
Executive Summary

Proposed MTW Program Changes | FY 26/27

Proposed Amendments

- The Organization is proposing 1 new activity this plan year for HUD approval
 - Elimination of Negative Rent
- The organization is not proposing any major changes to current MTW activities

Current Activity Minor Updates

- 2020-1: College and University Homeless Assistance Program (CHAP)
 - Adding 2 new universities - TAMUSA AND UTSA
- 2021-1: Next Step Housing (THRU Project)
 - Phasing out and projected to close in FY27 MTW Report - low utilization rates, new activity being developed to serve a different population with these vouchers
 - The Organization continues to serve at-risk youth aging out of foster care with FYI vouchers

Not yet implemented / On hold

- The Organization has 1 activity in the “Not yet implemented” status; 2023-1 Income Based Housing Assistance Program. This activity has not yet been implemented since its approval due to delayed policy write-up. The Organization continues to determine if the activity policy can be written and implemented at a selected property based on need.
- The Organization has placed 1 activity into “On hold” status to be closed as described below

Closing Activities

- The organization will sunset 1 activity:
- **FY2024-1 - Elimination of Earned Income Disregard**
This activity will be closed out in the FY2026 MTW Report. It has become obsolete due to HOTMA regulations that have taken effect.

FSS Action Plan

- FSS Action Plan revision summary is included with public comment posting

ACOP Plan

- Admissions and Continued Occupancy Plan revisions are included with public comment posting
- Lease revision revisions summary is included with public comment posting

Admin Plan

- Administrative Plan revisions are included with public comment posting

Preservation, Asset Management, and Development

- 8 properties are nearing the end of their 15 year compliance period
 - The properties are evaluated to determine possible investment to acquire and/or re-syndicate the tax credits preserving affordability
- Public Housing: Over next 5 years, plan to invest approximately **\$48 million** in capital repairs to extend the useful life at 30 properties and approximately **2,983 units**.
- Appendix E, section 2 describes new housing units in our Organizations pipeline
- The Organization plans to begin repositioning of Public Housing properties through RAD and/or Section 18 Demolition/Disposition blend strategies
 - More information on this can be found in Appendix I of the Plan

Posted on: 02/17/2026 5p.m.

Comments on changes may be delivered by electronic mail to mtw@homesa.org. All comments are due by 5 p.m. on March 20, 2026.

Take notice that a Public Hearing of the Board of Commissioners will be held at Opportunity Home Central Office, 818 S Flores St., San Antonio, TX, 78204 and commencing on March 4, 2026.