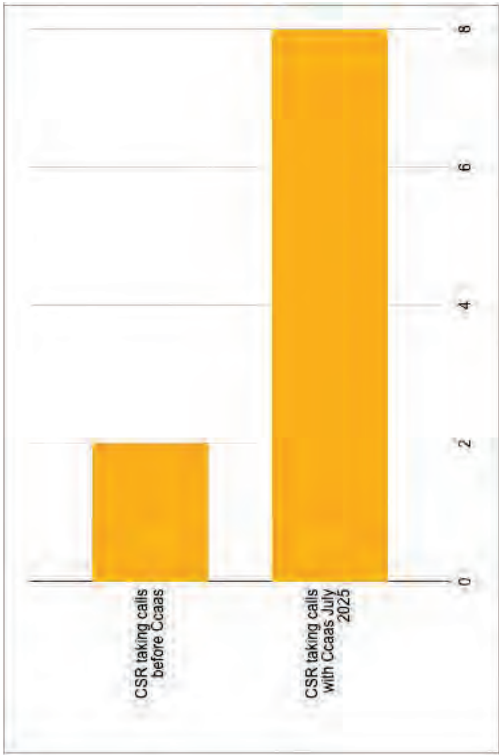
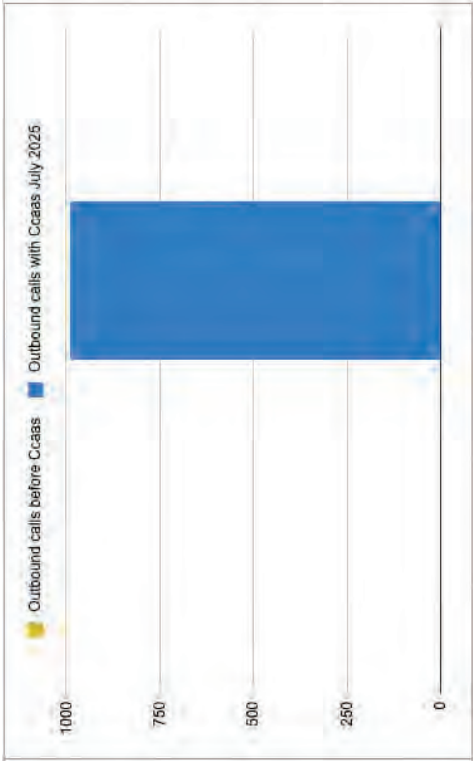
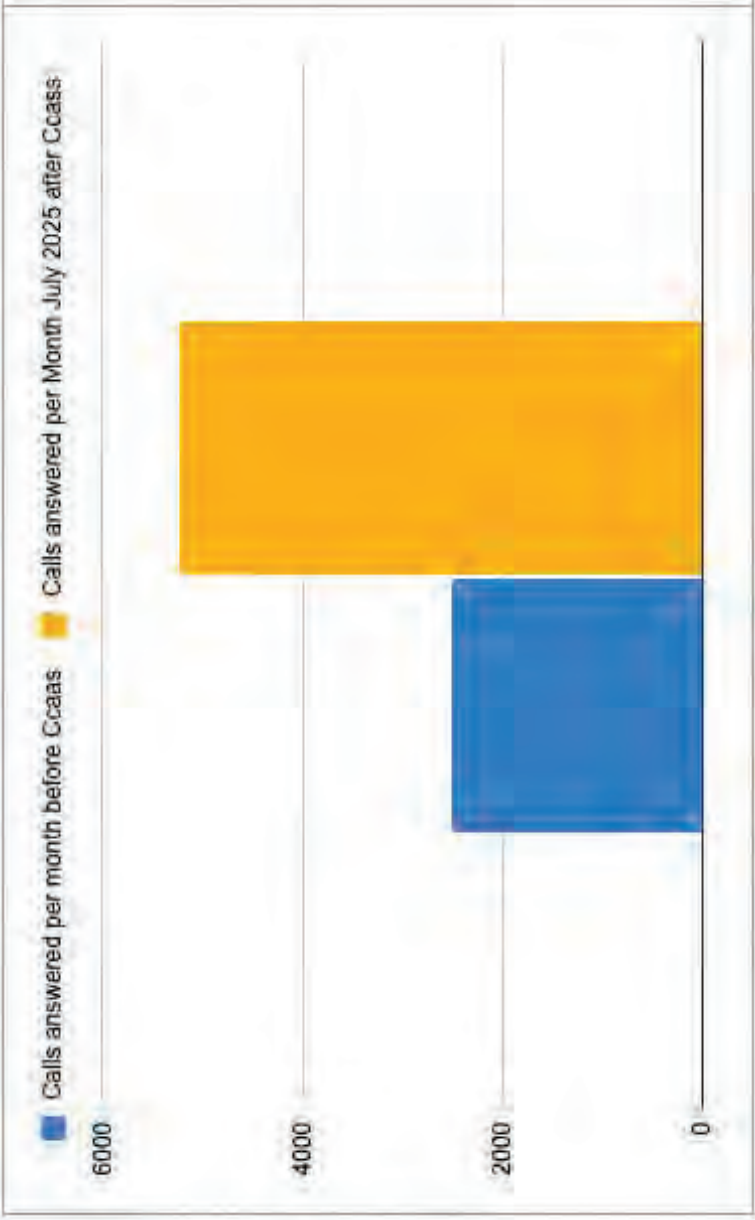
Before Core Build	Now
<p>During the COVID-19 pandemic, calls to our main line (477-6000) surged and have since stayed at a consistently high level. An average of <b>22,000 inbound calls</b> were reported (December 2024).</p> <p>There were <b>2-3 CSRs</b> dedicated to taking calls, an increase from previous staff. The remainder of the team supported lobby visits and other inquiries.</p> <p>On average, about <b>2,500 calls</b> were able to be answered per month. This was tracked manually via a Google Form.</p>	<p>Call volume has remained high and has not died down post Covid, an average of <b>21,000 inbound calls</b> were reported (July 2025).</p> <p>On an average day, we currently have <b>4-8 CSRs</b> taking calls, remainder of the staff still continues to support Lobby Visits and other general inquiries (July 2025).</p> <p>With the new improvements, we are able to answer an average of <b>5,235 inbound calls</b> per month and do approximately <b>988 outbound calls</b> per month (July 2025). In addition, calls are now logged by disposition codes, or topic.</p>





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# Before and After Callcenter Core Build



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## Challenges before Implementation

- Less than desirable customer service experience
- Huge attrition and CSR turnover
- Call volumes increased to an overwhelming level
- No automated tracking mechanism of support provided (feedback management)
- No call back or voice mail automation
- No digital engagement options to help drive efficiencies and diversion options



## Current Improvements

- Multi-Language EZ Self-Service IVR, Callback in Queue (Outbound calling), VoiceMail Routing, and Workforce Optimization through Skills
- First ever implementation of POS Feedback Management Survey
- Real-time dashboards, disposition codes standard and custom historical reporting, and elimination of duplicates
- Live Real-Time Dashboard Reporting to be nimble toward better understanding immediate business

# Enhanced Reports and Live Reporting View

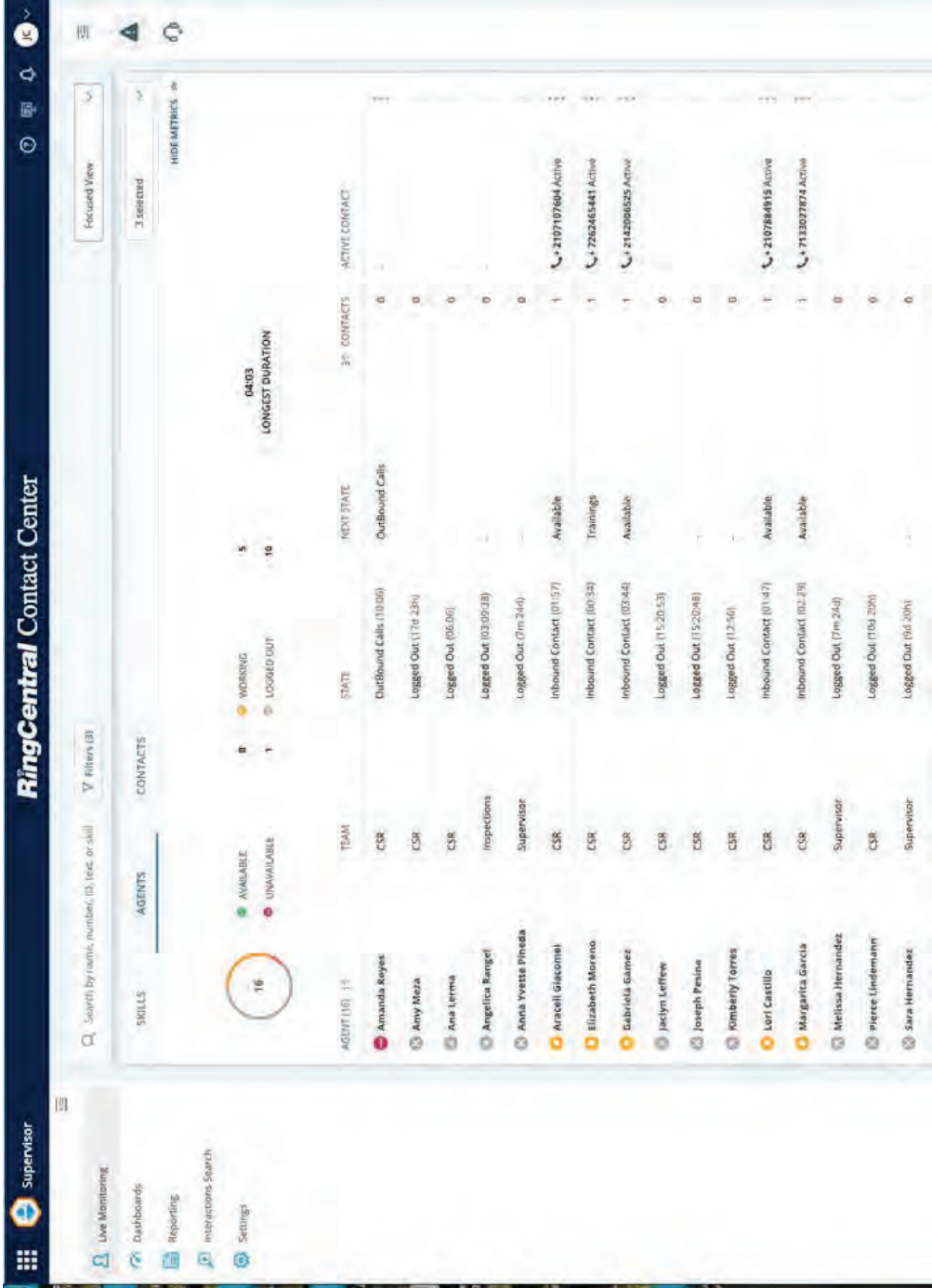


**Detailed reports are available to help improvement as well as to understand trends and business needs.**

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# Supervisors Dashboard

Now Supervisors are able to see the current state of their agents, what next state they will be on, who they are talking to, the duration of their call, listen live to calls to aid coaching and training, as well as take over, if necessary.

