



APPENDIX
JUNE 3, 2026



REGULAR BOARD MEETING
1:00 p.m. | Wednesday | June 3, 2026

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Memo, Board Executive Summary (B): General Overview, Board Executive Summary (C): Phase III Overview

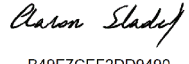
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**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6936, APPROVING THE CONSOLIDATED OPERATING AND RELATED CAPITAL BUDGETS FOR OPPORTUNITY HOME SAN ANTONIO AND ITS AFFILIATED ENTITIES FOR THE FISCAL YEAR ENDING JUNE 30, 2027

Signed by:

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Michael Reyes
President and CEO

DocuSigned by:

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Aaron Sladek
Senior Director, Finance and Accounting

DocuSigned by:

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Priscilla Segovia
Budget Manager

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6936, approving the Consolidated Operating and Related Capital Budgets for Opportunity Home San Antonio and its affiliated entities for the fiscal year ending June 30, 2027.

SUMMARY:

The budget helps the Organization plan operational activities while considering established goals in light of the current and future funding environment. The budget has been developed in alignment with our commitment to continued financial stability.

All departmental and operational budgets were prepared in accordance with the following:

- Due to current economic conditions, budgets reflect higher expenses driven by inflation.
- Housing Voucher Services HAP is budgeted at an estimated 99.50% funding proration using a 2.04% inflation factor for the fiscal year.
- An 89% proration estimate was used for Housing Voucher Services Administration funding.
- Public Housing property budgets reflect estimated subsidy funding at an 88% proration with a target occupancy of 97%.
- The Affordable Housing Communities budget reflects a weighted average occupancy of 89.89%.

Since October 2025, staff have worked on the Fiscal Year 2026-2027 budget process. While staff continues to monitor federal funding information, budgets were prepared using estimates based on available information.

Managers worked diligently to produce operating budgets for their areas of responsibility. Officers and Directors have met with the Executive team to present their budgets and have made all appropriate adjustments.

Staff have focused on making prudent departmental and budgetary decisions while considering the existing, uncertain funding environment, compounded by inflation. As operations continue to adjust in this environment, we will continue to balance the needs of our families as we navigate these financial challenges. The Organization will also continue identifying and implementing

OPPORTUNITY HOME SAN ANTONIO

June 3, 2026

solutions to build on existing strengths and deliver services effectively and efficiently while being innovative, ethical, and nimble.

FINANCIAL IMPACT:

The proposed budget will be implemented for the Fiscal Year starting July 1, 2026, and ending June 30, 2027. The projected MTW Block Grant Funding for the fiscal year will cover the budgeted shortfall for the Public Housing and Community Development Initiatives programs. Financial performance versus budget will be reported to the Board of Commissioners quarterly throughout the year.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

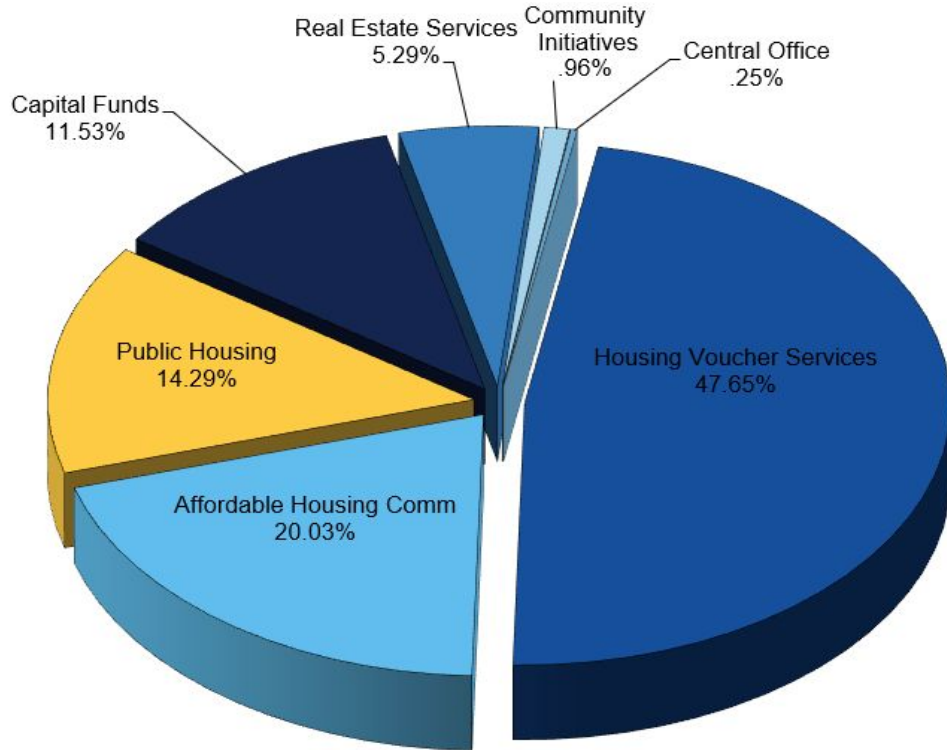
ATTACHMENTS:

Resolution 6936
HUD form 52574
Slides

Appendix

FYE 2027 Consolidated Sources

\$303.4 Million

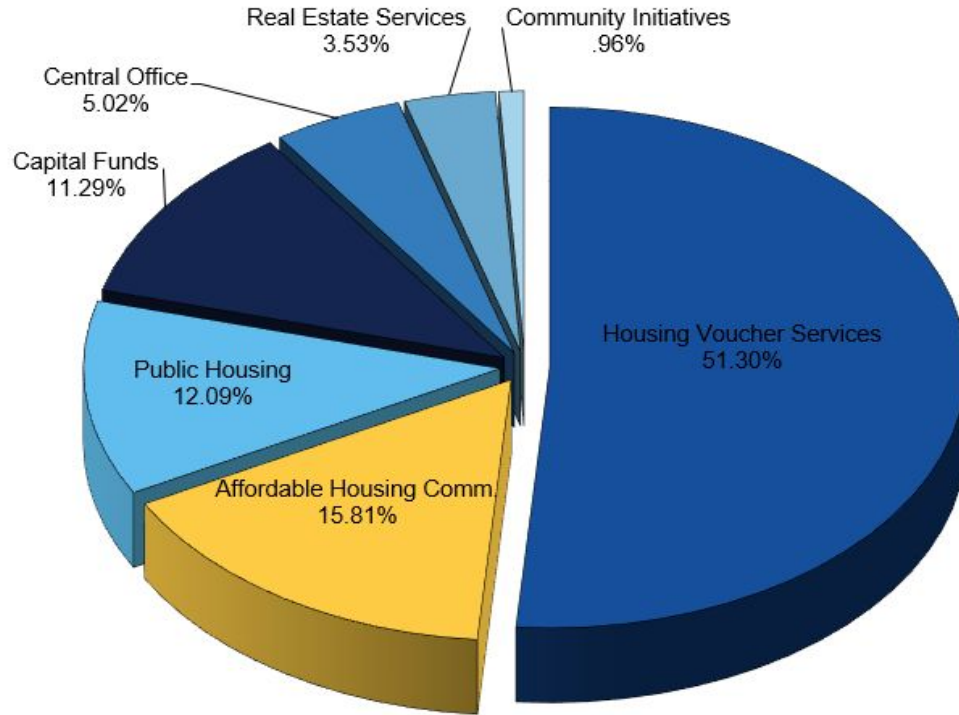


LINE OF BUSINESS	PROJECTED Revenue (MIL)
HVS	\$144.5
Affordable Housing Comm.	\$60.8
Public Housing	\$43.4
Capital Funds	\$35.0
Real Estate Services	\$16.0
Community Initiatives	\$2.9
Central Office	\$0.8

- Revenue above reflects Fiscal Year funding as opposed to Slide 6, which reflects HUD Calendar Year funding
- Housing Voucher Services Revenue includes all special programs
- Housing Voucher Services, Capital Funds and Public Housing are MTW Block Grants

FYE 2027 Consolidated Uses

\$294.6 Million



LINE OF BUSINESS	PROJECTED EXPENSES (MIL)
■ HVS	\$151.1
■ Affordable Housing Comm.	\$46.6
■ Public Housing	\$35.6
■ Capital Funds	\$33.3
■ Central Office	\$14.8
■ Real Estate Services	\$10.4
■ Community Initiatives	\$2.8

FYE 2027 Consolidated Revenue Trend

Projected revenue in FYE 2027 will increase by \$2.8 Million

DESCRIPTION	FYE 6/30/25	FYE 6/30/25	FYE 6/30/26	FYE 6/30/26	FYE 6/30/27	VARIANCE 2027 BUDGET VS 2026 BUDGET INCREASE/ (DECREASE)
	ACTUAL	BUDGET	ANNUALIZED	BUDGET	BUDGET	
Rental Revenue	\$52.2	\$56.7	\$60.1	\$60.1	\$68.2	\$8.1
Grant Revenue						
Housing Voucher Services - HAP	130.7	121.8	128.3	139.0	130.7	-8.3
Housing Voucher Services - Admin.	13.3	12.4	15.7	13.9	13.6	-0.3
Operating Subsidy	37.5	31.1	32.5	31.0	28.5	-2.5
Capital Grants	34.1	21.7	18.6	39.5	35.0	-4.5
Other Grants	5.7	5.5	6.5	5.8	6.7	0.9
Total Grant Revenue	\$221.3	\$192.5	\$201.6	\$229.2	\$214.5	-\$14.7
Other Revenue						
Real Estate Revenue	9.4	5.4	8.9	5.8	10.1	4.3
Interest Income	5.0	4.4	4.6	4.1	8.6	4.5
Miscellaneous Revenue	1.2	0.9	1.4	1.4	2.0	0.6
Total Other Revenue	\$15.6	\$10.7	\$14.9	\$11.3	\$20.7	\$9.4
Total Revenue	\$289.1	\$259.9	\$276.6	\$300.6	\$303.4	\$2.8

FYE 2027 Consolidated Expense Trend

Projected expenses in FYE 2027 will decrease by \$6.7 Million

DESCRIPTION	FYE 6/30/25	FYE 6/30/25	FYE 6/30/26	FYE 6/30/26	FYE 6/30/27	VARIANCE 2027 BUDGET VS 2026 BUDGET INCREASE/ (DECREASE)
	ACTUAL	BUDGET	ANNUALIZED	BUDGET	BUDGET	
HAP Expense	\$124.7	\$121.8	\$128.2	\$139.0	\$130.2	-\$8.8
Salaries & Benefits	51.5	56.9	51.3	56.6	58.7	2.1
Admin and Other ¹	69.6	19.9	15.7	15.9	14.4	-1.6
Utilities	11.3	10.8	12.9	11.6	12.5	0.9
Maint/Replacement Items	31.6	30.8	31.6	29.8	29.4	-0.5
Insurance	6.0	5.4	7.2	7.3	7.7	0.3
Protective Services	2.9	2.9	0.8	1.9	1.0	-0.9
Interest Expense	6.6	5.8	8.5	5.6	9.1	3.5
Operating Subsidy to Partners	2.0	2.4	2.1	2.1	1.8	-0.2
Capital Grants Transfer	6.9	14.9	17.8	31.2	29.8	-1.4
Total	\$313.1	\$271.6	\$276.1	\$301.3	\$294.6	-\$6.7

¹ Includes expenses such as audit, postage, office supplies, dues and fees, advertising, legal fees, training, travel, telephone, technology/licensing costs, management fees, internet as well as supplies and funding for resident participation programs

Public Housing

PROPERTY	TOTAL UNITS
Alazan	685
Blanco	100
Cassiano Homes	499
Charles Andrews	52
Cheryl West	82
Christ the King	48
Cisneros	55
College Park	78
Convent	0
Cross Creek	66
Escondida	20
Fair Avenue	216

PROPERTY	TOTAL UNITS
Francis Furey	66
Frank Hornsby	59
Glen Park	26
Guadalupe	56
HB Gonzalez	51
Highview	68
Jewett Circle	75
Kenwood Manor	9
Kenwood North	53
LC Rutledge	66
Le Chalet	34
Lewis Chatham	119

PROPERTY	TOTAL UNITS
Lila Cockrell	70
Lincoln Heights	338
Linda Lou	10
Madonna	60
Marie McGuire	63
Matt Garcia	55
Midway	20
Mirasol Homes	174
Mission Park	100
Morris Beldon	35
Olive Park	26
OP Schnabel	70

Public Housing (Continued)

PROPERTY	TOTAL UNITS
Park Square	26
Parkview	153
Pin Oak I	50
Pin Oak II	22
Raymundo Rangel	26
Riverside	74
Sahara Ramsey	16
San Pedro Arms	16
Scattered Sites	69
South San	30
Springview	173
Sun Park Lane	65

PROPERTY	TOTAL UNITS
Tarry Towne	98
TL Shaley	66
Victoria Plaza	185
Villa Hermosa	66
Villa Tranchese	201
Villa Veramendi	166
Village East	24
WC White	75
Westway	152
William Sinkin	50
Williamsburg	15
Subtotal	5,422

Public Housing-Mixed Finance

Total Public Housing Units: 6,072

Affordable Housing Communities-Owned

PROPERTY	TOTAL UNITS
Alhambra Senior	14
Converse Ranch I	25
Converse Ranch II	21
Hemisview	49
Midcrown	39
Refugio	50
San Juan Sq I	46
San Juan Sq II	48
Subtotal	292

Third-Party Owned

PROPERTY	TOTAL UNITS
East Meadows	71
East Meadows II	42
Gardens at San Juan	63
Legacy at Alazan	40
Sutton Oaks Ph I	49
The Park at Sutton Oaks	49
Wheatley Senior Park	44
Subtotal	358

Affordable Housing Communities

PROPERTY	TOTAL UNITS	PROPERTY	TOTAL UNITS	PROPERTY	TOTAL UNITS
Alhambra	140	Courtland Heights	56	Ravello	252
Amara	308	Dietrich Road	30	Reagan West	15
Artisan at Creekside	252	Elan Gardens	228	Refugio Place	210
Bella Claire	67	Encanta Villa	56	San Juan I	143
Burning Tree	108	Hemisview	245	San Juan Square II	144
Castle Point	220	La Providencia	90	Sunshine Plaza	100
Churchill Estates	40	Legacy at Crown Meadows	192	Towering Oaks	128
Claremont Townhomes	4	Legacy at Science Park	120	Villa de San Alfonso	29
Converse Ranch I	124	Legacy on O'Connor	150	Villa de Valencia	104
Converse Ranch II	104	Midcrown Sr. Pavilion Apt	196	Warren House	7
Cottage Creek I	253	Monterrey Park	200	Woodhill	532
Cottage Creek II	196	Pecan Hill	100	100 Labor	213

Total

5,356

Partnership Interests

COMPLETION DATE	DEVELOPER	COMMUNITY	TOTAL UNITS	PH UNITS
2007	Franklin Development Corp	Artisan at Mission Creek	252	0
2008	Cascade Development	Southgate at Emerald (fka Rosemont @ University Park)	240	0
2008	NRP Group	Costa Almadena Apartments	176	0
2010	Franklin Development Corp	Sutton Oaks (Sutton I)	194	49
2011	NRP Group	The Mirabella	172	0
2013	Franklin Development Corp	The Park at Sutton Oaks (Sutton II)	208	49
2014	NRP Group	The Gardens at San Juan (SJ III)	252	63
2018	MBS	East Meadows I	215	71
2018	MBS	Wheatley Park Senior Living	80	44
2019	Post Investment Group	Arroyo Seco	200	0
2019	Vesta Corporation	Marshall Meadows	250	0
2019	Vesta Corporation	Mission Del Rio	180	0

Partnership Interests

COMPLETION DATE	DEVELOPER	COMMUNITY	TOTAL UNITS	PH UNITS
2019	Vesta Corporation	Port Royal	252	0
2020	MBS	East Meadows II	119	42
2021	Lynd	Augusta Flats	260	0
2021	Franklin Development Corp	Artisan at Ruiz	102	0
2021	Hogan	Majestic Ranch	288	0
2022	Lynd	Culebra Crossing	327	0
2022	NRP Group	Arcadian (1604 Lofts)	324	0
2022	Mission DG	Aspire at Tampico	200	0
2022	NRP Group	Elevate at Kitty Hawk	212	0
2022	NRP Group	Legacy at Alazan	88	40
2022	Hogan	Mira Vista Apartments	312	0
2022	NRP Group	Scott at Medio Creek (Trader Flats)	324	0
2023	NRP Group	Frontera (Watson Road)	348	0
2023	NRP Group	Seven07 Lofts (Copernicus)	318	0

Partnership Interests

COMPLETION DATE	DEVELOPER	COMMUNITY	TOTAL UNITS	PH UNITS
2023	Atlantic Pacific	Vista at Everest	64	0
2023	Atlantic Pacific	Vista at Interpark	64	0
2024	Poppoon Development	Bristol at Somerset	348	0
2024	Integrated Realty Group	Horizon Pointe	312	0
2025	Fairfield	The Sorento	248	0
2025	Fairfield	Bonito Parque (fka Bethal Place)	250	0
2025	NRP Group	Baltazar (Fiesta Trails)	60	0
2025	Lynd	Josephine	259	0
2025	Pathway	SOSA Palo Alto	336	0
2025	Lynd	Potranco	360	0
2025	SAHFC	Snowden Senior	135	0
2025	Atlantic Pacific	Vista at Silver Oaks	76	0
2025	Atlantic Pacific	Vista at Reed	56	0
Total			8,461	358

Departmental Goals

Housing Voucher Services Goals

OPPORTUNITY: Connect with Non-Profit Service Providers to Enhance Resident Programs and Improve Service Delivery, Ultimately Enhancing Quality of Life and Promoting Self-Sufficiency

- Improve quality control rating of resident files
- Conduct more in-person appointments with elderly and disabled residents
- Provide staff with Housing Choice Voucher (HCV) Specialist training
- Centralize the waitlist for the Project-Based Voucher Program
- Collaborate with local organizations and owners for the implementation of NSPIRE-V
- Continuously review of existing processes to better serve residents
- Evaluate the use of technology to better serve the residents

Public Housing Goals

INNOVATION: Living the B.L.U.E. Sky Experience, Deliver Every Interaction and Operation with Respect, Innovation and Accountability

- Maintain strong occupancy performance exceeding 97%
- Full utilization of NSPIRE protocols and maintain a target score of 90 out of 100
- Resident and Internal Customer Service Excellence
- Preserving public housing through RAD conversions, increasing housing choices, and enhancing resident services
- Standardize RAD and Operational Procedures to align with the private market
- Implement data-driven operational improvements and cost efficiency initiatives

Affordable Housing Communities Goals

HOUSING: Provide Quality Affordable Housing by Preserving, Developing, Acquiring, and Financing at Least 14,500 Affordable Units in a Diverse Portfolio of Housing Options, Ensuring Long-Term Affordability and Stability for All Residents of the San Antonio Area

- Revitalize and transform aging homes Affordable Housing Communities
- Identify funding sources for preservation or redevelopment of Affordable Housing Community Units
- Enhance prospect management

INNOVATION: Living the B.L.U.E. Sky Experience, Deliver Every Interaction and Operation with Respect, Innovation and Accountability

- Deliver exceptional customer service to the families we serve

These Goals Support All **OPPORTUNITY** Goals

- Ensure the Affordable Housing Communities portfolio achieves financial sustainability by increasing the average occupancy to 90% and reducing outstanding accounts receivable
- Collaborate with organizations and programs to empower residents to thrive and achieve success
- Establish AHC financial sustainability and resiliency by reevaluating the unit income restriction to historically high performing communities

Development Services Goals

HOUSING: Provide Quality Affordable Housing by Preserving, Developing, Acquiring, and Financing at Least 14,500 Affordable Units in a Diverse Portfolio of Housing Options, Ensuring Long-Term Affordability and Stability for All Residents of the San Antonio Area

- Partner on at least one 9% Tax Credit Project
- Partner on three 4% Tax Credit Projects
- Issue taxable bonds for construction loans on partnership project
- Complete construction and sell 9 single-family homes at Sunflower Subdivision
- Dispose/Transfer subsidy of scattered site single-family houses
- HB Gonzales - begin redevelopment process
- Westway - begin initial redevelopment process
- Mission Park - begin initial redevelopment process
- Continue to explore partnerships with non-profit housing providers
- Strategically acquire at least one existing property to add affordable workforce housing to areas of the City that lack this affordability

Capital Projects Division Goals

HOUSING: Provide Quality Affordable Housing by Preserving, Developing, Acquiring, and Financing at Least 14,500 Affordable Units in a Diverse Portfolio of Housing Options, Ensuring Long-Term Affordability and Stability for All Residents of the San Antonio Area

- **Lead a Comprehensive Preservation Effort of the Public Housing Portfolio, Modernizing 6,000 homes to elevate Living Standards and Preserving Long-Term Affordability**

- Support Repositioning through rehab project management
 - Morris Beldon Capital Improvements 35 Units
 - Villa Hermosa Apartments Fire Protection and HVAC Improvements 66 Units
 - Pecan Hill Roof Replacement 100 Units
 - Springview Drainage and Structural Repairs 173 Units
 - Matt Garcia and Blanco Fire Protection Retrofit 155 Units
 - Elevator Modernizations at Kenwood N. and Escondida 73 Units
 - Towering Oaks Siding Replacement (Congressional Grant) 128 Units
 - Dietrich Apartments Exterior and Structural Improvements (SAHT Funds) 30 Units
 - Highview and Linda Lou Roof and Window Replacement 78 Units
 - Weatherization in Collaboration with CPS and AACOG 4036 Units

- **Breathe New Life and Secure a Legacy of Opportunity into 2,500 Homes Across the Affordable Housing Communities, the Organization’s Non-Profit Portfolio Transforming Aging Infrastructure into Modern, Sustainable Homes**

- Midcrown Interior and Exterior Improvements 196 Units
- Ravello Interior and Exterior Improvements 252 Units

Community Development Initiatives Goals

OPPORTUNITY: Connect with Non-Profit Service Providers to Enhance Resident Programs and Improve Service Delivery, Ultimately Enhancing Quality of Life and Promoting Self-Sufficiency

- **Customize Programming:** Increase assessments and implement quarterly programming tailored to specific resident needs (work readiness, education, job placement, financial literacy) utilizing completed assessments.
- **Financial Security:** Integrate a robust financial literacy component and offer a monthly activity or training to equip residents with skills for increased financial stability.
- **Resident Empowerment:** Create or enhance opportunities to develop leadership skills, foster peer-to-peer networking, and host community-wide events to grow community.
- **Partnership Focus:** Increase MOUs by 10% and maintain an active database of all partnerships.

Partnership Communities Division Goals

HOUSING: Provide Quality Affordable Housing by Preserving, Developing, Acquiring, and Financing at Least 14,500 Affordable Units in a Diverse Portfolio of Housing Options, Ensuring Long-Term Affordability and Stability for All Residents of the San Antonio Area

- **Transform the Asset Management Portfolio, Ensuring the Organization’s Housing Assets Retain Resiliency and Continued Sustainability**
 - Implement proactive and accountable property management of our partners to ensure that the properties are managed and maintained to the organization’s standards.
 - Increase average occupancy of the Partnership portfolio to the average occupancy of San Antonio affordable housing.
 - Improve properties cash flow and fund reserve accounts for future capital needs through reduced operating expenses and receivables
 - Finance HemisView rehabilitation to improve property performance
 - Acquire and refinance Sutton I and Mirabella Senior
 - Acquire The Park at Sutton Oaks
 - Continue Compliance collaboration with internal departments to track Partnerships property performance

Procurement Goals

INNOVATION: Elevate and Complement the Way we Deliver Solutions, Utilizing the Latest Technology Tools

- Develop a dashboard to track the solicitation process across the Organization, improving efficiency and enabling staff to understand the status of each solicitation at any point in the process.
- Create an automated vendor performance evaluation tool/program to assess and improve vendor relationships.
- Host three quarterly Section 3 applicant job fair to connect residents with potential employees.

Innovative Technology Goals

INNOVATION: Living the B.L.U.E. Sky Experience, Deliver Every Interaction and Operation with Respect, Innovation and Accountability

- Implement AI Customer service Agents for resident access
- Complete the IT Gap analysis/business process review to improve current systems to include public facing software
- Improve the CDI, Legal, Risk case management systems
- Implement Asset Management system
- Implement the Nspire Mobile Inspection software
- Implement the Agentic AI experience where applicable to improve productivity and business processes

Finance Goals

INNOVATION: Living the B.L.U.E. Sky Experience, Deliver Every Interaction and Operation with Respect, Innovation and Accountability

- Develop departmental staff skills by providing cross-training opportunities and encouraging participation in educational programs and professional certification courses.
- Elevate awareness of departmental goals and strengths while building strong internal partnerships.
- Implement a structured comprehensive succession management strategy that ensures business continuity and mitigates key-person risk.

HOUSING: Provide Quality Affordable Housing by Preserving, Developing, Acquiring, and Financing at Least 14,500 Affordable Units in a Diverse Portfolio of Housing Options, Ensuring Long-Term Affordability and Stability for All Residents of the San Antonio Area

- Support the Board and CEO's vision for the organization to provide new opportunities for affordable housing by working collaboratively with the community, elected officials, HUD, and other partners.
- Collaborate with CEO, COO, Real Estate Services, and Partnership Communities Division to identify new development opportunities, secure funding, and use development income to support affordable housing programs.
- Work with Partnership Communities Division, Affordable Housing Communities ("AHC"), and external legal and financial counsel to assess tax credit properties at the end of their 15-year compliance period and determine whether to acquire, resyndicate, or sell, with Finance and Accounting providing essential financial reporting and analysis.
- Restructure debt within the AHC portfolio.
- Facilitate the accounting conversion for properties that are transitioning back to internal management and acquisitions of new properties.

Finance Goal That Supports All Strategic Plan Goals

- Successfully achieve a clean annual audit.

Human Resources Goals

INNOVATION: Living the B.L.U.E. Sky Experience, Deliver Every Interaction and Operation with Respect, Innovation and Accountability

■ **Benefits, Retirement, and Wellness**

- Enhanced knowledge and utilization of various benefit provider services and the employee assistance plan;
 - In person and video based presentations highlighting the numerous portals, BCBS, Humana, ARAG, Dearborn, Absence Management and AllOne Health. Create attendance incentives (Points, PTO) to generate interest.
- Coordinate sessions on financial planning tools on the retirement portals;
 - In person and video based presentations and savings exercises on the 457b and the EMPP. Create a Kudoboard or other repository for sharing of resources and best practices.
- Develop and coordinate wellness events and awareness of their necessity as a step to affect rising costs;
 - 3 events: Health Fair W/Metrics), 5k Walk Program, Self-Defense Course (Park), Blood Drives

■ **Employee Relations**

- Increase visibility of the HR Business Partner Role 12 onsite engagement visits with presentations on their services
- Enhance procedural steps and identify training needs to mitigate issues to increase retention 6 onsite ER training sessions to include coaching versus mentoring, crucial conversations, conflict management and team building.

■ **Recruitment and Staffing**

- Increase outreach and visibility; technology, social media, and internal/external job fairs;
 - Attend 4 citywide job fairs and extend recruiter insight services to 4 universities or colleges
- Maximize [Monday.com](#) to reduce lag time from bottlenecks to fill; use [Monday.com](#) on 3 projects
 - Learn and utilize feature that allows you to flag “longer than average” delays in an approval process.

