

MEMORANDUM

To: Board of Commissioners
From: Michael Reyes, President and CEO
RE: June 3, 2026 Board Meetings Executive Summary

REGULAR BOARD MEETING

Agenda Item Number:

- 3. Approval of the May 6, 2026, Regular Board meeting minutes
 - **Attachment:** Meeting Minutes

Individual Items

- 4. Consideration and approval 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 (Aaron Sladek, Senior Director, Finance and Accounting; Priscilla Segovia, Budget Manager)
 - **Purpose:** Resolution 6936 authorizes the consolidated operating and related capital budgets for Opportunity Home San Antonio and its affiliated entities for the fiscal year ending June 30, 2027. The primary purpose of this budget is to enable the organization to plan operational activities effectively while aligning with established goals despite an uncertain and inflationary funding environment. The budget is designed to maintain long-term financial health and ensure the continued delivery of quality housing and services to the community.
 - **Budget Assumptions and Fiscal Details:** The budget was developed through a rigorous process that began in October 2025 and involved departmental managers and executive leadership. Key financial parameters include:
 - **Inflationary Impact:** Budgets reflect higher projected expenses driven by current economic conditions and inflation.
 - **Housing Voucher Services (HAP):** Budgeted at an estimated 99.50% funding proration with a 2.04% inflation factor.
 - **Administrative Funding:** Housing Voucher Services administration is budgeted at an 89% proration estimate.
 - **Public Housing Subsidy:** Estimated at an 88% proration with a target occupancy of 97%.
 - **Affordable Housing Communities:** Budgeted based on a weighted average occupancy of 89.89%.
 - **Moving to Work (MTW) Fund Allocation:** A total of \$37.7 million in Moving to Work (MTW) funds has been identified as available and obligated for specific strategic uses to ensure operational stability and property reinvestment.
 -

MTW Use Category	Allocated Amount
Public Housing operating shortfall	\$9.2 million

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

approaching deadlines (yellow), or behind schedule (red) to ensure organizational accountability.

- **Attachments:** Resolution 6937, Slides
- **Reference Appendix B:** Memo

6. Consideration and approval regarding **Resolution 6942**, amending the Owner Incentive Payment policy for the Housing Voucher Services (HVS) Department (Stephanie Rodriguez, Senior Director of Housing Voucher Services)

- **Purpose:** Resolution 6942 proposes strategic amendments to the Owner Incentive Payment policy within the Housing Voucher Services (HVS) Department to optimize recruitment of new landlords and expand affordable housing supply. By leveraging federal flexibilities, Opportunity Home San Antonio aims to streamline the program's impact on residents' quality of life and leasing success in a competitive market.
- **Policy Refinements:** The proposed updates to the FY 2025-2026 Administrative Plan provide clear logical scaffolding for the program's administration:
 - **Eligibility Criteria:** Payments are reserved for new owners upon the full execution of a HAP contract. "New owners" are defined as those who have never leased to an Opportunity Home voucher participant.
 - **Financial Structure:** Incentives are funded through Unrestricted Net Position (UNP) or ongoing administrative fees, as authorized by PIH Notices 2022-18 and 2026-01. Importantly, these are one-time payments and do not constitute ongoing housing assistance or impact rent reasonableness determinations
 - **Strategic Veteran Support:** A significant focus for 2026 includes offering these incentives to new owners leasing to HUD-VASH participants and Veterans within the Housing Choice Voucher (HCV) program.
- **Attachments:** Resolution 6942, Slides
- **Reference Appendix C:** Memo, Administrative Plan Policy

7. Consideration and approval regarding **Resolution 6946**, authorizing the President and CEO to renew or place insurance policies for fiscal year 2026-2027 (Jennifer Dominquez, Senior Risk Manager)

- **Purpose:** The purpose of Resolution 6946 is to authorize the President and CEO to renew or place comprehensive insurance policies for Opportunity Home San Antonio and its affiliated entities for Fiscal Year 2026-2027. This action is vital to protecting and preserving the housing portfolio, ensuring compliance with requirements from the U.S. Department of Housing and Urban Development (HUD) and lenders.
- **Requested Action and Impact:** Staff is requesting approval on Resolution 6946 to secure coverage, including property, liability, cyber liability, excess, directors and officers, and workers' compensation, among others. The estimated cost for these policies is \$8,324,109, which is funded through the FY 2026-2027 budget and insurance escrow accounts. Due to market hardening, including increased weather events, rising construction costs, and social inflation, staff seek authorization to bind policies on or before June 30, 2026, to ensure continuous coverage and secure the best possible pricing.
- **Attachments:** Resolution 6946
- **Reference Appendix D:** Memo, Insurance renewal worksheet

OPPORTUNITY HOME SAN ANTONIO

June 3, 2026

8. Consideration and approval regarding **Resolution 6945**, authorizing the acquisition and sale of Hemisview Village Apartments (Bradford McMurray, Chief Asset Management Officer)
- **Purpose:** The proposed acquisition and sale of the HemisView Village Apartments represents a strategic consolidation of ownership into a single asset entity, ensuring the long-term preservation of affordable housing in San Antonio's downtown core. By collapsing the existing partnership, Opportunity Home San Antonio will optimize its operational efficiency by removing redundant tax return and audit requirements.
 - **Strategic Objective and Impact:** The primary goal of Resolution 6945 (and its supporting corporate resolutions) is to transition the HemisView Village Apartments into a single-asset entity. This move aligns with current acquisition practices and secures the affordability of 120 units in a high-growth area directly across from a planned sports arena.
 - **Project Overview**
 - **Location:** 401 Santos Street, San Antonio, TX
 - **Total Units:** 245
 - Market Rate: 125 Units
 - Public Housing units layered with 50% AMI Tax Credits: 49 units
 - 50% AMI Tax Credit overlaid with 80% AMI LNT units: 12 units
 - 80% AMI LNT: 59 units
 - **Affordability Timeline:** The federal compliance period concluded in 2025; however, extended affordability for tax credits remains through 2040, and LNT units through 2056.
 - **Transaction Details**
 - **Sale and Acquisition:** Las Varas Public Facility Corporation (LVPFC), through its affiliate Durango Midrise GP, LLC, will sell the project or its ownership interests.
 - **Purchasing Entity:** San Antonio Housing Facility Corporation (SAHFC), through its wholly-owned affiliate SAHFC Hemisview, LLC, will acquire the special limited partner (SLP) interests from Alliant Holdings of Durango, LLC, or the project in its entirety.
 - **Consolidation:** This transaction facilitates the collapse of the Durango Midrise LP partnership.
 - **Attachments:** Resolution 6945, Slides
 - **Reference Appendix E:** Memo, Resolution 26LVPFC-06-02, Resolution 26FAC-06-03
9. Consideration and approval regarding **Resolution 6943**, approving the transfer of lands to the San Antonio Housing Facility Corporation (Bradford McMurray, Chief Asset Management Officer)
- **Purpose:** Concerns the authorization of the "Property Transfers," which involve transferring the fee simple ownership of seven apartment projects from the Las Varas Public Facility Corporation (LVPFC) to the San Antonio Housing Facility Corporation (SAHFC). The transfer is required because LVPFC's insurance provider requested that the ownership of the real property currently held by LVPFC be moved to other affiliated entities.