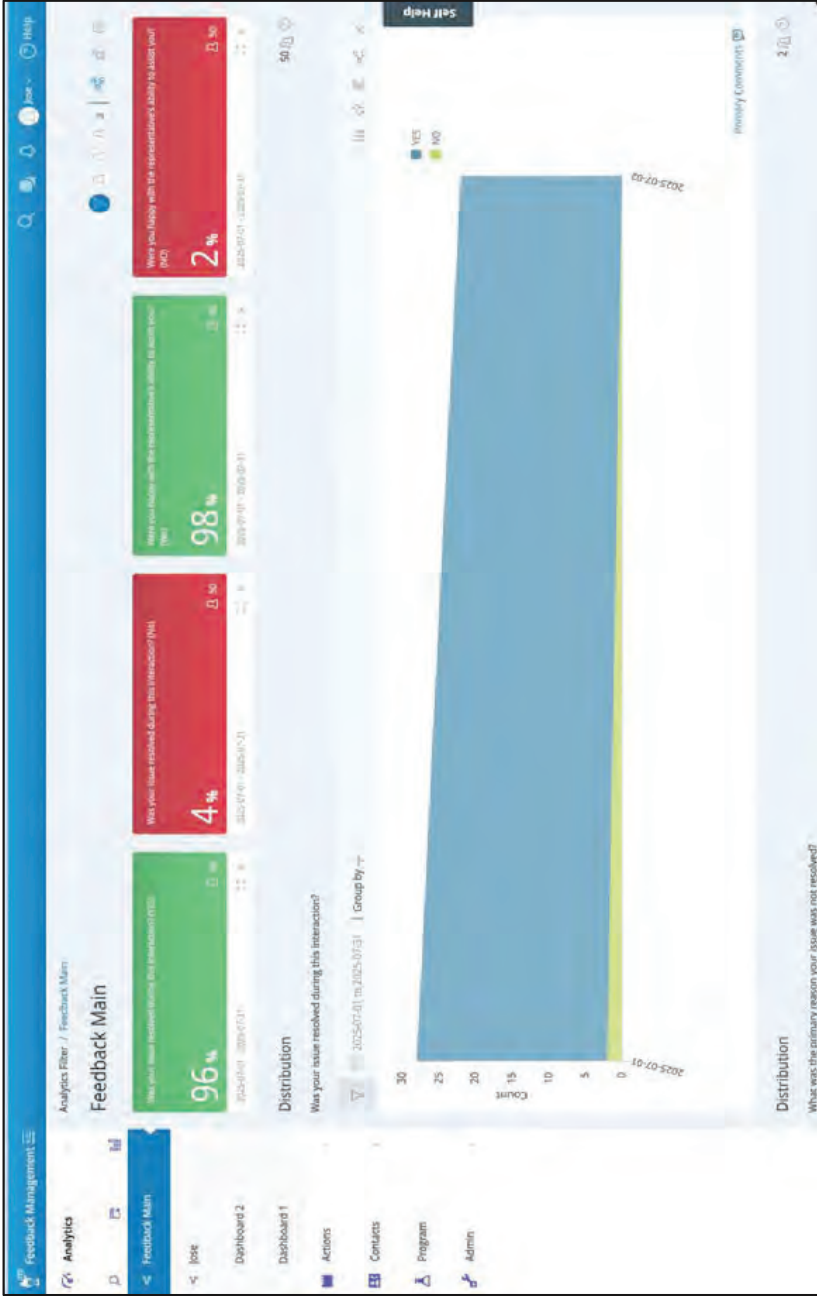


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# Feedback Management Console

Success by the Numbers (June 2025):

- 96% of callers who took the survey got their issue resolved
- 4% who took the survey did not have their issue resolved
- 98% of callers who took the survey were happy with the representatives ability to assist
- 2% who took the survey were not happy with the ability of the representatives to assist





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# What's Next?

- Phase 2 completion will include our Omni Channels to compliment our current service and improve our mission.

- Dual Facing Large Language Model capable of responding to resident and internal staff queries.

### Elevating Customer Service with Omnichannel Deployments

Revolutionizing how we connect with our customers, significantly improving our capacity and response times.

**1**

customer at a time

Voice Calls

VS

**Up to 5**

customers at a time

Chat, SMS, WhatsApp inquiries

**Key Benefits:**

- Significantly improved capability to serve more customers.
- Direct contribution to our customer service goals.
- Faster response times for inquiries.
- Enhanced customer experience through diverse channels.



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# Questions?



MEMORANDUM

**To:** Board of Commissioners

**From:** Michael Reyes, President and CEO

**Presented by:** George Ayala, Director of Procurement

**RE:** Procurement Activity Report



SUMMARY:

Through the second calendar quarter ending June 30, 2025, Opportunity Home’s Procurement Department awarded 15 formal solicitations and 5 informal solicitations, receiving a total of 120 responses. This resulted in an average number of responses per formal solicitation of 5 and 7.8 responses per informal solicitation, for an overall average response rate of 6 per solicitation. New contracts awarded through the second calendar quarter ending June 30, 2025, were \$60,747,354.06 (to include blanket awards, cooperative awards, interlocal awards, and renewals). Of this total, \$28,476,279.56, or approximately 46.9% percent, was awarded to Small, Women-Owned, and Minority Business Enterprises (SWMBE) and \$5,120,000.00, or 8.4% was awarded to Section 3 Businesses.

Through the calendar quarter ending on June 30, 2025, the total number of Section 3 labor hours is as follows:

172,941.94	Total Hours Worked by non-Section 3 staff
154,151.15	Total hours worked by all Non-targeted Section 3 employees
6,738.25	Total hours worked by all Targeted Section 3 employees

CURRENT SOLICITATIONS:

There is one Invitation for Bids (IFB), one Quick Quote (QQ), and one Request for Proposals (RFP) currently advertised. The IFB is for Fire Safety Systems, Inspections, Repairs, and Monitoring, the QQ is for brick repair at Central Office, and the RFP is for a development partner for San Juan and Sutton Master Plan repositioning.

CLOSED/PENDING SOLICITATIONS:

Six solicitations have closed and are currently being evaluated. They are for foundation repair and stabilization for William Sinkin, debt collection services, community outreach and engagement consulting services, grant writer, asset management and consulting services, and access control and security cameras.

SOLICITATIONS IN DEVELOPMENT:

Procurement is currently working on several advertisement solicitations. These include: office cleaning services, Homestead Apartments demolition, Pecan Hill Apartment roof replacement, rent comparability study, Ravello Multi-Family interior and exterior improvements, development initiative consulting services, commercial property management, compensation software,

executive recruitment services, work order request and answering services, back flow maintenance and repair services, irrigation services, and inspection, evaluation, repair, and/or stabilization of foundations

**Approximate expenditures under blanket awarded contracts:**

<b>Contract Title</b>	<b>Number of Awards</b>	<b>Amount of Blanket Award</b>	<b>Expenditures 2nd Qtr 2025</b>
Architectural and Engineering and Other Forensic Consulting Services	8	\$3,000,000	\$8,800
Abatement of Hazardous Materials	1	\$250,000	\$46,394.18
Automated and Manual Bulk Pick Up Services	1	\$550,000	\$211,473.85
Carpet and Flooring Purchase, Replacement, and Installation	2	\$1,000,000	\$281,178.50
Concrete and Asphalt Maintenance and Repair	2	\$1,000,000	\$21,665.15
Consulting and Guidance on HUD and Other Affordable Housing Programs	1	\$100,000	\$0
Electrical Maintenance and Repair	2	\$500,000	\$98,050.09
Engineering, Environmental	6	\$1,200,000	\$710,998.90
Engineering, Professional	6	\$1,500,000	\$40,000
Executive and Management Coaching	3	\$250,000	\$19,843
Feasibility Analysis and Consulting Services	2	\$250,000	\$0
Inspection, Service, and Replacement of Fire Extinguishers	2	\$250,000	\$60,398.07
Generator Maintenance and Repair	2	\$1,000,000	\$10,392.45

Land Surveyor Services	3	\$250,000	\$0
Make Ready Services for Affordable Housing Communities	4	\$3,000,000	\$335,219.08
Make Ready Services for Public Housing	6	\$3,000,000	\$662,614.61
Mowing and Grounds Maintenance for Affordable Housing Communities	3	\$1,000,000	\$261,465.75
Mowing and Grounds Maintenance for Public Housing	3	\$1,000,000	\$303,457
Moving and Temporary Storage	3	\$1,000,000	\$20,197.60
Painting Services for Affordable Housing Communities	2	\$245,000	\$0
Pest Control for PH and Administrative Properties	2	\$650,000	\$189,833.30
Pest Control for Affordable Housing Communities	3	\$500,000	\$49,902.49
Plumbing and Related Maintenance Services	3	\$3,000,000	\$456,870.56
Public Relations Consulting Services	2	\$250,000	\$3,010.58
Real Estate Broker Services, Residential	2	\$250,000	\$9,960
Resurfacing Services	2	\$500,000	\$95,435.18
Purchase Installation, Maintenance, and Repair of Residential HVAC Systems	2	\$1,200,000	\$245,083.01
Shingle Roof Repair and Limited Replacement	2	\$2,000,000	\$22,709.50
Temporary and Contract Personnel Services	7	\$4,000,000	\$560,278.57



Translation Services	3	\$250,000	\$941.41
Uniform Apparel, Custom Embroidery, and Imprinting Services	2	\$250,000	\$18,511.55
Welding Services	3	\$2,000,000	\$65,818.02

**CHANGE ORDERS:**

**April - June 2025**

No Change Orders were issued during the reporting period.

**VEHICLE PURCHASES:**

**April - June 2025**

No Vehicles were purchased during the reporting period.

**PROPOSED ACTION:**

None at this time.

**STRATEGIC OUTCOMES:**

Supports all strategic outcomes.

Procurement Activity Report as of July 21, 2025				
Solicitations Currently being Advertised				
Opportunity Home Department	Type	Solicitation Name	Bidders Conference	Closes
General Services	QQ	Brick Repair at Central Office	N/A	07/31/2025
Organization Wide	IFB	Fire Safety Systems, Inspections, Repairs and Monitoring	N/A	07/31/2025
Asset Management	RFP	Development Partner for San Juan and Sutton Master Plan Repositioning	N/A	08/11/2025
Board Items			Date Closed	
No Procurement items to be presented				Regular Board Meeting August 6, 2025
Solicitations Under Evaluation				
Public Housing	IFB	Foundation Repair and Stabilization for William Sinkin	10/04/2024	Procurement Negotiations, Due Diligence, and Evaluation
Organization Wide	RFP	Debt Collection Services	02/19/2025	
Communications and Public Affairs	RFP	Community Outreach and Engagement Consulting Services	05/14/2025	
Community Development Initiatives	RFP	Grant Writer	06/02/2025	
Executive	RFP	Asset Management and Consulting Services	06/11/2025	
Innovative Technology	RFP	Access Control and Security Cameras	07/10/2025	
Future Solicitations		Solicitation Name	Anticipated Month of Release	
Affordable Housing Communities		Office Cleaning Services	Department Hold	
		Homestead Apartments Demolition	Department Hold	
		Pecan Hill Apartment Roof Replacement	August 2025	
		Rent Comparability Study	August 2025	
Asset Management		Ravello Multi Family Interior and Exterior Improvements	July 2025	
Development Services and Neighborhood Revitalization		Development Initiative Consulting Services	Department Hold	
Executive		Commercial Property Management	September 2025	
Human Resources		Compensation Software	September 2025	
		Executive Recruitment Services	September 2025	
Public Housing		Work Order Request and Answering Services	September 2025	
Organization Wide		Backflow Maintenance and Repair Services	September 2025	
		Irrigation Services	September 2025	
		Inspection, Evaluation, Repair, and/or Stabilization of Foundations	September 2025	

## Categories of Procurements

Opportunity Home Department	Solicitation Name	Vendor	Amount	Date
<b>Awards Under President and CEO Expanded Authority</b>				
Executive	RAD and Other Redevelopment Services	Baker Tilly Advisory Group and TAG Redevelopment Consulting Services	\$250,000.00	5/15/2025
Construction Services and Sustainability	Energy Performance Technical Assistance	Group 14 Engineering through Scranton Housing Authority	\$60,000.00	6/2/2025
Public Housing	Access Control and Security Cameras for Cheryl West and Mission Park Apartments	PyroCom Systems	\$50,231.00	6/17/2025
Assisted Housing Programs	Assisted Housing Programs (AHP) Lobby Renovations	American Builders Group	\$107,030.00	6/29/2025
Human Resources	Recruitment Services	Segment HR	\$125,000.00	7/3/2025
Organization Wide	Moving and Temporary Storage - Additional Vendors	Swift Movers LLC	\$250,000.00	7/18/2025
Public Housing	Various Roofing Repairs at Mirasol	American Builders Group, LLC	\$51,000.00	7/21/2025
<b>Awards Under Contracting Officer Authority</b>				
Public Housing	Security Cameras at Village East Apartments	Granado Tech LLC dba Granado Technoogies	\$11,584.50	5/22/2025
Construction Services and Sustainability	Exterior Safety and Solar LED Lighting for Urban Farm	SAT Energy	\$20,000.00	6/25/2025
General Services	Ductless Mini-Split System	Premier Solutions	\$32,233.00	7/18/2025
<b>IT Purchases (Utilizing Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules)</b>				
Innovative Technology	Domain Controller Update	Dell Technologies through Department of Information Resources	\$24,681.30	5/14/2025
Innovative Technology	Rave Alert Software	Lyme Computer Systems through General Services Administration	\$47,845.86	6/10/2025
Innovative Technology	Lum Apps Pro Licenses	Carahsoft through Omni Partners	\$37,016.00	6/25/2025

