OPPORTUNITY HOME SAN ANTONIO
A COMMUNITY OF POSSIBILITIES

JOIN MEETING
CENTRAL OFFICE
818 S. Flores St.
San Antonio, TX 78204

BOARD OF COMMISSIONERS

Estrellita Garcia-Diaz Chair
Leilah Powell Vice Chair
Barbara Ankamah Burford Commissioner
Janet Garcia Commissioner
David Huete Commissioner
Taneka "Nikki" Johnson Commissioner
Kayla Miranda Commissioner

PRESIDENT & CEO
Michael Reyes

REGULAR BOARD MEETING

1:00 p.m. | Wednesday | March 4, 2026

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 1:00 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.

MINUTES

3. Minutes
   - Approval of the February 4, 2026, Regular Board meeting minutes

PUBLIC HEARING

4. Public Hearing regarding the Proposed 2026-2027 MTW Agency Plan Update

INDIVIDUAL ITEMS

BOARD OF COMMISSIONERS

Estrellita Garcia-Diaz	Leilah Powell	Barbara Ankamah Burford	Janet Garcia	David Huete	Taneka "Nikki" Johnson	Kayla Miranda
Chair	Vice Chair	Commissioner	Commissioner	Commissioner	Commissioner	Commissioner

PRESIDENT & CEO
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5. Consideration and approval regarding Resolution 6802, authorizing an MTW Loan and modification of the LVPFC Loan for the Snowden Apartments Project (Lorraine Robles, Chief Real Estate and Development Officer)

6. Consideration and approval regarding Resolution 6906, authorizing the NOVA Apartments transaction (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

7. Consideration and approval regarding Resolution 6914, authorizing the Durrington Ridge Apartments transaction (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

8. Consideration and approval regarding Resolution 6909, certifying Opportunity Home San Antonio's Investment Policy and Investment Strategies review (Aaron Sladek, Senior Director, Finance and Accounting)

9. Consideration and approval regarding Resolution 6910, accepting the Independent Auditor's report for the year ended June 30, 2025 (Aaron Sladek, Senior Director, Finance and Accounting)

10. Consideration and approval regarding Resolution 6911, authorizing the Hemisview Village Apartments debt payoff and limited partner interest acquisition (Bradford McMurray, Chief Asset Management Officer)

11. Consideration and approval regarding Resolution 6913, authorizing the inducement of the Quantum Drive Apartments project (Nicholas Delaunay, Project Manager I, Development Services and Neighborhood Revitalization)

DISCUSSION ITEMS

12. Update and Discussion regarding the Proposed 2026-2027 MTW Agency Plan (Nicholas Tennessee, MTW and Strategy Analyst)

13. Update and Discussion regarding the Quarterly Financial Report (Aaron Sladek, Senior Director of Finance and Accounting)

14. Update and Discussion regarding the Legislative Update (Teresa Menendez Myers, Government and Community Affairs)

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PRESIDENT & CEO
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15. President's Report
    - Organization News and Updates
    - Resident and Staff Spotlights and Recognition
    - Event and Activity Participation Recaps
    - Upcoming Event Participation and Holiday Notifications

CLOSED SESSION

16. 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 legal concerns related to the Horizon Pointe Development

REPORT

- Procurement Activity Report

RESOURCES

- Developments Overview Table
- Development Process Table

17. Adjournment

Posted on: 2/26/2026 5:00 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."