Human Resources Goals

INNOVATION: Living the B.L.U.E. Sky Experience, Deliver Every Interaction and Operation with Respect, Innovation and Accountability

- **Recognition and Engagement**

- Maximize B.L.U.E. Sky program participation to enhance engagement
 - Complete focus groups and modify programs based on feedback
 - Highlight the individuals at Employee Picnic, Retreat, Winter Event
- Enhance public recognition of Years of Service
 - Post monthly internally and externally YOS recognition
 - Work with EE Event Committee to create meaningful and creative expressions of gratitude

- **Performance Management and Organizational Development**

- Research updating HRIS and Performance Appraisals system
 - Select programs that have “ease of use” as a key function.
 - Enhance training with both navigation and content
- Maximize participation and use of LMS; assign targeted training to reduce skills gaps and improve performance;
 - Create periodic surveys for employees to highlight what they have learned during a focus period
 - Reward promotions and create a repository to maintain these highlights on the Home Page

Internal Audit Goals

INNOVATION: Living the B.L.U.E. Sky Experience, Deliver Every Interaction and Operation with Respect, Innovation and Accountability

- IA will continue the review of AHP files at 65 per month, 780 per year
- The Risk Assessment for the Annual Audit Plan will update the key department processes to ensure that risks are clearly identified and evaluated for future audits; seven audits are expected be completed
- IA will collaborate with AHP, Affordable Housing Communities, and PH to maintain accuracy and regularly review the Audit Monitoring Dashboard for Rent Determination errors. This will facilitate informed management decisions on error corrections in compliance with HUD standards.
- IA will also work with IT and Asset Management to develop the Partnership/IA QC Database
- IA will ensure that training continues to be a priority with a minimum of 20 hours per staff person completed, 40 hours of training for the Director
- IA will also implement the use of [Monday.com](https://www.monday.com) to track and assist in completing audits effectively and efficiently
- IA staff will participate in local Institute of Internal Auditors chapter events and training
- 75% of audits outlined on the Board-approved Audit Plan will be completed in FY 26-27

OPPORTUNITY: Connect with Non-Profit Service Providers to Enhance Resident Programs and Improve Service Delivery, Ultimately Enhancing quality of Life and Promoting Self-Sufficiency

- IA will continue to collaborate with the Community Development Initiatives department to review and approve Family Self-Sufficiency escrow accounts above \$5,000.00, estimating a minimum 20 files will be processed

Strategy, Data and Innovation Goals

INNOVATION: Strengthen Opportunity Home's Financial Sustainability and Resiliency

- Develop a tracking and reporting system for Strategic Plan Objectives starting with the Housing Goal

OPPORTUNITY: Elevate Opportunity Home's Visibility, Advocacy and Community Support as the Essential Thought Leader and Provider of Affordable Housing and Services

- Develop one new Moving to Work (MTW) initiatives that promotes resident self-sufficiency
- Host four stakeholder engagement sessions for the MTW Plan with a minimum of 20 external partners reached

INNOVATION: Elevate and Complement the Way we Deliver Solutions, Utilizing the Latest Technology Tools

- Train a minimum of 60 employees on data literacy
- Issue a minimum of 2 resident and 1 employee survey with a minimum of 30% participation

Communications Goals

STRATEGIC GOALS	DESIRED OUTCOME	METRIC
<p>Public Website Refresh and Enhancement. Improve website navigation, content clarity and platform flexibility to ensure residents and stakeholders can efficiently locate essential information and services.</p>	<p>A clear, accessible and user-friendly website that improves access to information and services for residents, partners and the broader community.</p>	<ul style="list-style-type: none">■ Complete full website refresh and structural update by end of FY27■ Conduct comprehensive content audit and reorganize high-traffic service pages■ 15% increase in website engagement
<p>Social Media Engagement Strategy. Strengthen proactive social media engagement through targeted campaigns that elevate awareness of organizational initiatives and community impact.</p>	<p>Increased digital engagement and expanded audience reach across priority platforms.</p>	<ul style="list-style-type: none">■ 15% increase in overall social media engagement rate■ Launch at least three targeted social media campaigns during FY27■ Increase followers by 8% across priority platforms
<p>Multimedia Storytelling Expansion. Expand coordinated multimedia storytelling through video, photography and graphic content that highlights resident impact and organizational initiatives.</p>	<p>Stronger emotional connection to the organization's mission through compelling visual storytelling.</p>	<ul style="list-style-type: none">■ Produce at least four multimedia storytelling features during FY26■ Integrate multimedia storytelling into all major organizational initiatives■ Achieve at least 15% higher engagement on multimedia content compared to text-only posts

Government and Community Affairs Goals

STRATEGIC GOALS	DESIRED OUTCOME	METRIC
<p>Deepen Community Engagement. Strengthen direct engagement with residents, community organizations, and stakeholders through town halls, policy briefings, and advisory boards. Expand opportunities for residents to provide feedback and participate in decision-making processes.</p>	<p>Increased engagement activities and partnerships</p>	<p>10% increase in attendance at town halls, community meetings, and advisory board sessions compared to FY 2025-2026</p>
<p>Expand Strategic Partnerships and Government Relations. Strengthen relationships with elected officials, civic organizations, academia, and business leaders to influence housing policy, secure funding opportunities and lead conversations and framing efforts referring to affordable housing.</p>	<p>Increased collaboration with key stakeholders to advance housing initiatives</p>	<p>25% increase in formal partnerships, policy briefings, and joint initiatives with external organizations</p>
<p>Enhance Leadership Development and Internal Communication. Launch an internal ambassador program to empower employees as organizational advocates while strengthening training on community engagement, cultural sensitivity, and active listening.</p>	<p>Increased employee participation in community engagement initiatives</p>	<p>75% participation rate in ambassador program training and engagement activities among designated staff</p>
<p>Foster Inclusive Communities and Advocacy. Enhance engagement between our resident communities and their surrounding neighborhoods, to address and mitigate negative perceptions associated with affordable housing; Cultivate positive community relations through the implementation of engagement initiatives, fostering meaningful interactions and building enduring relationships between residents and neighbors.</p>	<p>Increase understanding and belonging between residents and neighbors fostering Community.</p>	<p>50% of program participants engage in leadership roles, advocacy efforts and community relations</p>

Opportunity Home Community Fund Goals

OPPORTUNITY: Secure the Long-Term Philanthropic Viability of Opportunity Home's Mission by Establishing, Branding, and Strategically Launching a Sustainable Non-Profit Charitable Entity

- Establish new and enhance existing relationships with community partners. Develop a minimum five new partnerships and organize a minimum of two new fundraising events in FY 26-27
- Build a transparent public presence across all social media platforms and launch an independent website to streamline donations directly to the Opportunity Home Community Fund.

INNOVATION: Elevate and Complement the Way we Deliver Solutions, Utilizing the Latest Technology Tools

- Establish a centralized data infrastructure through the procurement and launch of a Customer Relationship Management (CRM) and Fundraising Platform.

Risk Management Division Goals

HOUSING: Provide Quality Affordable Housing by Preserving, Developing, Acquiring, and Financing at Least 14,500 Affordable Units in a Diverse Portfolio of Housing Options, Ensuring Long-Term Affordability and Stability for All Residents of the San Antonio Area

- **Transform the Asset Management Portfolio, Ensuring the Organization's Housing Assets Retain Resiliency and Continued Sustainability**
 - Shop the outside insurance market and evaluate insurance portfolio for cost savings to remain under budget for insurance and increase property cash flow

INNOVATION: Strengthen Opportunity Home's Financial Sustainability and Resiliency

- Continue employee training and pursue new opportunities to reduce claims, costs, and risk, and ensure staff is prepared for emergencies
- Increase the frequency of resident fire safety training through partnerships with San Antonio Fire Department at high rise + mid rise communities
- Identify cost savings by increasing division funding to 50% of the budget, reducing the burden on the COCC

Security Goals

INNOVATION: Living the B.L.U.E. Sky Experience, Deliver Every Interaction and Operation with Respect, Innovation and Accountability

- **Community Connectedness Infrastructure:** Institutionalize trust-building, reciprocity, and organized well-being of others as operational principles. Embed social connectedness and collective success into security planning and evaluation.
- **Centralized Data Management:** Fully integrated, analytics-driven platform. Expand dashboards, crime indices, and risk visualizations for executive and operational decision-making.
- **Enterprise Risk Governance:** Clearly distinguish CPTED audits (compliance) from Security Risk Management (Risk to Readiness strategy). Establish a rolling 3–5 year Security Master Plan informed by evolving threat profiles.
- **Professionalization and Standardization:** Apply International Organization for Standardization (ISO) aligned risk methodologies across all site assessments. Ensure consistent, defensible security decisions that withstand audit, litigation, and public scrutiny.

OPPORTUNITY: Connect with Non-Profit Service Providers to Enhance Resident Programs and Improve Service Delivery, Ultimately Enhancing Quality of Life and Promoting Self-Sufficiency

- **Data-Informed Community Engagement (DICE):** Align residents, staff, law enforcement, and community partners around shared risk narratives. Shift from offender-centric to place-based prevention strategies.
- **Property Enhancements:** Risk-based investments in lighting, cameras, access control, and environmental maintenance. Use drone lighting surveys and GIS overlays to guide capital prioritization.
- **Crime Prevention Through Environmental Design (CPTED) I and II Expansion:** Strengthen territorial reinforcement, natural surveillance, and access control. Extend CPTED II principles to surrounding neighborhoods to improve external quality of life.
- **Rapid Response and Recovery:** Formalize protocols for post-incident recovery, reassurance patrols, and resident communication. Reduce fear of crime by addressing both actual risk and perceived safety.

Questions?

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing and
 Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: **San Antonio Housing Authority** PHA Code: **TX006**

PHA Fiscal Year Beginning **07/01/2026** Board Resolution Number: **6936**

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

- | | <u>DATE</u> |
|---|-------------------|
| <input checked="" type="checkbox"/> Operating Budget approved by Board resolution on: | 06/03/2026 |
| <input type="checkbox"/> Operating Budget submitted to HUD, if applicable, on: | |
| <input type="checkbox"/> Operating Budget revision approved by Board resolution on: | |
| <input type="checkbox"/> Operating Budget revision submitted to HUD, if applicable, on: | |

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

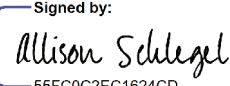
Print Board Chairperson's Name:	Signature:	Date:
Estrellita Garcia-Diaz		

**BOARD OF COMMISSIONERS
Regular Board Meeting**

**RESOLUTION 6937, ADOPTING THE OPPORTUNITY HOME SAN ANTONIO INTERNAL
AUDIT PLAN FOR FISCAL YEAR 2026-2027**

Signed by:

33A0F1EEDAA1479...
Michael Reyes
President and CEO

Signed by:

55FC0C2EC1624CD...
Allison Schlegel
Director of Internal Audit

REQUESTED ACTION:

Consideration and approval regarding Resolution 6937, adopting the Opportunity Home San Antonio Internal Audit Plan for Fiscal Year 2026-2027.

SUMMARY:

The 2026-2027 Internal Audit Plan is a risk-based plan developed to determine that the priorities of the Internal Audit department are consistent with The Institute of Internal Auditors, Inc. (IIA) Definition of Internal Auditing, Code of Ethics, and International Standards for the Professional Practice of Internal Auditing (Standards), as well as Opportunity Home San Antonio’s (Opportunity Home) strategic goals. The Global Internal Audit Standards, 2024, “Standard 9.4 Internal Audit Plan”, requires the chief audit executive (CAE), i.e., the Director of Internal Audit, to communicate the internal audit activity’s plans and resource requirements to senior management and the Board for review and approval. Opportunity Home’s Internal Audit Plan is defined in the Opportunity Home Internal Audit Charter and included as part of the comprehensive internal audit program established pursuant to the Opportunity Home’s Internal Audit Policy. Internal Audit activities also align with Opportunity Home’s strategic goal to transform core operations to be a high-performing and financially strong organization. Final approval of the Internal Audit Plan for 2026-2027 resides with the Board of Commissioners.

The Global Internal Audit Standards, 2024, “Standard 9.4 Internal Audit Plan”, requires the internal audit plan to be based on a documented risk assessment, undertaken at least annually, with input from senior management and the Board. Opportunity Home’s CAE issued risk assessment surveys to the members of the Board of Commissioners, the Board’s attorney, and to each member of senior management and multiple operational personnel. The results of these assessments were tabulated to identify the significant risk areas, which were then included as proposed audits for the 2026-2027 Internal Audit Plan.

Additionally, in accordance with the approved Internal Audit Charter, “At least twice a year, the Audit Committee will meet separately with the CAE to provide a status report on operations and to discuss any matters that the Audit Committee or the CAE believes should be discussed privately.” The Internal Audit Charter also requires the CAE to communicate any significant deviation from the approved internal audit plan to the Audit Committee, the CEO, and the Legal

OPPORTUNITY HOME SAN ANTONIO

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and Compliance Officer, or equivalent, through periodic activity reports.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

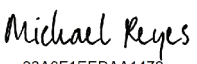
ATTACHMENTS:

Resolution 6937

Slides

**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6942, AMENDING THE OWNER INCENTIVE PAYMENT POLICY FOR THE HOUSING VOUCHER SERVICES (HVS) DEPARTMENT

Signed by:

33A0F1EEDAA1479...
Michael Reyes
President and CEO

DocuSigned by:

0480821642EB4B8...
Stephanie Rodriguez
Senior Director, Housing Voucher Services

REQUESTED ACTION:

Consideration and approval regarding Resolution 6942, amending the Owner Incentive Payment Policy for the Housing Voucher Services (HVS) Department.

SUMMARY:

The Housing Voucher Services (HVS) Department aims to increase owner participation and retention through the Owner Incentive Program. The Owner Incentive Program was introduced in 2023 through flexibilities established in Notice PIH 2022-18. The program was designed to provide incentive payments of up to \$500 to new and existing Housing Choice Voucher (HCV) and Mainstream Program owners who established Housing Assistance Payment (HAP) contracts to lease a unit to a program participant. The first round of incentive payments concluded in August 2024, and assisted an estimated 2,700 families (approximately 240 new landlords to the program and 600 existing landlords).

In January 2026, the U.S. Department of Housing and Urban Development (HUD) issued Notice PIH 2026-01, authorizing the use of HUD-Veterans Affairs Supportive Housing (HUD-VASH) administrative fees to cover expenses for assisting families in leasing a unit under the flexibilities provided in Notice PIH 2022-18.

Opportunity Home proposes amending the Administrative Plan to clarify that incentive payments will be made to owners who have not previously established a HAP contract to lease to an Opportunity Home participant. The policy will also specify that incentive payments will not be made to owners who have previously leased to a participant and have formed a separate LLC or similar entity to contract additional units. Furthermore, the update would remove references to specific programs, allowing the inclusion of additional programs in the incentive initiative as opportunities arise.

STRATEGIC OUTCOMES:

- Residents have a sufficient supply of affordable housing options
- Residents experience a high standard of housing assistance that improves continuously
- Residents' customer experience is compassionate, relieves suffering, and improves their quality of life

ATTACHMENTS:

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Resolution 6942
Administrative Plan Policy
Slides



Owner Incentive Payment Program Proposed Policy Changes

FY 25-26 Administrative Plan

~~16.1 — Administrative Fees [24 CFR 982.152, and Notice PIH 2022-18]~~

~~(1) — HUD may approve administrative fees to Opportunity Home for any of the following purposes:~~

- ~~(a) — Ongoing administrative fees;~~
- ~~(b) — Costs to help families who experience difficulty finding or renting appropriate housing under the program;~~
- ~~(c) — Preliminary fee;~~
- ~~(d) — Costs to coordinate supportive services for families participating in the Family Self-Sufficiency (FSS) program.~~
- ~~(e) — The following types of extraordinary costs approved by HUD:
 - ~~(i) — Costs to cover necessary expenses incurred by Opportunity Home to provide reasonable accommodation for persons with disabilities, where Opportunity Home is unable to cover additional expenses from ongoing administrative fee income or the Opportunity Home administrative fee reserve;~~
 - ~~(ii) — Costs of audit by an independent public accountant;~~
 - ~~(iii) — Other extraordinary costs determined necessary by HUD Headquarters:
 - ~~(A) — Other eligible uses of administrative fees for the HCV and Mainstream Voucher program include:
 - ~~(1) — Security deposit assistance~~
 - ~~(2) — Utility deposit assistance/utility arrears~~
 - ~~(3) — Application fees/non-refundable administrative or processing fees/refundable application deposit assistance/broker fees~~
 - ~~(4) — Holding fees~~
 - ~~(5) — Renter's insurance~~
 - ~~(6) — Owner incentive payments~~~~~~~~





- ~~(a) Opportunity Home may provide incentive payments up to \$500 to owners with new contracts:
 - ~~(i) Incentive payments will be provided when a contract is executed with families in the HCV Program and Mainstream Program.~~
 - ~~(ii) Opportunity Home will only issue incentive payments after the HAP Contract is executed.~~
 - ~~(iii) Incentive payments will not be made for families moving into a different unit on the same property or those remaining in the same unit with a new HAP contract.~~~~

- ~~(2) For each fiscal year, administrative fees are specified in the Opportunity Home budget and require HUD approval. Administrative fees may only be approved or paid from amounts appropriated by Congress.~~
- ~~(3) Opportunity Home fees may only be used to cover costs incurred to perform administrative responsibilities for the program in accordance with HUD regulations and requirements.~~

Proposed FY 25-26 Administrative Plan Update

13.1 Owners in the HCV Program

13.1.A Owner Recruitment and Retention [HCV GB, pp. 2-4 to 2-6]

- (3) Owner Incentive/Retention Payments [Notice PIH 2022-18]**
 - (a) Opportunity Home may utilize its Unrestricted Net Position (UNP, or administrative fee reserve) or ongoing administrative fees to make owner incentive payments (e.g., signing bonuses) or retention payments to owners who agree to initially lease their unit to an HCV family and/or renew the lease of an HCV family.
 - (b) If Opportunity Home chooses to offer incentives or retention payments, it must adopt a policy governing when such payments are appropriate.





(c) Owner incentive payments are not housing assistance payments, nor can they effectively supplement ongoing monthly housing assistance payments. Owner incentive payments are not part of the rent-to-owner, nor are they considered when determining whether the unit's rent is reasonable.

(d) Opportunity Home may provide incentive payments of up to \$500 to new owners with new contracts. New owners must not have previously leased a unit to a family participating in an Opportunity Home voucher program.

(i) Opportunity Home will issue incentive payments upon the establishment of a new owner and the full execution of a Housing Assistance Payment (HAP) contract with a family in a participating voucher program, provided such payments are permitted under federal regulations regarding the use of administrative fees.

(ii) Opportunity Home will issue incentive payments only after the HAP contract is fully executed.

(iii) Incentive payments will not be authorized for families who move to a different unit on the same property, or for families who remain in the same unit but enter into a new HAP contract. Furthermore, payments will not be made if the current property owner establishes a separate LLC or similar entity for the purpose of new contracted units.



**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6946, 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 2026-2027, FOR AN ESTIMATED AMOUNT OF \$8,324,109

Signed by:

33A0F1EEDAA1479...
Michael Reyes
President and CEO

DocuSigned by:

69E879DBCCA24A7...
Jennifer Dominguez
Senior Risk Manager

REQUESTED ACTION:

Consideration and approval regarding Resolution 6946, 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 + machinery for Opportunity Home San Antonio and its affiliated entities, for the Fiscal Year (FY) 2026-2027, for an estimated amount of \$8,324,109.

SUMMARY:

The protection and preservation of Opportunity Home San Antonio's housing portfolio play a vital role in maintaining the stability and improving the quality of life of the residents it serves. The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to maintain adequate insurance coverage on all properties. Similarly, lenders and additional parties have these requirements for Affordable Housing Communities and other Opportunity Home-affiliated interests.

Effective February 9, 2025, the President and CEO approved awarding a contract to McGriff as Opportunity Home's Broker of Record (BOR) under his approval authority. The BOR serves as a consultant for insurance products in the market and presents Opportunity Home San Antonio with the best options for consideration.

Annual renewal activities include market comparisons of costs and coverage for our affordable housing portfolio and other insurance needs, with selections recommended based on the best cost and fit for the Organization. The FY 2025-2026 Board-approved request was \$7,961,455, and the total projected cost for FY 2026-2027 is estimated at \$8,324,109, which includes an additional 10% for policy additions, premium increases, policy adjustments, coverage gaps, special events, or to place insurance for special events as they occur throughout the year. The policy period covered will be July 1, 2026, through June 30, 2027. Insurance costs are funded through the FY 2026-2027 budget and any insurance escrow accounts.

OPPORTUNITY HOME SAN ANTONIO**June 3, 2026**

Premium increases are typically attributable to variable market conditions, claims loss history, policy limit adjustments, filling coverage gaps, and catastrophic events. Recently, the increased severity and frequency of weather events, escalating construction costs, and rising property values have significantly impacted property policy premiums. To address rising construction costs, the price projections for property coverage in this presentation assume an increase in insured building values.

The market for both liability and excess coverage has hardened, moving toward tighter underwriting, greater restrictions, and higher pricing. Increased premiums are driven by persistent social inflation factors such as litigation funding, shifting jury opinions, and rising medical costs, which have escalated the cost per claim despite stable claim frequency.

Historically, Opportunity Home San Antonio has been unable to obtain competitive pricing in the open market, largely because it is classified as an insured in a high-risk industry. The BOR is restricted from securing pricing until the May-June timeframe of each year. To secure the best possible products and pricing and ensure continuous coverage, staff seek Board authorization to bind policies on or before June 30, 2026. Staff will provide the Board with an update, including actual placement costs, at a future Board meeting.

Renewal Process | Industry standard and best practices:

- March 2026: Review/complete renewal applications.
- April 2026: Gather and submit related data to BOR, review market trends and pricing, discuss placement, negotiation, or alternative strategies.
- June 2026: Recommend and request Board of Commissioners authorization; seek competitive premium indications in the open market and discuss recommendations with the Chief Asset Management Officer. Receive and review quotes on the entire portfolio and bind coverage.
- August 2026: Policies renewed or placed; provide updated placement costs to the Board of Commissioners.

STRATEGIC OUTCOMES:

Supports all strategic outcomes

ATTACHMENTS:

Resolution 6946

Insurance renewal worksheet

Fiscal Year 2026-2027 INSURANCE RENEWALS

INSURANCE TYPE OR INSURED ENTITY	2025-2026 REQUEST TO BOARD				2025-2026 ACTUAL PREMIUMS				2026-2027 REQUEST TO BOARD			
	PROPERTY	LIABILITY	EXCESS	TOTAL	PROPERTY	LIABILITY	EXCESS	TOTAL	PROPERTY	LIABILITY	EXCESS	TOTAL
INDIVIDUAL POLICES												
Automobile Fleet	\$0	\$111,484	\$0	\$111,484	\$0	\$98,562	\$0	\$98,562	\$0	\$108,418	\$0	\$108,418
Cyber Liability	\$0	\$39,653	\$0	\$39,653	\$0	\$36,049	\$0	\$36,049	\$0	\$42,177	\$0	\$42,177
Fiduciary, EPL, and D&O	\$0	\$92,408	\$0	\$92,408	\$0	\$52,811	\$0	\$52,811	\$0	\$61,789	\$0	\$61,789
Fidelity/Crime	\$0	\$8,936	\$0	\$8,936	\$0	\$10,410	\$0	\$10,410	\$0	\$12,180	\$0	\$12,180
Workers' Compensation	\$0	\$252,596	\$0	\$252,596	\$0	\$194,329	\$0	\$194,329	\$0	\$204,045	\$0	\$204,045
Flood	\$19,844	\$0	\$0	\$19,844	\$202,987			\$202,987	\$223,286		\$0	\$223,286
PROPERTY + LIABILITY POLICIES												
Converse Ranch I	\$81,593	\$9,541	\$6,565	\$97,699	\$72,279	\$8,487	\$5,611	\$86,378	\$79,507	\$9,930	\$6,565	\$96,002
Durango Midrise, LP	\$117,256	\$16,985	\$8,374	\$142,615	\$96,566	\$14,996	\$7,157	\$118,719	\$106,223	\$17,545	\$8,373	\$132,141
Las Varas Public Facility Corporation: Vacant land	\$0	\$4,767	\$5,850	\$10,617	\$0	\$4,490	\$0	\$4,490	\$0	\$5,253	\$0	\$5,253
Public Housing	\$2,698,298	\$430,209	\$0	\$3,128,507	\$2,463,943	\$438,702	\$0	\$2,902,645	\$2,710,337	\$482,572	\$0	\$3,192,910
Boiler and Machinery	\$0	\$65,275	\$0	\$65,275	\$0	\$60,028	\$0	\$60,028	\$0	\$70,233	\$0	\$70,233
San Antonio Housing Development Corporation	\$724,051	\$88,191	\$29,098	\$841,340	\$669,764	\$108,933	\$46,419	\$825,116	\$736,740	\$127,452	\$54,310	\$918,502
San Antonio Housing Facility Corporation	\$899,096	\$166,215	\$61,062	\$1,126,373	\$1,173,695	\$195,638	\$66,957	\$1,436,289	\$1,291,064	\$228,896	\$78,340	\$1,598,300
Snowden	\$173,505	\$20,682	\$6,041	\$200,228	\$92,801	\$26,304	\$24,403	\$143,509	\$102,082	\$30,776	\$28,551	\$161,409
Springhill Courtland Hts Public Facility Corporation	\$282,585	\$36,874	\$37,430	\$356,889	\$232,943	\$39,239	\$35,917	\$308,100	\$256,237	\$45,910	\$42,023	\$344,170
Woodhill Public Facility Corporation	\$366,945	\$38,241	\$26,221	\$431,407	\$299,403	\$32,703	\$24,744	\$356,850	\$329,343	\$38,263	\$28,950	\$396,556
Beacon Housing Solutions, LLC ⁽¹⁾	\$205,651	\$38,181	\$67,984	\$311,816	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REQUEST/COST OF INSURANCE	\$5,568,824	\$1,420,238	\$248,624	\$7,237,686	\$5,304,382	\$1,321,681	\$211,208	\$6,837,271	\$5,834,820	\$1,485,439	\$247,113	\$7,567,372
Approximately 10% for additions, increases, adjustments,				\$723,769				\$1,124,184				\$756,737
TOTAL REQUEST INCLUDING ADDITIONS				\$7,961,455				\$7,961,455				\$8,324,109
Increase/(Decrease) from 2025-2026 Premiums									\$530,438	\$163,758	\$35,905	\$730,101.35
									10.00%	12.39%	17.00%	10.68%

⁽¹⁾ Beacon Housing Solutions insurance policy dissolved

**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6945, AUTHORIZING ACQUISITION BY AN AFFILIATE OF SAN ANTONIO HOUSING FACILITY CORPORATION OF HEMISVIEW VILLAGE APARTMENTS OR ALL OWNERSHIP INTERESTS IN OR ASSETS OWNED BY DURANGO MIDRISE LP; AUTHORIZING SALE BY AN AFFILIATE OF LAS VARAS PUBLIC FACILITY CORPORATION OF HEMISVIEW VILLAGE APARTMENTS OR ALL OWNERSHIP INTERESTS IN OR ASSETS OWNED BY DURANGO MIDRISE LP; THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

Signed by:

33A0F1EEDAA1479...
Michael Reyes
President and CEO

Signed by:

1E51C6E3A8CA4E8...
Bradford McMurray
Chief Asset Management Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6945, authorizing acquisition by an affiliate of San Antonio Housing Facility Corporation (SAHFC) of Hemisview Village Apartments or all ownership interests in or assets owned by Durango Midrise LP; authorizing sale by an affiliate of Las Varas Public Facility Corporation (LVPFC) of Hemisview Village Apartments or all ownership interests in or assets owned by Durango Midrise LP; the execution of all documentation necessary to carry out such transactions; and other matters in connection therewith.

SUMMARY:

The Project is located at 401 Santos Street, San Antonio, Texas, and comprises 245 units, including 125 market-rate units and 120 units (49 of which are public housing units) reserved for individuals and families earning at or below 50% AMI. The federal compliance period ended in 2025, and the extended affordability period ends in 2040.

The Project is owned by the Partnership, which is currently comprised of Durango Midrise GP, LLC, a Texas limited liability company of which LVPFC is sole member, as general partner (the “General Partner”), SAHFC HV, LLC, Texas limited liability company of which SAHFC is sole member, as investor limited partner administrative limited partner and Class B limited partner, and Alliant Holdings of Durango, LLC, as special limited partner (“SLP”). SAHFC, through its wholly owned asset SAHFC Hemisview, LLC, desires to purchase and assume the SLP interests in the Partnership and or the Project in its entirety (collectively, the “Transfer”).