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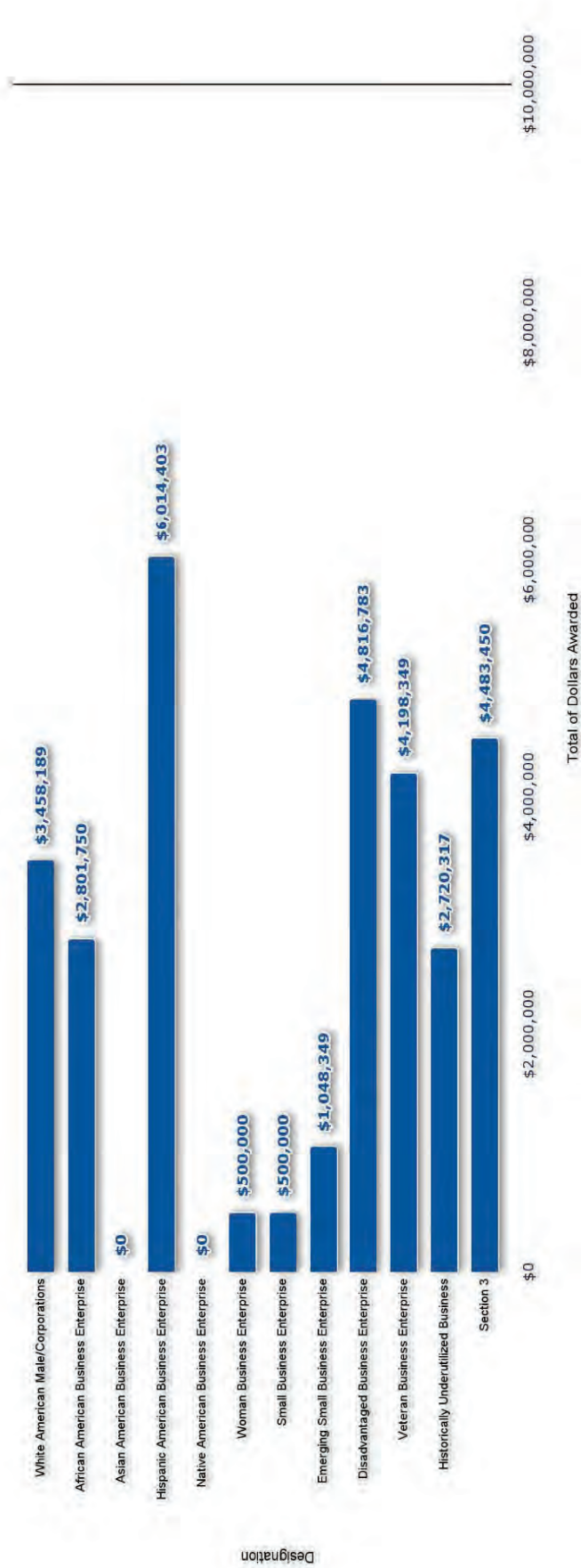
# DEMOGRAPHIC REPORT

Business Enterprise Designations  
January through June 30, 2025



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# Awarded Amount By Business Enterprise Designation



\*Please note that awarded amounts reflect awards made to responders with multiple designations

\*\* Award amounts - include dollar amounts which derive from new solicitations only





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# Recruitment Update

Fiscal Year Activity: July 1, 2024 - June 30, 2025



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# AGENDA

- Year To Date FY 24 - 25
  - Total Headcount
  - Variance
  - Actual Vacancies
- Staffing by Department FY 24 - 25
- Recruitment Processes
  - Promotions/Working Out of Class
  - Temporary Status Employees



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# Year to Date FY 24-25

## Total Headcount

DESCRIPTION	7/1/24 - 06/30/25
FT Headcount On 7/1/2024	582
New Hires	60
Departures	-131
Total Headcount	511



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# Year to Date FY 24-25

## Variance

DESCRIPTION	7/1/24 - 06/30/25
Current Budgeted Position 07/01/24	678
Current Total Headcount	-511
Variance	167



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# Year to Date FY 24-25

## Actual Vacancies

DESCRIPTION	7/1/24 - 06/30/25
Variance on 12/31/24	167
Positions on Hold	-93
Temp Status PreScreen Process	-35
Actual Vacancies	39





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# Total Full Time Staff by Department

## 07/1/2024 -06/30/2025

Totals For The Period 07/01/24 Through 06/30/25													
DEPARTMENT	FT HC ON 07/01/2024		FT HIRES	TRNSFR IN	TRNSFR OUT	Add C,D,E,F	FT TERMS	CURRENT FT HC	BUDGETED FT	BUDGET VARIANCE	HOLDS	TEMP or PreHires	BUDGET VACANCIES
	98	15	4	3	114	-31	83	121	38	-16	-10	12	
Affordable Housing Communities	4	0	3	0	7	0	7	4	-3	0	0	-3	0
Asset Management	68	4	5	-2	75	-10	65	71	6	-5	-1	0	0
Assisted Housing Programs	42	9	2	-3	50	-9	41	50	9	-3	0	0	6
Community Development Initiatives	11	1	2	0	14	-1	13	13	0	0	0	0	0
Construction	6	3	1	-3	7	-1	6	9	3	-1	-1	1	1
DSNR	1	0	0	-1	0	0	0	2	2	-2	0	0	0
Equity Diversity Inclusion	9	2	0	0	11	-2	9	9	0	0	0	0	0
Executive	24	8	0	0	32	-8	24	28	4	-2	0	2	2
Finance and Accounting	6	0	0	0	6	0	6	6	0	0	0	0	0
General Services	11	0	1	-1	11	-1	10	12	2	-1	0	1	1
Human Resources	14	0	0	0	14	-3	11	15	4	-3	0	1	1
Innovative Technology	6	0	1	0	7	-1	6	6	0	0	0	0	0
Internal Audit	2	1	0	0	3	0	3	2	-1	0	0	-1	0
Legal	50	5	1	-6	50	-12	38	59	21	-12	-2	7	7
Operations Support	6	0	1	0	7	-3	4	7	3	-2	0	1	1
Strategy, Data, and Initiatives	8	1	0	0	9	-2	7	8	1	-1	0	0	0
Procurement	6	2	1	0	9	-3	6	8	2	-3	0	-1	0
Public Affairs	199	9	5	-8	205	-42	163	237	74	-40	-21	13	13
Public Housing	3	0	0	0	3	-1	2	3	1	-1	0	0	0
Regulatory Oversight	4	0	0	0	4	-1	3	4	1	-1	0	0	0
Risk Management	4	0	0	0	4	0	4	4	0	0	0	0	0
Security													
TOTAL	582	60	27	-27	642	-131	511	678	167	93	-35	39	39

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# Recruitment Processing

## 7/1/2024 – 06/30/2025

### Promotions

- 51 Formal Promotions through 06/30/25
- 6 Working Out of Class

### Temporary Status Activity

- 35 Active Temporary Status Employees
- 6 Project Temps
- 25 Transitions from Temp Status to Full Time Hires through 06/30/25
- 134 Total Temporary Assignments through 06/30/25

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# Total Full Time Staff by Department

## 07/1/2024 -06/30/2025

### Positions In Hold Status:

- Staff reviews, succession planning, budget changes

### Upcoming:

- Professional Employer Organization (PEO)  
Enhanced Recruitment Services: July 28, 2025

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# Questions?



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# Internal Audit Update

## August 6, 2025





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Internal Audit FY 25-26 Q1 Activities

# Support Strategic Outcomes

Internal Audit (IA) activities that support all strategic outcomes

- IA continues to work with the CDI Family Self-Sufficiency (FSS) program on escrow review processes and streamlining reviews to meet the changes in the FSS program direction
  - 38 escrows over \$5,000 were reviewed and approved for graduation in FY 2024-2025
    - A total of \$532,023
    - Average escrow: \$14,001
- Audit of Public Housing: Affordable Program Regulatory and Fair Housing Compliance
- Audit of Construction Services: Oversight of New Development Construction
- Audit of Assisted Housing Programs: Voucher Utilization
- Standard Operations Compliance Audits of Public Housing, Assisted Housing Programs, Affordable Housing Communities, and Partnership Properties



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## Status

# 2024-2025 Audit Plan

## Audit of Public Housing: Affordable Program Regulatory and Fair Housing Compliance

- Audit kick-off was held October 8, 2024. This audit has been completed.
- Internal Audit reviewed the policies and procedures regarding affordable program regulations and fair housing compliance to ensure Opportunity Home San Antonio and the Public Housing program are in compliance with Federal and State Laws and the Fair Housing Act, and any relevant state or local government requirements are met, and households participating in the program are provided with affordable housing options adhering to the U.S. Department of Housing and Urban Development (HUD) standards, where an occupant is paying less than 30% of their gross income for housing costs and utilities.
- The final report was submitted to the Finance Committee on June 9, 2025.
  - As a result of this audit, five "Findings" and one "Observation" were identified. The corrective action plans provided by management align with the recommendations and should mitigate the risk of similar findings occurring in the future.



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## Status

# 2024-2025 Audit Plan

## Audit of Construction Services: Oversight of New Development Construction

- Audit kick-off was held January 13, 2025; fieldwork is underway.
- The objectives of this audit are to ensure Opportunity Home San Antonio and Construction Services are in compliance with the U.S. Department of Housing and Urban Development (HUD) requirements; Opportunity Home San Antonio’s policies and procedures are adhered to; any relevant state or local government requirements are met; procedures are in place to track and monitor project scope and budget; and effective processes are in place for new development construction projects.



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## Status

# 2024-2025 Audit Plan

## Audit of Assisted Housing Programs: Voucher Utilization

- Audit kick-off was held February 20, 2025. Fieldwork has been completed and the draft report is in progress.
- The objectives of this audit were to ensure Opportunity Home San Antonio is in compliance with Federal and State Laws, regulations, policies, and procedures regarding subsidy standards and voucher issuance; all relevant state or local government required for families of met; Opportunity Home establishes appropriate subsidy standards required for families of different sizes and compositions, along with policies that govern exceptions to these standards; and Opportunity Home adheres to its policies regarding the issuance of vouchers, their duration, and any extensions granted.



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## Status

# 2024-2025 Audit Plan

**Compliance Audits** | Focus on permanent documents, rent determination, and calculation

### Assisted Housing Program

- Files reviewed were all digital
- Completed a total of 780 file reviews from July 1, 2024 - June 30 2025

### Public Housing

- 10% of occupied units with no less than 5 files reviewed per community
- All files are physical, follow-up of corrections is digitally reviewed
- Completed 43 PH and Mixed Income Communities (521 files)

### Affordable Housing Communities and Partnership Properties

- 10% of occupied units with no less than 5 files reviewed per community
- Completed 16 AHC Communities (262 files)
- Completed 29 Partnership Properties (241 files)





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# Action Items

## Status of Corrective Action Items resulting from Internal Audits

### Currently, there are five (5) open action items

- Five action items are pending training and updated documentation related to:
  - Income verification and calculation procedures: Staff training is expected to be completed by September 30, 2025.
  - Student deductions and medical allowance adjustments: A standardized Income Review Checklist will be created and issued to staff to promote accuracy and consistency in income calculation practices across all properties. The Income Review Checklist and staff training are expected to be completed by September 30, 2025.
  - Documentation requirements and procedures in the ACOP, Methods of Verification, PH Eligibility and the PH File Checklist: A monitoring system, such as a Google spreadsheet, will be implemented for reasonable accommodation requests and timely responses. The monitoring system and staff training are expected to be completed by November 30, 2025.
  - Compliance with HUD requirements: To avoid incomplete data, HUD forms will be pre-filled with information such as the Public Housing Agency (PHA) name, address, and other important details reducing the chances of missing required HUD data. The updates to the HUD forms and staff training are expected to be completed by November 30, 2025.
  - Rent Calculation Procedures and the Adjusted Income Worksheet: PH will streamline rent calculations and monthly adjusted incomes through the recreation of the Adjusted Income Worksheet, aligning it with the Flat-UA Schedule. To ensure consistency across all documentation platforms, quarterly briefings will be scheduled. The updated worksheet and staff training are expected to be completed by December 15, 2025.