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

- **Projects Involved:**
 - Artisan at Mission Creek Apartments Project
 - Bonito Parque (f/k/a Bethal Place Apartments) Project
 - Costa Almadena Apartments Project
 - Elan Gardens Apartments Project
 - Mirabella Senior Apartments Project
 - Southgate at Emerald Apartments Project (f/k/a Rosemount at University Place)
 - The Sorento Apartments Project (f/k/a Primrose at Monticello)
 - **Authorizations:**
 - **Opportunity Home San Antonio (Resolution 6943):** Authorizes the overall Property Transfers and actions, and directs LVPFC and SAHFC to approve their respective resolutions.
 - **LVPFC (Resolution 26LVPFC-06-01):** Authorizes the transfer of the fee simple ownership of the properties to SAHFC.
 - **SAHFC (Resolution 26FAC-06-02):** Authorizes SAHFC to assume ownership interests and execute all documentation.
 - **Required Action:** The authorization covers the execution of all necessary documentation, including assignment and assumption agreements, and the amending and restating of the Existing Ground Leases for each project.
 - **Attachments:** Resolution 6943, Slides
 - **Reference Appendix F:** Memo, Resolution 26FAC-06-02, Resolution 26LVPFC-06-01
- 10.** Consideration and approval regarding **Resolution 6947**, authorizing the establishment of an individual relief policy for severe heat (Marisa Smithwick, Senior Director of Public Housing)
- **Purpose:** Opportunity Home San Antonio is establishing an Individual Relief Policy for Severe Heat in accordance with the U.S. Department of Housing and Urban Development (HUD) Notice PIH 2024-20. The purpose is to ensure the health, safety, and well-being of residents by providing necessary support during periods when air conditioning is required for comfort. The HUD notice allows Public Housing Agencies (PHAs) to establish a relief policy that includes the electricity costs associated with cooling in public housing utility allowances, which HUD will then subsidize.
 - **Key Actions and Policy Details:** Resolution 6947 authorizes staff to develop and implement the Individual Relief Policy for Severe Heat.
 - **Relief Mechanism:** Residents may request a utility allowance to cover electric utility expenses associated with cooling, or Opportunity Home may waive surcharges for excess utility consumption directly attributable to air conditioning use during a severe heat period.
 - **Definition of Heat:** "Severe or extreme heat" is defined as any period when the indoor space cannot maintain an adequate temperature range without mechanical cooling. The adequate temperature range is defined by ASHRAE Standard 55, typically 72 ° - 76°F in conditioned spaces.
 - **Eligibility and Communication:** All residents of Opportunity Home properties are eligible to apply for relief once a site-specific utility allowance

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

has been developed and adopted. Opportunity Home must notify all residents of the policy and provide a streamlined application form.

- **Financial Impact:** The policy will result in a new utility allowance schedule that includes cooling costs, with an estimated average net increase of 15% in utility allowance values (approximately \$1 million per year) across the public housing portfolio. The policy also makes Opportunity Home San Antonio (OHSA) eligible for an estimated \$750,000 in additional EPC cooling savings.
- **Attachments:** Resolution 6947, Slides
- **Reference Appendix G:** Memo, Resident Paid Utility Allowances

11. Consideration and approval regarding Resolution 6948, authorizing the revision of Resident-Paid Utility Allowances (Marisa Smithwick, Director of Public Housing)

- **Purpose:** Resolution 6948 authorizes Opportunity Home San Antonio to revise Resident-Paid Utility Allowances (RPU) for public housing units. This revision is required by HUD regulations to capture utility cost savings (energy and water) generated from conservation measures installed through the agency's HUD-approved Phase II Energy Performance Contract (EPC). The update will align allowances with 2026 utility rates and the new, lower consumption levels within dwelling units, using HUD's "Engineered" methodology for 4,946 units. The strategic outcome is to ensure residents live in quality, affordable housing and receive a high standard of housing assistance.
- **Financial Impact:** The EPC is a financing mechanism that funds building improvements using projected future utility savings to repay third-party debt.
 - **2026 EPC Financials:** For 2026, the EPC generated \$1,418,011 in total subsidy incentives against \$1,076,321 in project costs, resulting in a **\$341,690 surplus** that supports the Public Housing operating budget. The Resident Paid Utility (RPU) incentive alone is valued at \$929,276.
 - **Impact on Residents:** The allowance revisions affect 4,946 public housing units.
 - **4,016 units** will experience a Utility Allowance (UA) increase averaging 22.3%, resulting in **lower rent** for residents.
 - **930 units** will see a UA decrease of 6.1%, on average, leading to a rent increase.
 - Since the new EPC measures decrease overall consumption, the majority of residents are not expected to experience a significant financial impact.
- **Strategic and Operational Context:**
 - **Phase 3 Opportunities:** The third EPC Phase includes \$6.2 million in energy-saving capital improvements and extends the program term to 2036. The net cost to Opportunity Home will be \$5.3 million, including \$900,000 in rebates from CPS Energy, which can be used to address other capital or operating needs.
 - **Physical Improvements:** Phase 3 measures include adding insulation and weatherization to 1,860 units, and piloting central HVAC by converting heating-only furnaces to heat pumps (providing both heating and cooling) at

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

two elderly sites. Water leak repairs and real-time leak monitoring will also be piloted at six sites with excessive water use.

- **Cooling Policy Benefit:** Adopting an excessive heat policy that factors air-conditioning into resident-paid utility allowances would increase residents' utility allowances (alleviating cooling costs) and permanently increase the operating subsidy and the value of EPC subsidy incentives.
- **RAD Conversion:** The EPC initiative strengthens positioning for potential RAD conversion. If units convert to RAD before the EPC term ends, the value of the EPC subsidy incentives is permanently locked in.

- **Attachments:** Resolution 6948, Slides
- **Reference Appendix H:** Memo, Attachment A - 2026 Resident-Paid Utility Allowance Revisions, Attachment B - TX006 OHSAs Hand-Out A_RPU Allowances 2026-05-13 rsc, Attachment C - TX006 OHSAs Hand-Out B_EPC General 2026-05-13 rsc, Attachment D - TX006 OHSAs Hand-Out C_EPC Phase 3 2026-05-13 rsc

12. Consideration and approval regarding Resolution 6938, authorizing a ratification of the contract for lead hazard removal at Alazan Apache Courts (George Ayala, Director of Procurement; Marisa Smithwick, Senior Director of Public Housing)

- **Purpose:** The primary purpose of Resolution 6938 is to ratify the award of a contract to Gerloff Company, Inc. for lead hazard removal at Alazan Apache Courts. The Board of Commissioners is requested to consider and approve the ratification of this contract, not to exceed \$1,069,806. This action also authorizes the President and CEO, or their designee, to execute all necessary documents and extensions related to this project.
- **Project Summary:** Alazan Apache Courts is San Antonio's oldest and largest public housing community, constructed in 1939 with 685 individual dwelling units across multiple structures. To address deteriorated lead-based paint within the community, Opportunity Home requires a professional certified by the State of Texas for lead removal and disposal. The project is estimated to be completed within a 387-day timeline, and Opportunity Home will coordinate resident relocation as necessary during the process.
- **Scope of Work:** The scope includes lead-based paint (LBP) removal and the replacement of various components across the housing community. All work must comply with HUD "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing" and relevant state and local regulations.
- **Procurement Process:** On March 27, 2026, Opportunity Home issued an Invitation for Bids (IFB) #2510-5632, which was advertised on the E-Procurement website and directly solicited to 324 vendors. The bid period closed on April 14, 2026, with three proposals received from Gerloff Company, Inc., RNDI Companies, and Rodeo Contracting. Rodeo Contracting was disqualified for failing to include a mandatory bid bond.
- The remaining proposals were evaluated based on purchase price, reputation, service quality, past performance, and long-term cost. Gerloff Company, Inc. was recommended for the award as the lowest responsive and responsible bidder. Due to the emergency nature of HUD Housing-Related Hazards Grants, the award

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

was initially authorized by the President and CEO under Resolution 6932 and is now being brought to the Board for formal ratification.