STRATEGIC OUTCOMES:

- Residents live in quality, affordable housing
- Residents have a sufficient supply of affordable housing options
- Community's economy and health benefits are sustained and improved for future generations

OPPORTUNITY HOME SAN ANTONIO

June 3, 2026

ATTACHMENTS:

Resolution 6945

Resolution 26LVPFC-06-02

Resolution 26FAC-06-03

Slides

**CERTIFICATE FOR RESOLUTION
RESOLUTION 26LVPFC-06-02**

The undersigned Officer of the Las Varas Public Facility Corporation (“LVPFC”) hereby certifies as follows:

1. In accordance with the bylaws of LVPFC, the Board of Directors of LVPFC (the “Board”) held a meeting on June 3, 2026 (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 26LVPFC-06-02, AUTHORIZING THE SALE OF HEMISVIEW
VILLAGE APARTMENTS OR ALL OWNERSHIP INTERESTS IN OR ASSETS
OWNED BY DURANGO MIDRISE LP; THE EXECUTION OF ALL
DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTIONS;
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 LVPFC.

SIGNED this 3rd day of June 2026.

Michael Reyes
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 26LVPFC-06-02**

RESOLUTION 26LVPFC-06-02, AUTHORIZING THE SALE OF HEMISVIEW VILLAGE APARTMENTS OR ALL OWNERSHIP INTERESTS IN OR ASSETS OWNED BY DURANGO MIDRISE LP; THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), provides that certain non-profit corporations created by housing authorities shall constitute public facility corporations which are public corporations, constituted authorities, and instrumentalities authorized by the applicable housing authority; and

WHEREAS, the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (the “Authority”), approved and created Las Varas Public Facility Corporation (“LVPFC”) and San Antonio Housing Facility Corporation (“SAHFC”) pursuant to and in accordance with the provisions of the Act; and

WHEREAS, LVPFC is the sole member of Durango Midrise GP, LLC, a Texas limited liability company, the general partner (the “General Partner”) of Durango Midrise LP, a Texas limited partnership (the “Partnership”), the leasehold owner of the land and fee owner of the improvements comprising the Hemisview Village (formerly Durango Midrise) Apartments Project (the “Project”); and

WHEREAS, LVPFC is the fee owner of the land on which the Project is located (the “Land”) and ground lessor under a Ground Lease by and between LVPFC, as landlord, and the Partnership, as tenant, dated as of September 19, 2008 (the “Ground Lease”); and

WHEREAS, SAHFC is the sole member of SAHFC HV, LLC, a Texas limited liability company (the “SAHFC Partner”), and is the owner of all the Class B limited partner interests, investor limited partner interests, and administrative limited partner interests; and

WHEREAS, the Partnership is comprised of the General Partner, SAHFC Partner, and Alliant Holdings of Durango, LLC, as a special limited partner (the “SLP”); and

WHEREAS, the LVPFC, through its role as the sole member of the the General Partner, desires to sell the Project and SAHFC, through its role as sole member of SAHFC Hemisview, LLC, a Texas limited liability company (the “Purchaser”), seeks to approve the sale of either the interests of the SLP or the entire Project (in either case, the “Transfer”); and

WHEREAS, the Board of Directors of LVPFC (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.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Las Varas Public Facility Corporation, hereby:

- 1) Authorizes the Transfer, and all actions necessary to effect such transactions.
- 2) Authorizes and directs the Secretary/Treasurer, and each Officer of LVPFC (each an "Executing Officer"), or any of them, to negotiate, execute, and deliver (or to accept, as the case may be), any documents and other instruments, including, but not limited to, documents required to effect the Transfer, or other such instruments necessary or desirable to give effect to the actions authorized hereby and carry out the intent hereof, and approval of the terms of any of the documents by the Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.
- 3) Authorizes 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.
- 4) Authorizes, ratifies, confirms, and approves all acts heretofore taken by the Officers of this Board in connection with the matters authorized by this Resolution.
- 5) Resolves that 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.
- 6) Resolves that 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.
- 7) Resolves that 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.
- 8) Resolves that this Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 9) Resolves that this Resolution shall be in force and effect from and after its passage.

Passed and approved this 3rd day of June 2026.

Estrellita Garcia-Diaz

President, Board of Directors

Attested and approved as to form:

Michael Reyes

Secretary/Treasurer

**CERTIFICATE FOR RESOLUTION
RESOLUTION 26FAC-06-03**

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 June 3, 2026 (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 26FAC-06-03, AUTHORIZING THE ACQUISITION OF
HEMISVIEW VILLAGE APARTMENTS OR ALL OWNERSHIP INTERESTS IN
OR ASSETS OWNED BY DURANGO MIDRISE LP; THE EXECUTION OF ALL
DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTIONS;
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 3rd day of June 2026.



Michael Reyes
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 26FAC-06-03**

RESOLUTION 26FAC-06-03, AUTHORIZING THE ACQUISITION OF HEMISVIEW VILLAGE APARTMENTS OR ALL OWNERSHIP INTERESTS IN OR ASSETS OWNED BY DURANGO MIDRISE LP; THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), provides that certain non-profit corporations created by housing authorities shall constitute public facility corporations which are public corporations, constituted authorities, and instrumentalities authorized by the applicable housing authority; and

WHEREAS, the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (the “Authority”), approved and created Las Varas Public Facility Corporation (“LVPFC”) and San Antonio Housing Facility Corporation (“SAHFC”) pursuant to and in accordance with the provisions of the Act; and

WHEREAS, LVPFC is the sole member of Durango Midrise GP, LLC, a Texas limited liability company, the general partner (the “General Partner”) of Durango Midrise LP, a Texas limited partnership (the “Partnership”), which is leasehold owner of the land and fee owner of the improvements comprising the Hemisview Village (formerly Durango Midrise) Apartments Project (the “Project”); and

WHEREAS, LVPFC is the fee owner of the land on which the Project is located (the “Land”) and ground lessor under a Ground Lease by and between LVPFC, as landlord, and the Partnership, as tenant, dated as of September 19, 2008 (the “Ground Lease”); and

WHEREAS, SAHFC is the sole member of SAHFC HV, LLC, a Texas limited liability company (the “SAHFC Partner”), and is the owner of all the class B limited partner interests, investor limited partner interests, and administrative limited partner interests; and

WHEREAS, the Partnership is comprised of the General Partner, SAHFC Partner, and Alliant Holdings of Durango, LLC, as a special limited partner (the “SLP”); and

WHEREAS, the General Partner desires to sell the Project and SAHFC, through its role as sole member of SAHFC Hemisview, LLC, a Texas limited liability company (the “Purchaser”), seeks to approve the purchase and acquisition of either the interests of the SLP or the entire Project (in either case, the “Transfer”); and

WHEREAS, this 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.

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

- 1) Authorizes and approves all actions of SAHFC, the General Partner, the SAHFC Partner, the Partnership, and the Purchaser required to effect the Transfer.
- 2) Authorizes and directs the Secretary/Treasurer, and each Officer of SAHFC (each an "Executing Officer"), or any of them, to negotiate, execute, and deliver (or to accept, as the case may be), any documents and other instruments, including, but not limited to, the Note Documents, one or more assignment and assumption agreements required to effect the Transfer, or any other such instruments necessary or desirable to give effect to the actions authorized hereby and carry out the intent hereof, and approval of the terms of any of the documents by the Executing Officer and the Board shall be conclusively evidenced by the execution and delivery of such documents.
- 3) Authorizes the Officers of the Board, or any of them, 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.
- 4) Authorizes, ratifies, confirms, and approves all acts heretofore taken by the Officers of the Board in connection with the matters authorized by this Resolution.
- 5) Resolves that 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.
- 6) Resolves that 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.
- 7) Resolves that 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.
- 8) Resolves that this Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 9) Resolves that this Resolution shall be in force and effect from and after its passage.

Passed and approved this 3rd day of June 2026.

Estrellita Garcia-Diaz

President, Board of Directors

Attested and approved as to form:

Michael Reyes

Secretary/Treasurer

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6943, AUTHORIZING THE PROPERTY TRANSFERS FOR: (I) ARTISAN AT MISSION CREEK APARTMENTS PROJECT; (II) BONITO PARQUE (F/K/A BETHAL PLACE APARTMENTS) PROJECT; (III) COSTA ALMADENA APARTMENTS PROJECT; (IV) ELAN GARDENS APARTMENTS PROJECT; (V) MIRABELLA SENIOR APARTMENTS PROJECT; (VI) SOUTHGATE AT EMERALD APARTMENTS PROJECT (F/K/A ROSEMOUNT AT UNIVERSITY PLACE); AND (VII) THE SORENTO APARTMENTS PROJECT (F/K/A PRIMROSE AT MONTICELLO) (COLLECTIVELY, THE “PROPERTY TRANSFERS”), INCLUDING AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 26FAC-06-02 AUTHORIZING THE PROPERTY TRANSFERS, AND ALL OTHER ACTIONS NECESSARY TO EFFECT THE PROPERTY TRANSFERS; AND AUTHORIZING LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE RESOLUTION 26LVPFC-06-01 AUTHORIZING THE TRANSFER OF THE PROPERTY AND ALL OTHERS ACTIONS NECESSARY TO EFFECT THE PROPERTY TRANSFERS; THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

Signed by:

33A0F1EEDAA1479...
Michael Reyes
President and CEO

Signed by:

1E51C6E3A8CA4E8...
Bradford McMurray
Chief Asset Management Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 6943, authorizing the Property Transfers for: (i) Artisan at Mission Creek Apartments Project; (ii) Bonito Parque (f/k/a Bethal Place Apartments) Project; (iii) Costa Almadena Apartments Project; (iv) Elan Gardens Apartments Project; (v) Mirabella Senior Apartments Project; (vi) Southgate at Emerald Apartments Project (f/k/a Rosemount at University Place); and (vii) The Sorento Apartments Project (f/k/a Primrose at Monticello) (collectively, the “Property Transfers”), including authorizing San Antonio Housing Facility Corporation to approve Resolution 26FAC-06-02, authorizing the Property Transfers, and all other actions necessary to effect the Property Transfers; and authorizing Las Varas Public Facility Corporation to approve resolution 26LVPFC-06-01, authorizing the transfer of the property and all other actions necessary to effect the Property Transfers; the execution of all documentation necessary to carry out the transactions; and other matters in connection therewith.

SUMMARY:

The Las Varas Public Facility Corporation is the current fee simple owner of the Projects described above. The insurance provider for Las Varas Public Facility Corporation has requested that ownership of real property currently held by Las Varas Public Facility Corporation be transferred to other affiliated entities. As a result, the transfer of fee simple ownership of the Projects from Las Varas Public Facility Corporation to San Antonio Housing Facility Corporation is required, and documentation affecting such transfer, as well as the role of the landlord in the corresponding ground leases, is necessary to facilitate the aforementioned transfer.

OPPORTUNITY HOME SAN ANTONIO

June 3, 2026

The attached Resolutions authorize the Las Varas Public Facility Corporation to approve a resolution for the transfer of the Projects to the San Antonio Housing Facility Corporation. The attached Resolutions also authorize the San Antonio Housing Facility Corporation to assume ownership interests in the Projects and to execute amended and restated ground leases for each Project.

STRATEGIC OUTCOMES:

Supports all strategic outcomes

ATTACHMENTS:

Resolution 6943

Resolution 26FAC-06-02

Resolution 26LVPFC-06-01

Slides

**CERTIFICATE FOR RESOLUTION
RESOLUTION 26FAC06-02**

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 June 3, 2026 (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 26FAC-06-02, AUTHORIZING THE PROPERTY TRANSFERS FOR: (I) ARTISAN AT MISSION CREEK APARTMENTS PROJECT; (II) BONITO PARQUE (F/K/A BETHAL PLACE APARTMENTS) PROJECT; (III) COSTA ALMADENA APARTMENTS PROJECT; (IV) ELAN GARDENS APARTMENTS PROJECT; (V) MIRABELLA SENIOR APARTMENTS PROJECT; (VI) SOUTHGATE AT EMERALD APARTMENTS PROJECT (F/K/A ROSEMOUNT AT UNIVERSITY PLACE); AND (VII) THE SORENTO APARTMENTS PROJECT (F/K/A PRIMROSE AT MONTICELLO) (COLLECTIVELY, THE “PROPERTY TRANSFERS”), AND TO PAY RELATED COSTS; FURTHER AUTHORIZING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTIONS; 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 3rd day of June 2026.



Michael Reyes
Secretary/Treasurer

**San Antonio Housing Facility Corporation
Resolution 26FAC-06-02**

RESOLUTION 26FAC-06-02, AUTHORIZING THE PROPERTY TRANSFERS FOR: (I) ARTISAN AT MISSION CREEK APARTMENTS PROJECT; (II) BONITO PARQUE (F/K/A BETHAL PLACE APARTMENTS) PROJECT; (III) COSTA ALMADENA APARTMENTS PROJECT; (IV) ELAN GARDENS APARTMENTS PROJECT; (V) MIRABELLA SENIOR APARTMENTS PROJECT; (VI) SOUTHGATE AT EMERALD APARTMENTS PROJECT (F/K/A ROSEMOUNT AT UNIVERSITY PLACE); AND (VII) THE SORENTO APARTMENTS PROJECT (F/K/A PRIMROSE AT MONTICELLO) (COLLECTIVELY, THE "PROPERTY TRANSFERS"), AND TO PAY RELATED COSTS; FURTHER AUTHORIZING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act"), provides that certain non-profit corporations created by housing authorities shall constitute public facility corporations, which are public corporations, constituted authorities, and instrumentalities authorized by the applicable housing authority; and

WHEREAS, the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (the "Authority"), approved and created Las Varas Public Facility Corporation ("LVPFC") and San Antonio Housing Facility Corporation ("SAHFC") pursuant to and in accordance with the provisions of the Act; and

WHEREAS, LVPFC is the sole member of 252 ARDC Military, LLC, a Texas limited liability company, the general partner (the "Artisan at Mission General Partner") of ARDC Military, Ltd., a Texas limited partnership (the "Artisan at Mission Partnership"), which is the leasehold owner of the land and the fee owner of the improvements comprising the Artisan At Mission Creek (formerly Artisan at Military) Apartments Project (the "Artisan at Mission Apartments Project"); and

WHEREAS, LVPFC is the current fee owner of the land on which the Artisan at Mission Apartments Project is located (the "Artisan at Mission Land") and ground lessor under a Ground Lease by and between LVPFC, as landlord, and the Artisan at Mission Partnership, as tenant, dated as of May 10, 2006 (the "Artisan at Mission Ground Lease"); and

WHEREAS, the Artisan at Mission Partnership is comprised of the Artisan at Mission General Partner, Boston Financial Institution Tax Credits XXXI, LP, as investor limited partner ("Artisan at Mission ILP"), Aubra Franklin, as Class B limited partner ("Artisan at Mission CBP") and BF Holdings II SLP, Inc., as special limited partner ("Artisan at Mission SLP" and with the Artisan at Mission ILP and Artisan at Mission CBP, the "Artisan at Mission Limited Partners"); and

WHEREAS, LVPFC seeks to transfer all interest and fee ownership in the Artisan at Mission Apartments Project to SAHFC (the "Artisan at Mission Transfer"); and

WHEREAS, in connection with the Artisan at Mission Transfer, LVPFC, SAHFC, the Artisan at Mission Partnership, and the Artisan at Mission Limited Partners intend to amend and restate the Artisan at Mission Ground Lease; and

WHEREAS, LVPFC is the sole member of LVPFC BETHEL PLACE, LLC, a Texas limited liability company, the general partner (the "Bonito Parque General Partner") of FAIRFIELD BETHEL PLACE LP, a Texas limited partnership (the "Bonito Parque Partnership"), which is the leasehold owner of the land and the fee owner of the improvements comprising the Bonito Parque (formerly Bethal Place) Apartments Project (the "Bonito Parque Apartments Project"); and

WHEREAS, LVPFC is the current fee owner of the land on which the Bonito Parque Apartments Project is located (the "Bonito Parque Land") and ground lessor under an Amended and Restated Ground Lease by and between LVPFC, as landlord, and the Bonito Parque Partnership, as tenant, dated as of June 1, 2022 (the "Bonito Parque Ground Lease"); and

WHEREAS, the Partnership is comprised of the Bonito Parque General Partner, FRH BEHTL PLACE INVESTOR LLC, a Texas limited liability company, as investor limited partner ("Bonito Parque ILP"), and R4 RBTX ACQUISITION LLC, a Delaware limited liability company, as Class B limited partner ("Bonito Parque CBP" and with the Bonito Parque ILP, the "Bonito Parque Limited Partners"); and

WHEREAS, LVPFC seeks to transfer all interest and fee ownership in the Bonito Parque Apartments Project to SAHFC (the "Bonito Parque Transfer"); and

WHEREAS, in connection with the Bonito Parque Transfer, LVPFC, SAHFC, the Bonito Parque Partnership, and the Bonito Parque Limited Partners intend to amend and restate the Bonito Parque Ground Lease; and

WHEREAS, SAHFC is the sole member of COSTA ALMADENA GP, LLC, a Texas limited liability company, the managing member (the "Costa Almadena Managing Member") of COSTA ALMADENA APARTMENTS, LLC, a Texas limited liability company (the "Costa Almadena LLC"), which is the leasehold owner of the land and the fee owner of the improvements comprising the Costa Almadena Apartments Project (the "Costa Almadena Apartments Project"); and

WHEREAS, LVPFC is the current fee owner of the land on which the Costa Almadena Apartments Project is located (the "Costa Almadena Land") and ground lessor under an Amended and Restated Ground Lease by and between LVPFC, as landlord, and the Costa Almadena LLC, as tenant, dated as of July 1, 2023 (the "Costa Almadena Ground Lease"); and

WHEREAS, LVPFC seeks to transfer all interest and fee ownership in the Costa Almadena Apartments Project to SAHFC (the "Costa Almadena Transfer"); and

WHEREAS, in connection with the Costa Almadena Transfer, LVPFC, SAHFC, the Costa Almadena LLC, and the Costa Almadena Managing Member intend to amend and restate the Costa Almadena Ground Lease; and

WHEREAS, SAHFC is the sole member of SAHFC ELAN GARDENS, LLC, a Texas limited liability company (the "Elan Gardens Tenant"), which is the leasehold owner of the land and the fee owner of the improvements comprising the Elan Gardens Apartments Project (the "Elan Gardens Apartments Project"); and

WHEREAS, LVPFC is the current fee owner of the land on which the Elan Gardens Apartments Project is located (the "Elan Gardens Land") and ground lessor under an Amended and Restated Ground Lease by and between LVPFC, as landlord, and the Elan Gardens Tenant, as tenant, dated as of June 4, 2025 (the "Elan Gardens Ground Lease"); and

WHEREAS, LVPFC seeks to transfer all interest and fee ownership in the Elan Gardens Apartments Project to SAHFC (the "Elan Gardens Transfer"); and

WHEREAS, in connection with the Elan Gardens Transfer, LVPFC, SAHFC, the Elan Gardens Partnership, and the Elan Gardens Limited Partners intend to amend and restate the Elan Gardens Ground Lease; and

WHEREAS, LVPFC is the sole member of SAHA THE MIRABELLA, LLC, a Texas limited liability company, the general partner (the "Mirabella Senior General Partner") of THE MIRABELLA, LTD., a Texas limited partnership (the "Mirabella Senior Partnership"), which is the leasehold owner of the land and the fee owner of the improvements comprising the Mirabella Senior Apartments Project (the "Mirabella Senior Apartments Project"); and

WHEREAS, LVPFC is the current fee owner of the land on which the Mirabella Senior Apartments Project is located (the "Mirabella Senior Land") and ground lessor under an Amended and Restated Ground Lease by and between LVPFC, as landlord, and the Mirabella Senior Partnership, as tenant, dated as of April 9, 2010 (the "Mirabella Senior Ground Lease"); and

WHEREAS, the Partnership is comprised of the Mirabella Senior General Partner, BCC, Inc., as BCP special limited partner ("Mirabella Senior BCPSLP"), Boston Capital Corporate Tax Credit Fund XXXIII LP, as investment limited partner ("Mirabella Senior ILP"), and NRP The Mirabella, LLC, as NRP special limited partner ("Mirabella Senior NRPSLP" and with the Mirabella Senior BCPSLP and Mirabella Senior ILP, the "Mirabella Senior Limited Partners"); and

WHEREAS, LVPFC seeks to transfer all interest and fee ownership in the Mirabella Senior Apartments Project to SAHFC (the "Mirabella Senior Transfer"); and

WHEREAS, in connection with the Mirabella Senior Transfer, LVPFC, SAHFC, the Mirabella Senior Partnership, and the Mirabella Senior Limited Partners intend to amend and restate the Mirabella Senior Apartments Ground Lease; and

WHEREAS, SAHFC is the sole member of SAHFC UNIVERSITY PARK GP, LLC, a Texas limited liability company, the general partner (the "Southgate at Emerald General Partner") of ROERS

SAN ANTONIO APARTMENTS OWNER I LIMITED PARTNERSHIP, a Texas limited partnership (the "Southgate at Emerald Partnership"), which is the leasehold owner of the land and the fee owner of the improvements comprising the Southgate at Emerald (formerly Rosemount at University Place) Apartments Project (the "Southgate at Emerald Apartments Project"); and

WHEREAS, LVPFC is the current fee owner of the land on which the Southgate at Emerald Apartments Project is located (the "Southgate at Emerald Land") and ground lessor under a Second Amended and Restated Ground Lease by and between LVPFC, as landlord, and the Partnership, as tenant, dated as of September 1, 2023 (the "Southgate at Emerald Ground Lease"); and

WHEREAS, the Southgate at Emerald Partnership is comprised of the Southgate at Emerald General Partner, AHP HOUSING FUND 355, LLC, as investor limited partner ("Southgate at Emerald ILP"), ROERS SAN ANTONIO APARTMENTS PARTNER I LLC, as Class A limited partner ("Southgate at Emerald CALP") and ROERS SAN ANTONIO APARTMENTS QUALIFIED OPPORTUNITY FUND I LLC, as Class B limited partner ("Southgate at Emerald CBLP" and with the Southgate at Emerald ILP and Southgate at Emerald CALP, the "Southgate at Emerald Limited Partners"); and

WHEREAS, LVPFC seeks to transfer all interest and fee ownership in the Southgate at Emerald Apartments Project to SAHFC (the "Southgate at Emerald Transfer"); and

WHEREAS, in connection with the Southgate at Emerald Transfer, SAHFC, LVPFC, the Southgate at Emerald Partnership, and the Southgate at Emerald Limited Partners intend to amend and restate the Southgate at Emerald Ground Lease; and

WHEREAS, LVPFC is the sole member of LFPFC SORENTO, LLC, a Texas limited liability company, the general partner (the "Sorento General Partner") of FAIRFIELD SORENTO LP, a Texas limited partnership (the "Sorento Partnership"), which is the leasehold owner of the land and the fee owner of the improvements comprising the Sorento (formerly Primrose at Monticello) Apartments Project (the "Sorento Apartments Project"); and

WHEREAS, LVPFC is the current fee owner of the land on which the Sorento Apartments Project is located (the "Sorento Land") and ground lessor under a Ground Lease by and between LVPFC, as landlord, and the Partnership, as tenant, dated as of March 3, 2022 (the "Sorento Ground Lease"); and

WHEREAS, the Sorento Partnership is comprised of the Sorento General Partner, R4 TSTX ACQUISITION LLC, as investor limited partner ("Sorento ILP"), and FRH SORENTO, LLC, as Class B limited partner ("Sorento CBLP" and with the Sorento ILP, the "Sorento Limited Partners"); and

WHEREAS, LVPFC seeks to transfer all interest and fee ownership in the Sorento Apartments Project to SAHFC (the "Sorento Transfer"); and

WHEREAS, in connection with the Sorento Transfer, LVPFC, SAHFC, the Sorento Partnership, and the Sorento Limited Partners intend to amend and restate the Sorento Ground Lease; and

WHEREAS, the Artisan at Mission Transfer, the Bonito Parque Transfer, the Costa Almadena Transfer, the Elan Gardens Transfer, the Mirabella Senior Transfer, the Southgate at Emerald Transfer, and the Sorento Transfer may collectively be referred to herein as the “Property Transfers”; and

WHEREAS, the Artisan at Mission Ground Lease, the Bonito Parque Ground Lease, the Costa Almadena Ground Lease, the Elan Gardens Ground Lease, the Mirabella Senior Ground Lease, the Southgate at Emerald Ground Lease, and the Sorento Ground Lease may collectively be referred to herein as the “Existing Ground Leases”; and

WHEREAS, this 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.

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

- 1) Authorizes all actions of SAHFC required in connection with the Property Transfers and to amend and restate the Existing Ground Leases.
- 2) Authorizes the Secretary/Treasurer and each Officer of SAHFC (each an “Executing Officer”), or any of them, are hereby authorized and directed to negotiate, execute, and deliver (or to accept, as the case may be), any documents and other instruments, one or more assignment and assumption agreements required to effect the Property Transfers, or any other such instruments necessary or desirable to give effect to the actions authorized hereby and carry out the intent hereof, and approval of the terms of any of the documents by the Executing Officer and the Board shall be conclusively evidenced by the execution and delivery of such documents.
- 3) Authorizes the Officers of the Board, or any of them, 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.
- 4) Authorizes, ratifies, confirms, and approves all acts heretofore taken by the officers of the Board in connection with the matters authorized by this Resolution.
- 5) Resolves that 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.
- 6) Resolves that 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.

- 7) Resolves that 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.
- 8) Resolves that this Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 9) Resolves that this Resolution shall be in force and effect from and after its passage.

Passed and approved this 3rd day of June 2026.

Estrellita Garcia-Diaz

President, Board of Directors

Attested and approved as to form:

Michael Reyes

Secretary/Treasurer

**CERTIFICATE FOR RESOLUTION
RESOLUTION 26LVPFC-06-01**

The undersigned Officer of the Las Varas Public Facility Corporation (“LVPFC”) hereby certifies as follows:

1. In accordance with the bylaws of LVPFC, the Board of Directors of LVPFC (the “Board”) held a meeting on June 3, 2026 (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 26LVPFC-06-01, AUTHORIZING THE PROPERTY TRANSFERS FOR: (I) ARTISAN AT MISSION CREEK APARTMENTS PROJECT; (II) BONITO PARQUE (F/K/A BETHAL PLACE APARTMENTS) PROJECT; (III) COSTA ALMADENA APARTMENTS PROJECT; (IV) ELAN GARDENS APARTMENTS PROJECT; (V) MIRABELLA SENIOR APARTMENTS PROJECT; (VI) SOUTHGATE AT EMERALD APARTMENTS PROJECT (F/K/A ROSEMOUNT AT UNIVERSITY PLACE); AND (VII) THE SORENTO APARTMENTS PROJECT (F/K/A PRIMROSE AT MONTICELLO) (COLLECTIVELY, THE “PROPERTY TRANSFERS”), AND TO PAY RELATED COSTS; FURTHER AUTHORIZING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTIONS; 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 LVPFC.

SIGNED this 3rd day of June 2026.