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# Status of Third Party Audits

## Comprehensive Compliance Review

- HUD staff was onsite from May 13-17, 2024, to complete the 2024 Opportunity Home San Antonio Comprehensive Compliance Review
  - The following areas were reviewed:
    - Governance
    - Housing Choice Vouchers (HCV)
    - Violence Against Women Act (VAWA)
    - Public Housing (PH)
    - Section 3
    - MTW
    - FSS
    - ROSS
    - PBV



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# Action Items

## Status of Corrective Action Items resulting from Third Party Audits

As of June 30, 2025, the HUD Compliance Review has been officially closed. All HUD-presented Findings, Recommendations, and Observations have been completed and remediated.



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# Questions?







# OPERATIONS REPORT

FY 2024 – 2025 April – June 2025



# REPORT OVERVIEW

## DELIVERED TO

- Opportunity Home Board of Commissioners
- President and CEO, Michael Reyes
- Community Partners

## REPORTING DEPARTMENTS

- Assisted Housing Programs (AHP)
- Public Housing (PH)
- Community Development Initiatives (CDI)
- Affordable Housing Communities (AHC)

## REPORT PRODUCTION

### Office of Operations Support

- Interim Advisor | Aaron Elizondo
- Assistant Advisor | Data Analytics, Katie Tran
- Policy and Operations Support Team
- Data Analytics Team

## REPORTING PERIOD

Fiscal Year 2024 - 2025

Q4 (Apr. - June 2025)



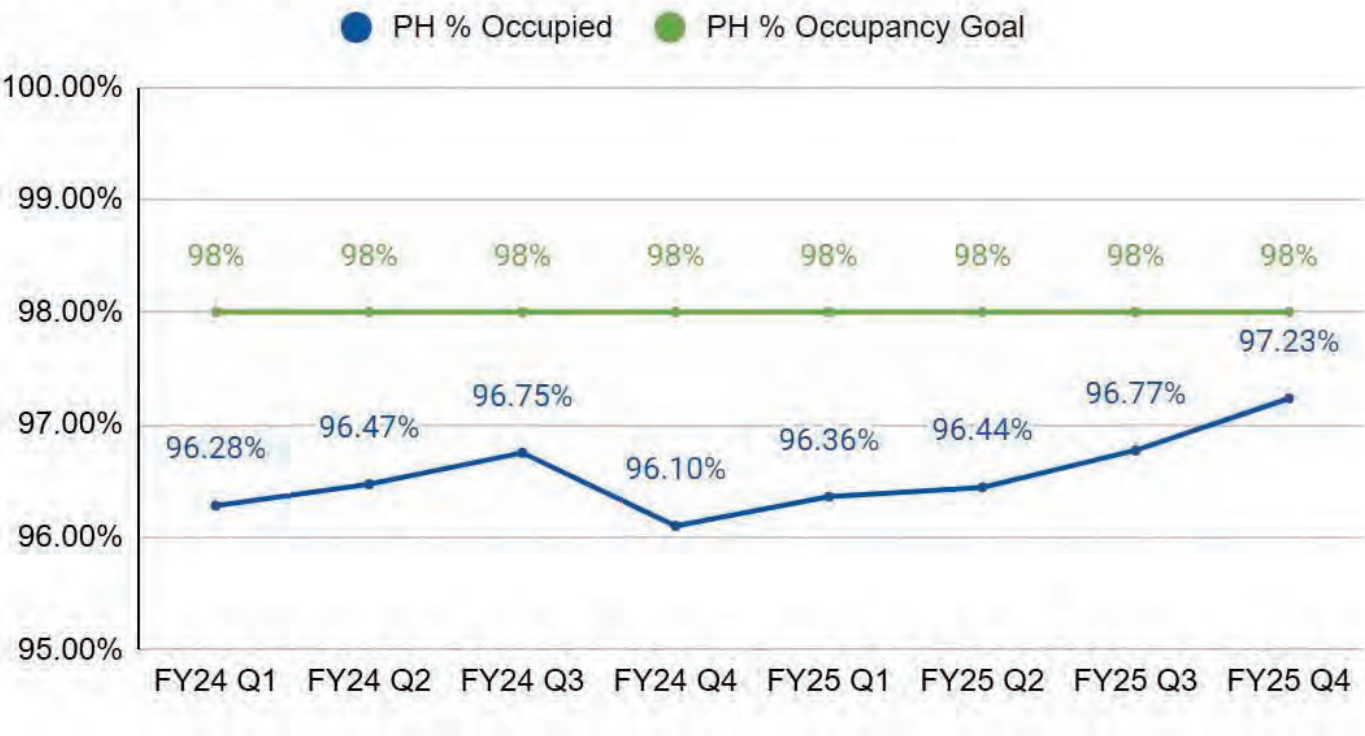
# OCCUPANCY AND UTILIZATION

## PUBLIC HOUSING

In Q4, Public Housing achieved a 97.23% occupancy rate, surpassing HUD's directive to reach 97% by the June 30 fiscal year-end deadline and bringing the agency closer to the overall organizational goal of 98%.

This achievement was a direct result of the strategies implemented by the Unified Application Center (UAC) and Public Housing staff. The collaborative approach involved keeping all staff informed about current occupancy rates, consistently tracking the status of move-ins matched to applicants, and creating a way for UAC and PH leadership to communicate and address questions timely. In addition, UAC also coordinated group sessions to provide extra assistance to properties needing help meeting with applicants.

### PH % of Occupancy



Public Housing occupancy has steadily increased over the last two quarters with an average increase of .12% or 7 units.

# PUBLIC HOUSING MOVE-INS, MOVE-OUTS, AND REPAYMENT AGREEMENT BREAKDOWN

## Move Ins

During Q4, the agency conducted 277 move-ins. This was an increase of four more units compared to Q3. Move-ins are critical to maintain and increase occupancy and continue to be a priority for PH and Ops. Support staff.

**\*Unit transfers are excluded from this count**

## Move Outs and Evictions

During Q4, there was a total of 165 move-outs, with 22 (or 13%) for eviction reasons; 137 (83%) were voluntary and 6 (4%) were for termination reasons. This is a slight decrease compared to Q3, which had 176 total move-outs with 24 (or 14%) evictions.

## FY 24-25 Summary

Out of the 689 move-outs for the fiscal year, 69 were for evictions, 48 were for terminations, and 572 were voluntary. The eviction reasons include criminal drug activity (31 or 45%), nonpayment (25 or 36%), and lease noncompliance (13 or 19%).

Top reasons for voluntary and termination move-outs include abandon/skip out (153 or 25%), resident deceased (120 or 19%), notice given without reason (83 or 13%), moved in with family (62 or 10%), moved without notice (58 or 9%), and rented elsewhere (38 or 6%).

## Repayment Agreements

The number of residents on a Repayment Agreement (RPA) has decreased from March 2025 (872) to June 2025 (773). As of Q4 2025, the total amount of unbilled Repayment Agreements is **\$1,033,079**. The issuance of new pandemic-era RPAs concluded on June 30, 2025. As of that date, 260 pandemic-era households had an active RPA.

**277**  
**Q4 Move-Ins**

**165**  
**Q4 Move-Outs**

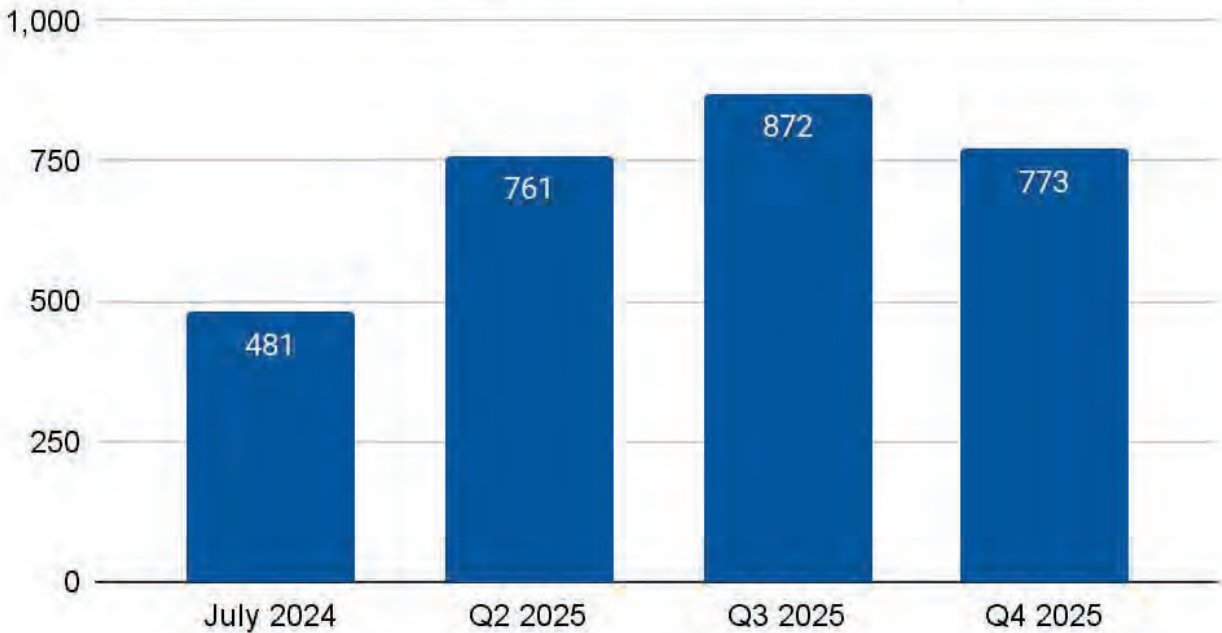
**22**  
**Q4 Evictions**

**773**  
**Total PH RPAs**

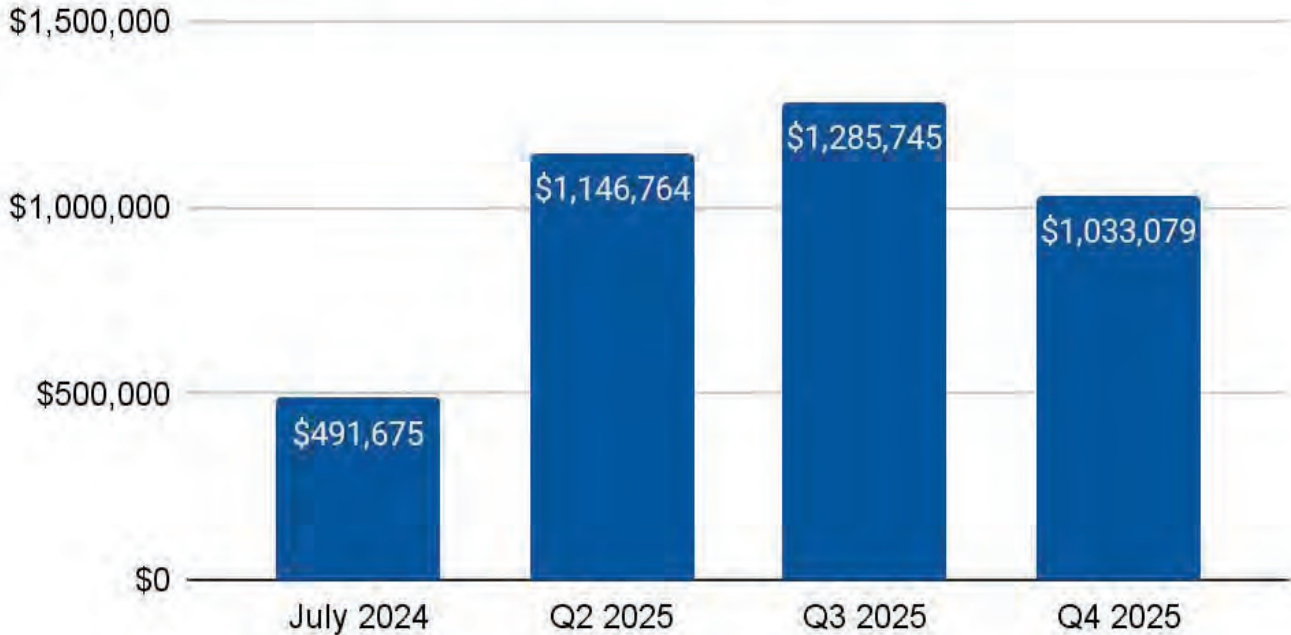
**Total Move-Outs  
for FY 24-25**  
**689**

# PUBLIC HOUSING REPAYMENT AGREEMENT BREAKDOWN

Total Public Housing Repayment Agreements



Total Public Housing Unbilled Repayment Agreements Amount





# PUBLIC HOUSING MAINTENANCE AND WORK ORDER BREAKDOWN

Public Housing Work Orders by Urgency and Status - FY 2025



During Q4, Public Housing received a **total of 20,871 maintenance requests**. Of these requests, 82% were classified as non-emergency and 18% as emergency.