- **Attachments:** Resolution 6938, Slides
- **Reference Appendix I:** Memo, Bid Tabulation

13. Consideration and approval regarding **Resolution 6939**, authorizing contracts for plumbing and related services (George Ayala, Director of Procurement; Victoria Febus, Director of Affordable Housing Communities; Marisa Smithwick, Senior Director of Public Housing)

- **Purpose:** Opportunity Home requires qualified vendors to provide plumbing and related maintenance services on an as-needed basis. These services are essential for the maintenance and operational integrity of the Organization's portfolio, which includes multi-family properties (both single and multi-story), single-family homes, and commercial buildings.
- **Recommendation:** Following the issuance of "Invitation for Bids" (IFB) #2604-5670 on April 10, 2026, four bids were received and evaluated based on purchase price, bidder reputation, service quality, and long-term cost. Staff recommends awarding contracts to 1st Aid Plumbing, AC Plumbing Services, and Raging Bull Enterprises, as they provided the lowest cost to perform the required services.
 - **AC Plumbing Services:** Headquartered in Converse, TX; self-certified HABE.
 - **1st Aid Plumbing, Inc.:** Established in 2007, San Antonio, TX; certified ESBE, HABE, MBE, and SBE.
 - **Raging Bull Enterprises:** Founded in 2015, San Antonio, TX; self-certified HABE and SBE.
- **Financial Impact:** The annual expenditure for these plumbing and related services is estimated not to exceed \$3,350,000. This estimate is derived from the average annual costs incurred for such services over the previous three-year period. Funding for these contracts will be provided through the following sources:
 - Operating Budgets
 - Capital Fund Program (CFP)
 - Available Reserves
- **Attachments:** Resolution 6939, slides
- **Reference Appendix J:** Memo, Bid Tabulation

14. Consideration and approval regarding **Resolution 6944**, authorizing a contract for Highview and Linda Lou roof and window replacement (George Ayala, Director of Procurement; Hector Martinez, Senior Director, Capital Projects Division)

- **Purpose:** Resolution 6944 authorizes the award of a contract to USA Home Roofing & Exteriors, LLC (HABE, WBE) for \$1,452,000. The contract addresses the required roofing and window replacements at Highview Apartments (a 68-unit family community built in 1976) and Linda Lou Apartments (a 10-unit elderly/disabled community built in 1971).
- **Project Overview:** The project is funded by a HUD Congressional Grant (Community Project Funding). The comprehensive upgrades include:
 - Full replacement of roofing systems.
 - New gutter and downspout installations.
 - Comprehensive, non-destructive window replacement.

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

- Addition of new blown-in insulation in attics.
- Repair and repainting of exterior wood trim as required.
- The estimated completion time for the work is 120 days.
- **Procurement:** The contract was awarded following an Invitation for Bids (IFB #2602-5657) issued on March 9, 2026, which yielded twelve proposals. Staff recommended USA Home Roofing & Exteriors, LLC because they provided the lowest cost to complete the project, including the alternative for attic insulation.
- **Attachments:** Resolution 6944, Slides
- **Reference Appendix K:** Memo, Bid Tabulation

15. Consideration and approval regarding **Resolution 6941**, authorizing contracts for disaster restoration and emergency recovery services (George Ayala, Director of Procurement; Hector Martinez, Senior Director, Capital Projects Division)

- **Purpose:** Opportunity Home requires the expertise of contractors available 24 hours a day, 365 days a year, to provide immediate response to general disasters. Services include disaster mitigation and restoration reconstruction for incidents involving fire, smoke, and water damage, as well as microbial remediation and full turnkey reconstruction services. These contractors will collaborate with Opportunity Home and insurance providers to determine effective restoration strategies throughout the claims process. This procurement and the subsequent restoration services are designed to support all of Opportunity Home's strategic outcomes.
- **Procurement:** To simplify and expedite the procurement process, Opportunity Home utilized a cooperative agreement as encouraged by HUD. The Interlocal Purchasing System (TIPS), managed by the Texas Region 8 Education Service Center, serves as the lead agency.
- Contractor Profiles:
 - **BMS CAT, LLC:** Operating since 1948 and headquartered in Haltom City, Texas, BMS CAT provides comprehensive 24/7 emergency restoration services. They have significant experience working with residential and commercial properties, including specific work for the New Braunfels and San Marcos Housing Authorities. Their capabilities range from biohazard cleanup to document recovery and full construction services.
 - **Gerloff Company Inc.:** Established in 1985 and based in San Antonio, Gerloff Company is a family-owned licensed General Contractor specializing in renovation and catastrophic recovery. They maintain 24/7 availability for structural cleaning, water extraction, and fire investigation assistance. Gerloff has a strong history with Opportunity Home, having completed projects at various communities, including Cassiano Homes, Blanco, and Villa Hermosa, as well as working with the Austin and San Marcos Housing Authorities.
- **Attachments:** Resolution 6941, slides
- **Reference Appendix L:** Memo

Discussion Items

16. Update and Discussion regarding Energy Performance Contract (EPC) Phase III (Hector Martinez, Sr. Director, Capital Projects Division)

- **Attachment:** Slides

OPPORTUNITY HOME SAN ANTONIO

June 3, 2026

- **Reference Appendix M:** Memo, Board Executive Summary (B): General Overview, Board Executive Summary (C): Phase III Overview

Reports

- Procurement Activity Report
- Call Center Operations and Performance Overview Update
 - **Reference Appendix N for all the above**

Resources

- Developments Overview Table
- Development Process Table
 - **Reference Appendix O for all the above**

LAS VARAS PUBLIC FACILITY CORPORATION MEETING

Agenda Item Number:

3. Approval of the May 6, 2026, Las Varas Public Facility Corporation meeting minutes
 - **Attachment:** Meeting Minutes

Consent Item

4. Consideration and approval regarding Resolution 26LVPFC-06-02, authorizing the acquisition and sale of Hemisview Village Apartments (Bradford McMurray, Chief Asset Management Officer)
 - **Reference Regular Board Meeting Item: 8**
 - **Reference Appendix: E**
5. Consideration and approval regarding Resolution 26LVPFC-06-01, approving the transfer of lands to the San Antonio Housing Facility Corporation (Bradford McMurray, Chief Asset Management Officer)
 - **Reference Regular Board Meeting Item: 9**
 - **Reference Appendix: F**

SAN ANTONIO HOUSING FACILITY CORPORATION MEETING

Agenda Item Number:

3. Approval of the May 6, 2026, San Antonio Housing Facility Corporation meeting minutes
 - **Attachment:** Meeting Minutes

Consent Item

4. Consideration and approval regarding Resolution 26FAC-06-03, authorizing the acquisition and sale of Hemisview Village Apartments (Bradford McMurray, Chief Asset Management Officer)
 - **Reference Regular Board Meeting Item: 8**
 - **Reference Appendix: E**

OPPORTUNITY HOME SAN ANTONIO

June 3, 2026

5. Consideration and approval regarding Resolution 26FAC-06-02, approving the transfer of lands to the San Antonio Housing Facility Corporation (Bradford McMurray, Chief Asset Management Officer)
 - **Reference Regular Board Meeting Item: 9**
 - **Reference Appendix: F**



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

BOARD OF COMMISSIONERS

Estrellita Garcia-Diaz
 Chair

Leilah Powell
 Vice Chair

Barbara Ankamah Burford
 Commissioner

Janet Garcia
 Commissioner

Taneka “Nikki” Johnson
 Commissioner

Kayla Miranda
 Commissioner

PRESIDENT & CEO
 Michael Reyes

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

At least four Commissioners will be physically present at this location, and up to three other Commissioners may attend by videoconferencing, as permitted by Tex. Gov’t Code Section 551.127. The presiding Officer will also be present at this location.

MEETING CALLED TO ORDER

1. The Board of Commissioners or its Committee may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board or Committee reserves the right to enter into a closed meeting at any time during the course of the meeting.

CITIZENS TO BE HEARD

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

Now is the time for Citizens to be Heard. The Board asks the public to address concerns related to Opportunity Home matters and policy, and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to Opportunity Home staff for more prompt resolution. The Board will not discuss the comments of speakers or respond to speakers during the Citizens to be Heard portion of the agenda.