Michael Reyes
Secretary/Treasurer

**Las Varas Public Facility Corporation
Resolution 26LVPFC-06-01**

RESOLUTION 26LVPFC-06-01, AUTHORIZING THE PROPERTY TRANSFERS FOR: (I) ARTISAN AT MISSION CREEK APARTMENTS PROJECT; (II) BONITO PARQUE (F/K/A BETHAL PLACE APARTMENTS) PROJECT; (III) COSTA ALMADENA APARTMENTS PROJECT; (IV) ELAN GARDENS APARTMENTS PROJECT; (V) MIRABELLA SENIOR APARTMENTS PROJECT; (VI) SOUTHGATE AT EMERALD APARTMENTS PROJECT (F/K/A ROSEMOUNT AT UNIVERSITY PLACE); AND (VII) THE SORENTO APARTMENTS PROJECT (F/K/A PRIMROSE AT MONTICELLO) (COLLECTIVELY, THE "PROPERTY TRANSFERS"), AND TO PAY RELATED COSTS; FURTHER AUTHORIZING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act"), provides that certain non-profit corporations created by housing authorities shall constitute public facility corporations, which are public corporations, constituted authorities, and instrumentalities authorized by the applicable housing authority; and

WHEREAS, the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (the "Authority"), approved and created Las Varas Public Facility Corporation ("LVPFC") and San Antonio Housing Facility Corporation ("SAHFC") pursuant to and in accordance with the provisions of the Act; and

WHEREAS, LVPFC is the sole member of 252 ARDC Military, LLC, a Texas limited liability company, the general partner (the "Artisan at Mission General Partner") of ARDC Military, Ltd., a Texas limited partnership (the "Artisan at Mission Partnership"), which is the leasehold owner of the land and the fee owner of the improvements comprising the Artisan At Mission Creek (formerly Artisan at Military) Apartments Project (the "Artisan at Mission Apartments Project"); and

WHEREAS, LVPFC is the current fee owner of the land on which the Artisan at Mission Apartments Project is located (the "Artisan at Mission Land") and ground lessor under a Ground Lease by and between LVPFC, as landlord, and the Artisan at Mission Partnership, as tenant, dated as of May 10, 2006 (the "Artisan at Mission Ground Lease"); and

WHEREAS, the Artisan at Mission Partnership is comprised of the Artisan at Mission General Partner, Boston Financial Institution Tax Credits XXXI, LP, as investor limited partner ("Artisan at Mission ILP"), Aubra Franklin, as Class B limited partner ("Artisan at Mission CBP") and BF Holdings II SLP, Inc., as special limited partner ("Artisan at Mission SLP" and with the Artisan at Mission ILP and Artisan at Mission CBP, the "Artisan at Mission Limited Partners"); and

WHEREAS, LVPFC seeks to transfer all interest and fee ownership in the Artisan at Mission Apartments Project to SAHFC (the "Artisan at Mission Transfer"); and

WHEREAS, in connection with the Artisan at Mission Transfer, LVPFC, SAHFC, the Artisan at Mission Partnership, and the Artisan at Mission Limited Partners intend to amend and restate the Artisan at Mission Ground Lease; and

WHEREAS, LVPFC is the sole member of LVPFC BETHEL PLACE, LLC, a Texas limited liability company, the general partner (the "Bonito Parque General Partner") of FAIRFIELD BETHEL PLACE LP, a Texas limited partnership (the "Bonito Parque Partnership"), which is the leasehold owner of the land and the fee owner of the improvements comprising the Bonito Parque (formerly Bethal Place) Apartments Project (the "Bonito Parque Apartments Project"); and

WHEREAS, LVPFC is the current fee owner of the land on which the Bonito Parque Apartments Project is located (the "Bonito Parque Land") and ground lessor under an Amended and Restated Ground Lease by and between LVPFC, as landlord, and the Bonito Parque Partnership, as tenant, dated as of June 1, 2022 (the "Bonito Parque Ground Lease"); and

WHEREAS, the Partnership is comprised of the Bonito Parque General Partner, FRH BEHTL PLACE INVESTOR LLC, a Texas limited liability company, as investor limited partner ("Bonito Parque ILP"), and R4 RBTX ACQUISITION LLC, a Delaware limited liability company, as Class B limited partner ("Bonito Parque CBP" and with the Bonito Parque ILP, the "Bonito Parque Limited Partners"); and

WHEREAS, LVPFC seeks to transfer all interest and fee ownership in the Bonito Parque Apartments Project to SAHFC (the "Bonito Parque Transfer"); and

WHEREAS, in connection with the Bonito Parque Transfer, LVPFC, SAHFC, the Bonito Parque Partnership, and the Bonito Parque Limited Partners intend to amend and restate the Bonito Parque Ground Lease; and

WHEREAS, SAHFC is the sole member of COSTA ALMADENA GP, LLC, a Texas limited liability company, the managing member (the "Costa Almadena Managing Member") of COSTA ALMADENA APARTMENTS, LLC, a Texas limited liability company (the "Costa Almadena LLC"), which is the leasehold owner of the land and the fee owner of the improvements comprising the Costa Almadena Apartments Project (the "Costa Almadena Apartments Project"); and

WHEREAS, LVPFC is the current fee owner of the land on which the Costa Almadena Apartments Project is located (the "Costa Almadena Land") and ground lessor under an Amended and Restated Ground Lease by and between LVPFC, as landlord, and the Costa Almadena LLC, as tenant, dated as of July 1, 2023 (the "Costa Almadena Ground Lease"); and

WHEREAS, LVPFC seeks to transfer all interest and fee ownership in the Costa Almadena Apartments Project to SAHFC (the "Costa Almadena Transfer"); and

WHEREAS, in connection with the Costa Almadena Transfer, LVPFC, SAHFC, the Costa Almadena LLC, and the Costa Almadena Managing Member intend to amend and restate the Costa Almadena Ground Lease; and

WHEREAS, SAHFC is the sole member of SAHFC ELAN GARDENS, LLC, a Texas limited liability company (the "Elan Gardens Tenant"), which is the leasehold owner of the land and the fee owner of the improvements comprising the Elan Gardens Apartments Project (the "Elan Gardens Apartments Project"); and

WHEREAS, LVPFC is the current fee owner of the land on which the Elan Gardens Apartments Project is located (the "Elan Gardens Land") and ground lessor under an Amended and Restated Ground Lease by and between LVPFC, as landlord, and the Elan Gardens Tenant, as tenant, dated as of June 4, 2025 (the "Elan Gardens Ground Lease"); and

WHEREAS, LVPFC seeks to transfer all interest and fee ownership in the Elan Gardens Apartments Project to SAHFC (the "Elan Gardens Transfer"); and

WHEREAS, in connection with the Elan Gardens Transfer, LVPFC, SAHFC, the Elan Gardens Partnership, and the Elan Gardens Limited Partners intend to amend and restate the Elan Gardens Ground Lease; and

WHEREAS, LVPFC is the sole member of SAHA THE MIRABELLA, LLC, a Texas limited liability company, the general partner (the "Mirabella Senior General Partner") of THE MIRABELLA, LTD., a Texas limited partnership (the "Mirabella Senior Partnership"), which is the leasehold owner of the land and the fee owner of the improvements comprising the Mirabella Senior Apartments Project (the "Mirabella Senior Apartments Project"); and

WHEREAS, LVPFC is the current fee owner of the land on which the Mirabella Senior Apartments Project is located (the "Mirabella Senior Land") and ground lessor under an Amended and Restated Ground Lease by and between LVPFC, as landlord, and the Mirabella Senior Partnership, as tenant, dated as of April 9, 2010 (the "Mirabella Senior Ground Lease"); and

WHEREAS, the Partnership is comprised of the Mirabella Senior General Partner, BCC, Inc., as BCP special limited partner ("Mirabella Senior BCPSLP"), Boston Capital Corporate Tax Credit Fund XXXIII LP, as investment limited partner ("Mirabella Senior ILP"), and NRP The Mirabella, LLC, as NRP special limited partner ("Mirabella Senior NRPSLP" and with the Mirabella Senior BCPSLP and Mirabella Senior ILP, the "Mirabella Senior Limited Partners"); and

WHEREAS, LVPFC seeks to transfer all interest and fee ownership in the Mirabella Senior Apartments Project to SAHFC (the "Mirabella Senior Transfer"); and

WHEREAS, in connection with the Mirabella Senior Transfer, LVPFC, SAHFC, the Mirabella Senior Partnership, and the Mirabella Senior Limited Partners intend to amend and restate the Mirabella Senior Apartments Ground Lease; and

WHEREAS, SAHFC is the sole member of SAHFC UNIVERSITY PARK GP, LLC, a Texas limited liability company, the general partner (the "Southgate at Emerald General Partner") of ROERS SAN ANTONIO APARTMENTS OWNER I LIMITED PARTNERSHIP, a Texas limited partnership (the "Southgate at Emerald Partnership"), which is the leasehold owner of the land and the fee owner of the improvements comprising the Southgate at Emerald (formerly Rosemount at University Place) Apartments Project (the "Southgate at Emerald Apartments Project"); and

WHEREAS, LVPFC is the current fee owner of the land on which the Southgate at Emerald Apartments Project is located (the "Southgate at Emerald Land") and ground lessor under a Second Amended and Restated Ground Lease by and between LVPFC, as landlord, and the Partnership, as tenant, dated as of September 1, 2023 (the "Southgate at Emerald Ground Lease"); and

WHEREAS, the Southgate at Emerald Partnership is comprised of the Southgate at Emerald General Partner, AHP HOUSING FUND 355, LLC, as investor limited partner ("Southgate at Emerald ILP"), ROERS SAN ANTONIO APARTMENTS PARTNER I LLC, as Class A limited partner ("Southgate at Emerald CALP") and ROERS SAN ANTONIO APARTMENTS QUALIFIED OPPORTUNITY FUND I LLC, as Class B limited partner ("Southgate at Emerald CBLP" and with the Southgate at Emerald ILP and Southgate at Emerald CALP, the "Southgate at Emerald Limited Partners"); and

WHEREAS, LVPFC seeks to transfer all interest and fee ownership in the Southgate at Emerald Apartments Project to SAHFC (the "Southgate at Emerald Transfer"); and

WHEREAS, in connection with the Southgate at Emerald Transfer, SAHFC, LVPFC, the Southgate at Emerald Partnership, and the Southgate at Emerald Limited Partners intend to amend and restate the Southgate at Emerald Ground Lease; and

WHEREAS, LVPFC is the sole member of LFPFC SORENTO, LLC, a Texas limited liability company, the general partner (the "Sorento General Partner") of FAIRFIELD SORENTO LP, a Texas limited partnership (the "Sorento Partnership"), which is the leasehold owner of the land and the fee owner of the improvements comprising the Sorento (formerly Primrose at Monticello) Apartments Project (the "Sorento Apartments Project"); and

WHEREAS, LVPFC is the current fee owner of the land on which the Sorento Apartments Project is located (the "Sorento Land") and ground lessor under a Ground Lease by and between LVPFC, as landlord, and the Partnership, as tenant, dated as of March 3, 2022 (the "Sorento Ground Lease"); and

WHEREAS, the Sorento Partnership is comprised of the Sorento General Partner, R4 TSTX ACQUISITION LLC, as investor limited partner ("Sorento ILP"), and FRH SORENTO, LLC, as class B limited partner ("Sorento CBLP" and with the Sorento ILP, the "Sorento Limited Partners"); and

WHEREAS, LVPFC seeks to transfer all interest and fee ownership in the Sorento Apartments Project to SAHFC (the "Sorento Transfer"); and

WHEREAS, in connection with the Sorento Transfer, LVPFC, SAHFC, the Sorento Partnership, and the Sorento Limited Partners intend to amend and restate the Sorento Ground Lease; and

WHEREAS, the Artisan at Mission Transfer, the Bonito Parque Transfer, the Costa Almadena Transfer, the Elan Gardens Transfer, the Mirabella Senior Transfer, the Southgate at Emerald Transfer, and the Sorento Transfer may collectively be referred to herein as the "Property Transfers"; and

WHEREAS, the Artisan at Mission Ground Lease, the Bonito Parque Ground Lease, the Costa Almadena Ground Lease, the Elan Gardens Ground Lease, the Mirabella Senior Ground Lease, the Southgate at Emerald Ground Lease, and the Sorento Ground Lease, may collectively be referred to herein as the “Existing Ground Leases”; and

WHEREAS, the Board of Directors of LVPFC (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.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Las Varas Public Facility Corporation, hereby:

- 1) Authorizes all actions required in connection with the Property Transfers and to amend and restate Existing Ground Leases.
- 2) Authorizes and directs the Secretary/Treasurer and each Officer of LVPFC (each an “Executing Officer”), or any of them, to negotiate, execute, and deliver (or to accept, as the case may be), any documents and other instruments necessary or desirable to give effect to the actions authorized hereby and carry out the intent hereof, and approval of the terms of any of the documents by the Executing Officer and this Board shall be conclusively evidenced by the execution and delivery of such documents.
- 3) Authorizes 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.
- 4) Authorizes, ratifies, confirms, and approves all acts heretofore taken by the Officers of this Board in connection with the matters authorized by this Resolution.
- 5) Resolves that 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.
- 6) Resolves that 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.
- 7) Resolves that 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.
- 8) Resolves that this Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

9) Resolves that this Resolution shall be in force and effect from and after its passage.

Passed and approved this 3rd day of June 2026.

Estrellita Garcia-Diaz

President, Board of Directors

Attested and approved as to form:

Michael Reyes

Secretary/Treasurer

**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6947, AUTHORIZING THE ESTABLISHMENT OF AN INDIVIDUAL RELIEF POLICY FOR SEVERE HEAT IN ACCORDANCE WITH HUD REGULATIONS, WHICH PROVIDES GUIDANCE ON ADDRESSING EXTREME HEAT IN PUBLIC HOUSING AND WHICH FUNDS ELIGIBLE EXPENSES AND INDIVIDUAL RELIEF FOR EXCESS UTILITIES CONSUMPTION

Signed by:

33A0F1EEDAA1479...
Michael Reyes
President and CEO

Signed by:

D73E3CF7177849F...
Marisa Smithwick
Senior Director of Public Housing

REQUESTED ACTION:

Consideration and approval regarding Resolution 6947, authorizing the establishment of an individual relief policy for severe heat in accordance with HUD regulations, which provides guidance on addressing extreme heat in public housing and which funds eligible expenses and individual relief for excess utilities consumption.

SUMMARY:

Opportunity Home San Antonio is committed to ensuring the health, safety, and well-being of its residents by providing necessary support during periods where air conditioning is required for occupant comfort and safety. The U.S. Department of Housing and Urban Development (HUD) has issued Notice PIH 2024-20, titled "Responding to Extreme Heat in Public Housing – Eligible Expenses and Individual Relief for Excess Utilities Consumption," which provides guidance on addressing extreme heat in public housing.

Opportunity Home hereby authorizes staff to develop and implement an Individual Relief Policy for Severe Heat, allowing residents to request a utility allowance that covers electric utility expenses associated with cooling costs of a reasonable household, as defined by Opportunity Home. The proposed 2026 Utility Allowance Schedule, including cooling electricity costs, is attached to this resolution.

Opportunity Home shall notify all residents of the availability of this Individual Relief Policy, including eligibility criteria and application procedures, through multiple channels such as community meetings, postings in common areas, and digital communications, once a site-specific severe heat utility allowance has been developed and adopted.

Per PIH Notice 2024-20, "PHAs have discretion to define severe or extreme heat, and to adopt corresponding individual relief policies that indicate they will provide relief of varying lengths and degrees, as they deem appropriate." For the purposes of this policy, "severe or extreme heat" shall be defined as any period when outdoor temperature reaches a point where the indoor space, based on its design and occupancy, cannot maintain an adequate temperature range without mechanical cooling. The adequate temperature range shall be defined by the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 55, Thermal Environmental Conditions for Human

OPPORTUNITY HOME SAN ANTONIO

JUNE 3, 2026

Occupancy.

All residents of Opportunity Home properties are eligible to apply for individual relief for severe heat once a site-specific severe heat utility allowance has been developed and adopted by Opportunity Home. Opportunity Home shall provide a streamlined application form to facilitate the request process for residents. Approved requests will result in adjustments to the resident's utility allowance to account for increased cooling costs during the specified period. Alternatively, Opportunity Home may waive surcharges for excess utility consumption directly attributable to the use of air conditioning or other cooling systems during the severe heat period.

STRATEGIC OUTCOMES:

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

Residents live in quality, affordable housing.

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

Residents' customer experience is compassionate, relieves suffering, and improves their quality of life

ATTACHMENTS:

Resolution 6947

Slides

Resident Paid Utility Allowances



Resident Paid Utility Allowances

Community	Version	Allowance Amounts								
		0 Br.	1 Br.	2 Br.	3 Br.	4 Br.	5 Br.	6 Br.		
1 AMP001 Proj. 6001.0 Alazan W&S - PHA Paid Row/Townhouse Elec. - Resident Paid - Gas - Resident Paid	▶ Current	\$ 69.97	\$ 80.66	\$ 95.50	\$ 126.75	\$ 154.71	\$ -	\$ -	EPC-01	
	▶ Pre EPC	120.91	132.26	160.88	198.16	249.18	-	-		
	▶ Post EPC Phase 2	114.72	123.89	147.85	181.17	228.62	-	-		
	▶ Post EPC Phase 3	114.72	123.89	147.85	181.17	228.62	-	-		
2 AMP001 Proj. 6127.0 Alazan-Guadalupe W&S - Resident Paid Semi-Detached/Duplex Elec. - Resident Paid - Gas - Resident Paid	▶ Current	\$ -	\$ -	\$ 90.18	\$ 261.21	\$ 338.10	\$ -	\$ -	EPC-02	
	▶ Pre EPC	-	-	159.25	357.16	443.69	-	-		
	▶ Post EPC Phase 2	-	-	146.13	312.59	388.57	-	-		
	▶ Post EPC Phase 3	-	-	146.13	312.59	388.57	-	-		
3 AMP002 Proj. 6035.1 Village East W&S - PHA Paid Row/Townhouse Elec. - Resident Paid Not in EPC1 Gas - Resident Paid	▶ Current	\$ -	\$ -	\$ 80.71	\$ 112.15	\$ 138.70	\$ 164.02	\$ -	Non-EPC	
	▶ Pre EPC	-	-	105.72	141.37	169.70	196.13	-		
	▶ Post EPC Phase 2	-	-	105.72	141.37	169.70	196.13	-		
	▶ Post EPC Phase 3	-	-	105.72	141.37	169.70	196.13	-		
4 AMP002 Proj. 6035.2 Olive Park W&S - PHA Paid Row/Townhouse Elec. - Resident Paid Not in EPC1 Gas - Resident Paid	▶ Current	\$ -	\$ -	\$ 90.69	\$ 128.65	\$ 154.61	\$ -	\$ -	Non-EPC	
	▶ Pre EPC	-	-	117.02	164.76	192.60	-	-		
	▶ Post EPC Phase 2	-	-	117.02	164.76	192.60	-	-		
	▶ Post EPC Phase 3	-	-	117.02	164.76	192.60	-	-		
5 AMP003 Proj. 6005.0 Lincoln Heights W&S - PHA Paid Walk-UP/Multifamily Elec. - Resident Paid - Gas - Resident Paid	▶ Current	\$ -	\$ 76.90	\$ 88.35	\$ 119.20	\$ 146.53	\$ -	\$ -	EPC-03	
	▶ Pre EPC	-	113.70	131.48	166.37	201.31	-	-		
	▶ Post EPC Phase 2	-	105.79	118.10	150.55	180.93	-	-		
	▶ Post EPC Phase 3	-	105.79	118.10	150.55	180.93	-	-		
6 AMP004 Proj. 6006.0 Cassiano W&S - PHA Paid Row/Townhouse Elec. - Resident Paid - Gas - Resident Paid	▶ Current	\$ -	\$ 80.15	\$ 91.81	\$ 123.29	\$ 148.71	\$ 174.84	\$ -	EPC-04	
	▶ Pre EPC	-	131.74	149.42	187.50	217.34	251.58	-		
	▶ Post EPC Phase 2	-	123.33	138.01	173.56	201.14	231.12	-		
	▶ Post EPC Phase 3	-	123.33	138.01	173.56	201.14	231.12	-		
7 AMP007 Proj. 6012.0 Villa Veramendi W&S - PHA Paid Row/Townhouse Elec. - Resident Paid - Gas - Resident Paid	▶ Current	\$ -	\$ 94.09	\$ 120.38	\$ 170.59	\$ 210.38	\$ 249.21	\$ -	EPC-05	
	▶ Pre EPC	-	94.91	132.07	182.90	218.34	254.80	-		
	▶ Post EPC Phase 2	-	79.79	109.12	151.53	180.38	210.22	-		
	▶ Post EPC Phase 3	-	79.79	109.12	151.53	180.38	210.22	-		
8 AMP008 Proj. 6059.0 O. P. Schnabel W&S - PHA Paid Walk-UP/Multifamily Elec. - Resident Paid Not in EPC1 Gas - Resident Paid	▶ Current	\$ -	\$ 105.87	\$ 130.13	\$ -	\$ -	\$ -	\$ -	Non-EPC	
	▶ Pre EPC	-	107.76	136.50	-	-	-	-		
	▶ Post EPC Phase 2	-	107.76	136.50	-	-	-	-		
	▶ Post EPC Phase 3	-	107.76	136.50	-	-	-	-		
9 AMP011 Proj. 6023.0 Sun Park Lane W&S - PHA Paid Walk-UP/Multifamily Elec. - Resident Paid - Gas - PHA Paid	▶ Current	\$ -	\$ 46.29	\$ -	\$ -	\$ -	\$ -	\$ -	EPC-06	
	▶ Pre EPC	-	68.50	-	-	-	-	-		
	▶ Post EPC Phase 2	-	61.45	-	-	-	-	-		
	▶ Post EPC Phase 3	-	61.45	-	-	-	-	-		
10 AMP011 Proj. 6124.0 Frank Hornsby W&S - PHA Paid Walk-UP/Multifamily Elec. - Resident Paid - Gas - Resident Paid	▶ Current	\$ -	\$ 66.79	\$ 82.68	\$ -	\$ -	\$ -	\$ -	EPC-07	
	▶ Pre EPC	-	111.74	136.61	-	-	-	-		
	▶ Post EPC Phase 2	-	75.92	95.12	-	-	-	-		
	▶ Post EPC Phase 3	-	75.65	94.78	-	-	-	-		
11 AMP012 Proj. 6024.0 Mission Park W&S - PHA Paid Row/Townhouse Elec. - Resident Paid - Gas - Resident Paid	▶ Current	\$ -	\$ 101.15	\$ 121.61	\$ 178.34	\$ 216.81	\$ 257.16	\$ -	EPC-08	
	▶ Pre EPC	-	104.10	127.42	185.74	220.19	257.41	-		
	▶ Post EPC Phase 2	-	88.82	108.90	161.53	188.90	220.20	-		
	▶ Post EPC Phase 3	-	88.82	108.90	161.53	188.90	220.20	-		



Resident Paid Utility Allowances

	Community	Version	Allowance Amounts							
			0 Br.	1 Br.	2 Br.	3 Br.	4 Br.	5 Br.		6 Br.
12	AMP013 Proj. 6033.3 Williamsburg	Current	\$ -	\$ 37.28	\$ -	\$ -	\$ -	\$ -	\$ -	EPC-09
		W&S - PHA Paid Walk-UP/Multifamily	Pre EPC	-	60.40	-	-	-	-	
		Elec. - Resident Paid	Post EPC Phase 2	-	52.42	-	-	-	-	
		Gas - PHA Paid	Post EPC Phase 3	-	52.42	-	-	-	-	
13	AMP014 Proj. 6026.2 College Park	Current	\$ -	\$ 96.66	\$ 124.82	\$ -	\$ -	\$ -	\$ -	Non-EPC
		W&S - PHA Paid Walk-UP/Multifamily	Pre EPC	-	97.09	132.92	-	-	-	
		Elec. - Resident Paid Not in EPC1	Post EPC Phase 2	-	97.09	132.92	-	-	-	
		Gas - Resident Paid	Post EPC Phase 3	-	97.09	132.92	-	-	-	
14	AMP014 Proj. 6027.0 Parkview	Current	\$ 58.99	\$ 66.27	\$ 78.61	\$ 127.29	\$ -	\$ -	\$ -	Non-EPC
		W&S - PHA Paid Elevator Structure	Pre EPC	72.85	77.12	89.99	157.44	-	-	
		Elec. - Resident Paid Not in EPC1	Post EPC Phase 2	72.85	77.12	89.99	157.44	-	-	
		Gas - PHA Paid	Post EPC Phase 3	72.85	77.12	89.99	157.44	-	-	
15	AMP016 Proj. 6055.0 Matt Garcia	Current	\$ -	\$ 77.21	\$ 92.71	\$ -	\$ -	\$ -	\$ -	EPC-10
		W&S - PHA Paid Walk-UP/Multifamily	Pre EPC	-	99.50	122.67	-	-	-	
		Elec. - Resident Paid	Post EPC Phase 2	-	88.84	108.08	-	-	-	
		Gas - Resident Paid	Post EPC Phase 3	-	88.84	108.08	-	-	-	
16	AMP019 Proj. 6026.3 Linda Lou	Current	\$ -	\$ 36.44	\$ -	\$ -	\$ -	\$ -	\$ -	EPC-11
		W&S - PHA Paid Walk-UP/Multifamily	Pre EPC	-	54.69	-	-	-	-	
		Elec. - Resident Paid	Post EPC Phase 2	-	48.83	-	-	-	-	
		Gas - PHA Paid	Post EPC Phase 3	-	48.83	-	-	-	-	
17	AMP019 Proj. 6031.0 Riverside Apts	Current	\$ -	\$ -	\$ 79.24	\$ 96.92	\$ -	\$ -	\$ -	EPC-12
		W&S - PHA Paid Walk-UP/Multifamily	Pre EPC	-	-	111.54	128.54	-	-	
		Elec. - Resident Paid	Post EPC Phase 2	-	-	98.18	113.46	-	-	
		Gas - Resident Paid	Post EPC Phase 3	-	-	98.18	113.46	-	-	
18	AMP020 Proj. 6032.1 Madonna	Current	\$ -	\$ 35.84	\$ 41.14	\$ -	\$ -	\$ -	\$ -	EPC-13
		W&S - PHA Paid Walk-UP/Multifamily	Pre EPC	-	68.01	70.09	-	-	-	
		Elec. - Resident Paid	Post EPC Phase 2	-	58.03	58.73	-	-	-	
		Gas - PHA Paid	Post EPC Phase 3	-	58.03	58.73	-	-	-	
19	AMP020 Proj. 6032.2 Sahara Ramsey	Current	\$ -	\$ -	\$ 52.35	\$ -	\$ -	\$ -	\$ -	EPC-14
		W&S - PHA Paid Walk-UP/Multifamily	Pre EPC	-	-	71.81	-	-	-	
		Elec. - Resident Paid	Post EPC Phase 2	-	-	62.33	-	-	-	
		Gas - PHA Paid	Post EPC Phase 3	-	-	62.33	-	-	-	
20	AMP021 Proj. 6034.0 Cheryl West	Current	\$ -	\$ 55.79	\$ 64.97	\$ 99.81	\$ 124.38	\$ -	\$ -	EPC-15
		W&S - PHA Paid Semi-Detached/Duplex	Pre EPC	-	90.83	103.83	133.21	161.52	-	
		Elec. - Resident Paid	Post EPC Phase 2	-	81.36	92.04	116.90	141.80	-	
		Gas - Resident Paid	Post EPC Phase 3	-	81.36	92.04	116.90	141.80	-	
21	AMP021 Proj. 6057.0 T L Shaley	Current	\$ -	\$ 124.03	\$ 157.68	\$ 237.15	\$ 308.01	\$ -	\$ -	EPC-16
		W&S - Resident Paid Semi-Detached/Duplex	Pre EPC	-	190.01	218.85	279.63	338.11	-	
		Elec. - Resident Paid	Post EPC Phase 2	-	151.56	173.67	223.91	274.71	-	
		Gas - Resident Paid	Post EPC Phase 3	-	151.56	173.67	223.91	274.71	-	



