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**BOARD OF COMMISSIONERS**Estrellita  
Garcia-Diaz  
ChairLeilah Powell  
Vice ChairBarbara Ankamah  
Burford  
CommissionerGilbert Casillas  
CommissionerJanet Garcia  
CommissionerTaneka "Nikki"  
Johnson  
Commissioner

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**PRESIDENT & CEO**

Michael Reyes

## REGULAR BOARD MEETING

**1:30 p.m. | Wednesday | December 10, 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. 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 a closed meeting at any time during the course of the meeting.

**CITIZENS TO BE HEARD**

2. **Citizens to be Heard** at approximately 1:30 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 1:15 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.

**MINUTES**

3. Minutes
  - Approval of the November 12, 2025, Regular Board meeting minutes

**INDIVIDUAL ITEMS**

4. Consideration and approval regarding Resolution 6847, authorizing the award of contracts for electrical maintenance and repair services (Vanessa Caballero, Assistant

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Director of Procurement; Ruth Bautista, Director of Public Housing; Victoria Febus,  
Director of Affordable Housing Programs)

5. Consideration and approval regarding Resolution 6846, authorizing the award of a contract for Cassiano Homes roof replacement (Vanessa Caballero, Assistant Director of Procurement; Hector Martinez, Senior Director of Construction Services and Sustainability)
6. Consideration and approval regarding Resolution 6844, approving the 2026 Small Area Fair Market Rents (SAFMR) payment standards and the Project-Based Voucher (PBV) Program payment standards schedules (Valerie Ochoa, Assistant Director, Assisted Housing Programs)
7. Consideration and approval regarding Resolution 6845, authorizing the revised utility allowance schedules for tenant-furnished utilities and other services for the Housing Choice Voucher (HCV) Program (Valerie Ochoa, Assistant Director, Assisted Housing Programs)
8. Consideration and approval regarding Resolution 6850, approving the proposed Opportunity Home San Antonio Strategic Plan Framework, for fiscal years 2026-2037 (Aiyana Longoria, Chief Strategy, Data, and Innovation Officer)
9. Consideration and approval regarding Resolution 6852, authorizing amendments to the articles of incorporation and bylaws of the foundation documents, and approving the name change to Opportunity Home Community Fund (Benjamin Lugg, Staff Attorney)
10. Consideration and approval regarding Resolution 6848, authorizing the Las Varas Public Facility Corporation Multifamily Housing Governmental Notes (Sacred Heart Villa Apartments) Series 2026 (Lorraine Robles, Chief Real Estate and Development Officer; Nicholas Delaunay, Project Manager I)
11. Consideration and approval regarding Resolution 6849, approving the acquisition, construction, financing, and operation of a new tax credit project to be known as Central at Commerce (Lorraine Robles, Chief Real Estate and Development Officer)

**DISCUSSION ITEMS**

12. Update and discussion regarding the Quarterly Financial Report (Aaron Sladek, Senior Director, Finance and Accounting)

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13. President's Report

- Organization News and Updates
- Resident and Staff Spotlights
- Event and Activity Participation Recaps
- Upcoming Event Participation and Holiday Notifications

**CLOSED SESSION**

14. 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).

- Consultation with attorney regarding employee investigation results

**REPORT**

- Procurement Activity Report

**RESOURCES**

- Developments Overview Table
- Development Process Table
- 2026 Board Meeting Calendar

15. Adjournment

*Posted on: 12/4/2025 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."