MINUTES

3. Minutes
 - Approval of the May 6, 2026, Regular Board meeting minutes

INDIVIDUAL ITEMS

4. Consideration and approval 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 (Aaron Sladek, Senior Director of Finance and Accounting; Priscilla Segovia, Budget Manager)



BOARD OF COMMISSIONERS

**Estrellita
Garcia-Diaz**
Chair

**Leilah
Powell**
Vice Chair

**Barbara Ankamah
Burford**
Commissioner

Janet Garcia
Commissioner

**Taneka “Nikki”
Johnson**
Commissioner

Kayla Miranda
Commissioner

PRESIDENT & CEO

Michael Reyes

5. Consideration and approval regarding Resolution 6937, adopting the Opportunity Home San Antonio Internal Audit Plan for Fiscal Year 2026-2027 (Allison Schlegel, Director of Internal Audit)
6. Consideration and approval regarding Resolution 6942, amending the Owner Incentive Payment policy for the Housing Voucher Services (HVS) Department (Stephanie Rodriguez, Senior Director of Housing Voucher Services)
7. Consideration and approval regarding Resolution 6946, authorizing the President and CEO to renew or place insurance policies for fiscal year 2026-2027 (Jennifer Dominquez, Senior Risk Manager)
8. Consideration and approval regarding Resolution 6945, authorizing the acquisition and sale of Hemisview Village Apartments (Bradford McMurray, Chief Asset Management Officer)
9. Consideration and approval regarding Resolution 6943, approving the transfer of lands to the San Antonio Housing Facility Corporation (Bradford McMurray, Chief Asset Management Officer)
10. Consideration and approval regarding Resolution 6947, authorizing the establishment of an individual relief policy for severe heat (Marisa Smithwick, Senior Director of Public Housing)
11. Consideration and approval regarding Resolution 6948, authorizing the revision of Resident-Paid Utility Allowances (Marisa Smithwick, Senior Director of Public Housing)
12. Consideration and approval regarding Resolution 6938, authorizing a ratification of the contract for lead hazard removal at Alazan Apache Courts (George Ayala, Director of Procurement; Marisa Smithwick, Senior Director of Public Housing)
13. Consideration and approval regarding Resolution 6939, authorizing contracts for plumbing and related services (George Ayala, Director of Procurement; Victoria Febus, Director of Affordable Housing Communities; Marisa Smithwick, Senior Director of Public Housing)



BOARD OF COMMISSIONERS

Estrellita Garcia-Diaz
Chair

Leilah Powell
Vice Chair

Barbara Ankamah Burford
Commissioner

Janet Garcia
Commissioner

Taneka "Nikki" Johnson
Commissioner

Kayla Miranda
Commissioner

PRESIDENT & CEO

Michael Reyes

14. Consideration and approval regarding Resolution 6944, authorizing a contract for Highview and Linda Lou roof and window replacement (George Ayala, Director of Procurement; Hector Martinez, Senior Director of Capital Projects Division)

15. Consideration and approval regarding Resolution 6941, authorizing contracts for disaster restoration and emergency recovery services (George Ayala, Director of Procurement; Hector Martinez, Senior Director of Capital Projects Division)

DISCUSSION ITEMS

16. Update and Discussion regarding Energy Performance Contract (EPC) Phase III (Hector Martinez, Senior Director of Capital Projects Division)

17. President's Report

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

CLOSED SESSION

18. Personnel/Consultation with Attorney

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

- Consultation with attorney and consideration of President and CEO performance, review metrics, expectations, and deliverables

REPORTS

- Procurement Activity Report
- Call Center Operations and Performance Overview Update

RESOURCES

- Developments Overview Table
- Development Process Table

19. Adjournment



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

BOARD OF COMMISSIONERS

Estrellita Garcia-Diaz
Chair

Leilah Powell
Vice Chair

Barbara Ankamah Burford
Commissioner

Janet Garcia
Commissioner

Taneka "Nikki" Johnson
Commissioner

Kayla Miranda
Commissioner

PRESIDENT & CEO

Michael Reyes

Posted on: 5/27/2026 5:00 PM

*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For the convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted.

"Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."



MINUTES OF OPPORTUNITY HOME SAN ANTONIO REGULAR BOARD MEETING

Meeting Called to Order

I. Call to Order

Chair Garcia-Diaz called the Regular Board Meeting of Opportunity Home San Antonio to order at 1:13 PM CST on May 6, 2026. The meeting was held at Cheryl West Apartments, located at 333 W. Cheryl, San Antonio, TX 78228.

Board Members Present:

Chair Estrellita Garcia-Diaz, Vice Chair Leilah Powell, Barbara Ankamah Burford, Janet Garcia, and Kayla Miranda.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

Michael Reyes, President and CEO; Savannah Campos, Project Manager II; George Ayala, Director of Procurement; Aaron Sladek, Senior Director, Finance and Accounting; Jo Ana Alvarado, Senior Director, Innovative Technology; Laura Longoria, Client Service Manager; Jose Mascorro, Chief Operating Officer; and Stephanie Rodriguez, Senior Director, Housing Voucher Services.

Interpreter, Universe Technical Translation, Inc. (Spanish)

Board Members Absent:

Taneka "Nikki" Johnson

Quorum:

A quorum was established with five (5) voting members present.

Citizens to be Heard

II. Citizens to be Heard

Citizens wishing to speak on any issues, including those unrelated to items posted on the agenda, were given three minutes to do so. Four (4) citizens signed up to speak; two (2) spoke; and none (0) ceded their time.

Minutes

III. Minutes

Vice Chair Powell moved to approve the minutes of the April 1, 2026, Regular Board Meeting and April 13, 2026, Special Board Meeting. Commissioner Ankamah Burford seconded the motion. The motion carried with five (5) in favor and none against by a voice vote.



Public Hearing

- IV.** Public Hearing regarding Resolution 6933
No (0) citizens signed up to speak, spoke, or ceded their time.

Individual Items

- V. Resolution 6933**
Consideration and approval regarding Resolution 6933, authorizing approval as General Partner (GP) and bond issuer on the Brickstone Flats transaction (Savannah Campos, Project Manager II)

Main Motion Regarding Resolution 6933

Moved by Vice Chair Powell. Seconded by Commissioner Garcia. The motion carried with five (5) in favor and none against by a voice vote.

- VI. Resolution 6934**
Consideration and approval regarding Resolution 6934, authorizing the transfer of the investor limited partner interest related to the Emberstone Apartments transaction (Savannah Campos, Project Manager II)

Main Motion Regarding Resolution 6934

Moved by Vice Chair Powell. Seconded by Commissioner Garcia. The motion carried with five (5) in favor and none against by a voice vote.

- VII. Resolution 6932**
Consideration and approval regarding Resolution 6932, authorizing the President and CEO's authority to award HUD housing-related hazards grants and safety/security grant-related contracts in excess of \$250,000 (George Ayala, Director of Procurement)

Main Motion Regarding Resolution 6932

Moved by Commissioner Ankamah Burford. Seconded by Vice Chair Powell. The motion carried with five (5) in favor and none against by a voice vote.

Discussion Items

- XII.** Update and Discussion regarding the Quarterly Financial Report (Aaron Sladek, Senior Director, Finance and Accounting)
- XIII.** Call Center as a Service (CCaaS) Update (Laura Longoria, Client Service Manager)
- XIV.** Update and discussion regarding the Quarterly Operations Report (Jose Mascorro, Chief Operating Officer)
- XV. President's Report**
- Organization News and Updates



- Resident and Staff Spotlights and Recognition
- Event and Activity Participation Recaps
- Upcoming Event Participation and Holiday Notifications

Action Regarding Recess

With no objections, the Board recessed the Regular Board meeting at 3:12 PM CST, and entered into the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation meetings.

The Board returned from recess at 3:17 PM CST.

Action Regarding Closed Session

With no objections, the Board recessed the Regular Board meeting at 3:17 PM CST, and entered into Closed Session.

XVI. Closed Session

Real Estate/Consultation with Attorney

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

- Snowden Litigation Update

The Board returned from Closed Session and reconvened the Regular Board Meeting at 3:49 PM CST.

Main Motion Regarding Closed Session

Chair Garcia-Diaz called for a motion to approve the settlement with Alamo Architects as discussed in closed session. Moved by Commissioner Ankamah Burford. Seconded by Commissioner Garcia. The motion carried with five (5) in favor and none against by a voice vote.

REPORTS

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

RESOURCES

- Developments Overview Table
- Development Process Table

XVII. Adjournment



Main Motion Regarding Adjournment

With no objections, Chair Garcia-Diaz adjourned the meeting at 3:50 PM CST.