Resident Paid Utility Allowances

	Community	Version	Allowance Amounts							
			0 Br.	1 Br.	2 Br.	3 Br.	4 Br.	5 Br.		6 Br.
22	AMP022 Proj. 6054.0 Col. Cisneros W&S - PHA Paid Row/Townhouse Elec. - Resident Paid Gas - Resident Paid	▶ Current	\$ -	\$ 65.37	\$ 79.91	\$ -	\$ -	\$ -	\$ -	EPC-17
		▶ Pre EPC	-	87.22	109.11	-	-	-	-	
		▶ Post EPC Phase 2	-	73.78	89.59	-	-	-	-	
		▶ Post EPC Phase 3	-	73.78	89.59	-	-	-	-	
23	AMP023 Proj. 6045.0 Park Square W&S - PHA Paid Row/Townhouse Elec. - Resident Paid Not in EPC1 Gas - PHA Paid	▶ Current	\$ -	\$ 40.62	\$ 62.91	\$ 86.47	\$ 102.97	\$ -	\$ -	Non-EPC
		▶ Pre EPC	-	61.76	78.98	107.36	127.04	-	-	
		▶ Post EPC Phase 2	-	61.76	78.98	107.36	127.04	-	-	
		▶ Post EPC Phase 3	-	61.76	78.98	107.36	127.04	-	-	
24	AMP023 Proj. 6046.0 Kenwood Manor W&S - Resident Paid Walk-UP/Multifamily Elec. - Resident Paid Not in EPC1 Gas - Resident Paid	▶ Current	\$ -	\$ -	\$ -	\$ 268.90	\$ -	\$ -	\$ -	Non-EPC
		▶ Pre EPC	-	-	-	253.89	-	-	-	
		▶ Post EPC Phase 2	-	-	-	253.89	-	-	-	
		▶ Post EPC Phase 3	-	-	-	253.89	-	-	-	
Special Proj. 6126.0 Glen Park			<i>*All 2 Brs. - 10 Electric & Gas & 16 All Electric</i>						Non-EPC	
25	AMP023 Proj. 6126.0 Glen Park W&S - PHA Paid Walk-UP/Multifamily Elec. - Resident Paid Gas - Resident Paid	▶ Current	\$ -	\$ -	\$ 118.25	\$ 136.30	\$ -	\$ -		\$ -
		▶ Pre EPC	-	-	137.79	136.88	-	-		-
		▶ Post EPC Phase 2	-	-	137.79	158.83	-	-		-
		▶ Post EPC Phase 3	-	-	137.79	158.83	-	-	-	
26	AMP024 Proj. 6043.0 Highview Apt. W&S - PHA Paid Semi-Detached/Duplex Elec. - Resident Paid Gas - PHA Paid	▶ Current	\$ -	\$ 38.92	\$ 44.41	\$ 64.03	\$ 79.59	\$ -	\$ -	EPC-18
		▶ Pre EPC	-	56.71	67.48	86.02	106.68	-	-	
		▶ Post EPC Phase 2	-	50.26	57.64	75.94	93.06	-	-	
		▶ Post EPC Phase 3	-	50.26	57.64	75.94	93.06	-	-	
27	AMP024 Proj. 6052.0 William Sinkin W&S - PHA Paid Semi-Detached/Duplex Elec. - Resident Paid Gas - Resident Paid	▶ Current	\$ -	\$ 63.58	\$ 79.69	\$ -	\$ -	\$ -	\$ -	EPC-19
		▶ Pre EPC	-	85.94	102.94	-	-	-	-	
		▶ Post EPC Phase 2	-	73.77	89.17	-	-	-	-	
		▶ Post EPC Phase 3	-	73.77	89.17	-	-	-	-	
28	AMP025 Proj. 6044.0 Cross Creek W&S - PHA Paid Row/Townhouse Elec. - Resident Paid Gas - Resident Paid	▶ Current	\$ -	\$ 61.92	\$ 73.03	\$ 89.03	\$ 123.58	\$ -	\$ -	EPC-20
		▶ Pre EPC	-	103.19	121.24	144.85	176.70	-	-	
		▶ Post EPC Phase 2	-	84.50	99.13	118.33	147.74	-	-	
		▶ Post EPC Phase 3	-	84.50	99.13	118.33	147.74	-	-	
29	AMP025 Proj. 6049.0 Morris C. Beldon W&S - PHA Paid Row/Townhouse Elec. - Resident Paid Gas - Resident Paid	▶ Current	\$ -	\$ 64.82	\$ 90.51	\$ 117.99	\$ -	\$ -	\$ -	EPC-21
		▶ Pre EPC	-	85.21	123.60	157.82	-	-	-	
		▶ Post EPC Phase 2	-	74.47	103.48	129.65	-	-	-	
		▶ Post EPC Phase 3	-	74.47	103.48	129.65	-	-	-	
30	AMP025 Proj. 6056.0 L.C. Rutledge W&S - PHA Paid Semi-Detached/Duplex Elec. - Resident Paid Gas - Resident Paid	▶ Current	\$ -	\$ 59.35	\$ 70.77	\$ 97.18	\$ 119.73	\$ -	\$ -	EPC-22
		▶ Pre EPC	-	94.01	110.64	136.57	161.25	-	-	
		▶ Post EPC Phase 2	-	77.11	89.65	112.04	133.00	-	-	
		▶ Post EPC Phase 3	-	77.11	89.65	112.04	133.00	-	-	
31	AMP026 Proj. 6047.0 Westway W&S - PHA Paid Walk-UP/Multifamily Elec. - Resident Paid Gas - Resident Paid	▶ Current	\$ -	\$ 93.36	\$ 111.26	\$ 158.33	\$ 195.23	\$ -	\$ -	EPC-23
		▶ Pre EPC	-	125.72	153.99	217.38	256.00	-	-	
		▶ Post EPC Phase 2	-	90.16	109.75	155.09	185.11	-	-	
		▶ Post EPC Phase 3	-	89.84	109.39	154.58	184.55	-	-	
32	AMP026 Proj. 6051.0 H.B. Gonzalez W&S - PHA Paid Walk-UP/Multifamily Elec. - Resident Paid Gas - PHA Paid	▶ Current	\$ -	\$ 58.15	\$ 70.50	\$ -	\$ -	\$ -	\$ -	EPC-24
		▶ Pre EPC	-	75.72	89.02	-	-	-	-	
		▶ Post EPC Phase 2	-	64.76	77.01	-	-	-	-	
		▶ Post EPC Phase 3	-	64.76	77.01	-	-	-	-	



Resident Paid Utility Allowances

	Community	Version	Allowance Amounts							
			0 Br.	1 Br.	2 Br.	3 Br.	4 Br.	5 Br.		6 Br.
33	AMP027 Proj. 6050.0 Francis Furey W&S - PHA Paid Semi-Detached/Duplex Elec. - Resident Paid Not in EPC1 Gas - Resident Paid	Current	\$ -	\$ 63.33	\$ 80.66	\$ 109.24	\$ 140.63	\$ -	\$ -	Non-EPC
Pre EPC		-	89.78	104.55	132.01	166.38	-	-		
Post EPC Phase 2		-	89.78	104.55	132.01	166.38	-	-		
Post EPC Phase 3		-	89.78	104.55	132.01	166.38	-	-		
34	AMP027 Proj. 6053.0 Pin Oaks II W&S - PHA Paid Semi-Detached/Duplex Elec. - Resident Paid Gas - Resident Paid	Current	\$ -	\$ 58.96	\$ 73.13	\$ 100.43	\$ 125.21	\$ -	\$ -	EPC-25
Pre EPC		-	85.79	106.65	131.29	160.73	-	-		
Post EPC Phase 2		-	73.30	89.73	113.22	140.23	-	-		
Post EPC Phase 3		-	73.30	89.73	113.22	140.23	-	-		
35	AMP027 Proj. 6108.0 Charles Andrews W&S - PHA Paid Row/Townhouse Elec. - Resident Paid Not in EPC1 Gas - Resident Paid	Current	\$ -	\$ -	\$ -	\$ 149.52	\$ -	\$ -	\$ -	Non-EPC
Pre EPC		-	-	-	143.87	-	-	-		
Post EPC Phase 2		-	-	-	143.87	-	-	-		
Post EPC Phase 3		-	-	-	143.87	-	-	-		
36	AMP028 Proj. 6058.0 Lila Cockrell W&S - PHA Paid Elevator Structure Elec. - Resident Paid Gas - PHA Paid	Current	\$ -	\$ 57.06	\$ 69.04	\$ -	\$ -	\$ -	\$ -	EPC-26
Pre EPC		-	96.95	115.62	-	-	-	-		
Post EPC Phase 2		-	66.17	79.54	-	-	-	-		
Post EPC Phase 3		-	65.95	79.18	-	-	-	-		
37	AMP028 Proj. 6130.0 South San W&S - PHA Paid Row/Townhouse Elec. - Resident Paid Gas - Resident Paid	Current	\$ -	\$ 68.81	\$ -	\$ -	\$ -	\$ -	\$ -	EPC-27
Pre EPC		-	112.37	-	-	-	-	-		
Post EPC Phase 2		-	80.43	-	-	-	-	-		
Post EPC Phase 3		-	80.10	-	-	-	-	-		
38	AMP030 Proj. 6129.0 Raymundo Rangel W&S - PHA Paid Row/Townhouse Elec. - Resident Paid Gas - Resident Paid	Current	\$ -	\$ 69.28	\$ -	\$ -	\$ -	\$ -	\$ -	EPC-28
Pre EPC		-	85.06	-	-	-	-	-		
Post EPC Phase 2		-	77.09	-	-	-	-	-		
Post EPC Phase 3		-	77.09	-	-	-	-	-		
	Special Proj. 6135.0 Mirasol Homes	*PHA Paid Water at all 2-Brs. & 15 3-Br.	1 Br.	2 Br.	3 Br.	3 Br.	4 Br.	5 Br.	6 Br.	
39	AMP030 Proj. 6135.0 Mirasol Homes W&S - Resident Paid Row/Townhouse Elec. - Resident Paid Gas - Resident Paid	Current	\$ -	\$ 149.86	\$ 211.48	\$ 315.21	\$ 365.43	\$ 454.53	\$ -	EPC-29
Pre EPC		-	169.54	232.94	352.93	372.88	459.22	-		
Post EPC Phase 2		-	151.50	202.77	300.15	310.76	382.67	-		
Post EPC Phase 3		-	151.50	202.77	300.15	310.76	382.67	-		
40	AMP030 Proj. 6137.0 Mirasol Townhomes W&S - PHA Paid Row/Townhouse Elec. - Resident Paid Gas - Resident Paid	Current	\$ -	\$ -	\$ 152.04	\$ 207.35	\$ -	\$ -	\$ -	EPC-30
Pre EPC		-	-	178.29	233.01	-	-	-		
Post EPC Phase 2		-	-	155.91	202.84	-	-	-		
Post EPC Phase 3		-	-	155.91	202.84	-	-	-		
41	AMP030 Proj. 6138.0 Mirasol Cottages W&S - PHA Paid Row/Townhouse Elec. - Resident Paid Gas - Resident Paid	Current	\$ -	\$ -	\$ 164.25	\$ -	\$ -	\$ -	\$ -	EPC-31
Pre EPC		-	-	174.49	-	-	-	-		
Post EPC Phase 2		-	-	152.11	-	-	-	-		
Post EPC Phase 3		-	-	152.11	-	-	-	-		
42	AMP030 Proj. 6143.0 Christ the King W&S - PHA Paid Row/Townhouse Elec. - Resident Paid Gas - Resident Paid	Current	\$ -	\$ 86.14	\$ 100.35	\$ -	\$ -	\$ -	\$ -	EPC-32
Pre EPC		-	103.27	125.43	-	-	-	-		
Post EPC Phase 2		-	70.90	87.25	-	-	-	-		
Post EPC Phase 3		-	70.71	87.00	-	-	-	-		
43	AMP031 Proj. 6125.0 Spring View Scat. W&S - PHA Paid Single Family/Detached Elec. - Resident Paid Gas - Resident Paid	Current	\$ -	\$ -	\$ -	\$ 170.19	\$ 214.20	\$ -	\$ -	EPC-33
Pre EPC		-	-	-	183.66	234.75	-	-		
Post EPC Phase 2		-	-	-	150.72	196.42	-	-		
Post EPC Phase 3		-	-	-	150.72	196.42	-	-		



Resident Paid Utility Allowances

	Community	Version	Allowance Amounts										
			0 Br.	1 Br.	2 Br.	3 Br.	4 Br.	5 Br.		6 Br.			
44	AMP031 Proj. 6136.0 Spring View W&S - PHA Paid Row/Townhouse Elec. - Resident Paid Gas - Resident Paid	▶ Current	\$ -	\$ -	\$ 129.33	\$ 166.10	\$ -	\$ -	\$ -	EPC-34			
		▶ Pre EPC	-	-	165.28	192.51	-	-	-				
		▶ Post EPC Phase 2	-	-	139.93	155.89	-	-	-				
		▶ Post EPC Phase 3	-	-	139.93	155.89	-	-	-				
45	AMP031 Proj. 6140.0 Spring View Sr. W&S - PHA Paid Row/Townhouse Elec. - Resident Paid Gas - Resident Paid	▶ Current	\$ -	\$ 77.41	\$ -	\$ -	\$ -	\$ -	\$ -	EPC-35			
		▶ Pre EPC	-	103.32	-	-	-	-	-				
		▶ Post EPC Phase 2	-	86.75	-	-	-	-	-				
		▶ Post EPC Phase 3	-	86.75	-	-	-	-	-				
46	AMP031 Proj. 6147.0 Spring View Bldg C W&S - PHA Paid Walk-UP/Multifamily Elec. - Resident Paid Not in EPC1 Gas - Resident Paid	▶ Current	\$ 68.53	\$ 88.17	\$ -	\$ -	\$ -	\$ -	\$ -	Non-EPC			
		▶ Pre EPC	79.85	96.94	-	-	-	-	-				
		▶ Post EPC Phase 2	79.85	96.94	-	-	-	-	-				
		▶ Post EPC Phase 3	79.85	96.94	-	-	-	-	-				
47	AMP031 Proj. 6148.0 Spring View Bldg B W&S - PHA Paid Walk-UP/Multifamily Elec. - Resident Paid Not in EPC1 Gas - Resident Paid	▶ Current	\$ 69.91	\$ -	\$ 139.81	\$ -	\$ -	\$ -	\$ -	Non-EPC			
		▶ Pre EPC	79.93	-	159.03	-	-	-	-				
		▶ Post EPC Phase 2	79.93	-	159.03	-	-	-	-				
		▶ Post EPC Phase 3	79.93	-	159.03	-	-	-	-				
48	AMP032 Proj. 6139.0 Refugio W&S - PHA Paid Elevator Structure Elec. - Resident Paid Not in EPC1 Gas - Resident Paid	▶ Current	\$ -	\$ 142.68	\$ 164.27	\$ 235.13	\$ -	\$ -	\$ -	Non-EPC			
		▶ Pre EPC	-	132.20	154.03	234.61	-	-	-				
		▶ Post EPC Phase 2	-	132.20	154.03	234.61	-	-	-				
		▶ Post EPC Phase 3	-	132.20	154.03	234.61	-	-	-				
Special Proj. 6123.6 Scattered Sites			<i>*There are 15 all electric 3-Brs.</i>			0 Br.	1 Br.	2 Br.	3 Br.	All. Elec 3 Br.	4 Br.	5 Br.	Non-EPC
49	AMP033 Proj. 6123.6 Scattered Sites W&S - Resident Paid Single Family/Detached Elec. - Resident Paid Not in EPC1 Gas - Resident Paid	▶ Current	\$ -	\$ -	\$ 264.96	\$ 297.37	\$ 429.52	\$ 387.63	\$ -				
		▶ Pre EPC	-	-	262.60	309.74	395.41	357.57	-				
		▶ Post EPC Phase 2	-	-	262.60	309.74	395.41	357.57	-				
		▶ Post EPC Phase 3	-	-	262.60	309.74	395.41	357.57	-				
50	AMP035 Proj. 6042.0 WC White W&S - PHA Paid Elevator Structure Elec. - Resident Paid Not in EPC1 Gas - PHA Paid	▶ Current	\$ -	\$ 90.77	\$ 113.64	\$ -	\$ -	\$ -	\$ -	Non-EPC			
		▶ Pre EPC	-	105.38	132.88	-	-	-	-				
		▶ Post EPC Phase 2	-	105.38	132.88	-	-	-	-				
		▶ Post EPC Phase 3	-	105.38	132.88	-	-	-	-				
51	AMP037 Proj. 6141.0 San Juan I W&S - PHA Paid Walk-UP/Multifamily Elec. - Resident Paid Not in EPC1 Gas - PHA Paid	▶ Current	\$ -	\$ 98.23	\$ 120.41	\$ 152.29	\$ -	\$ -	\$ -	Non-EPC			
		▶ Pre EPC	-	102.90	126.64	157.82	-	-	-				
		▶ Post EPC Phase 2	-	102.90	126.64	157.82	-	-	-				
		▶ Post EPC Phase 3	-	102.90	126.64	157.82	-	-	-				
52	AMP038 Proj. 6146.0 Alhambra W&S - PHA Paid Walk-UP/Multifamily Elec. - Resident Paid Not in EPC1 Gas - Resident Paid	▶ Current	\$ -	\$ 117.20	\$ 158.65	\$ -	\$ -	\$ -	\$ -	Non-EPC			
		▶ Pre EPC	-	108.35	154.86	-	-	-	-				
		▶ Post EPC Phase 2	-	108.35	154.86	-	-	-	-				
		▶ Post EPC Phase 3	-	108.35	154.86	-	-	-	-				
53	AMP051 Proj. 51.2 Hemisview W&S - PHA Paid Elevator Structure Elec. - Resident Paid Not in EPC1 Gas - Resident Paid	▶ Current	\$ -	\$ 117.03	\$ 151.40	\$ 199.06	\$ -	\$ -	\$ -	Non-EPC			
		▶ Pre EPC	-	103.80	141.90	181.36	-	-	-				
		▶ Post EPC Phase 2	-	103.80	141.90	181.36	-	-	-				
		▶ Post EPC Phase 3	-	103.80	141.90	181.36	-	-	-				
54	AMP052 Proj. 52.2 San Juan II W&S - PHA Paid Walk-UP/Multifamily Elec. - Resident Paid Not in EPC1 Gas - PHA Paid	▶ Current	\$ -	\$ 99.67	\$ 121.57	\$ 157.72	\$ 176.95	\$ -	\$ -	Non-EPC			
		▶ Pre EPC	-	102.52	125.59	162.94	179.40	-	-				
		▶ Post EPC Phase 2	-	102.52	125.59	162.94	179.40	-	-				
		▶ Post EPC Phase 3	-	102.52	125.59	162.94	179.40	-	-				



Resident Paid Utility Allowances

	Community			Version	Allowance Amounts							
					0 Br.	1 Br.	2 Br.	3 Br.	4 Br.	5 Br.		6 Br.
55	AMP053	Proj. 53.2	Sutton Oaks	▶ Current	\$ -	\$ 109.77	\$ 138.20	\$ 184.29	\$ -	\$ -	\$ -	Non-EPC
	W&S - PHA Paid	Walk-UP/Multifamily	▶ Pre EPC	-	102.76	135.22	172.78	-	-	-		
	Elec. - Resident Paid	Not in EPC1	▶ Post EPC Phase 2	-	102.76	135.22	172.78	-	-	-		
	Gas - Resident Paid		▶ Post EPC Phase 3	-	102.76	135.22	172.78	-	-	-		
56	AMP054	Proj. 54.2	Pin Oaks I	▶ Current	\$ 39.02	\$ 46.69	\$ 55.06	\$ -	\$ -	\$ -	\$ -	EPC-36
	W&S - PHA Paid	Elevator Structure	▶ Pre EPC	56.33	63.33	70.65	-	-	-	-		
	Elec. - Resident Paid	-	▶ Post EPC Phase 2	49.43	53.59	60.84	-	-	-	-		
	Gas - PHA Paid		▶ Post EPC Phase 3	49.43	53.59	60.84	-	-	-	-		
57	AMP055	Proj. 55.0	Gardens at San Juan	▶ Current	\$ -	\$ 149.92	\$ 192.08	\$ 276.03	\$ 354.02	\$ -	\$ -	Non-EPC
	W&S - Resident Paid	Walk-UP/Multifamily	▶ Pre EPC	-	147.17	179.15	230.44	282.74	-	-		
	Elec. - Resident Paid	Not in EPC1	▶ Post EPC Phase 2	-	147.17	179.15	230.44	282.74	-	-		
	Gas - Resident Paid		▶ Post EPC Phase 3	-	147.17	179.15	230.44	282.74	-	-		
58	AMP056	Proj. 56.0	Park at Sutton Oaks	▶ Current	\$ -	\$ 86.16	\$ 105.79	\$ 148.86	\$ 189.68	\$ -	\$ -	Non-EPC
	W&S - PHA Paid	Walk-UP/Multifamily	▶ Pre EPC	-	80.90	103.37	140.90	177.26	-	-		
	Elec. - Resident Paid	Not in EPC1	▶ Post EPC Phase 2	-	80.90	103.37	140.90	177.26	-	-		
	Gas - Resident Paid		▶ Post EPC Phase 3	-	80.90	103.37	140.90	177.26	-	-		
59	AMP149	Proj. 6149.0	Converse Ranch I	▶ Current	\$ -	\$ 131.34	\$ 167.07	\$ 224.50	\$ -	\$ -	\$ -	Non-EPC
	W&S - PHA Paid	Walk-UP/Multifamily	▶ Pre EPC	-	118.33	158.96	209.29	-	-	-		
	Elec. - Resident Paid	Not in EPC1	▶ Post EPC Phase 2	-	118.33	158.96	209.29	-	-	-		
	Gas - Resident Paid		▶ Post EPC Phase 3	-	118.33	158.96	209.29	-	-	-		
60	AMP150	Proj. 6150.0	Midcrowne	▶ Current	\$ -	\$ 104.25	\$ 133.30	\$ -	\$ -	\$ -	\$ -	Non-EPC
	W&S - PHA Paid	Walk-UP/Multifamily	▶ Pre EPC	-	97.95	130.63	-	-	-	-		
	Elec. - Resident Paid	Not in EPC1	▶ Post EPC Phase 2	-	97.95	130.63	-	-	-	-		
	Gas - Resident Paid		▶ Post EPC Phase 3	-	97.95	130.63	-	-	-	-		
61	AMP151	Proj. 6151.0	Converse Ranch II	▶ Current	\$ -	\$ 136.10	\$ 161.46	\$ 206.88	\$ -	\$ -	\$ -	Non-EPC
	W&S - PHA Paid	Walk-UP/Multifamily	▶ Pre EPC	-	124.84	149.06	185.47	-	-	-		
	Elec. - Resident Paid	Not in EPC1	▶ Post EPC Phase 2	-	124.84	149.06	185.47	-	-	-		
	Gas - Resident Paid		▶ Post EPC Phase 3	-	124.84	149.06	185.47	-	-	-		
62	AMP500	Proj. 500.0	East Meadows I Townhomes	▶ Current	\$ -	\$ -	\$ 92.86	\$ 139.62	\$ 175.34	\$ -	\$ -	Non-EPC
	W&S - PHA Paid	Row/Townhouse	▶ Pre EPC	-	-	103.87	155.61	184.06	-	-		
	Elec. - Resident Paid	Not in EPC1	▶ Post EPC Phase 2	-	-	103.87	155.61	184.06	-	-		
	Gas - Resident Paid		▶ Post EPC Phase 3	-	-	103.87	155.61	184.06	-	-		
63	AMP500	Proj. 501.0	East Meadows I Apartments	▶ Current	\$ -	\$ 79.97	\$ 97.54	\$ 141.74	\$ 175.74	\$ -	\$ -	Non-EPC
	W&S - PHA Paid	Walk-UP/Multifamily	▶ Pre EPC	-	88.86	113.41	152.33	175.08	-	-		
	Elec. - Resident Paid	Not in EPC1	▶ Post EPC Phase 2	-	88.86	113.41	152.33	175.08	-	-		
	Gas - Resident Paid		▶ Post EPC Phase 3	-	88.86	113.41	152.33	175.08	-	-		
64	AMP500	Proj. 502.0	East Meadows II Townhomes	▶ Current	\$ -	\$ -	\$ -	\$ 154.00	\$ 196.69	\$ -	\$ -	Non-EPC
	W&S - PHA Paid	Row/Townhouse	▶ Pre EPC	-	-	-	136.24	176.64	-	-		
	Elec. - Resident Paid	Not in EPC1	▶ Post EPC Phase 2	-	-	-	136.24	176.64	-	-		
	Gas - Resident Paid		▶ Post EPC Phase 3	-	-	-	136.24	176.64	-	-		
65	AMP500	Proj. 503.0	East Meadows II Apartments	▶ Current	\$ -	\$ 79.52	\$ 96.62	\$ 137.61	\$ 172.52	\$ -	\$ -	Non-EPC
	W&S - PHA Paid	Walk-UP/Multifamily	▶ Pre EPC	-	80.21	99.74	139.38	167.99	-	-		
	Elec. - Resident Paid	Not in EPC1	▶ Post EPC Phase 2	-	80.21	99.74	139.38	167.99	-	-		
	Gas - Resident Paid		▶ Post EPC Phase 3	-	80.21	99.74	139.38	167.99	-	-		

**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6948, 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

Signed by:

33A0F1EEDAA1479...
Michael Reyes
President and CEO

Signed by:

D73E3CF7177849F...
Marisa Smithwick
Director of Public Housing

REQUESTED ACTION:

Consideration and approval regarding Resolution 6948, 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 has elected to undertake a HUD-approved Phase II Energy Performance Contract (EPC). This program finances energy and water conservation measures through future energy cost savings. To capture these savings, HUD requires public housing authorities to revise resident-paid utility allowances to reflect new consumption levels. Opportunity Home will update these allowances to reflect the 2026 utility rates and consumption levels within dwelling units.

This resolution will modify the resident-paid utility allowances in accordance with Attachment A – 2026 Resident Paid Utility Allowance Revisions. Group14 Engineering calculated these new utility allowances for 4,946 public housing units using HUD's "Engineered" methodology. When including changes due to updated tariff rates, adding cooling cost, and some minor methodology updates, there are significant changes to utility allowance values.

Specifically, 4,016 units will see a UA increase, averaging 22.3%, resulting in lower rent, while 930 units will see a UA decrease, averaging 6.1%, leading to a rent increase. While these 930 units received the standard cooling adder, other adjustments resulted in a net reduction. Since the new measures decrease overall consumption, the majority of residents will not experience a significant financial impact.

STRATEGIC OUTCOMES:

Residents live in quality, affordable housing
Residents experience a high standard of housing assistance that improves continuously

ATTACHMENTS:

Resolution 6948

OPPORTUNITY HOME SAN ANTONIO

June 3, 2026

Attachment A - 2026 Resident-Paid Utility Allowance Revisions

Attachment B - TX006 OHSa Hand-Out A_RPU Allowances 2026-05-13 rsc

Attachment C - TX006 OHSa Hand-Out B_EPC General 2026-05-13 rsc

Attachment D - TX006 OHSa Hand-Out C_EPC Phase 3 2026-05-13 rsc

Slides



Resident-Paid Utility Allowances in Public Housing

How Utility Allowances Work

Typically, the Public Housing Act caps a household’s contribution to **housing costs at 30% of adjusted income**, and housing costs include utilities. *Gross* rent is also calculated based on 30% of adjusted income, so when residents pay utility bills directly - *usually electricity and natural gas, and not water and sewer* — a **utility allowance** offsets the rent charge to determine *net* rent owed.

HUD provides operating subsidy to offset the cost of these allowances. Because **subsidy eligibility is inversely related to rental income**, allowances reduce rent and simultaneously increase operating subsidy eligibility.

2026 Public Housing Operating Subsidy Equation		Per Unit		Total		
		Per Month "PUM"	Per Year			
	Eligible Unit Months	53,164	4,430			
Plus	Project Expense Level ("PEL")	\$ 538.30	\$ 6,460	\$ 28,618,135	\$ 18,743,731	Gross Rent
Plus	Utility Expense Level ("UEL")	103.25	1,239	5,489,375	(6,906,958)	RPU Allowances
Plus	Add-Ons ("AOS")	32.93	395	1,750,676	11,836,773	Net Rent
Less	Formula Income	(205.17)	(2,462)	(10,907,497)	\$ (929,276)	RPU / EPC Benefit
Equals	Subsidy Eligibility	\$ 469.32	\$ 5,632	\$ 24,950,689	\$ 10,907,497	Adjusted Net Rent

2026 Public Housing Operating Subsidy Equation — illustrating the rent / allowance / subsidy relationship

Technical Approach — Site-Specific Engineering

Opportunity Home determines utility allowances using a site-specific engineering methodology. **Group14 Engineering** calculated consumption amounts for each site and bedroom size based on the physical characteristics of the units. Published utility rates have been applied against these engineered consumption values. Unless the physical characteristics of the buildings change, allowance values are updated only to reflect actual rate changes.

KEY POLICY CONSIDERATIONS

Annual Rate Adjustments

HUD requires allowance adjustments whenever rate changes result in an allowance change greater than **10%**. Best practice, and the approach that best serves residents, is to update allowances annually so that increases are gradual and keep pace with rising utility costs, avoiding unexpected spikes.

Adopting a Cooling Policy — Strategic Benefits

Adoption requires an allowance change beyond a routine rate update. In addition to the direct resident benefit, this policy:

- ▶ **Permanently increases** the operating subsidy provided for utility allowances
- ▶ **Enhances the value** of the Authority’s Energy Performance Contracting (EPC) initiative
- ▶ **Better positions sites** for potential RAD conversion



Energy Performance Contracting in Public Housing

General Overview

An **Energy Performance Contract (EPC)** is a financing mechanism that funds building improvements using the *future utility savings* those improvements will generate. Capital comes from a third-party lender, not HUD, and is repaid over a term of up to **20 years** from the resulting savings. To be approvable, projected savings must equal or exceed projected costs.