**The work order closure rate for the quarter was 93%**, with the remaining 7% carried over as open and scheduled for resolution in Q1 of FY 25-26.

Maintenance personnel prioritize work orders based on their submission date, addressing the oldest requests first. Emergency work orders are targeted for completion within 24 hours, while non-emergency work orders have a standard completion goal of five business days. To optimize efficiency and minimize resident disruption, multiple work orders within the same unit may be addressed concurrently.



# PUBLIC HOUSING CAPITAL IMPROVEMENTS

## IN THE WORKS

### Multi-Property Foundation Renovations

In an effort to preserve public housing and reduce extensive repairs in the future, Opportunity Home has allocated \$1M toward procuring a master service for property wide foundation renovations.

### Villa Hermosa, Fire Protection Improvements

Opportunity Home was awarded \$4.8M from a HUD, Housing Related Hazards Grant, towards the installation of a new fire sprinkler system at Villa Hermosa.

### Alazan, Lead-Based Paint and Congressional Improvements

Opportunity Home has been awarded a \$6.28 million HUD Lead-Based Paint (LBP) Grant for abatement efforts across its properties. Additionally, \$850,000 was secured from Congressman Casar for renovations at Alazan. Both projects are in the pipeline, awaiting the completion of the environmental review process before moving to bid.

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## CONSTRUCTION IN PROGRESS

### Lincoln Heights Hazard Inspections and Abatement - Finalizing Contracts

Opportunity Home was awarded the HUD LBP Grant in the amount of \$2.5M towards LBP Abatement across the site. Work has been actively in progress for a year and is currently 80% completed with an estimated completion date of September 2025. Additionally, capital funds are being used to address any hazards discovered, such as mold or asbestos.

### Cassiano Lead Based Paint Improvements - Bids Under Review

Opportunity Home was awarded the HUD Lead Based Paint (LBP) Grant in the amount of \$2M towards LBP Abatement across the site. The bids are currently being reviewed and a contract will be awarded shortly. Work is expected to start later this year and completed in late 2026.

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## COMPLETED

### Parkview Elevator Modernization - May 2025

Opportunity Home invested \$1.2 million in Capital Funds to modernize the elevator at Parkview. This project began in August 2024 and was completed May 2025.

### Cassiano Window Replacement - June 2025

To replace all windows at Cassiano, Opportunity Home secured \$1 million in City Bond funds, \$2 million from a Congressional Grant awarded by Congressman Gonzalez, and \$2.8 million in Capital Funds. The project began in August 2024 and was completed in June 2025.

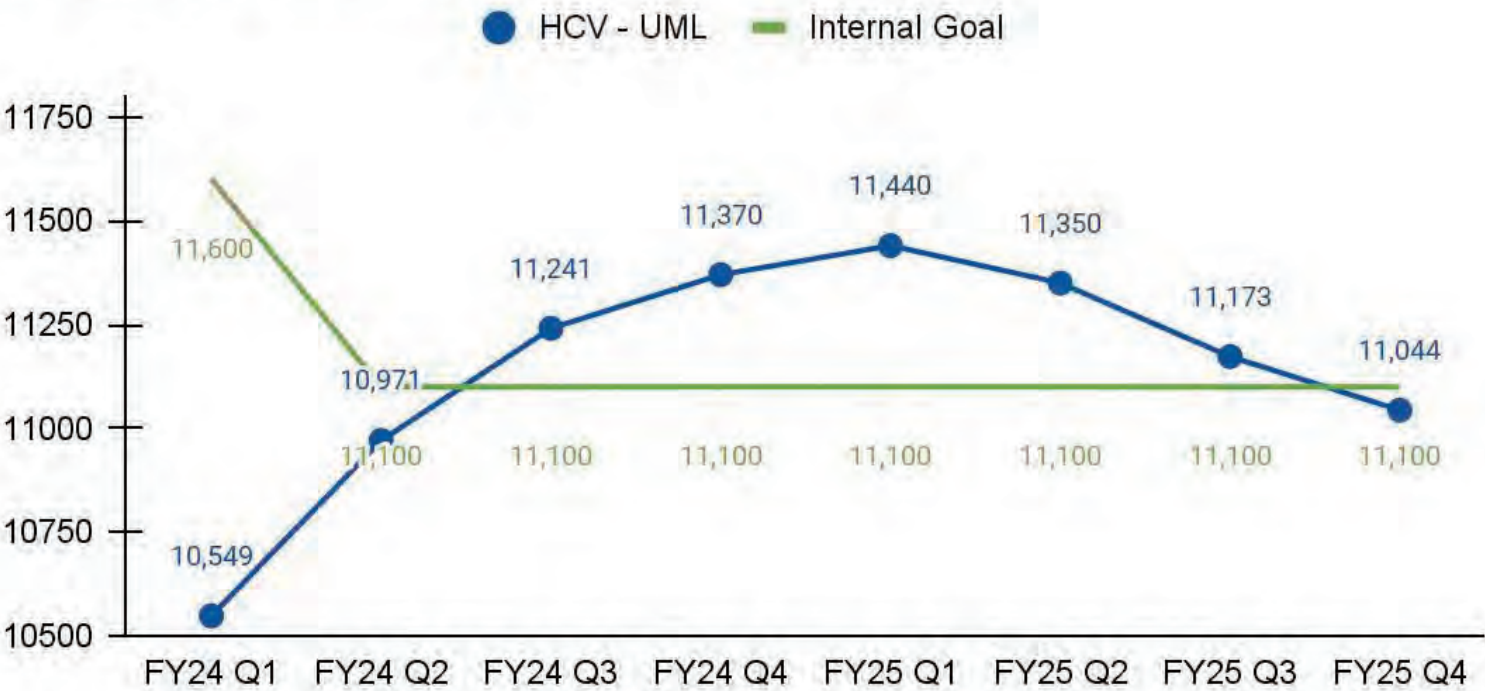
# OCCUPANCY AND UTILIZATION

## HOUSING CHOICE VOUCHER (HCV) PROGRAM

Opportunity Home’s Housing Choice Voucher utilization rate goal is 11,100 vouchers. As of the end of Q4, the number utilized was 11,044, a decrease of 1.16% from Q3. In anticipation of the Emergency Housing Voucher (EHV) program sunseting in early to mid-2026, HCV leasing has been slowed to prepare to absorb an anticipated 200 participants in late 2025 and early 2026.

**\*11,100 represents the total number of vouchers the agency has the capacity to support. Utilization is based on the total number of Housing Choice Vouchers served versus the target established by the agency. Additionally, AHP’s ability to exceed this goal is limited by the need to conserve funding reserves and cover development costs, as well as potential operational losses from PH or CDI.**

### HCV Unit Month Leased



# SPECIAL PURPOSE VOUCHER UTILIZATION BREAKDOWN

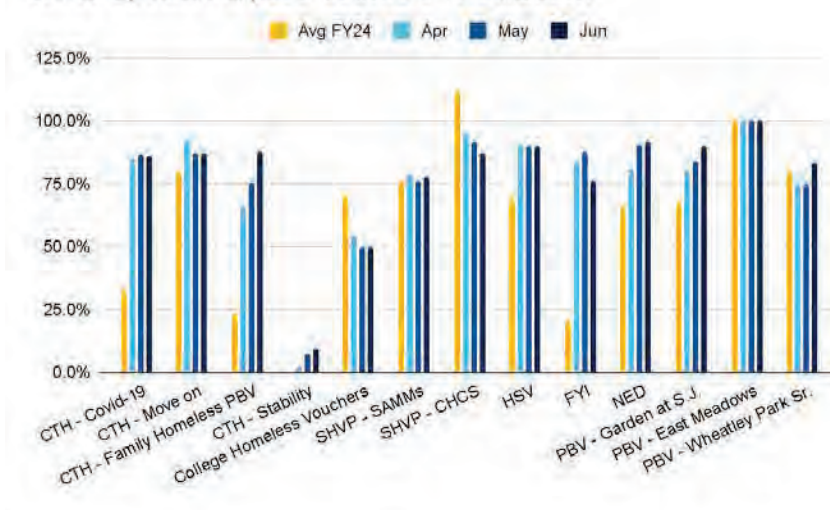
MTW Special Purpose Vouchers					
		Avg. FY 23-24	April	May	June
Close to Home (CTH) (250 Vouchers)	Utilization (UML)	81	213	217	215
	UMA	250	250	250	250
	% Utilization	32.4%	85.2%	86.8%	86.0%
Move On (40 Vouchers)	Utilization (UML)	32	37	35	35
	UMA	40	40	40	40
	% Utilization	80.0%	92.5%	87.5%	87.5%
Family Homeless (73 Vouchers)	Utilization (UML)	17	48	55	64
	UMA	73	73	73	73
	% Utilization	23.3%	65.8%	75.3%	87.7%
Stability Vouchers (41 Vouchers)	Utilization (UML)	0	1	3	4
	UMA	41	41	41	41
	% Utilization	0.0%	2.4%	7.3%	9.8%
College and Univ. (50 Vouchers)	Utilization (UML)	35	27	25	25
	UMA	50	50	50	50
	% Utilization	70.0%	54.0%	50.0%	50.0%
SHVP (SAMMs) (100 Vouchers)	Utilization (UML)	76	79	76	78
	UMA	100	100	100	100
	% Utilization	76.0%	79.0%	76.0%	78.0%
SHVP (CHCS) (100 Vouchers)	Utilization (UML)	112	95	92	87
	UMA	100	100	100	100
	% Utilization	112.0%	95.0%	92.0%	87.0%
Homeless Services (470 Vouchers)	Utilization (UML)	324	425	424	423
	UMA	470	470	470	470
	% Utilization	68.9%	90.4%	90.2%	90.0%

# SPECIAL PURPOSE VOUCHER UTILIZATION BREAKDOWN

## MTW Special Purpose Vouchers

		Avg. FY24	April	May	June
<b>Foster Youth (FYI) (25 Vouchers)</b>	<b>Utilization (UML)</b>	5	21	22	19
	<b>UMA</b>	25	25	25	25
	<b>% Utilization</b>	20.0%	84.0%	88.0%	76.0%
<b>NED Vouchers (75 Vouchers)</b>	<b>Utilization (UML)</b>	49	61	68	69
	<b>UMA</b>	75	75	75	75
	<b>% Utilization</b>	65.3%	81.3%	90.7%	92.0%
<b>Garden at San Juan (PBV) (31 Vouchers)</b>	<b>Utilization (UML)</b>	24	25	26	28
	<b>UMA</b>	31	31	31	31
	<b>% Utilization</b>	77.4%	80.6%	83.9%	90.3%
<b>East Meadows (PBV) (8 Vouchers)</b>	<b>Utilization (UML)</b>	4	8	8	8
	<b>UMA</b>	8	8	8	8
	<b>% Utilization</b>	50.0%	100.0%	100.0%	100.0%
<b>Wheatley Park Senior (PBV) (36 Vouchers)</b>	<b>Utilization (UML)</b>	28	27	27	30
	<b>UMA</b>	36	36	36	36
	<b>% Utilization</b>	77.8%	75.0%	75.0%	83.3%

MTW Special Purpose Vouchers % Utilization



The AHP Department worked closely with external partners to increase the utilization of the Special Purpose Vouchers and MTW allocated vouchers for target populations. Significant increases are due, in part, to increased voucher allocations for various programs.