ATTEST:

Estrellita Garcia-Diaz
Chair, Board of Commissioners

Date

Michael Reyes
President and CEO

Date

**Opportunity Home San Antonio
Resolution 6936**

**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**

WHEREAS, the fiscal year of Opportunity Home San Antonio and its affiliated entities runs from July 1 through June 30; and

WHEREAS, the Commissioners of Opportunity Home San Antonio are responsible for the adoption of its operating budget under its Rules of Governance; and

WHEREAS, the U.S. Department of Housing and Urban Development requires Opportunity Home San Antonio to adopt a public housing budget for its approval; and

WHEREAS, Opportunity Home San Antonio has prepared the Consolidated Operating and Related Capital Budgets that maintain the long-term financial health of the Organization and the ability to provide quality housing and services; and

WHEREAS, Opportunity Home San Antonio Moving to Work (MTW) funds are available and obligated consistent with the MTW Plan as follows:

Sources:

- MTW Funds- \$37.7 million

Uses:

- Public Housing operating shortfall - \$9.2 million
- Community Development Initiatives operating shortfall - \$2.0 million
- Investment in Public Housing repositioning - \$17.5 million
- Investment in MTW units at Tax Credit/Affordable Housing Communities Properties - \$4.0 million
- Investment in Midcrowne and Ravello Properties - \$5.0 million

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

- 1) Reviewed the Consolidated Operating and Related Capital Budgets and has found that the final plan is reasonable in that it indicates a source of funding adequate to cover proposed expenditures; and

- 2) Approves Resolution 6936, approving the Consolidated Operating and Related Capital Budgets for Opportunity Home and its affiliated entities for the Fiscal Year Ending June 30, 2027, and the obligation of funds as described in this Resolution and included in the referenced Consolidated Operating and Related Capital Budgets; and
- 3) Authorizes the President and CEO to submit and sign the HUD forms related to the Operating/Capital Budgets.

Passed and approved this 3rd day of June 2026.

Estrellita Garcia-Diaz

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

President and CEO

Budget Presentation

Proposed Goals and Budget
Fiscal Year 2026 - 2027



Agenda

BACKGROUND

- Significant Accomplishments in FY 2025-2026
- Goals for FY 2026-2027

FUNDING ENVIRONMENT

- Federal Funding Trend
- 2027 Presidential Budget Proposal

OPPORTUNITY HOME FY 2026-2027 BUDGET

- FY 2026-2027 Consolidated Budget — Revenues and Expenses
- MTW Proposed Uses
- Staffing Count and Organizational Chart



FY 25-26 Opportunity Home and Partner Accomplishments

Resident Outcomes - Residents have Meaningful Housing Choice, Live in Quality Housing, Feel Safe, Secure and Maintain Suitable Employment, and Live at Desired Level of Independence:

- **Acquired Amara Apartments**, 308 units located near The Rim, bringing affordable housing to the area. The FY 24-25 goal was to expand housing choice, and acquire one existing property with continued affordability.
- Partnered with the City of San Antonio, receiving **\$455,455 in HOME funds**, to complete construction on 11 single-family homes with 4 homes being sold to families earning at or below 75% of the area median income. The FY 24-25 goal was to complete the construction of 11 single-family homes.
- Completed construction on **Snowden Living, Palo Alto, The Baltazar (Fiesta Trails) and Vista at Silver Oaks** adding 607 affordable units to the city. The FY 24-25 goal was to partner on at least one 9% tax credit project, and complete construction of new units expanding housing choice.
- Public Housing maintained a consistent **occupancy rate of 96%**. The FY 24-25 goal was to maintain a 95% occupancy rate.
- Successfully and fully implement the **Safety and Security Grants** at **13 family properties** and **18 mid to high rise elderly and disabled, properties** which added **399 cameras**. The FY 24-25 goal was to provide crime control initiatives at 10 properties.
- Awarded **a total of \$239,572 in escrows** to participants graduating from Family Self Sufficiency (FSS). The FY 24-25 goal was to graduate 25 participants and award a minimum of \$125,000.
- Equipped **135 residents** with digital literacy and **129 devices** through **Digital Inclusion**. The FY 24-25 goal was to provide training to 100 residents and devices to 75 residents

FY 25-26 Opportunity Home and Partner Accomplishments

Community Outcomes - Community trusts Opportunity Home and Invests in our Mission

- Secured **new credit rating through S&P Global Ratings (S&P)**, allowing for at least **\$200 million** in new financing capacity. The FY24-25 goal was to support the Board and Acting CEO's vision for the organization to provide new opportunities for affordable housing.
- Re-launched the **Opportunity Home Community Fund in January 2026**. The FY24-25 goal was to relaunch the 501(c)(3) nonprofit.

Fiscal Year 2026-2027 Goals

Opportunities: Resident Services, Partnerships, and Advocacy

- Contribute to Affordable Housing Strategy for Project Marvel
- Execute negotiations for first-ever downtown early education facility
- Secure new Housing Bond Funding for repositioning efforts
- Strengthen direct engagement with residents, community organizations, and stakeholders through town halls, policy briefings, and advisory boards
- Increase funding to Opportunity Home Community Fund by \$1 Million

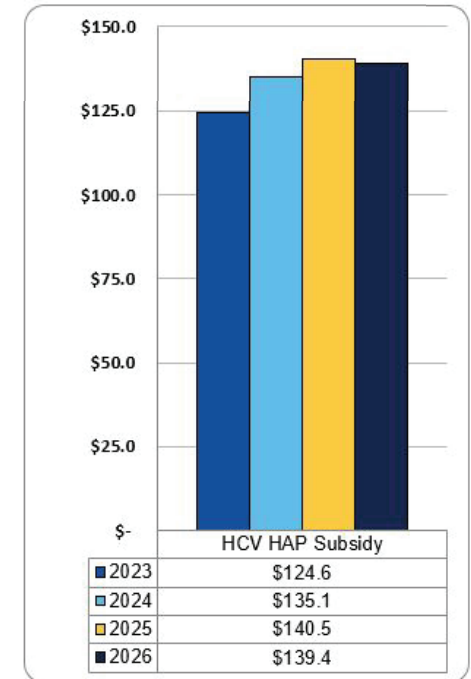
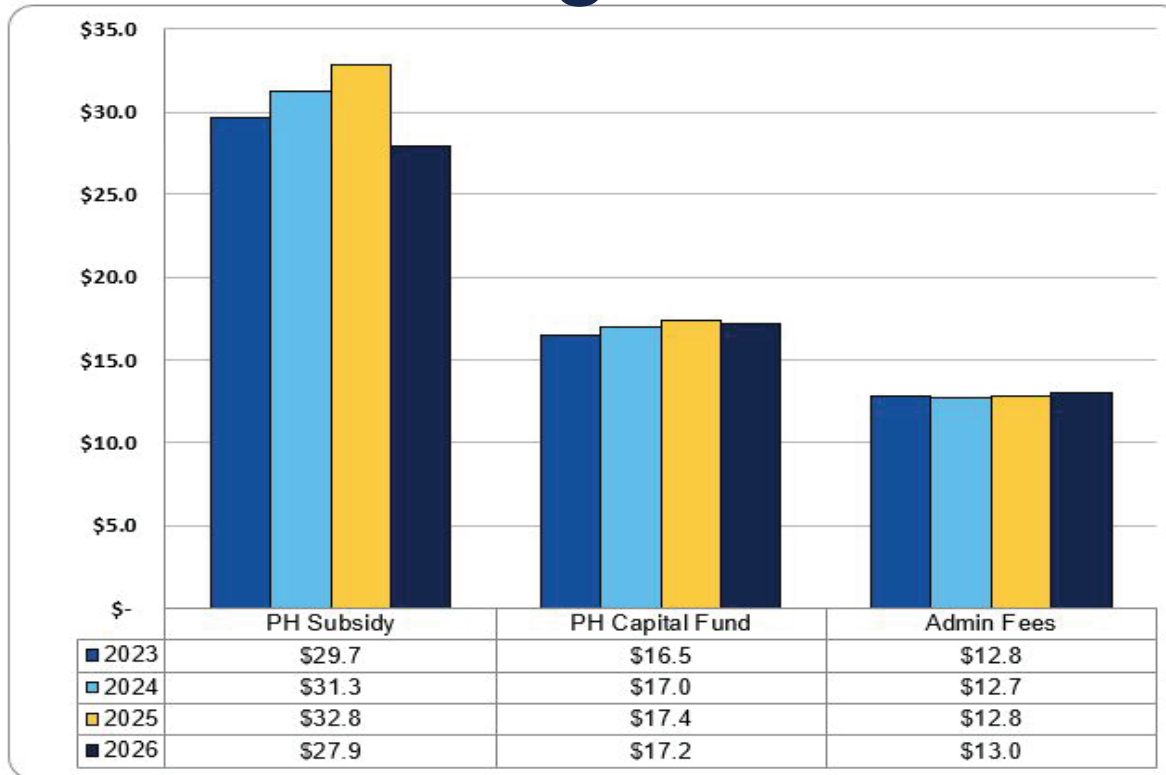
Innovation: Staff Development, Technology, and Operational Efficiency