The Three EPC Subsidy Incentives

FRB Frozen Rolling Base	AOS Add-On Subsidy	RPU Resident-Paid Utility
Locks the consumption baseline at pre-EPC levels. The Authority retains 100% of the value of the gap between the frozen baseline and actual consumption. At least 75% of these savings must repay EPC debt.	Adds to the total Operating Subsidy HUD provides, limited to the lesser of EPC costs or EPC savings each year. May be combined with the Operating Fund Benefit; excess can cross-subsidize other EPC incentives.	Captures the savings reflected when post-EPC utility allowances fall below the pre-EPC baseline allowances. Same 75% Rule applies — at least 75% of savings repays EPC debt.

Eligible Conservation Measures (“ECM”)

ECMs must improve energy or water efficiency, meet ENERGY STAR / WaterSense / FEMP minimums, and be Life Cycle Cost Effective. Eligible categories span building systems and envelope (HVAC, boilers, hot water, windows, doors, roof, insulation), water fixtures, lighting and controls, fuel conversion, renewable energy (solar, geothermal, cogeneration), meter consolidation, and - *newly emphasized in 2024 guidance* - cooling systems including heat pumps and air conditioning. Supportive devices (sensors, programmable thermostats, controls) qualify when paired with physical improvements.

KEY POLICY CONSIDERATIONS

2024 Guidance Highlights (PIH Notice 2024-27)

- ▶ **Capital Funds may now pay EPC debt** and may cover EPC development costs without reducing savings in the EPC Cash Flow.
- ▶ **Operating Fund Benefit** may be included in the EPC Cash Flow.
- ▶ **Cooling systems are explicitly eligible ECMs** — A/C and heat pumps included.
- ▶ **Annual M&V reports** are no longer submitted to HUD; the Authority retains them and provides on request. An annual EPC Incentive Savings Verification is still required.

Strategic Value for Opportunity Home

- ▶ **Funds major capital improvements** — HVAC, envelope, water, lighting, cooling — without drawing on the operating budget.
- ▶ **Captures and retains operating subsidy** that consumption reductions would otherwise erode.
- ▶ **Improves comfort and lessens the burden of resident utility costs**, by factoring cooling into utility allowances.
- ▶ **Strengthens positioning** for RAD conversion and other repositioning strategies.



Energy Performance Contracting at Opportunity Home

History & Current Performance

Construction on the first EPC phase began in 2015. \$3.6 million in conservation measures were funded with a repayment term of 15 years - ending June 2031. In July of 2020, an additional \$7.9 million phase was implemented. This second phase extended the first phase repayment term to December of 2032 and captured a significant amount of savings over-performance associated with the Phase 1 measures. As of the current year, the program continues to exceed costs. In 2026, EPC-related subsidy incentives total \$1,418,011 against program expenses of \$1,076,321, leaving a \$341,690 surplus that supports the Public Housing operating budget.

2026 EPC Subsidy Incentives	Per Unit		Total		2026 EPC Project Costs
	Per Month "PUM"	Per Year			
Frozen Baseline (W&S)	\$ 4.24	\$ 51	\$ 225,582	16%	Debt Service \$ 909,330
Add-On	4.95	59	263,153	19%	Replacement Equipment 62,656
Resident Paid Utilities	17.48	210	929,276	66%	Monitoring & Verification 104,335
Total Value of EPC in 2026	\$ 26.67	\$ 320	\$ 1,418,011	100%	Total EPC Cost \$ 1,076,321
					Excess Savings \$ 341,690

Phase 3 Opportunities

The third EPC Phase includes \$6.2 million in energy saving capital improvements and extends the term of the program to 2036. The net cost to OHSA will be \$5.3 million, since the Authority will be eligible for \$900,000 in rebates from CPS Energy. Since the EPC will fund these measures, the rebates can be used to address other capital and/or operating needs. HUD considers the EPC financing to be non-federal, so the rebates should also be.

KEY CONSIDERATIONS

- ▶ **Physical Improvements & Resident Comfort** – By converting heating-only furnaces to heat pumps that provide both heating and cooling, central HVAC will be installed at two elderly sites, thus piloting a technical pathway for other sites to add central cooling in the future. In addition, 1,860 units will receive added insulation and weatherization.
- ▶ **Cooling Allowances** – If an excessive heat policy is adopted to allow air-conditioning to be factored into resident-paid utility allowances, cooling savings may be captured in the EPC significantly increasing the value of EPC subsidy incentives. This policy will also serve to increase the utility allowances received by residents and alleviate the burden of cooling costs.
- ▶ **Water Leaks** – Water leak repairs will be made at six sites with excessive water use. Also, real-time leak monitoring systems will be piloted at these sites. These are new measures, but they will ensure that measures installed in prior phases meet savings targets.
- ▶ **RAD Rents** – RAD PBV contract rents are based on current Capital and Operating Fund eligibility. The EPC contributes \$1.4 million to that eligibility, and this amount will increase with Phase 3. In Public Housing, EPC subsidy incentives end when the EPC term ends — *but if units convert to RAD before then, the value of those incentives is locked in permanently.*
- ▶ **Servicing EPC Debt with Capital Funds** – If dwelling units are removed from the EPC, Capital Funds may be used to pay down the associated debt. Also, HUD now permits PHAs to make regular debt-service payments with Capital Funds. Because subsidy incentives are realized in the operating budget, using Capital Funds for debt service provides a new lever for balancing operations.



Resident Paid Utility Allowances

	Community	Version	Allowance Amounts						
			0 Br.	1 Br.	2 Br.	3 Br.	4 Br.	5 Br.	6 Br.
1	AMP001 Proj. 6001.0 Alazan	▶ Current	\$ 70	\$ 81	\$ 96	\$ 127	\$ 155	\$ -	\$ -
		▶ Proposed	\$ 114	\$ 123	\$ 148	\$ 183	\$ 233	\$ -	\$ -
2	AMP001 Proj. 6127.0 Alazan-Guadalupe	▶ Current	\$ -	\$ -	\$ 90	\$ 261	\$ 338	\$ -	\$ -
		▶ Proposed	\$ -	\$ -	\$ 146	\$ 317	\$ 395	\$ -	\$ -
3	AMP002 Proj. 6035.1 Village East	▶ Current	\$ -	\$ -	\$ 81	\$ 112	\$ 139	\$ 164	\$ -
		▶ Proposed	\$ -	\$ -	\$ 99	\$ 129	\$ 153	\$ 175	\$ -
4	AMP002 Proj. 6035.2 Olive Park	▶ Current	\$ -	\$ -	\$ 91	\$ 129	\$ 155	\$ -	\$ -
		▶ Proposed	\$ -	\$ -	\$ 99	\$ 135	\$ 159	\$ -	\$ -
5	AMP003 Proj. 6005.0 Lincoln Heights	▶ Current	\$ -	\$ 77	\$ 88	\$ 119	\$ 147	\$ -	\$ -
		▶ Proposed	\$ -	\$ 107	\$ 119	\$ 153	\$ 185	\$ -	\$ -
6	AMP004 Proj. 6006.0 Cassiano	▶ Current	\$ -	\$ 80	\$ 92	\$ 123	\$ 149	\$ 175	\$ -
		▶ Proposed	\$ -	\$ 122	\$ 138	\$ 175	\$ 204	\$ 235	\$ -
7	AMP007 Proj. 6012.0 Villa Veramendi	▶ Current	\$ -	\$ 94	\$ 120	\$ 171	\$ 210	\$ 249	\$ -
		▶ Proposed	\$ -	\$ 82	\$ 112	\$ 155	\$ 185	\$ 215	\$ -
8	AMP008 Proj. 6059.0 O. P. Schnabel	▶ Current	\$ -	\$ 106	\$ 130	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ 106	\$ 137	\$ -	\$ -	\$ -	\$ -
9	AMP011 Proj. 6023.0 Sun Park Lane	▶ Current	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -
10	AMP011 Proj. 6124.0 Frank Hornsby	▶ Current	\$ -	\$ 67	\$ 83	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ 78	\$ 97	\$ -	\$ -	\$ -	\$ -
11	AMP012 Proj. 6024.0 Mission Park	▶ Current	\$ -	\$ 101	\$ 122	\$ 178	\$ 217	\$ 257	\$ -
		▶ Proposed	\$ -	\$ 91	\$ 111	\$ 165	\$ 193	\$ 225	\$ -
12	AMP013 Proj. 6033.3 Williamsburg	▶ Current	\$ -	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ 54	\$ -	\$ -	\$ -	\$ -	\$ -
13	AMP014 Proj. 6026.2 College Park	▶ Current	\$ -	\$ 97	\$ 125	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ 90	\$ 122	\$ -	\$ -	\$ -	\$ -
14	AMP014 Proj. 6027.0 Parkview	▶ Current	\$ 59	\$ 66	\$ 79	\$ 127	\$ -	\$ -	\$ -
		▶ Proposed	\$ 79	\$ 84	\$ 98	\$ 176	\$ -	\$ -	\$ -
15	AMP016 Proj. 6055.0 Matt Garcia	▶ Current	\$ -	\$ 77	\$ 93	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ 91	\$ 111	\$ -	\$ -	\$ -	\$ -
16	AMP019 Proj. 6026.3 Linda Lou	▶ Current	\$ -	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -
17	AMP019 Proj. 6031.0 Riverside Apts	▶ Current	\$ -	\$ -	\$ 79	\$ 97	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ -	\$ 102	\$ 118	\$ -	\$ -	\$ -
18	AMP020 Proj. 6032.1 Madonna	▶ Current	\$ -	\$ 36	\$ 41	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ 59	\$ 60	\$ -	\$ -	\$ -	\$ -
19	AMP020 Proj. 6032.2 Sahara Ramsey	▶ Current	\$ -	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ -	\$ 64	\$ -	\$ -	\$ -	\$ -
20	AMP021 Proj. 6034.0 Cheryl West	▶ Current	\$ -	\$ 56	\$ 65	\$ 100	\$ 124	\$ -	\$ -
		▶ Proposed	\$ -	\$ 85	\$ 96	\$ 122	\$ 148	\$ -	\$ -
21	AMP021 Proj. 6057.0 T L Shaley	▶ Current	\$ -	\$ 124	\$ 158	\$ 237	\$ 308	\$ -	\$ -
		▶ Proposed	\$ -	\$ 155	\$ 178	\$ 230	\$ 282	\$ -	\$ -



Resident Paid Utility Allowances

	Community	Version	Allowance Amounts						
			0 Br.	1 Br.	2 Br.	3 Br.	4 Br.	5 Br.	6 Br.
22	AMP022 Proj. 6054.0 Col. Cisneros	▶ Current	\$ -	\$ 65	\$ 80	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ 75	\$ 91	\$ -	\$ -	\$ -	\$ -
23	AMP023 Proj. 6045.0 Park Square	▶ Current	\$ -	\$ 41	\$ 63	\$ 86	\$ 103	\$ -	\$ -
		▶ Proposed	\$ -	\$ 56	\$ 70	\$ 96	\$ 118	\$ -	\$ -
24	AMP023 Proj. 6046.0 Kenwood Manor	▶ Current	\$ -	\$ -	\$ -	\$ 269	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ -	\$ -	\$ 253	\$ -	\$ -	\$ -
Special Proj. 6126.0 Glen Park			*All 2 Brs. - 10 Electric & Gas & 16 All Electric						
			0 Br.	1 Br.	2 Br.	2 Br.	3 Br.	4 Br.	5 Br.
25	AMP023 Proj. 6126.0 Glen Park	▶ Current	\$ -	\$ -	\$ 118	\$ 136	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ -	\$ 115	\$ 137	\$ -	\$ -	\$ -
26	AMP024 Proj. 6043.0 Highview Apt.	▶ Current	\$ -	\$ 39	\$ 44	\$ 64	\$ 80	\$ -	\$ -
		▶ Proposed	\$ -	\$ 51	\$ 59	\$ 78	\$ 95	\$ -	\$ -
27	AMP024 Proj. 6052.0 William Sinkin	▶ Current	\$ -	\$ 64	\$ 80	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ 76	\$ 93	\$ -	\$ -	\$ -	\$ -
28	AMP025 Proj. 6044.0 Cross Creek	▶ Current	\$ -	\$ 62	\$ 73	\$ 89	\$ 124	\$ -	\$ -
		▶ Proposed	\$ -	\$ 88	\$ 103	\$ 123	\$ 154	\$ -	\$ -
29	AMP025 Proj. 6049.0 Morris C. Beldon	▶ Current	\$ -	\$ 65	\$ 91	\$ 118	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ 77	\$ 107	\$ 134	\$ -	\$ -	\$ -
30	AMP025 Proj. 6056.0 L.C. Rutledge	▶ Current	\$ -	\$ 59	\$ 71	\$ 97	\$ 120	\$ -	\$ -
		▶ Proposed	\$ -	\$ 80	\$ 93	\$ 117	\$ 139	\$ -	\$ -
31	AMP026 Proj. 6047.0 Westway	▶ Current	\$ -	\$ 93	\$ 111	\$ 158	\$ 195	\$ -	\$ -
		▶ Proposed	\$ -	\$ 92	\$ 112	\$ 159	\$ 190	\$ -	\$ -
32	AMP026 Proj. 6051.0 H.B. Gonzalez	▶ Current	\$ -	\$ 58	\$ 71	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ 66	\$ 79	\$ -	\$ -	\$ -	\$ -
33	AMP027 Proj. 6050.0 Francis Furey	▶ Current	\$ -	\$ 63	\$ 81	\$ 109	\$ 141	\$ -	\$ -
		▶ Proposed	\$ -	\$ 83	\$ 99	\$ 125	\$ 154	\$ -	\$ -
34	AMP027 Proj. 6053.0 Pin Oaks II	▶ Current	\$ -	\$ 59	\$ 73	\$ 100	\$ 125	\$ -	\$ -
		▶ Proposed	\$ -	\$ 76	\$ 94	\$ 118	\$ 146	\$ -	\$ -
35	AMP027 Proj. 6108.0 Charles Andrews	▶ Current	\$ -	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ -	\$ -	\$ 132	\$ -	\$ -	\$ -
36	AMP028 Proj. 6058.0 Lila Cockrell	▶ Current	\$ -	\$ 57	\$ 69	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ 68	\$ 81	\$ -	\$ -	\$ -	\$ -
37	AMP028 Proj. 6130.0 South San	▶ Current	\$ -	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ 82	\$ -	\$ -	\$ -	\$ -	\$ -
38	AMP030 Proj. 6129.0 Raymundo Rangel	▶ Current	\$ -	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ 79	\$ -	\$ -	\$ -	\$ -	\$ -
Special Proj. 6135.0 Mirasol Homes			*PHA Paid Water at all 2-Brs. & 15 3-Br.						
			1 Br.	2 Br.	3 Br.	3 Br.	4 Br.	5 Br.	6 Br.
39	AMP030 Proj. 6135.0 Mirasol Homes	▶ Current	\$ -	\$ 150	\$ 211	\$ 315	\$ 365	\$ 455	\$ -
		▶ Proposed	\$ -	\$ 155	\$ 208	\$ 305	\$ 316	\$ 389	\$ -
40	AMP030 Proj. 6137.0 Mirasol Townhomes	▶ Current	\$ -	\$ -	\$ 152	\$ 207	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ -	\$ 160	\$ 208	\$ -	\$ -	\$ -
41	AMP030 Proj. 6138.0 Mirasol Cottages	▶ Current	\$ -	\$ -	\$ 164	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ -	\$ 156	\$ -	\$ -	\$ -	\$ -
42	AMP030 Proj. 6143.0 Christ the King	▶ Current	\$ -	\$ 86	\$ 100	\$ -	\$ -	\$ -	\$ -
		▶ Proposed	\$ -	\$ 73	\$ 89	\$ -	\$ -	\$ -	\$ -



Resident Paid Utility Allowances

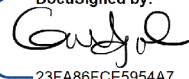
	Community	Version	Allowance Amounts									
			0 Br.	1 Br.	2 Br.	3 Br.	4 Br.	5 Br.	6 Br.			
43	AMP031 Proj. 6136.0 Spring View	▶ Current	\$ -	\$ -	\$ 129	\$ 166	\$ -	\$ -	\$ -			
		▶ Proposed	\$ -	\$ -	\$ 143	\$ 160	\$ -	\$ -	\$ -			
44	AMP031 Proj. 6140.0 Spring View Sr.	▶ Current	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -			
		▶ Proposed	\$ -	\$ 82	\$ -	\$ -	\$ -	\$ -	\$ -			
45	AMP031 Proj. 6147.0 Spring View Bldg C	▶ Current	\$ 69	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -			
		▶ Proposed	\$ 82	\$ 99	\$ -	\$ -	\$ -	\$ -	\$ -			
46	AMP031 Proj. 6148.0 Spring View Bldg B	▶ Current	\$ 70	\$ -	\$ 140	\$ -	\$ -	\$ -	\$ -			
		▶ Proposed	\$ 82	\$ -	\$ 163	\$ -	\$ -	\$ -	\$ -			
47	AMP032 Proj. 6139.0 Refugio	▶ Current	\$ -	\$ 143	\$ 164	\$ 235	\$ -	\$ -	\$ -			
		▶ Proposed	\$ -	\$ 115	\$ 135	\$ 212	\$ -	\$ -	\$ -			
Special Proj. 6123.6 Scattered Sites			<i>*There are 15 all electric 3-Brs.</i>			0 Br.	1 Br.	2 Br.	3 Br.	All. Elec 3 Br.	4 Br.	5 Br.
48	AMP033 Proj. 6123.6 Scattered Sites	▶ Current	\$ -	\$ -	\$ 265	\$ 297	\$ 430	\$ 388	\$ -			
		▶ Proposed	\$ -	\$ -	\$ 241	\$ 281	\$ 354	\$ 322	\$ -			
49	AMP035 Proj. 6042.0 WC White	▶ Current	\$ -	\$ 91	\$ 114	\$ -	\$ -	\$ -	\$ -			
		▶ Proposed	\$ -	\$ 102	\$ 129	\$ -	\$ -	\$ -	\$ -			
50	AMP037 Proj. 6141.0 San Juan I	▶ Current	\$ -	\$ 98	\$ 120	\$ 152	\$ -	\$ -	\$ -			
		▶ Proposed	\$ -	\$ 93	\$ 111	\$ 142	\$ -	\$ -	\$ -			
51	AMP038 Proj. 6146.0 Alhambra	▶ Current	\$ -	\$ 117	\$ 159	\$ -	\$ -	\$ -	\$ -			
		▶ Proposed	\$ -	\$ 100	\$ 139	\$ -	\$ -	\$ -	\$ -			
52	AMP051 Proj. 51.2 Hemisview	▶ Current	\$ -	\$ 117	\$ 151	\$ 199	\$ -	\$ -	\$ -			
		▶ Proposed	\$ -	\$ 102	\$ 137	\$ 173	\$ -	\$ -	\$ -			
53	AMP052 Proj. 52.2 San Juan II	▶ Current	\$ -	\$ 100	\$ 122	\$ 158	\$ 177	\$ -	\$ -			
		▶ Proposed	\$ -	\$ 92	\$ 113	\$ 152	\$ 162	\$ -	\$ -			
54	AMP053 Proj. 53.2 Sutton Oaks	▶ Current	\$ -	\$ 110	\$ 138	\$ 184	\$ -	\$ -	\$ -			
		▶ Proposed	\$ -	\$ 113	\$ 146	\$ 185	\$ -	\$ -	\$ -			
55	AMP054 Proj. 54.2 Pin Oaks I	▶ Current	\$ 39	\$ 47	\$ 55	\$ -	\$ -	\$ -	\$ -			
		▶ Proposed	\$ 51	\$ 55	\$ 62	\$ -	\$ -	\$ -	\$ -			
56	AMP055 Proj. 55.0 Gardens at San Juan	▶ Current	\$ -	\$ 150	\$ 192	\$ 276	\$ 354	\$ -	\$ -			
		▶ Proposed	\$ -	\$ 150	\$ 182	\$ 239	\$ 294	\$ -	\$ -			
57	AMP056 Proj. 56.0 Park at Sutton Oaks	▶ Current	\$ -	\$ 86	\$ 106	\$ 149	\$ 190	\$ -	\$ -			
		▶ Proposed	\$ -	\$ 83	\$ 107	\$ 145	\$ 182	\$ -	\$ -			
58	AMP149 Proj. 6149.0 Converse Ranch I	▶ Current	\$ -	\$ 131	\$ 167	\$ 225	\$ -	\$ -	\$ -			
		▶ Proposed	\$ -	\$ 177	\$ 224	\$ 289	\$ -	\$ -	\$ -			
59	AMP150 Proj. 6150.0 Midcrowne	▶ Current	\$ -	\$ 104	\$ 133	\$ -	\$ -	\$ -	\$ -			
		▶ Proposed	\$ -	\$ 94	\$ 117	\$ -	\$ -	\$ -	\$ -			
60	AMP151 Proj. 6151.0 Converse Ranch II	▶ Current	\$ -	\$ 136	\$ 161	\$ 207	\$ -	\$ -	\$ -			
		▶ Proposed	\$ -	\$ 187	\$ 218	\$ 275	\$ -	\$ -	\$ -			
61	AMP500 Proj. 500.0 East Meadows I Townhomes	▶ Current	\$ -	\$ -	\$ 93	\$ 140	\$ 175	\$ -	\$ -			
		▶ Proposed	\$ -	\$ -	\$ 102	\$ 156	\$ 187	\$ -	\$ -			
62	AMP500 Proj. 501.0 East Meadows I Apartments	▶ Current	\$ -	\$ 80	\$ 98	\$ 142	\$ 176	\$ -	\$ -			
		▶ Proposed	\$ -	\$ 82	\$ 111	\$ 151	\$ 178	\$ -	\$ -			
63	AMP500 Proj. 502.0 East Meadows II Townhomes	▶ Current	\$ -	\$ -	\$ -	\$ 154	\$ 197	\$ -	\$ -			
		▶ Proposed	\$ -	\$ -	\$ -	\$ 140	\$ 182	\$ -	\$ -			
64	AMP500 Proj. 503.0 East Meadows II Apartments	▶ Current	\$ -	\$ 80	\$ 97	\$ 138	\$ 173	\$ -	\$ -			
		▶ Proposed	\$ -	\$ 81	\$ 102	\$ 142	\$ 172	\$ -	\$ -			

**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6938, RATIFYING THE AWARD OF A CONTRACT FOR LEAD HAZARD REMOVAL AT ALAZAN APACHE COURTS TO GERLOFF COMPANY, INC., FOR AN AMOUNT NOT TO EXCEED \$1,069,806

Signed by:

33A0F1EEDAA1479...
Michael Reyes
 President and CEO

DocuSigned by:

23FA86FCE5954A7...
George Ayala
 Director of Procurement

Signed by:

D73E3CF7177849F...
Marisa Smithwick
 Senior Director of Public Housing

REQUESTED ACTION:

Consideration and approval regarding Resolution 6938, ratifying the award of a contract for Lead Hazard Removal at Alazan Apache Courts to Gerloff Company, Inc., for an amount not to exceed \$1,069,806.

SUMMARY:

Alazan Apache Courts, San Antonio’s oldest and largest public housing community, was constructed in 1939 as a multi-family, residential community with multiple housing structures encompassing 685 individual dwelling units.

To address deteriorated lead-based paint in this community, Opportunity Home requires a professional certified by the State of Texas in lead removal and disposal. The estimated timeline for this project, as identified below, is projected at 287 days. Furthermore, Opportunity Home will coordinate resident relocation where necessary.

Component	Quantity	Treatment
Welded Metal Entry Door Case/Frames	367 Welded Case/Frames	Remove LBP
Interior Door Case/Frames	48 Case/Frames	Remove LBP
Exterior Utility Doors	94 Utility Doors	Remove and Replace
Utility Door Case/Frames	96 Case/Frames	Remove LBP
Screen Doors	1 Screen Door	Remove and Replace
Interior Ceilings	1,515 Square Feet	Remove LBP
Interior Walls	5,029 Square Feet	Remove LBP
Interior Rails	1 Rail	Remove and Replace
Window Assembly Frame/Sill/Casing/Apron	13 Windows	Remove LBP

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All work under this award shall be in accordance with the guidelines published by the U.S. Department of Housing and Urban Development (HUD) "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," Second Edition, July 2012, and any and all other Lead Regulations, statutes, rules, etc. by any governing authority.

PROCUREMENT PROCESS:

On March 27, 2026, Opportunity Home issued an "Invitation for Bids" (IFB) #2510-5632 for Lead Hazard Removal at Alazan Apache Courts, which closed on April 14, 2026. The IFB was published on the Opportunity Home's E-Procurement Website, the Hart Beat, and directly solicited to 324 vendors.

A total of three proposals were submitted to the IFB: Gerloff Company, Inc., RNDI Companies (DBE, MBE, WBE, HUB), and Rodeo Contracting (HABE, MBE, SBE). One submission was disqualified for failing to include the mandatory Bid Bond.

Both proposals were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, quality of the goods or services, including past performance, extent to which the goods or services meet Opportunity Home's needs, total long-term cost, and any relevant criteria contained within the solicitation document.

Based on the above, the staff recommends awarding this project to Gerloff Company, Inc., as they provided the lowest cost to complete it.

Opportunity received Board approval on May 6, 2026 (Resolution 6932), authorizing the President and CEO to have the authority for emergency action for Board-approved items (normally approved by a quorum of the full Board of Commissioners) for HUD Housing-Related Hazards Grants and Safety/Security Grant-related contracts over \$250,000. In accordance with this approval, this award is being brought to the next regularly scheduled board meeting to ratify the award of a contract (Resolution 6949) for lead hazard removal at Alazan Apache Courts to Gerloff Company, Inc., approved by the President and CEO.

COMPANY PROFILE:

Established in 1985, the **Gerloff Company Inc.** is a family-owned and operated business headquartered in San Antonio, Texas, with a field office in Austin. They specialize in renovation and recovery services following catastrophic events, maintaining 24/7 availability to address the needs of both residential and commercial clients. Their comprehensive service portfolio features water extraction and mitigation, fire and water restoration, structural cleaning and deodorization, and specialized demolition. Additionally, they provide content cleaning, evidence storage, fire investigation assistance with an on-site lab, and emergency preparedness planning. As a licensed General Contractor, the Gerloff Company is fully qualified to manage any form of structural repair. This contractor has worked with Housing Authorities, including, but not limited to, Austin Housing Authority, San Marcos Housing Authority, and Waelder Housing Authority. Their client list includes, but is not limited to, Blanco ISD, Brackett ISD, Devine ISD, Floresville ISD, Kerrville ISD, D'Hanis ISD, Southside ISD, Weslaco ISD, Port Aransas ISD, Dunes Condominiums, and Mason County Courthouse.

PRIOR AWARDS:

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Gerloff Company Inc. has received prior awards for Lead Removal at Lincoln Heights Courts and Riverside Apartments, Window Replacement at Cassiano Homes, and is currently under contract for Disaster Restoration and Emergency Recovery Services. Under this award, Gerloff has been engaged for restoration projects at various Opportunity Home communities, including Blanco, Burning Tree, Cassiano, LC Rutledge, Matt Garcia, Parkview, Tarry Towne, and Villa Hermosa. This vendor is also being recommended for the award of a contract for Lead Hazard Removal at Alazan Apache Court.