**The department will continue to hold partner meetings monthly to closely monitor the lease up progress and grow closer to 100% utilization.**



# HOUSING INSPECTIONS

## VOUCHER PROGRAMS

**The average inspection pass rate for Q4 decreased to 89%** from 93% in the previous quarter. The average number of inspections in Q4 increased to 767, compared to 586 in Q3.

The fluctuation in scheduled inspections is related to the number of Request for Tenancy Approval (RTA) submissions for new tenancies and moves, as well as bi-annual inspections.

## PUBLIC HOUSING

**There were no new NSPIRE inspections in Q4.** NSPIRE inspections were put on hold as of February 18, 2025, due to the cancellation of a National Inspection Contract after a HUD-wide agency review to lower expenses. Although HUD retains the authority to inspect units, resource limitations indicate that inspections will likely focus on properties requiring immediate attention, such as those with failed assessments.

Although NSPIRE inspections are on hold, PH maintenance staff continue to manage properties to meet housing standards and conduct internal inspections. NSPIRE inspections are set to resume in 2026.





# WAITLIST OVERVIEW

Program Specific Applications per Waitlist	FY 24-25 Q1	FY 24-25 Q2	FY 24-25 Q3	FY 24-25 Q4
Total	166,971	81,960	81,485	78,509
Public Housing	69,392	49,236	48,775	46,085
Housing Choice Voucher (HCV)	17,126	17,128	17,123	17,123
Project-Based Voucher (PBV)	38,253	6,512	6,729	6,638
Moderate Rehabilitation (Mod-Rehab)	42,200	9,084	8,858	8,633

**\*Total Unique Applicants Across All Waitlists is 63,405 as of July 1, 2025.** This represents the total number of individual families who've applied across all waitlists, regardless of how many programs they applied to.

## PUBLIC HOUSING

Consistent monthly applicant draws were conducted throughout Q4 to address current and anticipated vacancies across multiple properties. During Q4 there was a total of 6,080 applicants drawn from the Public Housing waitlists.

Effective May 27, 2025, The Family Public Housing Waitlist was temporarily closed to allow the UAC and PH teams time to focus on processing existing applicants already on the list. This waitlist currently includes close to 49,000 applicants and is designated for households with a head of household under the age of 62 and/or with children. Currently, the average wait time for Family Public Housing is approximately four years.

## ASSISTED HOUSING PROGRAMS

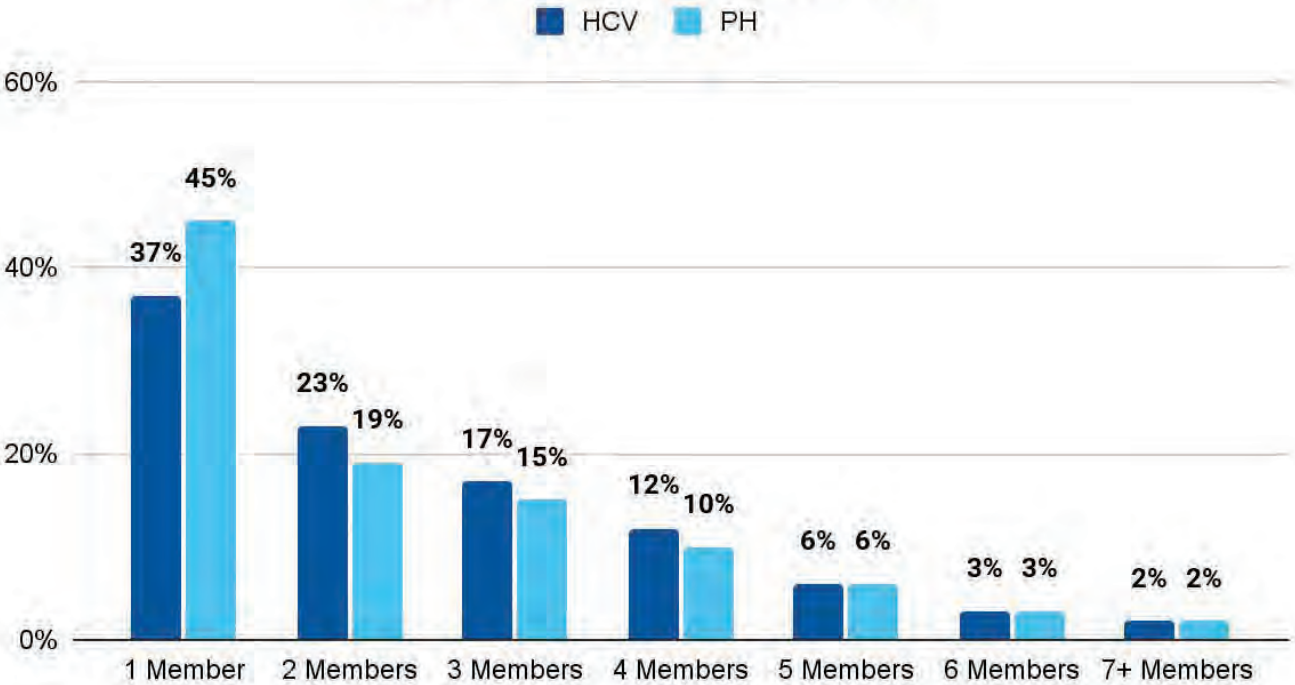
As of the end of Q4, 225 applicants have been drawn for the Mod-Rehab Prospect Hill and La Posada waitlists. In the same period, 105 applicants were drawn from the Project-Based Voucher waitlists for East Meadows, Wheatley Sr., and Gardens at San Juan Square. Applicants are drawn for these properties as requested by each respective property.

**Since October 2023, there have been no applicant draws from the Housing Choice Voucher (HCV) waitlist due to voucher over-utilization with the exception of referrals for special purpose vouchers.** Approximately 2,000 applicants remain on the 2022 HCV waitlist, and 15,000 on the 2023 HCV waitlist.

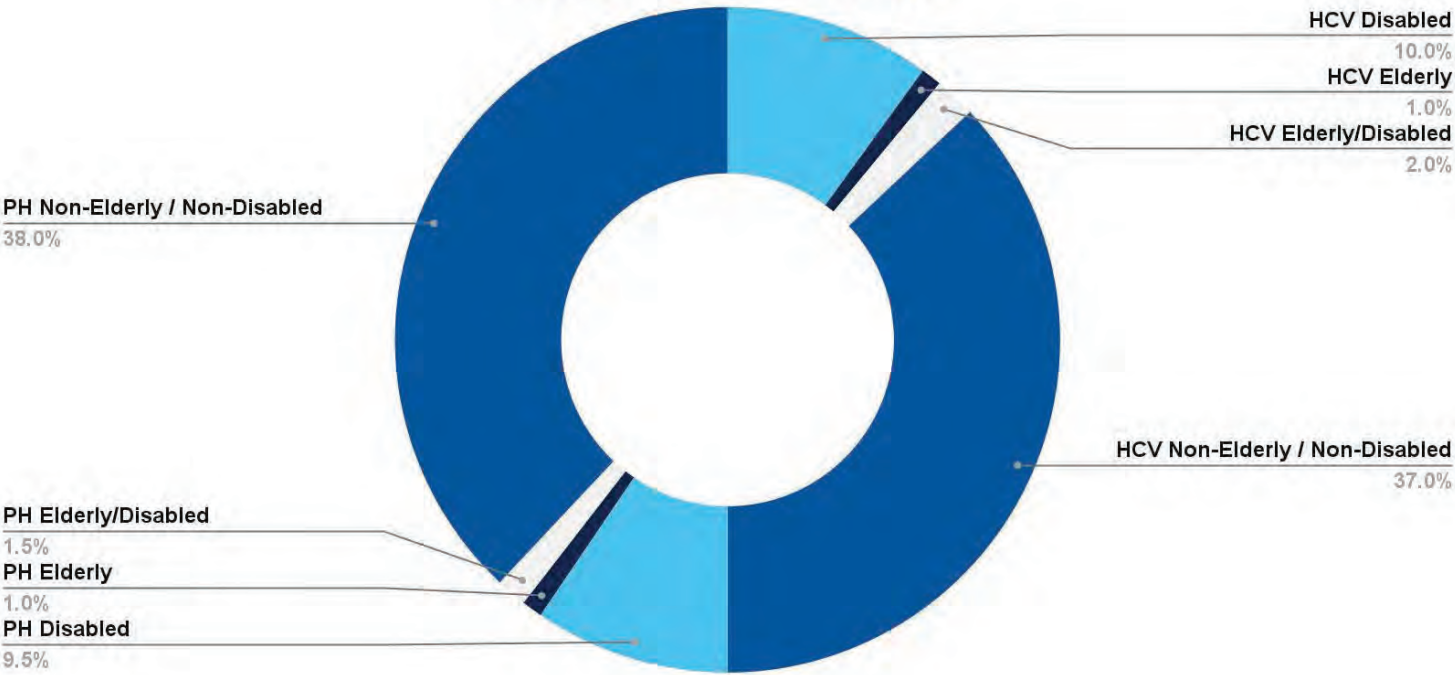
Efforts are ongoing to manage the Public Housing Program and Assisted Housing Program waitlists.

# WAITLIST BREAKDOWN

Applicants by Family Size



Applicants by Family Type



# WAITLIST BREAKDOWN

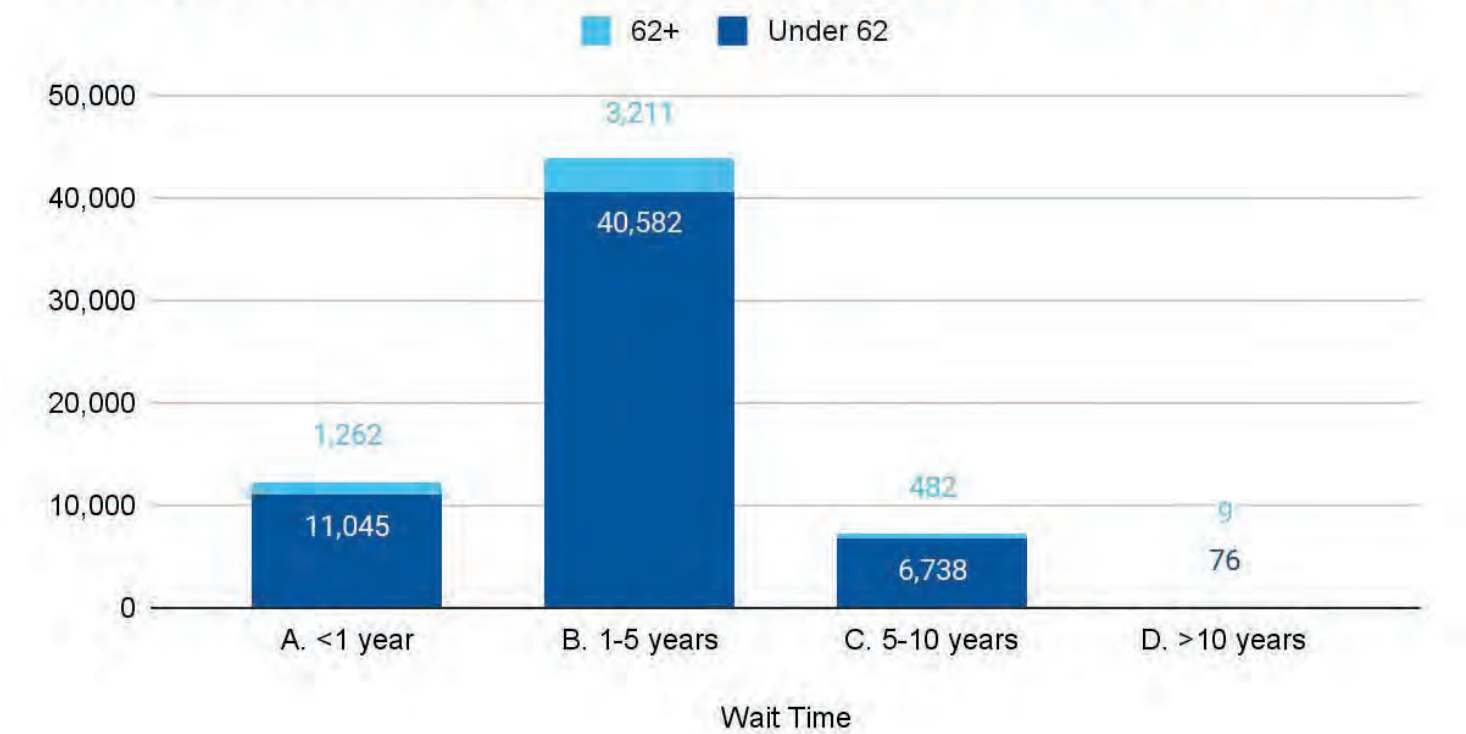
## Waitlist by Applicant Age

Wait Time*	Under 62	62+	Total
<1 year	11,045	1,262	12,307
1-5 years	40,582	3,211	43,793
5-10 years	6,738	482	7,220
>10 years	76	9	85
Total	58,441	4,964	63,405