- Modernize Resident Customer Service
- Maximize participation and use of Learning Management System (LMS)
- Develop a tracking and reporting system for Strategic Plan Objectives
- Implement organization-wide project management system

Housing: Preservation and Development

- Begin executing the Housing Preservation and Development Strategy to include Rental Assistance Demonstration (RAD)
- Submit HUD application and receive Commitment to Enter into a Housing Assistance Payments Contract (CHAP) for the repositioning of HB Gonzales
- Continue building upon \$1.3 billion in new construction and/or financing
- Partner on three 4% Tax Credit Projects and at least one 9% Tax Credit Project
- Continue leveraging newly acquired credit rating for new construction financing and property acquisitions

Federal Funding Trend



**Percentage Change
CY26 vs CY25**

-14.94%

-1.15%

1.56%

-0.78%

- Housing Choice Voucher HAP information indicated above does not include any Section 8 special programs
- Housing Choice Voucher HAP proration was 100% in 2023, 99.5% in 2024, 100.71% in 2025, and is projected to be 99.61% in 2026
- Admin Fee proration was 97.17% in 2023, 91.75% in 2024, 88.19% in 2025, and is projected to be 88% in 2026
- PH Operating Fund proration was 93.02% in 2023, 97.12% in 2024, 102.58% in 2025, and is projected to be 86% in 2026



2027 Presidential Budget Proposal

TOTAL FUNDING

\$73.5B

Gross Discretionary Authority

TOTAL VARIANCE

↓ **13%**

-\$10.7B vs. FY 2026 Enacted

Key Reductions

Elimination of major grants:

- **Community Development Fund**
\$7.0B → \$0
- **HOME Program**
\$1.3B → \$0

~\$8.3B combined elimination

Core Rental Assistance

Public Housing: \$8.6B (+4.0%)

- Operating subsidies drive increase
- Capital funding flat at \$3.2B

Tenant-Based Rental Assistance: \$38.9B (+1.1%)

- \$35.6B for Voucher renewals
- Maintains existing assistance levels



HCV HAP Cost By Calendar Year

2026 PROJECTED TOTAL COST
\$121,735,409

ANNUAL INCREASE (2026*)
+\$5,848,750

Calendar Year	HAP Cost Per Unit	\$ Increase	% Increase	% Rent Inc. In San Antonio	Actual Calendar Year HAP Cost
2020	\$639.39	-	-	-	-
2021	\$640.98	\$1.59	0.25%	2.31%	-
2022	\$667.91	\$26.93	4.20%	13.43%	\$83.6M
2023	\$779.09	\$111.18	16.65%	5.07%	\$95.0M
2024	\$862.52	\$83.43	10.71%	-1.94%	\$109.5M
2025	\$921.47	\$58.95	6.83%	-0.75%	\$115.9M
2026*	\$936.09	\$14.62	1.59%	-1.74%	\$121.7M

* Projected



Operating Budget by Cost Center (Millions)

DESCRIPTION	PUBLIC HOUSING	HOUSING VOUCHER SERVICES	AFFORDABLE HOUSING COMMUNITIES	CENTRAL OFFICE	COMMUNITY DEVELOPMENT INITIATIVES	SUBTOTAL OPERATIONS	REAL ESTATE	CAPITAL	ELIM	TOTAL
Operating Revenue	\$42.0	\$144.4	\$61.1	\$1.5	\$2.9	\$251.9	\$10.1	\$5.2	-\$2.1	\$265.1
Operating Expenses										
Salaries and Benefits	16.4	7.1	12.1	15.5	3.4	54.5	4.2	-	-	58.7
Repairs and Maintenance	12.2	0.1	9.2	0.3	-	21.8	0.1	-	-	21.9
Utilities	7.0	-	5.3	0.2	-	12.5	-	-	-	12.5
Protective Services	0.6	-	0.3	0.2	-	1.1	-	-	-	1.1
Insurance	3.5	0.2	3.8	0.1	-	7.6	0.1	-	-	7.7
HAP Expense	-	130.2	-	-	-	130.2	-	-	-	130.2
Other Expenses	2.9	2.4	2.8	2.7	1.5	12.3	1.5	0.1	-1.2	12.7
Management Fees	6.7	4.5	4.1	-17.1	-	-1.8	0.9	1.7	0.2	1.0
Total Operating Expenses	49.3	144.5	37.6	1.9	4.9	238.2	6.8	1.8	-1.0	245.8
Net Operating Income	-\$7.3	-\$0.1	\$23.5	-\$0.4	-\$2.0	\$13.7	\$3.3	\$3.4	-\$1.1	\$19.3
Non-Operating Income (Expense)										
Interest Income	1.9	0.2	0.8	0.2	-	3.1	6.0	-	-0.4	8.7
Interest Expense	-0.2	-	-5.7	-	-	-5.9	-3.6	-	0.4	-9.1
Non-Operating ¹	-7.0	-0.1	-4.0	-0.1	-	-11.2	-0.1	-	1.1	-10.2
Capital Grants Income	-	-	-	-	-	-	-	29.8	-	29.8
Capital Grants Project Transfer	-	-	-	-	-	-	-	-29.8	-	-29.8
Total Non-Operating Income (Expense):	-5.3	0.1	-8.8	0.1	0.0	-13.9	2.2	0.0	1.1	-10.6
Surplus or (Deficit)²	-\$12.6	\$0.0	\$14.7	-\$0.3	-\$2.0	-\$0.2	\$5.5	\$3.4	\$0.0	\$8.8
MTW Block Grant Transfers	12.6	-	-	-	2.0	14.6	-	-3.4	-	11.2
Net Surplus or (Deficit) after Transfer	\$0.0	\$0.0	\$14.7	-\$0.3	\$0.0	\$14.4	\$5.5	\$0.0	\$0.0	\$20.0