Contract Oversight:

Marisa Smithwick, Senior Director of Public Housing

STRATEGIC OUTCOMES:

Residents live in quality, affordable housing

Residents experience a high standard of housing assistance that improves continuously

Community's economy and health benefits are sustained and improved for future generations

ATTACHMENTS:

Resolution 6938

Bid Tabulation

Slides



**IFB# 2510-5632 Lead Hazard Removal at Alazan Apache Courts
Bid Tabulation**

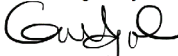
#	Items	Lowest	Quantity	Unit of Measurement	Treatment	Gerloff Company Inc				RNDI Companies Inc			
						Cost	Days to Complete	Is Relocation Required	Total Cost	Cost	Days to Complete	Is Relocation Required	Total Cost
#0-1	Welded Metal Entry Door Case/Frames	\$431,417.67	391	Welded Case/Frames	Remove LBP	\$1,103.37	98	Yes	\$431,417.67	\$3,556.84	147	No	\$1,390,724.44
#0-2	Interior Door Case/Frames	\$55,168.50	50	Case/Frames	Remove LBP	\$1,103.37	15	Yes	\$55,168.50	\$3,528.00	25	No	\$176,400.00
#0-3	Exterior Utility Doors	\$108,097.18	94	Utility Doors	Remove and Replace	\$1,149.97	25	Yes	\$108,097.18	\$3,675.00	28	No	\$345,450.00
#0-4	Utility Door Case/Frames	\$94,044.48	96	Utility Door Case/Frames	Remove LBP	\$979.63	25	Yes	\$94,044.48	\$4,005.31	36	No	\$384,509.76
#0-5	Exterior Window sill	\$2,448.43	1	window	Remove and Replace	\$2,448.43	1	Yes	\$2,448.43	\$3,675.00	1	No	\$3,675.00
#0-6	Interior Ceilings	\$4,772.25	1515	Square Feet	Remove LBP	\$24.17	20	Yes	\$36,617.55	\$3.15	3	No	\$4,772.25
#0-7	Interior Walls	\$16,039.80	5092	Square Feet	Remove LBP	\$24.17	96	Yes	\$123,073.64	\$3.15	5	No	\$16,039.80
#0-8	Interior Rails	\$2,100.00	1	rail	Remove and Replace	\$2,448.43	2	Yes	\$2,448.43	\$2,100.00	1	No	\$2,100.00
#0-9	Window Assembly Frame/Sill/Casing/Apron	\$31,395.00	13	Windows	Remove LBP	\$2,937.56	5	Yes	\$38,188.28	\$2,415.00	10	No	\$31,395.00
						\$891,504.16				\$2,355,066.25			


**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6939, AUTHORIZING THE AWARD OF CONTRACTS FOR PLUMBING AND RELATED SERVICES TO 1ST AID PLUMBING (ESBE, HABE, MBE, SBE), AC PLUMBING SERVICES (HABE), AND RAGING BULL ENTERPRISES LLC DBA RAGING BULL CONSTRUCTION; RAGING BULL CONTRACTING (HABE, SBE), FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

Signed by:

33A0F1EEDAA1479...
Michael Reyes
President and CEO

DocuSigned by:

23FA86FCE5954A7...
George Ayala
Director of Procurement

DocuSigned by:

CC3B59A3E1404B5...
Victoria Febus
Director of Affordable Housing Communities

Signed by:

D73E3CF7177849F...
Marisa Smithwick
Senior Director of Public Housing

REQUESTED ACTION:

Consideration and approval regarding Resolution 6939, authorizing the award of contracts for plumbing and related services to 1st Aid Plumbing (ESBE, HABE, MBE, SBE), AC Plumbing Services (HABE), and Raging Bull Enterprises LLC dba Raging Bull Construction; Raging Bull Contracting (HABE, SBE), for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:

Opportunity Home requires the services of vendors to provide plumbing and related maintenance services on an as-needed basis for multi and single-story multi-family properties, single-family homes, and commercial buildings.

On April 10, 2026, Opportunity Home issued an "Invitation for Bids" (IFB) #2604-5670 for plumbing and related services, which closed on May 4, 2026. The IFB was published on the Opportunity Home's E-Procurement Website, the Hart Beat, and directly solicited to 344 vendors. Four bids were received in response to this solicitation: 1st Aid Plumbing (ESBE, HABE, MBE, SBE), AC Plumbing Services (HABE), Raging Bull Enterprises LLC dba Raging Bull Construction; Raging Bull Contracting (HABE, SBE), and HJD Capital Electric, Inc. (SBE).

All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, including past performance, quality of the goods or services, extent to which the goods or services meet Opportunity Home's needs, total long-term cost, and any other relevant criteria contained within the solicitation document.

Based on the above, the staff recommends awarding contracts to 1st Aid Plumbing, AC Plumbing Services, and Raging Bull Enterprises. They provided the lowest cost to perform the services.

OPPORTUNITY HOME SAN ANTONIO

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COMPANY PROFILES:

AC Plumbing Services was founded in August 2014 and is headquartered in Converse, Texas. This vendor self-certifies as a HBE. They provide services to multi-family, residential, and commercial customers with services to include, but are not limited to, kitchen and bath fixtures, food waste disposers, toilets, residential and commercial, gas and electric water heaters, camera color video inspection, hydro jetting, main and drain line stoppages, clean outs, water softeners, and slab leak repair. Their client list includes Bexar County, Ft Sam Houston, Caliber Collision, Dual Foods JBSA, and Ranger Builders.

1st Aid Plumbing, Inc. was established in 2007 and is headquartered in San Antonio, Texas. They have been certified as ESBE, HBE, MBE, and SBE by the South Central Texas Regional Certification Agency. This vendor specializes in residential and commercial plumbing repairs, installation, and 24/7 emergency services. Their client list includes, but is not limited to, Alamo Workforce Solutions, CVS Caremark, and Retail locations.

Raging Bull Enterprises LLC dba Raging Bull Construction; Raging Bull Contracting was founded in 2015 and is headquartered in San Antonio, Texas. This vendor self-certifies as an HBE and an SBE. They are a remodeling contractor specializing in bathroom remodels, including tub-to-shower conversions, kitchen remodels, countertops, and tile installation. Their client list includes, but is not limited to, Strategic Environmental Response Solutions, LLC, F&NS Holdings LLC, and Hazmat Special Services LLC.

PRIOR AWARDS:

AC Plumbing Services is currently under contract with Opportunity Home to provide plumbing and related services.

1st Aid Plumbing, Inc. is currently under contract with Opportunity Home to provide plumbing and related services.

Raging Bull Construction; Raging Bull Contracting has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:

Victoria Febus, Director of Affordable Housing Communities
Marisa Smithwick, Senior Director of Public Housing

STRATEGIC OUTCOME/S:

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
Staff thrive in career and professional work
Community's economy and health benefits are sustained and improved for future generations

ATTACHMENTS:

Resolution 6939
Bid Tabulation
Slides



**IFB #2604-5670 Plumbing and Related Services
Bid Tabulation**

Items	Unit	Qty	1st Aid Plumbing Inc.			AC PLUMBING SERVICES			HUD Capital Electric, Inc.			Raging Bull Enterprises, LLC		
			Regular Hours	After Hours	Total Cost	Regular Hours	After Hours	Total Cost	Regular Hours	After Hours	Total Cost	Regular Hours	After Hours	Total Cost
Labor and Equipment Rates														
Master Plumber	Hour	1	\$70.00	\$70.00	\$70.00	\$90.00	\$100.00	\$90.00	\$125.00	\$187.50	\$125.00	\$114.00	\$114.00	\$114.00
Journeyman Plumber	Hour	1	\$50.00	\$50.00	\$50.00	\$80.00	\$90.00	\$80.00	\$75.00	\$112.50	\$75.00	\$102.00	\$102.00	\$102.00
Plumber Apprentice	Hour	1	\$15.00	\$15.00	\$15.00	\$40.00	\$45.00	\$40.00	\$55.00	\$82.50	\$55.00	\$66.00	\$66.00	\$66.00
Laborer	Hour	1	\$13.00	\$13.00	\$13.00	\$25.00	\$30.00	\$25.00	No Bid	No Bid	No Bid	\$56.25	\$56.25	\$56.25
Hydro Jetting Sewer lines Flat rate	Hour	1	\$150.00	\$150.00	\$150.00	\$200.00	\$275.00	\$200.00	\$350.00	\$475.00	\$350.00	\$420.00	\$420.00	\$420.00
Video Inspection of sewer lines flat rate	Hour	1	\$50.00	\$50.00	\$50.00	\$95.00	\$95.00	\$95.00	\$250.00	\$375.00	\$250.00	\$350.00	\$350.00	\$350.00
Backhoe with operator	Hour	1	\$70.00	\$70.00	\$70.00	\$150.00	\$225.00	\$150.00	\$215.00	\$325.00	\$215.00	\$105.00	\$150.00	\$105.00
Mini-excavator with operator	Hour	1	\$50.00	\$50.00	\$50.00	\$150.00	\$225.00	\$150.00	\$175.00	\$225.00	\$175.00	\$105.00	\$150.00	\$105.00
Product and Services														
30 Gallon Gas Water Heater AO Smith or equal	Each	1	\$550.00	\$550.00	\$550.00	\$895.00	\$895.00	\$895.00	\$1,650.00	\$1,650.00	\$1,650.00	\$828.00	\$828.00	\$828.00
30 Gallon Electric Water Heater AO Smith or equal	Each	1	\$490.00	\$490.00	\$490.00	\$650.00	\$650.00	\$650.00	\$1,450.00	\$1,450.00	\$1,450.00	\$828.00	\$828.00	\$828.00
40 Gallon Gas Water Heater AO Smith or equal	Each	1	\$675.00	\$675.00	\$675.00	\$895.00	\$895.00	\$895.00	\$1,995.00	\$1,995.00	\$1,995.00	\$1,068.00	\$1,068.00	\$1,068.00
40 Gallon Tall Gas Water Heater AO Smith or equal each	Each	1	\$675.00	\$675.00	\$675.00	\$895.00	\$895.00	\$895.00	\$1,995.00	\$1,995.00	\$1,995.00	\$1,068.00	\$1,068.00	\$1,068.00
40 Gallon Electric Water Heater AO Smith or equal	Each	1	\$375.00	\$470.00	\$375.00	\$650.00	\$650.00	\$650.00	\$1,715.00	\$1,715.00	\$1,715.00	\$1,068.00	\$1,068.00	\$1,068.00
40 Gallon lowboy Electric Water Heater AO Smith or equal	Each	1	\$480.00	\$480.00	\$480.00	\$650.00	\$650.00	\$650.00	\$2,200.00	\$2,200.00	\$2,200.00	\$1,068.00	\$1,068.00	\$1,068.00
100 Gallons Commercial Natural gas boiler	Each	1	\$5,500.00	\$5,500.00	\$5,500.00	\$6,850.00	\$6,850.00	\$6,850.00	\$17,500.00	\$17,500.00	\$17,500.00	\$1,120.00	\$1,120.00	\$1,120.00
Shower Valve Moen Single Lever or Equal	Each	1	\$90.00	\$90.00	\$90.00	\$190.00	\$190.00	\$190.00	\$775.00	\$775.00	\$775.00	\$672.00	\$672.00	\$672.00
Moen Double Handle Shower Faucet or Equal	Each	1	\$110.00	\$110.00	\$110.00	\$190.00	\$190.00	\$190.00	\$975.00	\$975.00	\$975.00	\$775.00	\$775.00	\$775.00
Replacement Cartridge Moen	Each	1	\$15.00	\$15.00	\$15.00	\$80.00	\$80.00	\$80.00	\$325.00	\$325.00	\$325.00	\$222.00	\$222.00	\$222.00
4" Schedule 40 PVC Sewer pipe	Ln. Ft.	1	\$5.00	\$5.00	\$5.00	\$3.50	\$3.50	\$3.50	\$85.00	\$85.00	\$85.00	\$42.00	\$42.00	\$42.00
6" Schedule 40 PVC Sewer pipe	Ln. Ft.	1	\$10.00	\$10.00	\$10.00	\$7.00	\$7.00	\$7.00	\$125.00	\$125.00	\$125.00	\$54.00	\$54.00	\$54.00
1/2" Schedule 40 PVC water pipe	Ln. Ft.	1	\$0.50	\$0.50	\$0.50	\$0.60	\$0.60	\$0.60	\$18.00	\$18.00	\$18.00	\$24.00	\$24.00	\$24.00
3/4" Schedule 40 PVC water pipe	Ln. Ft.	1	\$0.55	\$0.55	\$0.55	\$0.65	\$0.65	\$0.65	\$22.00	\$22.00	\$22.00	\$24.00	\$24.00	\$24.00
1" Schedule 40 PVC water pipe	Ln. Ft.	1	\$0.75	\$0.75	\$0.75	\$0.90	\$0.90	\$0.90	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
2" Schedule 40 PVC water pipe	Ln. Ft.	1	\$1.00	\$1.00	\$1.00	\$2.25	\$2.25	\$2.25	\$40.00	\$40.00	\$40.00	\$36.00	\$36.00	\$36.00
3" Schedule 40 PVC water pipe	Ln. Ft.	1	\$2.00	\$2.00	\$2.00	\$3.25	\$3.25	\$3.25	\$65.00	\$65.00	\$65.00	\$42.00	\$42.00	\$42.00
4" Schedule 40 PVC water pipe	Ln. Ft.	1	\$3.00	\$3.00	\$3.00	\$5.00	\$5.00	\$5.00	\$85.00	\$85.00	\$85.00	\$48.75	\$48.75	\$48.75
6" Schedule 40 PVC water pipe	Ln. Ft.	1	\$5.00	\$5.00	\$5.00	\$7.00	\$7.00	\$7.00	\$125.00	\$125.00	\$125.00	\$54.00	\$54.00	\$54.00
Washer Box Replacement	Each	1	\$38.00	\$38.00	\$38.00	\$60.00	\$60.00	\$60.00	\$560.00	\$560.00	\$560.00	\$336.00	\$336.00	\$336.00
Concrete cutting/removal	Sq. Ft.	1	\$20.00	\$20.00	\$20.00	\$16.00	\$16.00	\$16.00	\$18.00	\$18.00	\$18.00	\$45.00	\$45.00	\$45.00
Replace/repair concrete	Sq. Ft.	1	\$25.00	\$25.00	\$25.00	\$24.00	\$24.00	\$24.00	\$22.00	\$22.00	\$22.00	\$64.00	\$64.00	\$64.00
Asphalt cutting/removal	Sq. Ft.	1	\$25.00	\$25.00	\$25.00	\$16.00	\$16.00	\$16.00	\$15.00	\$15.00	\$15.00	\$20.00	\$20.00	\$20.00
Replace/repair asphalt	Sq. Ft.	1	\$25.00	\$25.00	\$25.00	\$22.00	\$22.00	\$22.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Service / Items														
Tunneling for under slab repairs	Ln. Ft.	1	\$175.00	\$175.00	\$175.00	\$200.00	\$200.00	\$200.00	No Bid	No Bid	No Bid	\$420.00	\$420.00	\$420.00
Install & compact clean fill	Cu. Yd.	1	\$20.00	\$20.00	\$20.00	\$50.00	\$50.00	\$50.00	\$85.00	\$85.00	\$85.00	\$75.00	\$75.00	\$75.00
Install top soil	Cu. Yd.	1	\$20.00	\$20.00	\$20.00	\$40.00	\$40.00	\$40.00	\$65.00	\$65.00	\$65.00	\$35.00	\$35.00	\$35.00
Install Bermuda sod	Sq. Ft.	1	\$2.00	\$2.00	\$2.00	\$2.00	\$2.90	\$2.90	\$2.75	\$2.75	\$2.75	\$2.00	\$2.00	\$2.00
Total Cost			\$9,805.00			\$13,236.05			\$33,207.75			\$11,407.00		
Parts %			0%			10%			10%			10%		

*Parts and material shall be billed at cost plus _____% for material handling. (Opportunity Home reserves the right to require proof of Bidders' cost. The Contractor must provide purchase invoices within 48 hours of request or invoice may not be paid. Note reimbursement rates greater than cost plus 20% may be considered excessive and may result in nonconsideration of the bid.)

OPPORTUNITY HOME SAN ANTONIO

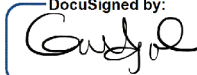
June 3, 2026

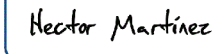
**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6944, AUTHORIZING THE AWARD OF A CONTRACT FOR HIGHVIEW AND LINDA LOU APARTMENTS ROOFING AND WINDOW REPLACEMENT TO USA HOME ROOFING & EXTERIORS, LLC (HABE, WBE) FOR AN AMOUNT OF \$1,452,000

Signed by:

33A0F1EEDAA1479...
Michael Reyes
President and CEO

DocuSigned by:

23FA86FCE5954A7...
George Ayala
Director of Procurement

DocuSigned by:

ABBB9B06757A4D5...
Hector Martinez
Senior Director, Capital
Projects Division

REQUESTED ACTION:

Consideration and approval regarding Resolution 6944, authorizing the award of a contract for Highview and Linda Lou Apartments roofing and window replacement to USA Home Roofing & Exteriors, LLC (HABE, WBE) for an amount of \$1,452,000.

SUMMARY:

Opportunity Home requires the services of a contractor to provide roofing and window replacements at Highview and Linda Lou Apartments as part of funding received from a HUD Congressional Grant. This Community Project Funding is part of the Economic Development Initiative and was recommended by Congressman Cuellar in 2023.

Highview Apartments, constructed in 1976, is a family community with 68 single-story duplex units. The property's unit distribution includes six one-bedroom, 30 two-bedroom, 28 three-bedroom, and four four-bedroom residences.

Linda Lou Apartments, constructed in 1971, is a single-story elderly/disabled community with 10 one-bedroom units.

The same comprehensive upgrades, as detailed below, will be implemented across both communities:

- Full replacement of roofing systems;
- New gutter and downspout installations;
- Addition of new blown-in insulation in attics;
- Comprehensive, non-destructive window replacement; and
- Repair and repainting of exterior wood trim as required.

The estimated completion time is 120 days.

On March 9, 2026, Opportunity Home issued an "Invitation for Bids" (IFB) #2602-5657 for Highview and Linda Lou Apartments Roofing and Window Replacement, which closed on April 17, 2026. The IFB was published on the Opportunity Home's E-Procurement Website and the Hart Beat, and was directly solicited to 624 vendors.

OPPORTUNITY HOME SAN ANTONIO

June 3, 2026

A total of 12 proposals were received in response to the IFB: All Pro General Construction, Inc. (ESBE, HABE, MBE, SBE), BP Construction Company (AABE, ESBE, MBE, SBE), BR General Contractors, LLC, Bellum Roofing & Construction (ESBE, HABE, MBE, SBE), Gage Commercial Construction, Geofill Construction (SBE, VBE), Gerloff Company, Inc, JL Bass Construction, LLC (AABE, VBE), JMI Contractors, LLC (HABE), Maverick Turnkey Construction Group, LLC, (AABE) RJ Contractors and Roof Corp (HABE), and US Home Roofing & Exteriors LLC (HABE, WBE).

All responses were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, quality of the goods or services, including past performance, extent to which the goods or services meet Opportunity Home's needs, total long-term cost, and any relevant criteria contained within the solicitation document.

Based on the above, the staff recommends awarding this project to USA Home Roofing & Exteriors, LLC. They provided the lowest cost to complete this project.

USA Home Roofing & Exteriors, LLC was established in 2017 and is headquartered in San Antonio, Texas. This vendor self-certifies as an HABE, WBE. They are a general contractor specializing in residential and commercial roofing, siding, painting, and window services. They offer a range of services, including roof replacement, repair, inspections, and storm damage assistance. Their client list includes, but is not limited to, Alamo Concrete, Claremont Retirement Community, Postal Annex, South End Flores Condo, and Starbucks.

PRIOR AWARDS:

This contractor has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:

Hector Martinez, Senior Director, Capital Projects Division

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 6944

Bid Tabulation

Slides



**IFB# 2602-5657 Highview & Linda Lou Apartments Roofing and Window Replacement
Bid Tabulation**

#	Items	Unit	All Pro General Construction Inc.			BP Construction Company			BR General Contractors, LLC			Bellum Roofing & Construction			Gage Commercial Construction			Geofill		
			Cost	Days to Complete	Total Cost	Cost	Days to Complete	Total Cost	Cost	Days to Complete	Total Cost	Cost	Days to Complete	Total Cost	Cost	Days to Complete	Total Cost	Cost	Days to Complete	Total Cost
#1-1	Complete replacement of asphalt shingle roofing system, gutters/downspouts, and vinyl window replacement for all buildings (Types I, II, & III) at Highview Apartments 333. Includes all demolition, disposal, and administration.	1	\$1,697,000.00	540	\$1,697,000.00	\$1,900,000.00	200	\$1,900,000.00	\$1,127,876.80	180	\$1,127,876.80	\$1,243,750.45	60	\$1,243,750.45	\$860,524.41	120	\$860,524.41	\$1,190,312.74	180	\$1,190,312.74
#1-2	Complete replacement of roofing system with Standing Seam Metal Roof (24ga Kynar 500), new gutters/downspouts, and vinyl window replacement for Buildings 102 & 124 at Linda Lou Apartments 444. Includes all demolition, disposal, and administration.	1	\$509,522.00	78	\$509,522.00	\$375,000.00	30	\$375,000.00	\$281,969.20	180	\$281,969.20	\$176,250.20	60	\$176,250.20	\$181,316.18	20	\$181,316.18	\$208,743.68	60	\$208,743.68
#2-1	Alternate #1: Attic Insulation Upgrade Scope: Access attic spaces through the roof deck during reroofing at both properties. Provide R-38 cellulosic insulation, ventilation baffles, and mineral wool protection at gas flues.	1	\$184,347.00	41	\$184,347.00	\$268,857.00	60	\$268,857.00	\$106,999.00	180	\$106,999.00	\$345,400.00	45	\$345,400.00	\$220,076.78	30	\$220,076.78	\$116,226.00	60	\$116,226.00
Total Both Projects			\$2,296,522.00		\$2,296,522.00	\$2,275,000.00		\$2,275,000.00	\$1,409,846.00		\$1,409,846.00	\$1,420,000.65		\$1,420,000.65	\$1,041,840.59		\$1,041,840.59	\$1,399,056.42		\$1,399,056.42
Total Both Projects & Alternative			\$2,398,869.00		\$2,398,869.00	\$2,543,857.00		\$2,543,857.00	\$1,516,845.00		\$1,516,845.00	\$1,765,400.65		\$1,765,400.65	\$1,261,917.37		\$1,261,917.37	\$1,515,282.42		\$1,515,282.42

#	Items	Unit	Gerloff Company Inc			JL Bass Construction LLC			JMI Contractors, LLC			Maverick Turnkey Construction Group LLC			RJ CONTRACTORS AND ROOF CORP			USA Home Roofing & Exteriors LLC		
			Cost	Days to Complete	Total Cost	Cost	Days to Complete	Total Cost	Cost	Days to Complete	Total Cost	Cost	Days to Complete	Total Cost	Cost	Days to Complete	Total Cost	Cost	Days to Complete	Total Cost
#1-1	Complete replacement of asphalt shingle roofing system, gutters/downspouts, and vinyl window replacement for all buildings (Types I, II, & III) at Highview Apartments 333. Includes all demolition, disposal, and administration.	1	\$996,025.00	80	\$996,025.00	\$1,183,954.79	180	\$1,183,954.79	\$1,486,500.00	120	\$1,486,500.00	\$798,213.00	180	\$798,213.00	\$1,087,500.00	120	\$1,087,500.00	\$810,000.00	70	\$810,000.00
#1-2	Complete replacement of roofing system with Standing Seam Metal Roof (24ga Kynar 500), new gutters/downspouts, and vinyl window replacement for Buildings 102 & 124 at Linda Lou Apartments 444. Includes all demolition, disposal, and administration.	1	\$291,843.00	15	\$291,843.00	\$166,661.00	30	\$166,661.00	\$376,000.00	60	\$376,000.00	\$152,069.00	180	\$152,069.00	\$439,000.00	120	\$439,000.00	\$320,000.00	30	\$320,000.00
#2-1	Alternate #1: Attic Insulation Upgrade Scope: Access attic spaces through the roof deck during reroofing at both properties. Provide R-38 cellulosic insulation, ventilation baffles, and mineral wool protection at gas flues.	1	\$143,249.57	30	\$143,249.57	\$102,850.00	210	\$102,850.00	\$269,600.00	120	\$269,600.00	\$507,501.00	180	\$507,501.00	\$198,500.00	120	\$198,500.00	\$80,000.00	20	\$80,000.00
Total Both Projects			\$1,287,868.00		\$1,287,868.00	\$1,350,615.79		\$1,350,615.79	\$1,862,500.00		\$1,862,500.00	\$869,282.00		\$869,282.00	\$1,526,500.00		\$1,526,500.00	\$1,130,000.00		\$1,130,000.00
Total Both Projects & Alternative			\$1,431,117.57		\$1,431,117.57	\$1,453,465.79		\$1,453,465.79	\$2,132,100.00		\$2,132,100.00	\$1,367,783.00		\$1,367,783.00	\$1,725,000.00		\$1,725,000.00	\$1,210,000.00		\$1,210,000.00



**RFP# 2602-5657 Highview & Linda Lou Apartments Roofing and Window Replacement
Bid Tabulation- Unit Price**

#	Items	Item No.	Spec Ref.	Quantity Required	UOM	All Pro General Construction Inc.		BP Construction Company		BR General Contractors, LLC		Bellum Roofing & Construction		Gage Commercial Construction		Geoffill	
						Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
0																	
#0-1	Roof Decking Replacement Remove damaged decking; install new CDX Plywood to match existing thickness.	UP-01		7	1 Per Sq. Ft.	\$15.00	\$15.00	\$5.50	\$5.50	\$2.62	\$2.62	\$3.67	\$3.67	\$2.93	\$2.93	\$2.50	\$2.50
#0-2	Structural Member Replacement Replace deteriorated rafters or truss tails under roof deck.	UP-02		8	1 PerLin. Ft.	\$39.00	\$39.00	\$85.00	\$85.00	\$35.00	\$35.00	\$14.00	\$14.00	\$4.20	\$4.20	\$25.00	\$25.00
#0-3	FasciaBoard Replacement (1x6) Remove rotten fascia; install new pressure-treat ed1x6. Paint to match.	UP-03		9	1 PerLin. Ft.	\$20.00	\$20.00	\$38.00	\$38.00	\$35.00	\$35.00	\$30.00	\$30.00	\$3.02	\$3.02	\$15.00	\$15.00
#0-4	FasciaBoard Replacement (2x6) Remove rotten fascia; install new pressure-treat ed2x6. Paint to match.	UP-04		10	1 PerLin. Ft.	\$25.00	\$25.00	\$45.00	\$45.00	\$37.00	\$37.00	\$34.00	\$34.00	\$3.87	\$3.87	\$20.00	\$20.00
#0-5	WoodSiding Replacement Replace damaged exteriorwood sidingat flashings. Match profile/paint.	UP-05		11	1 PerSq. Ft.	\$18.75	\$18.75	\$22.00	\$22.00	\$5.25	\$5.25	\$16.00	\$16.00	\$3.19	\$3.19	\$15.00	\$15.00
#0-6	Soffit Repair/Replacement Repair damaged soffit and screening. Paint to match.	UP-06		12	1 PerSq. Ft.	\$22.00	\$22.00	\$55.00	\$55.00	\$5.25	\$5.25	\$23.00	\$23.00	\$3.15	\$3.15	\$25.00	\$25.00
#0-7	Wood Blocking(2x4 or2x6) Install new treatedwood blocking at perimetersor curbs.	UP-07		13	1 PerSq. Ft.	\$34.00	\$34.00	\$18.00	\$18.00	\$5.25	\$5.25	\$28.00	\$28.00	\$2.89	\$2.89	\$10.00	\$10.00


#	Items	Item No.	Spec Ref.	Quantity Required	UOM	Gerloff Company Inc		JL Bass Construction LLC		JMI Contractors, LLC		Maverick Turnkey Construction Group LLC		RJ CONTRACTORS AND ROOF CORP		USA Home Roofing & Exteriors LLC	
						Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
0																	
#0-1	Roof Decking Replacement Remove damaged decking; install new CDX Plywood to match existing thickness.	UP-01		7	1 Per Sq. Ft.	\$2.60	\$2.60	\$5.00	\$5.00	\$3.00	\$3.00	\$6.00	\$6.00	\$16.00	\$16.00	\$2.50	\$2.50
#0-2	Structural Member Replacement Replace deteriorated rafters or truss tails under roof deck.	UP-02		8	1 PerLin. Ft.	\$28.33	\$28.33	\$8.00	\$8.00	\$18.00	\$18.00	\$3.00	\$3.00	\$65.00	\$65.00	\$6.00	\$6.00
#0-3	FasciaBoard Replacement (1x6) Remove rotten fascia; install new pressure-treat ed1x6. Paint to match.	UP-03		9	1 PerLin. Ft.	\$19.90	\$19.90	\$5.90	\$5.90	\$18.00	\$18.00	\$5.00	\$5.00	\$26.00	\$26.00	\$6.00	\$6.00
#0-4	FasciaBoard Replacement (2x6) Remove rotten fascia; install new pressure-treat ed2x6. Paint to match.	UP-04		10	1 PerLin. Ft.	\$20.90	\$20.90	\$6.15	\$6.15	\$20.00	\$20.00	\$6.50	\$6.50	\$28.00	\$28.00	\$7.00	\$7.00
#0-5	WoodSiding Replacement Replace damaged exteriorwood sidingat flashings. Match profile/paint.	UP-05		11	1 PerSq. Ft.	\$7.81	\$7.81	\$5.25	\$5.25	\$20.00	\$20.00	\$12.00	\$12.00	\$25.00	\$25.00	\$10.00	\$10.00
#0-6	Soffit Repair/Replacement Repair damaged soffit and screening. Paint to match.	UP-06		12	1 PerSq. Ft.	\$9.03	\$9.03	\$6.00	\$6.00	\$18.00	\$18.00	\$6.00	\$6.00	\$28.00	\$28.00	\$11.00	\$11.00
#0-7	Wood Blocking(2x4 or2x6) Install new treatedwood blocking at perimetersor curbs.	UP-07		13	1 PerSq. Ft.	\$4.17	\$4.17	\$6.15	\$6.15	\$15.00	\$15.00	\$6.50	\$6.50	\$25.00	\$25.00	\$11.00	\$11.00


**BOARD OF COMMISSIONERS
Regular Board Meeting**

RESOLUTION 6941, AUTHORIZING THE AWARD OF CONTRACTS FOR DISASTER RESTORATION AND EMERGENCY RECOVERY SERVICES TO BMS CAT, LLC AND GERLOFF COMPANY THROUGH THE INTERLOCAL PURCHASING SYSTEM (TIPS), A NATIONAL PURCHASING COOPERATIVE FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO TWO ADDITIONAL ONE-YEAR TERMS

Signed by:

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Michael Reyes
President and CEO

DocuSigned by:

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George Ayala
Director of Procurement

DocuSigned by:

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Hector Martinez
Senior Director of Capital
Projects Division

REQUESTED ACTION:

Consideration and approval regarding Resolution 6941, authorizing the award of contracts for disaster restoration and emergency recovery services to BMS CAT, LLC and Gerloff Company through The Interlocal Purchasing System (TIPS), a National Purchasing Cooperative; for a period of one year with the option to renew up to two additional one-year terms.