The waitlists included in the total are the Public Housing, Housing Choice Voucher, Project-Based Voucher and Moderate Rehabilitation (Mod-Rehab) waitlists.

\*Length of wait time as of July 1, 2025

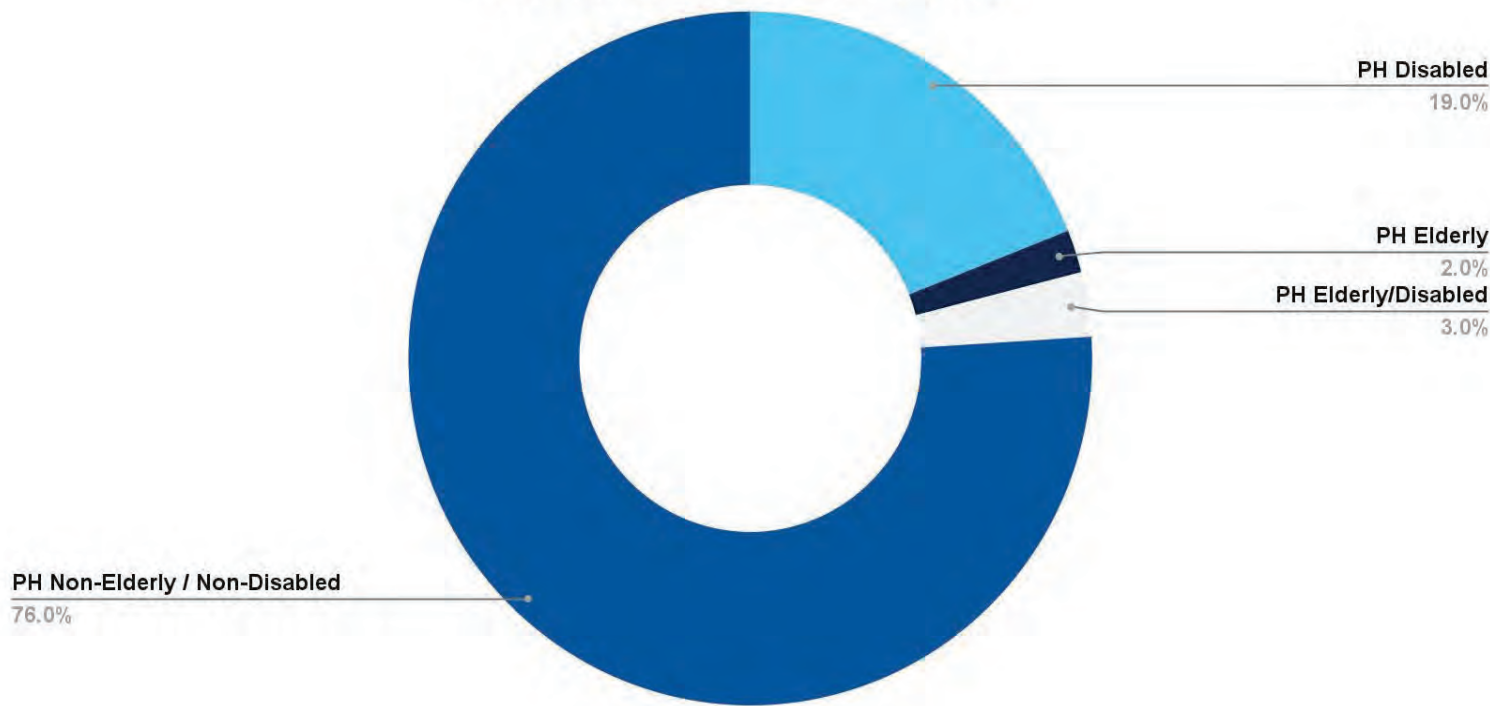
## Unique Waitlist Applicants by Age and Wait Time



# WAITLIST BREAKDOWN

PH Supply and Demand		
BR Size	PH Unit Count	PH Waitlist BR Count
0-1 Bedroom	2,591	22,407
2 Bedroom	1,944	11,380
3 Bedroom	1,267	9,125
4 Bedroom	224	2,750
5 Bedroom	44	387
5 Bedroom +	0	36

PH Applicants by Family Type



# CLIENT SERVICES

	FY 23-24 - Q4	FY 24-25 - Q4
Total # lobby visits	10,943	9,408
Total # emails	3,090	671
Total # phone calls	33,065	57,751
Total # of inquiries	47,098	67,830

\*In FY 23-24, inquiries totaled 224,855 and decreased to 206,202 in FY 24-25, resulting in a total decrease of 18,653.

The Client Services Team manages lobby, phone, and email inquiries from applicants, residents, and landlords for PH and AHP.

Lobby visits and emails decreased in FY 24-25 Q4 compared to FY 23-24 Q4, while **phone calls increased by 24,686**. The increase in calls compared to FY 23-24 Q4 is due to the upgrade of the RingCentral phone system, which was implemented on November 25, 2024, and fully adopted by January 2025. This upgrade replaced the previous manual tracking method, providing a more accurate count of calls handled, including the number of calls returned and voicemails completed. Clients can now request a return call and maintain their place in line, allowing for more calls to come through the main line.

## TOP INQUIRIES

- Form Assistance:** Client Services staff assist residents with completion and submission of necessary documentation for recertifying their housing assistance.
- Program Information:** Applicants inquire about housing programs and how to begin the application process.
- Waitlist Status:** Most applicants cite not having immediate access, software resources or technical capability to set up and update their application portal accounts.

## FUTURE IMPROVEMENTS

- RingCentral Chat System**  
To enhance support for residents and landlords, the Client Services team will start responding to live web-based messages submitted through the agency website. This upgrade is scheduled for Q1 of FY 25-26.
- Section 8 Lobby renovations**  
Lobby renovations include adding additional customer service windows to meet with applicants and reduce wait times and a designated call center. Lobby and call center renovations are expected to commence in August 2025.



# COMMUNITY DEVELOPMENT INITIATIVES (CDI)

## Family Self-Sufficiency (FSS)

The FSS program Q4 enrollment ended with 1,032. The FSS team has taken a data-informed approach to elevate their operations and broaden resident impact. By leveraging data-driven tools, the team has been able to more effectively identify residents who qualify for FSS services, ensuring that outreach efforts are targeted and impactful. With a strong focus on employment outcomes, the team has used needs assessments to connect residents with education and workforce resources tailored to their individual goals.

## Resident Opportunities and Self Sufficiency (ROSS)

ROSS Q4 enrollment ended with 500. To drive increased resident participation, the ROSS team has expanded its service offerings and launched targeted initiatives, such as food distributions tailored to community needs. These efforts have not only provided immediate support, but have also served as meaningful touchpoints to connect with more residents. By conducting in-depth assessments, the team can better understand individual challenges and tailor outreach accordingly. As a result, 70% of assessed residents have been linked to essential services.

## Jobs Plus

Jobs Plus Q4 enrollment ended with 133. The team has taken meaningful steps to meet the evolving demands of today's workforce by equipping residents with tools for long-term success. Recognizing that the future lies in technology, Jobs Plus has deepened its partnerships with programs that specialize in tech education and workforce development. Notably, the team has worked to engage local teens, offering hands-on experiences that introduce them to career pathways in technology. These efforts have not only empowered individuals but also strengthened community engagement and sparked growing interest in the Jobs Plus program as a whole.

## Program Participation

**Family Self-Sufficiency Program**  
**1,032**

**Resident Opportunities and Self-Sufficiency**  
**500**

**Jobs Plus Program**  
**133**

# COMMUNITY DEVELOPMENT INITIATIVES | FSS

## Sylvia Rineer

Sylvia Rineer's journey as an Opportunity Home resident and employee has led her to an answer to a long-standing question. "What do I want to be when I grow up?"

After employment and internships at organizations serving families in need, including most recently at Opportunity Home, Rineer, a Housing Choice Voucher participant, discovered her calling as a full-time community advocate. She hopes to be a "voice" for those looking to thrive in their communities. Rineer, who recently served as a digital ambassador for our ConnectHomeSA program, took one step toward reaching her goal, earning her Community Health Worker certificate through the YWCA San Antonio in December 2024.



**"I want to help people the same way people have helped me,"** she said. **"I want to be a voice who informs people of programs that are out there to benefit them."**

Rineer has built her career impacting lives through an apprenticeship at Family Service as an outreach/intake coordinator, at Corazon Ministries as an intern, and at Opportunity Home as a ConnectHomeSA digital ambassador. Working for those organizations has given her purpose for going above and beyond for others in their time of need.

**"It's awesome to be making a difference in people's lives,"** Rineer said. **"I want to make sure that everything I do has meaning and that the sacrifice of time away from my family brings me something purposeful."**

Rineer is currently seeking client-facing opportunities with Opportunity Home and other community-impact organizations.

**For more resident success stories, please visit [homesa.org/news-events](https://homesa.org/news-events).**

# AFFORDABLE HOUSING COMMUNITIES (AHC)

## Occupancy and Leasing

The total unit count in Affordable Housing Communities (AHC) is 4,017 units. AHC had a pre-leased occupancy rate of 88.54% at the close of Q4. This represents a .58% increase from Q3, driven by successful resident retention and move-in specials. During the quarter, AHC had 221 move-ins and 253 move-outs; 42 of the move-outs were due to Homestead family relocations, while others resulted from evictions and skips, possibly influenced by collection efforts.

## Collection Efforts

The balance of Outstanding Accounts Receivable as of the end of Q4 was \$1,538,815.97, representing a **decrease of \$543,318.89** compared to the Q3 ending balance. Of this amount, \$610,718.90 is categorized as over 90 days past due. This decrease is the result of focused collection efforts, Repayment Agreements (RPAs), notices issued, and increased customer interaction. Eviction proceedings have been initiated for residents with outstanding past-due balances who have not entered into an RPA or settled their accounts.

## Maintenance and Work Orders

The AHC maintenance team completed **8,726 work orders** in Q4. The department has begun to utilize up-to-date software provided by Yardi more efficiently to process and complete maintenance requests.

## Inspections

AHC successfully concluded two significant inspections. Cottage Creek Phase II completed a HUD NSPIRE Inspection with a score of 96%, a 38-point increase from the previous inspection. The Reagan West property scored a “Satisfactory” rating by completing a Management and Occupancy Review-HUD inspection.