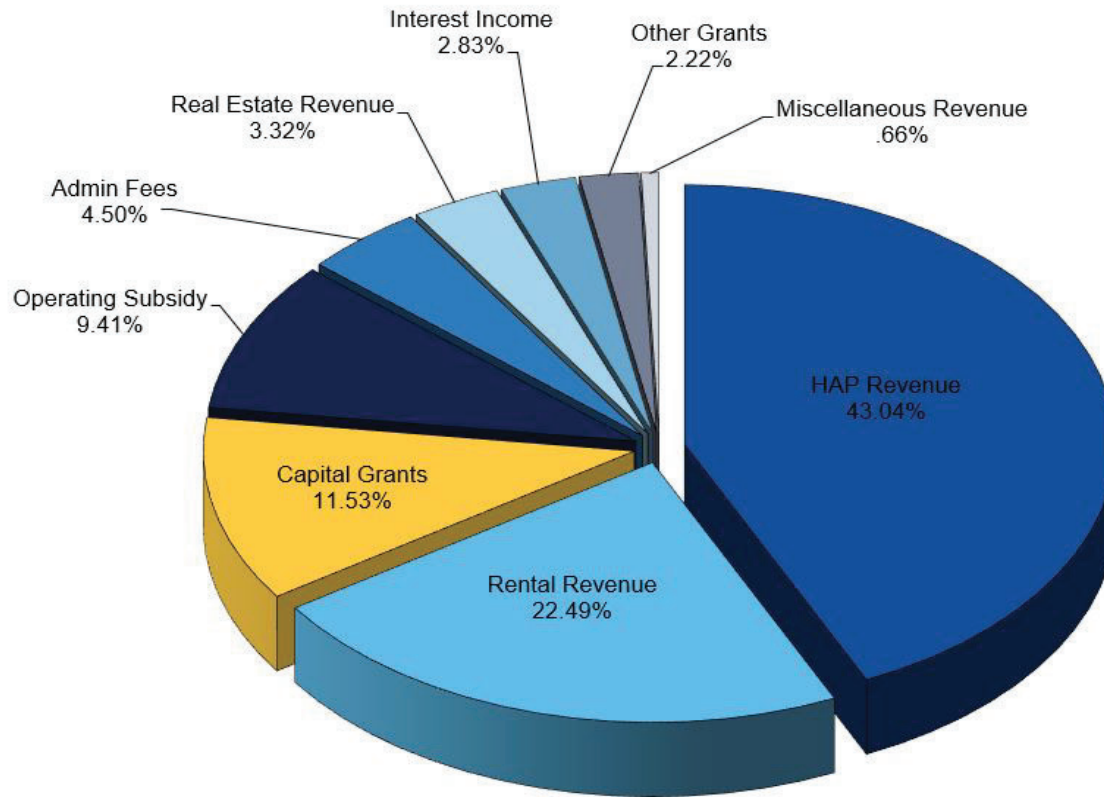


¹ Includes \$3.0M operating subsidy to partners, \$7.7M in replacement/extraordinary items and \$.6M in other income

² Affordable Housing Communities net surplus of \$14.7 million does not include \$2.3 million in principal payments on loans or any bank required debt service coverage ratio which averages 1.20.

FYE 2027 Consolidated Sources

\$303.4 Million



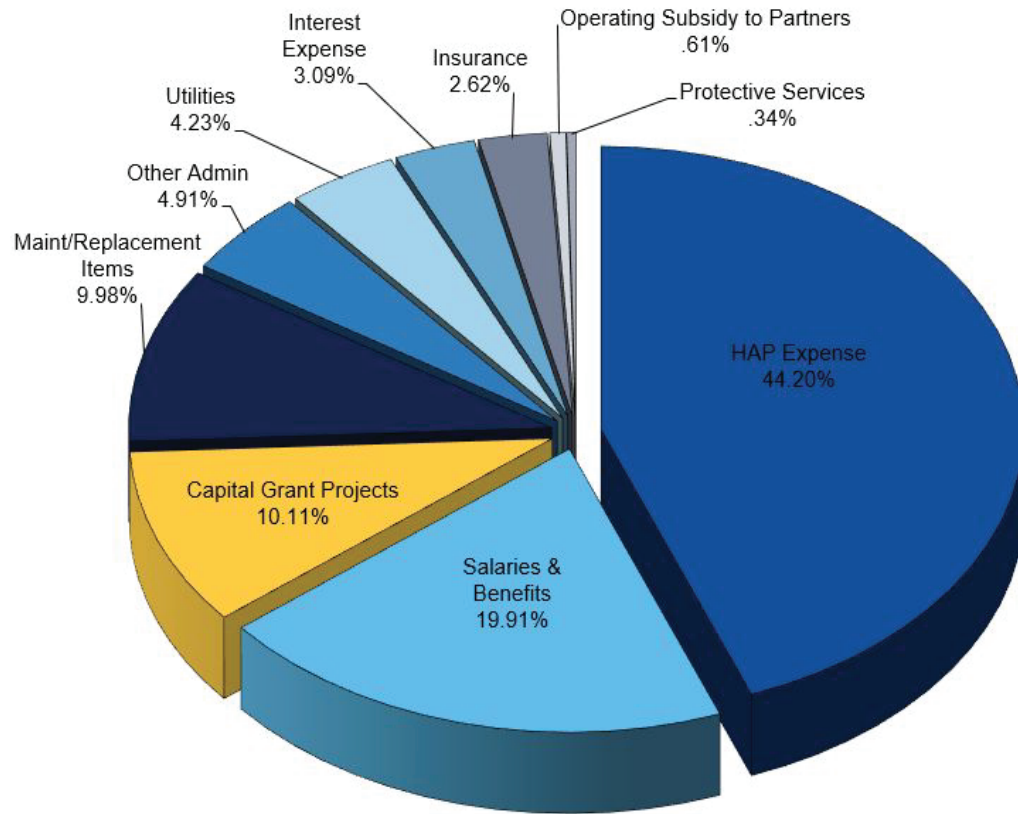
BUDGET LINE ITEM	PROJECTED Revenue(MIL)
■ HAP Revenue	\$130.7
■ Rental Revenue	\$68.2
■ Capital Grants	\$35.0
■ Operating Subsidy	\$28.5
■ Admin Fees	\$13.6
■ Real Estate Revenue	\$10.1
■ Interest Income	\$8.6
■ Other Grants	\$6.7
■ Miscellaneous Revenue	\$2.0



- Revenue above reflects Fiscal Year funding as opposed to the 2027 Presidential Budget Proposal, which reflects HUD Calendar Year funding
- Housing Voucher Services Revenue includes all special programs

FYE 2027 Consolidated Uses

\$294.6 Million



BUDGET LINE ITEM	PROJECTED EXPENSES (MIL)
■ HAP Expense	\$130.2
■ Salaries & Benefits	\$58.7
■ Capital Grant Projects	\$29.8
■ Maint/Replacement Items	\$29.4
■ Admin. & Other	\$14.4
■ Utilities	\$12.5
■ Interest Expense	\$9.1
■ Insurance	\$7.7
■ Operating Subsidy to Partners	\$1.8
■ Protective Services	\$1.0

Public Housing Five-Year Capital Plan (CFP)

Sources	FY 26 - 27	FY 27 - 28	FY 28 - 29	FY 29 - 30	FY 30 - 31
Capital Fund Program (CFP) Grant Amount	\$17,000,000	\$17,000,000	\$17,000,000	\$17,000,000	\$17,000,000
Total Sources:	\$17,000,000	\$17,000,000	\$17,000,000	\$17,000,000	\$17,000,000

Uses	FY 26 - 27	FY 27 - 28	FY 28 - 29	FY 29 - 30	FY 30 - 31
Repositioning and Backlogged Capital Needs ¹	\$11,300,000	\$11,300,000	\$11,300,000	\$11,300,000	\$11,300,000
Public Housing Operating Support	\$3,400,000	\$3,400,000	\$3,400,000	\$3,400,000	\$3,400,000
Administration	\$1,700,000	\$1,700,000	\$1,700,000	\$1,700,000	\$1,700,000
CFP Project Manager-Inspector Salaries	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Professional Fees and Permits	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Environmental Reviews	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Total Uses:	\$17,000,000	\$17,000,000	\$17,000,000	\$17,000,000	\$17,000,000

¹Details for this amount are provided by project and property separately in the budget packet. Staff is reviewing the Public Housing Portfolio to identify required ongoing maintenance necessary to maintain anticipated health and safety needs at properties, along with a contingency for emergency repairs, while preserving maximum CFP levels for the repositioning plan.