SUMMARY:

Opportunity Home requires the services of a contractor that is available 24 hours a day, 365 days a year, to respond quickly to any general disaster that may require disaster mitigation services and restoration reconstruction services, including, but not limited to, fire, smoke, and water damage recovery, water extraction and moisture control, heating ventilation and air conditioning (HVAC) decontamination and cleaning, microbial remediation, equipment recovery and restoration, demolition, and full reconstruction services with the ability to provide turn key services. To determine the most effective restoration strategy, the contractor will collaborate with Opportunity Home and our insurance providers throughout the claims process.

HUD encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes. Purchasing Cooperatives assign a lead agency for its solicitations to ensure that competitive bid requirements for most state and local government agencies are followed; therefore, Opportunity Home is not required to issue its own competitive solicitation in cases where the use of available contracts is appropriate and in accordance with Opportunity Home’s procurement policies.

The Interlocal Purchasing System (TIPS), a national purchasing cooperative, was established by the Texas State Legislature. Managed by the Texas Region 8 Education Service Center—a public governmental entity in Pittsburg, Texas—the Center serves as the Lead Agency for the cooperative.

After the lead agency secures an agreement with a supplier, other participating Public Agencies can access those same products and services through TIPS contracts. This framework ensures that all participants benefit from the same terms and conditions as those established in the

OPPORTUNITY HOME SAN ANTONIO**June 3, 2026**

original lead agency award. As an active member of TIPS, Opportunity Home is eligible to utilize any contracts awarded through this program.

On May 1, 2025, Texas Region 8 Education Service Center issued RFP#250501 for Disaster Restoration and Emergency Recovery Services (Part 1) and Disaster Restoration and Emergency Recovery Services JOC (Part 2) that closed on June 20, 2025. BMS CAT, LLC and Gerloff Company, Inc. were awarded contracts #25050101 (Part 1) and #25050102 (Part 2) that were effective July 31, 2025, for a period of two years with the option to renew up to two additional one-year terms. Staff is requesting approval to use the services under these awarded contracts for a period of one year, with the option to renew for up to 2 additional one-year terms.

COMPANY PROFILES:

BMS CAT, LLC has been operating since 1948 and is headquartered in Haltom City, Texas, with field office locations in Arlington, Austin, College Station, Fort Worth, Houston, and San Antonio, Texas. They provide 24/7 emergency restoration, including fire, water, mold, and storm damage remediation for residential and commercial properties, as well as fire and smoke damage, water and storm damage, emergency board up, dehumidification, microbial remediation, document and media recovery, biohazard cleanup, and construction services. They have worked with Housing Authorities, including New Braunfels Housing Authority and San Marcos Housing Authority. Their client list includes, but is not limited to, Valero Energy Corporation and Christa Santa Rosa.

Established in 1985, the **Gerloff Company Inc.** is a family-owned and operated business headquartered in San Antonio, Texas, with a field office in Austin. They specialize in renovation and recovery services following catastrophic events, maintaining 24/7 availability to address the needs of both residential and commercial clients. Their comprehensive service portfolio features water extraction and mitigation, fire and water restoration, structural cleaning and deodorization, and specialized demolition. Additionally, they provide content cleaning, evidence storage, fire investigation assistance with an on-site lab, and emergency preparedness planning. As a licensed General Contractor, the Gerloff Company is fully qualified to manage any form of structural repair. This contractor has worked with Housing Authorities, including, but not limited to, Austin Housing Authority, San Marcos Housing Authority, and Waelder Housing Authority. Their client list includes, but is not limited to, Blanco ISD, Brackett ISD, Devine ISD, Floresville ISD, Kerrville ISD, D'Hanis ISD, Southside ISD, Weslaco ISD, Port Aransas ISD, Dunes Condominiums, and Mason County Courthouse.

PRIOR AWARDS:

BMS CAT, LLC has previously received an award from Opportunity Home for disaster restoration services.

Gerloff Company Inc. has received prior awards for Lead Removal at Lincoln Heights Courts and Riverside Apartments, Window Replacement at Cassiano Homes, and is currently under contract for Disaster Restoration and Emergency Recovery Services. Under this award, Gerloff has been engaged for restoration projects at various Opportunity Home communities, including Blanco, Burning Tree, Cassiano, LC Rutledge, Matt Garcia, Parkview, Tarry Towne, and Villa Hermosa.

OPPORTUNITY HOME SAN ANTONIO

June 3, 2026

CONTRACT OVERSIGHT:

Hector Martinez, Senior Director of Capital Projects Division

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6941

Slides

OPPORTUNITY HOME SAN ANTONIO**June 3, 2026****MEMORANDUM**

To: Board of Commissioners

From: Michael Reyes, President and CEO

Presented by: Hector Martinez, Senior Director, Capital Projects Division

RE: Energy Performance Contract (EPC) Phase III Update

Initial
MR

SUMMARY:

Since 1999, HUD's Energy Performance Contracting ("EPC") program has enabled over 200 PHAs to benefit from capital improvements designed to reduce utility consumption. These improvements, also known as energy conservation measures ("ECMs"), are initially bank-financed. HUD then provides subsidy incentives to service the debt and pay other program costs.

Opportunity Home San Antonio has 10 years of successful EPC activity, with over \$12 million in utility cost savings and \$7 million invested in Public Housing. Opportunity Home launched its first EPC phase in 2014 and expanded the program with a second phase in 2021. Investments funded through the EPC include new windows, heat pumps, central plant equipment, exhaust fans, solar-powered photovoltaic systems, high-efficiency LED lighting, and low-flow water fixtures and faucet aerator installation.

Opportunity Home is developing a new Energy Performance Contract Phase III. Key objectives include:

- Improving comfort and efficiency for residents at 1,860 units of Public Housing through increased insulation
- Central cooling will be added to (2) Public Housing sites. The conversion of the heating-only furnace to heating and cooling heat pumps will also pilot a pathway to adding central cooling to other Public Housing sites.
- Identifying and remediating water leaks by the general contractor
- Capitalizing on available CPS Energy rebates

The EPC project development timeline is as follows:

- General contractor selection - June 2026
- HUD submission - June 30, 2026
- HUD approval - October 2026
- Financial closing - January - July 2027

STRATEGIC OUTCOMES:

Residents have sufficient food, drinking water, clothing, and shelter.
Residents live in quality, affordable housing.

OPPORTUNITY HOME SAN ANTONIO

June 3, 2026

Residents experience a high standard of housing assistance that improves continuously. Residents' customer experience is compassionate, relieves suffering, and improves their quality of life

ATTACHMENTS:

General Overview
Phase III Overview
Slides



Energy Performance Contracting in Public Housing

General Overview

An **Energy Performance Contract (EPC)** is a financing mechanism that funds building improvements using the *future utility savings* those improvements will generate. Capital comes from a third-party lender, not HUD, and is repaid over a term of up to **20 years** from the resulting savings. To be approvable, projected savings must equal or exceed projected costs.

The Three EPC Subsidy Incentives

FRB Frozen Rolling Base	AOS Add-On Subsidy	RPU Resident-Paid Utility
Locks the consumption baseline at pre-EPC levels. The Authority retains 100% of the value of the gap between the frozen baseline and actual consumption. At least 75% of these savings must repay EPC debt.	Adds to the total Operating Subsidy HUD provides, limited to the lesser of EPC costs or EPC savings each year. May be combined with the Operating Fund Benefit; excess can cross-subsidize other EPC incentives.	Captures the savings reflected when post-EPC utility allowances fall below the pre-EPC baseline allowances. Same 75% Rule applies — at least 75% of savings repays EPC debt.

Eligible Conservation Measures (“ECM”)

ECMs must improve energy or water efficiency, meet ENERGY STAR / WaterSense / FEMP minimums, and be Life Cycle Cost Effective. Eligible categories span building systems and envelope (HVAC, boilers, hot water, windows, doors, roof, insulation), water fixtures, lighting and controls, fuel conversion, renewable energy (solar, geothermal, cogeneration), meter consolidation, and - *newly emphasized in 2024 guidance* - cooling systems including heat pumps and air conditioning. Supportive devices (sensors, programmable thermostats, controls) qualify when paired with physical improvements.

KEY POLICY CONSIDERATIONS

2024 Guidance Highlights (PIH Notice 2024-27)

- ▶ **Capital Funds may now pay EPC debt** and may cover EPC development costs without reducing savings in the EPC Cash Flow.
- ▶ **Operating Fund Benefit** may be included in the EPC Cash Flow.
- ▶ **Cooling systems are explicitly eligible ECMs** — A/C and heat pumps included.
- ▶ **Annual M&V reports** are no longer submitted to HUD; the Authority retains them and provides on request. An annual EPC Incentive Savings Verification is still required.

Strategic Value for Opportunity Home

- ▶ **Funds major capital improvements** — HVAC, envelope, water, lighting, cooling — without drawing on the operating budget.
- ▶ **Captures and retains operating subsidy** that consumption reductions would otherwise erode.
- ▶ **Improves comfort and lessens the burden of resident utility costs**, by factoring cooling into utility allowances.
- ▶ **Strengthens positioning** for RAD conversion and other repositioning strategies.



Energy Performance Contracting at Opportunity Home

History & Current Performance

Construction on the first EPC phase began in 2015. \$3.6 million in conservation measures were funded with a repayment term of 15 years - ending June 2031. In July of 2020, an additional \$7.9 million phase was implemented. This second phase extended the first phase repayment term to December of 2032 and captured a significant amount of savings over-performance associated with the Phase 1 measures. As of the current year, the program continues to exceed costs. In 2026, EPC-related subsidy incentives total \$1,418,011 against program expenses of \$1,076,321, leaving a \$341,690 surplus that supports the Public Housing operating budget.

2026 EPC Subsidy Incentives	Per Unit		Total		2026 EPC Project Costs
	Per Month "PUM"	Per Year			
Frozen Baseline (W&S)	\$ 4.24	\$ 51	\$ 225,582	16%	Debt Service \$ 909,330
Add-On	4.95	59	263,153	19%	Replacement Equipment 62,656
Resident Paid Utilities	17.48	210	929,276	66%	Monitoring & Verification 104,335
Total Value of EPC in 2026	\$ 26.67	\$ 320	\$ 1,418,011	100%	Total EPC Cost \$ 1,076,321
					Excess Savings \$ 341,690

Phase 3 Opportunities

The third EPC Phase includes \$6.2 million in energy saving capital improvements and extends the term of the program to 2036. The net cost to OHSA will be \$5.3 million, since the Authority will be eligible for \$900,000 in rebates from CPS Energy. Since the EPC will fund these measures, the rebates can be used to address other capital and/or operating needs. HUD considers the EPC financing to be non-federal, so the rebates should also be.

KEY CONSIDERATIONS

- ▶ **Physical Improvements & Resident Comfort** – By converting heating-only furnaces to heat pumps that provide both heating and cooling, central HVAC will be installed at two elderly sites, thus piloting a technical pathway for other sites to add central cooling in the future. In addition, 1,860 units will receive added insulation and weatherization.
- ▶ **Cooling Allowances** – If an excessive heat policy is adopted to allow air-conditioning to be factored into resident-paid utility allowances, cooling savings may be captured in the EPC significantly increasing the value of EPC subsidy incentives. This policy will also serve to increase the utility allowances received by residents and alleviate the burden of cooling costs.
- ▶ **Water Leaks** – Water leak repairs will be made at six sites with excessive water use. Also, real-time leak monitoring systems will be piloted at these sites. These are new measures, but they will ensure that measures installed in prior phases meet savings targets.
- ▶ **RAD Rents** – RAD PBV contract rents are based on current Capital and Operating Fund eligibility. The EPC contributes \$1.4 million to that eligibility, and this amount will increase with Phase 3. In Public Housing, EPC subsidy incentives end when the EPC term ends — *but if units convert to RAD before then, the value of those incentives is locked in permanently.*
- ▶ **Servicing EPC Debt with Capital Funds** – If dwelling units are removed from the EPC, Capital Funds may be used to pay down the associated debt. Also, HUD now permits PHAs to make regular debt-service payments with Capital Funds. Because subsidy incentives are realized in the operating budget, using Capital Funds for debt service provides a new lever for balancing operations.

OPPORTUNITY HOME SAN ANTONIO**June 3, 2026****MEMORANDUM**

To: Board of Commissioners

From: Michael Reyes, President and CEO

Presented by: George Ayala, Director of Procurement

RE: Procurement Activity Report

Initial
MR

SUMMARY:**CURRENT SOLICITATIONS:**

There is one Invitation for Bids (IFB), four Request for Proposals (RFP), and one Request for Quotes currently advertising. The IFB is for closed-loop systems water treatment. The RFPs are for mowing and ground maintenance for Affordable Housing Communities; elevator maintenance and repair services; pre-construction and general contracting services for EPC III; and retirement plan investment advisory services. The Request for Quotes is for Central Office suite 210 remodel.

CLOSED/PENDING SOLICITATIONS:

There are five solicitations that have closed and are currently being evaluated. The solicitations are for natural gas system inspection, patrols, and reporting, access control and security cameras at Alazan Apache Courts, public relations consulting services, measurement and verification (M&V) and energy sustainability services, and NSPIRE inspection services.

SOLICITATIONS IN DEVELOPMENT:

Procurement is currently working on several advertisement solicitations. These include: chimney cleaning, inspection, and repair, pool maintenance and repair services, remodel of unit 1-107 at Costa Valencia, elevator inspection services, home energy rater services for Hemisview, Matt Garcia and Blanco fire protection retrofits, natural gas operator qualification training, commercial property management, human resources remodel, retaining wall, backfill, and flower bed installation at Central Office, community engagement and government affairs, compensation software, resident portal with mobile application, renovation of three units at Alazan/Apache Courts, development initiative consulting services, development partner, on call real estate appraisal services, various security services, laundry concessions, irrigation services, and inspection, evaluation, repair, and/or stabilization of foundations.

PROPOSED ACTION:

None at this time.

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:

Procurement Activity Report
Categories of Procurements

Procurement Activity Report as of May 13, 2026

Solicitations Currently being Advertised

Opportunity Home Department	Type	Solicitation Name	Bidders Conference	Closes
General Services	QQ	Central Office Suite 210 Remodel	05/04/2026	05/15/2026
Affordable Housing Communities	RFP	Mowing and Ground Maintenance for Affordable Housing Communities	N/A	05/19/2026
Organization Wide	RFP	Elevator Maintenance and Repair Services	N/A	05/19/2026
Communications and Public Affairs	QQ	Facilitator for Strategic Alliances/Partnerships	N/A	05/25/2026
Capital Projects Division	RFP	Pre-Construction and General Contracting Services for EPC III	N/A	05/29/2026
Capital Projects Division	IFB	Closed-Loop Systems Water Treatment	N/A	06/03/2026
Human Resources	RFP	Retirement Plan Investment Advisory Services	N/A	06/03/2026

Board Items

			Date Closed	
Public Housing	IFB	Ratification Lead Hazard Removal at Alazan Apache Courts	04/14/2026	Regular Board Meeting June 3, 2026
Capital Projects Division	IFB	Highview and Linda Lou Apartments Roofing and Window Replacement	04/17/2026	
Organization Wide	IFB	Plumbing and Related Services	N/A	
Organization Wide	Coop Award	Disaster Restoration and Emergency Services	N/A	

Solicitations Under Evaluation

Capital Projects Division	IFB	Natural Gas System Inspection, Patrols, and Reporting	03/17/2026	Procurement Negotiations, Due Diligence, and Evaluation
Innovative Technology	RFP	Access Control and Security Cameras at Alazan Apache Courts	03/19/2026	
Communications	IFB	Public Relations Consulting Services	03/27/2026	
Capital Projects Division	RFP	Measurement and Verification (M&V) and Energy Sustainability Services	05/04/2026	
Organization Wide	RFP	NSPIRE Inspection Services	05/05/2026	

Future Solicitations

		Anticipated Month of Release	
Affordable Housing Communities	Chimney Cleaning, Inspection, and Repair		June 2026
	Pool Maintenance and Repair Services		June 2026
	Remodel of Unit 1-107 at Costa Valencia		June 2026
Capital Projects Division	Elevator Inspection Services		June 2026
	Home Energy Rater Services for Hemisview		June 2026
	Matt Garcia and Blanco Fire Protection Retrofits		June 2026
	Natural Gas Operator Qualification Training		June 2026
Executive Office	Commercial Property Management		Department Hold
General Services	Human Resources Remodel		June 2026
	Retaining Wall, Backfill, and Flower Bed Installation at Central Office		June 2026
Government and Community Affairs	Community Engagement and Government Affairs		June 2026
Human Resources	Compensation Software		June 2026
Innovative Technology	Resident Portal with Mobile Application		June 2026
Public Housing	Renovation of three Units at Alazan/Apache Courts		June 2026
Real Estate and Development Services	Development Initiative Consulting Services		June 2026
	Development Partner		June 2026
	On Call Real Estate Appraisal Services		June 2026
Security	Various Security Services		June 2026
Organization Wide	Laundry Concessions		June 2026
	Irrigation Services		June 2026
	Inspection, Evaluation, Repair, and/or Stabilization of Foundations		June 2026

Categories of Procurements

Opportunity Home Department	Solicitation Name	Vendor	Amount	Date
Awards Under President and CEO Expanded Authority				
Affordable Housing Communities	Property Management Software for Affordable Housing Communities	Yardi Systems	\$250,000	4/27/2026
Real Estate and Development Services	Construction monitoring	Hillmann Consulting LLC	\$250,000	4/28/2025
Awards Under Contracting Officer Authority				
Affordable Housing Communities	Demolition of Woodhill Apartments (Building 16)	RNDI Companies	\$56,436.00	4/27/2026
Affordable Housing Communities	Midcrown Walkway Repairs	Geofill Construction	\$17,985.75	4/28/2026
IT Purchases (Utilizing Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules)				
Innovative Technology	Rave Guardian Messaging	Lyme Computer Systems through GSA	\$47,846	4/27/2026
Community Development Initiatives	Case Management Software (Apricot)	SHI through Omni Partners	\$149,676	4/28/2026

OPPORTUNITY HOME SAN ANTONIO

June 3, 2026

Calls By Disposition Report: April 12, 2026 - May 12, 2026

Call Center agents collect the following data at the end of each call and during the wrap-up phase. Each agent selects one of 71 disposition codes to indicate the reason for the caller’s inquiry. 'Inbound Handled' refers to incoming calls, while 'Outbound Handled' applies to automated callbacks initiated by the system when callers request a callback or leave a voicemail. The system dials these numbers as soon as agents log in and processes outbound inquiries in the order they are received. 'ML Calls No Answer' inbound refers to incoming calls where no one is on the line when the call is answered and outbound refers to calls where an agent attempted to return a call after a callback request or voicemail, but was unsuccessful. 'BLANK' indicates calls where no disposition was entered, typically because new agents missed the window to enter notes and a code before the next call became available.

Upon the initial implementation of the system upgrade, disposition codes were established based on historical call patterns and previous inquiry types. Current reports indicate that specific call reasons have decreased, which is attributed to our ongoing efforts to foster interdepartmental collaboration and deliver high-quality, prompt service to reduce overall call volumes.

Disposition	Inbound Handled	Outbound Handled
BLANK	120	27
Document Request / Open Records Request	2	1
Inspection - Complaint / Emergency	26	18
Inspection - Self-certification	11	2
Inspection- Status	103	40
Landlords - 1099 Request	8	0
Landlords - Change of Ownership	1	0
Landlords - Document Request	2	0
Landlords - HAP Status	2	0
Landlords - Inspection Status	7	4
Landlords - Landlord Corner	13	2
Landlords - Lease Violations	1	0
Landlords - Move In Date	2	2

OPPORTUNITY HOME SAN ANTONIO

June 3, 2026

Landlords - Notice to Vacate	1	0
Landlords - Program Information	36	4
Landlords - Recertification	3	0
Landlords - Rent Change Notice	2	0
Landlords - Request for Rent Change(Rent Increase)	2	0
Landlords - Request to Move	3	0
Landlords - Submit Documents	1	0
Landlords - Tenant Issues	1	0
ML-Call No Answer	2308	308
ML-Change of Family Composition	23	5
ML-Change of Income	45	6
ML-Emergency Housing	107	7
ML-End of Participation	1	1
ML-Eviction	4	0
ML-Final Rent Change Notice (FRCN)	46	11
ML-HAP Status	32	5
ML-Informal Hearing	4	1
ML-Informal Review Status		2
ML-Landlord Issues	14	4
ML-Lease Violations	1	1
ML-Non-profit Organizations	14	4
ML-Other Moves - Voucher Status	5	2
ML-Portability	78	10
ML-RAD10 Clarification	24	0
ML-Reasonable Accommodation	13	1
ML-Recertification	127	14
ML-Rent Change Notice	1	0

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ML-Repayment Agreement	5	0
ML-Report Fraud	7	2
ML-Request for Informal Review	2	0
ML-Request to Move - Early Release	18	4
ML-Request to Move - Non-renewal	17	1
ML-Request to Void Move	2	0
ML-Request to Void RTA	1	1
ML-RTA Status	53	8
ML-Termination	14	1
ML-UAP Status/Debit Card	4	1
ML-Unable to Reach HAS	46	9
ML-Voucher Briefing Request		1
ML-Voucher Extension	6	1
ML-Voucher Issuance	34	6
PH - Public Housing (referred)	10	1
PH-Concern	33	6
PH-General Information	34	7
PH-Inquiry	2	1
PH-Maintenance Issues (Work Order)	14	2
PH-Property Staff	3	0
PH-Transfer Status	9	1
WL - Applicant Portal/System Lock Out	29	5
WL- Apply for Housing	137	24
WL- Update Current Application	24	4
WL- Wait List Status	912	116
WL-PH Eligibility Letter	10	0

OPPORTUNITY HOME SAN ANTONIO

June 3, 2026

WL-PH Pre-Eligibility Letter	128	17
WL-Program Information	173	25
WL-S8 Eligibility Letter	4	0
WL-S8 Pre-Eligibility Letter	32	3
Grand Total	4957	729

LEGEND:

BLANKS = NO Disposition was selected by the Agent

ML = Main Line

PH = Public Housing

WL = Waitlist

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 2022	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 2022	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	August-October 2025	October 2025
Palo Alto	June 2021	December 2021	N/A	June 2021	April 2022	May 2022	May 2022	April 2025	June 2025		
Riverbreeze	June 2024	Dec 2024	N/A	March 2025	April 2025	April 2025	May 2025	March 2027	February 2027		
Lakeside Lofts	October 2024	June 2025	N/A	April 2025	April 2026	May 2026	June 2026	Sept 2028	May 2029		
Emberstone Apartments	October 2024	January 2025 & Returned	N/A	July 2025	October 2025	November 2025	December 2025	October 2027	December 2027		
Central at Commerce	October 2024	July 2025	N/A	August 2025	December 2025	January 2026	February 2026	November 2027	February 2028		
Sacred Heart Villas	October 2025	January 2026	N/A	N/A	October 2025	February 2026	February 2026				
Flynn Meadows (Ingram Square)	October 2025	January 2026	N/A	April 2026							
Brickstone	October 2025	February 2026	N/A	March 2026	May 2026	June 2026	July 2026	May 2028	July 2028		
Rio Crossing	October 2025	February 2026	N/A	April 2026	July 2026	August 2026	September 2026	July 2029	September 2029		
Rio Landing	November 2025	February 2026	N/A	April 2026	July 2026	August 2026	September 2026	July 2029	September 2029		
Quantum Drive	March 2026	May 2026	N/A	April 2026							

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	January 2026
Snowden Road	February 2021	September 2021	February 2021	September 2022	October 2022	October 2022	March 2024	May 2025	Oct-Dec 2025	April 2026
Vista at Silver Oaks	February 2022	July 2022	April 2023	April 2023	April 2023	April 2023	August 2024	March 2025	Sept - Nov 2025	November 2025
Vista at Reed	February 2023	August 2023	February 2023	December 2023	December 2023	January 2024	February 2025	July 2025	Sept- Nov 2025	March 2026
NHH Culebra	February 2026									

Non-LIHTC 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	Conversion
Josephine	August 2020	N/A	N/A	N/A	August 2020	December 2021	February 2022	January 2025	April 2025			
Potranco	December 2020	N/A	N/A	N/A	December 2020	March 31, 2022	April 2022	December 2023	April 2025	Nov-Jan		
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	May 2026	June 2026	April 2029	June 2029			
Summit at Crownridge (392)	March 2025	N/A	N/A	N/A	March 2025	February 2026	February 2026	December 2028	February 2029			
Creekside Residents (303)	December 2024	March 2025	April 2025	May 2025	May 2025	June 2026	July 2026	March 2028	June 2028			
Victoria Commons - North/South Pond	October 2024	N/A	N/A	N/A								
Amara (392)	July 2025	N/A	N/A	N/A	August 2025	September 2025	Acquisition of Existing	N/A	N/A	N/A		
Durrington Ridge (392)	February 2026	N/A	N/A	N/A	March 2026							
Nova (392)	February 2026	N/A	N/A	N/A	March 2026							

3-year Carry Forward												
Development	Inducement	Bond Reservation	3-Yr Carryforward	MOU/GP	Final Approval	Financial Closing	Construction Start	Pre-Leasing	Construction Completion	Stabilization	Conversion/ Final Endorsement	Status
Augustine @ Palo Alto Phase 2	December 2023	January 2025	January 2025									Augustine Phase 1 & 2 are dead deals however LVPFC still has the 3 year Carryforward of bonds it may utilize for other projects.
Augustine @ Palo Alto Phase 1	December 2023	January 2025	January 2025									Augustine Phase 1 & 2 are dead deals however LVPFC still has the 3 year Carryforward of bonds it may utilize for other projects.
Bristol at the Preserve Phase 1	September 2024	January 2025	January 2025									Bristol Phase 1 & 2 are dead deals however LVPFC still has the 3 year Carryforward of bonds it may utilize for other projects.
Bristol at the Preserve Phase 2	September 2024	January 2025	January 2025									Bristol Phase 1 & 2 are dead deals however LVPFC still has the 3 year Carryforward of bonds it may utilize for other projects.