## Occupancy and Leasing Overview

**Q4 Pre-leased Occupancy**  
**88.54%**

**221**  
**Move-Ins**

**253**  
**Move-Outs**

**42**  
**Homestead Relocations**

# SPECIAL PURPOSE VOUCHERS GLOSSARY

## **COLLEGE AND UNIVERSITY HOMELESS ASSISTANCE PROGRAM**

The College and University Homeless Assistance Program are set-aside voucher programs for homeless students attending any of the Alamo Community Colleges.

## **FAMILY HOMELESS PROGRAM | PBV**

The Family Homeless program is for families certified by a designated social service agency as homeless and referred to Opportunity Home social service agencies such as Haven for Hope, San Antonio Metropolitan Ministries and the Center for Health Care Services.

## **FOSTER YOUTH TO INDEPENDENCE (FYI)**

The FYI Program serves youth between the ages of 18 and 24 who have left or will leave foster care, those at risk of becoming homeless or who are homeless, and are aged 16 or older. These vouchers must be administered in partnership with Public Child Welfare Agencies.

## **HOMELESS SERVICES VOUCHER (HSV)**

The Homeless Services Voucher (HSV) program provides rental voucher assistance to homeless individuals through a collaborative referral process. Haven for Hope refers applicants to the City of San Antonio, which then screens the applicants to ensure they have met all criteria and forwards the application packets to Opportunity Home.

## **MAINSTREAM**

Mainstream Program vouchers enable income-eligible disabled families to lease affordable private housing and are administered using the same rules as Housing Choice Vouchers. Applicant families with a disabled household member over the age of 18 qualify for the program.

## **MOVE ON**

The Move On Program provides vouchers for families currently residing in Permanent Supportive Housing (PSH) who are certified as no longer requiring supportive services by a designated PSH provider currently partnered with Opportunity Home.

## **NON-ELDERLY DISABLED (NED)**

The NED Voucher Program has set-aside vouchers that assist non-elderly disabled families in leasing affordable private housing and persons with disabilities who often face difficulty locating accessible housing in the private market.

## **SET ASIDE HOMELESS VOUCHER PROGRAM (SHVP)**

The Set Aside Homeless Voucher Program (SHVP) provides rental voucher assistance to homeless individuals through a collaborative referral process. San Antonio Metropolitan Ministries (SAMMs) and the Center for Health Care Services (CHCS) screen applicants to ensure they meet all eligibility criteria and then forward referral packets to Opportunity Home.

## **STABILITY VOUCHERS**

The Stability Voucher program is for individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. Close to Home refers eligible families for assistance to Opportunity Home.

Docusign Envelope ID: AC351824-C1D9-4CF7-B76B-D3ABBCB98F5

Project Name	District	Location	Developer	Deal Type	Financing	Board Approval Date	Targeted Dated	Total Dev Cost	Estimated Developer Fees	Cost Per Unit	# Units	Income Based (LIT)	PBRA	PH	PBV	Income Mix																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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Project Name	District	Location	Developer	Deal Type	Financing	Board Approval Date	Targeted Dated	Total Dev Cost	Estimated Developer Fees	Cost Per Unit	# Units	Income Based (LUT)	Income Mix											
													PBRA	PH	PBV	20%	30%	40%	50%	60%	70%	80%	Market	
The Baltazar (Fiesta Trails)	D8	12055 W Interstate 10, San Antonio, Tx 78230	The NRP Group	Tax Credit	9% Tax Credits	3/1/2023	8/2025	\$21,112,430	\$425,000	\$351,874	60	0	0	0	0	0	18	0	12	30	0	0		
	D6	8401 Reed Road, San Antonio, TX 78251	Atlantic Pacific Companies	Tax Credit	9% Tax Credits	12/6/2023	12/2025	\$22,090,248	\$721,544	\$392,862	56	0	0	0	0	2	4	0	13	36	0	1		
	D7	7223 Snowden Road, San Antonio, TX 78249	Opportunity Home San Antonio	Self Developed (Tax Credit)	9% Tax Credits	9/7/2022	5/2025	\$36,757,843	\$2,196,751	\$272,289	135	0	0	0	0	0	14	0	54	67	0	0		
	D4	9930 Potet Jourdanon Freeway, San Antonio, TX 78224	Pathway MF, LLC	Tax Credit	4% Tax Credit/Bonds/HUD 221 (d)(4)	4/6/2022	12/2025	\$71,503,356	\$2,194,806	\$212,808	336	0	0	0	0	0	16	16	32	244	28	0		
	D9	11333 Brazil Dr, San Antonio, TX 78213	Atlantic Pacific Companies	Tax Credit	9% Tax Credits	4/3/2023	2/2025	\$28,147,350	\$2,361,348	\$370,369	76	0	0	0	0	0	8	0	22	46	0	0		
Potranco	D4	202 W Loop 1604 S, San Antonio, TX 78245	LYND	PFC	Conventional Loan	12/3/2020	12/2024	\$67,914,812	\$250,000	\$188,652	360	0	0	0	0	0	0	0	0	0	36	0	14.4	18.0
Josephine	D1	210 W Josephine St, San Antonio, TX 78212	LYND	PFC	Conventional Loan	8/13/2020	12/2025	\$75,865,518	\$250,000	\$288,687	260	0	0	0	0	0	0	0	0	0	26	0	10.4	13.0
Total								\$385,836,364	\$15,899,441	\$2,259,510	1631	0	0	0	0	2	6.0	16	133	833	28	248	311	
Grand Total								\$1,672,926,365	\$50,395,943	\$6,610,913	7012	0	0	0	0	4	421	26	195	2766	850	1220	1530	
Bond Issuance Only																								
Bond Fee																								
Ingram Square	D7	5901 Flynn Drive, San Antonio, TX 78228	Related Companies	Tax Credit	4% Tax Credit & Bonds	8/2/2023	N/A	\$170,000	N/A	\$1,417	120	0	0	0	0	0	0	60	60	0	0	0	0	0
Sacred Heart Villas	D5	120 S. Trinity Street, San Antonio, Texas 78207	The Cesar Chavez Foundation	Tax Credit	4% Tax Credit & Bonds	10/9/2024	TBD	\$18,474,654	TBD	TBD	48	0	0	0	0	0	0	0	0	48	0	0	0	0
Total								\$18,644,654	\$0	\$1,417	168	0	0	0	0	0	0	60	60	48	0	0	0	0
Converted																								
Estimated Stabilization Date																								
Horizon Pointe	D2	2411 Woodlake Pkwy, Converse, TX 78109	Integrated Realty Group, Inc.	Tax Credit	4% Tax Credit/Bonds/HUD 221 (d)(4)	10/7/2021	12/2024	\$47,805,876	\$2,684,692	\$153,224	312	0	0	0	0	0	29	35	106	0	151	0	0	0
Augusta Flats	D1	714 McCulloigh Ave, San Antonio, TX 78215	LYND	PFC-392	PFC	9/17/2024	TBD	\$51,044,459	\$250,000	\$196,325	260	0	0	0	0	0	0	0	0	23	0	107	130	0
Seven07 Lofts (Copernicus)	D2	707 SE Loop 410 Acc Rd, San Antonio, TX 78220	The NRP Group	Tax Credit	4% Tax Credit & Bonds	4/1/2021	07/2024	\$55,389,378	\$6,000,000	\$74,160	318	0	0	0	0	0	0	17	17	267	17	0	0	0
100 Labor	D1	110 Labor St, San Antonio, TX 78210	Franklin Development	Beacon Communities	HUD 221(d)(4)	6/4/2020	03/2025	\$3,318,932	\$253,397	\$253,397	213	0	44	0	0	0	0	0	0	0	0	0	0	169
Frontera Crossing (Watson)	D4	13139 Watson Rd, Von Ormy, TX 78073	The NRP Group	Tax Credit	4% Tax Credit & Bonds	4/1/2021	08/2024	\$69,567,278	\$6,803,000	\$174,044	348	0	0	0	0	0	0	18	18	294	18	0	0	0
Total								\$268,780,497	\$19,065,024	\$95,170	1,451	0	44	0	0	0	0	20	70	141	584	186	107	299

4% Deals											
Development	Inducement	Bond Reservation	3-Yr Carryforward	MOU/GP	Final Approval	Financial Closing	Construction Start	Pre-Leasing	Construction Completion	Stabilization	Conversion/ Final Endorsement
Horizon Pointe	February 2020	April 2021	April 1, 2021	February 2020	October 2021	October 2021	December 2021	January 2024	July 31, 2024	Sept-Nov 2024	December 2024
Frontera Crossing (Watson)	August 2020	April 2021	N/A	August 2020	April 2021	April 2021	May 2021	October 2023	April 2023	May-July 2024	August 2024
Seven07 Lofts (Copernicus)	August 2020	April 2021	N/A	August 2020	April 2021	April 2021	May 2021	October 2023	April 2023	May-July 2024	August 2024
Bristol at Somerset	October 2020	February 2021	N/A	October 2020	May 2021	August 2021	September 2021	June 2023	March 2024	May - July 2025	
Palo Alto	June 2021	December 2021	N/A	June 2021	April 2022	May 2022	May 2022	April 2025	June 2025		
Augustine @ Palo Alto Phase 2	December 2023	January 2025	January 2025								
Augustine @ Palo Alto Phase 1	December 2023	January 2025	January 2025								
Riverbreeze	June 2024	Dec 2024	N/A	March 2025	April 2025	April 2025	May 2025				
Bristol at the Preserve Phase 1	September 2024	January 2025	January 2025								
Bristol at the Preserve Phase 2	September 2024	January 2025	January 2025								
Lakeside Lofts	October 2024	June 2025	N/A	April 2025							
Emberstone Apartments	October 2024	January 2025 & Returned	N/A	July 2025	August 2025						
Pearsall Place	October 2024	Returned June 2025	N/A								
Central at Commerce	October 2024	Returned June 2025	N/A	August 2025							

9% Deals										
Development	Tax Credit Application	Tax Credit Award	MOU/GP	Final Approval	Financial Closing	Construction Start	Pre-Leasing	Construction Completion	Stabilization	Conversion/ Final Endorsement
The Baltazar (Fiesta Trails)	February 2020	January 2023	February 2021	December 2022	July 2023	July 2023	November 2024	March 2025	May- July 2025	August 2025
Snowden Road	February 2021	September 2021	February 2021	September 2022	October 2022	October 2022	March 2024	May 2025	June-August 2025	September 2025
Vista at Silver Oaks	February 2022	July 2022	April 2023	April 2023	April 2023	April 2023	August 2024	March 2025	June-August 2025	
Vista at Reed	February 2023	August 2023	February 2023	December 2023	December 2023	January 2024	February 2025	July 2025		
The Legacy at Lackland	February 2025	July 2025-Pending								

PFC Deals											
Development	Board Approval MOU/GP	30-day Posting of Assessment	CoSA - PCDC	City Council	Final Approval	Financial Closing	Construction Start	Pre-Leasing	Construction Completion	Stabilization	Sale/Refi
Josephine	August 2020	N/A	N/A	N/A	August 2020	December 2021	February 2022	January 2025	April 2025		
Potrancó	December 2020	N/A	N/A	N/A	December 2020	March 31, 2022	April 2022	December 2023	April 2025		
Augusta Flats	September 2024	N/A	N/A	N/A	September 2024	November 2024	Acquisition of Existing	N/A	N/A	N/A	
La Ventana (303)	September 2024	January 2025	January 2025	February 2025	July 2025	August 2025					
Summit at Crownridge (392)	March 2025	N/A	N/A	N/A	March 2025						
Canyon Golf Apartments (392)	March 2025	N/A	N/A	N/A	March 2025						
Overlook (392)	March 2025	N/A	N/A	N/A	March 2025						
Creekside Residents (303)	December 2024	March 2025	April 2025	May 2025	May 2025						
Victoria Commons - North/South Pond	October 2024	N/A	N/A	N/A							
Amara (392)	July 2025	N/A	N/A	N/A	July 2025	September 2025	N/A				
Presidio (392)	July 2025	N/A	N/A	N/A	July 2025						