Affordable Housing Communities Five-Year Capital Plan

Sources	FY 26 - 27	FY 27 - 28	FY 28 - 29	FY 29 - 30	FY 30 - 31
City of San Antonio Housing Bond Funding	\$4,000,000				
MTW Funds	\$4,683,372				
Congressional Grant	\$850,000				
Housing Trust Funding	\$650,000				
Reserves	\$10,416,436	\$2,300,000	\$3,450,000	\$75,000	
Unfunded	\$7,075,000	\$760,000			
Total	\$27,674,808	\$3,060,000	\$3,450,000	\$75,000	\$0
Uses	FY 26 - 27	FY 27 - 28	FY 28 - 29	FY 29 - 30	FY 30 - 31
Ravello Interior/Exterior Rehab	\$4,411,300				
Midcrown Interior/Exterior Rehab	\$4,272,072				
Towering Oaks Exterior Rehab	\$850,000				
Dietrich Road Exterior Rehab	\$650,000				
14 Properties Replacement/Repairs ¹	\$10,416,436	\$2,300,000	\$3,450,000	\$75,000	
Five Properties Replacement/Repairs ¹	\$7,075,000	\$760,000			
Funded Subtotal	\$20,599,808	\$2,300,000	\$3,450,000	\$75,000	\$0
Unfunded Subtotal	\$7,075,000	\$760,000			
Total	\$27,674,808	\$3,060,000	\$3,450,000	\$75,000	\$0

¹Details for these amount are provided by project and property separately in the budget packet

Other Capital Needs

PROPOSED USES	AMOUNT
Technology Needs:	
Google Workspace License Fees	\$170,277
DocuSign Digital Signature License Fees	\$140,400
RingCentral License Fees	\$200,000
Yardi License Fees	\$245,178
Mobile App and Client Portal	\$189,000
Other Needs:	
Public Housing- Vehicles	\$152,000
Housing Voucher Services- Vehicles	\$58,744
Housing Voucher Services- Interior Rehab	\$500,000
Total Proposed Uses	\$1,655,599

Capital expenditures and technology needs requested for the fiscal year total \$1,655,599. In accordance with Opportunity Home capitalization thresholds, equipment purchases of \$5,000 or more, building and improvement costs of \$50,000 or more, and Subscription-Based Information Technology Arrangements (“SBITAs”) of \$100,000 or more are capitalized rather than recorded as operating expenses.

Sources and Uses of MTW Funds

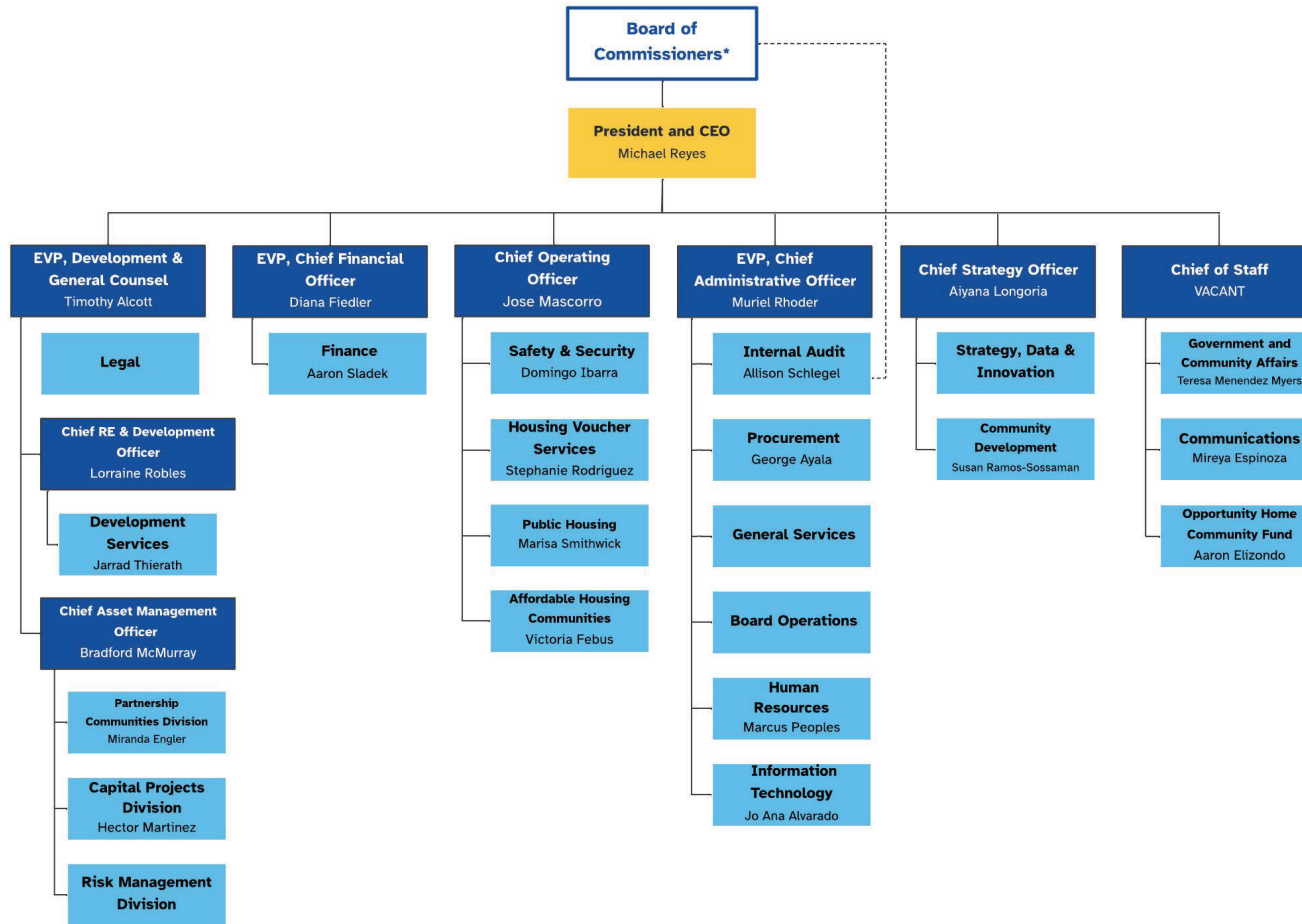
SOURCE OF FUNDS (FISCAL YEAR ENDING JUNE 30, 2027)		AMOUNT (In Mil)
Total Sources		\$37.7
PROPOSED USES		AMOUNT (In Mil)
Public Housing	To enable the Public Housing Program to continue to serve residents in spite of significant efforts to control costs.	\$9.2
Community Development Initiatives	To empower and equip residents to improve quality of life and achieve economic stability via self-sufficiency and engagement activities.	\$2.0
	Investment in Public Housing Repositioning	\$17.5
	Investment in MTW Units at Tax Credit/Affordable Housing Communities	\$4.0
	Investment in Midcrown and Ravello Properties (City Bond Matching)	\$5.0
Total Proposed Uses		\$37.7

Personnel Count

DEPARTMENT	2026 BUDGETED POSITIONS	2027 BUDGETED POSITIONS	INCREASE OR (DECREASE) IN POSITION COUNT	PERSONNEL DISTRIBUTION BY DEPARTMENT
Public Housing	186	181	(5)	32%
Housing Voucher Services	66	96	30	17%
Community Development Initiatives	47	43 ¹	(4)	8%
Affordable Housing Communities	88	84	(4)	15%
Real Estate Services	23	23	-	4%
Operations Support	45	-	(45)	0%
Property Management	16	27	11	5%
Central Office	117	116	(1)	20%
Total	588	570	(18)²	100%

¹ Includes 24 grant-funded positions for the ROSS, Family Self-Sufficiency and Jobs Plus programs

² Details for these increases/decreases are provided separately in the budget packet



Questions?



**Opportunity Home San Antonio
Resolution 6937**

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

WHEREAS, internal auditing is an independent, objective assurance and consulting activity designed to add value and improve Opportunity Home San Antonio (Opportunity Home) operations; and

WHEREAS, internal auditing helps Opportunity Home accomplish its mission by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes; and

WHEREAS, internal audit activities align with Opportunity Home's strategic outcomes: Opportunity Home residents live in quality affordable housing, and Opportunity Home staff thrive in career and professional work; and

WHEREAS, the Global Internal Audit Standards, 2024, "Standard 9.4 Internal Audit Plan" requires the Chief Audit Executive, 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.

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

Approves Resolution 6937, adopting the Opportunity Home San Antonio Internal Audit Plan for Fiscal Year 2026-2027, as attached to this Resolution.

Passed and approved this 3rd Day of June 2026.

Estrellita Garcia-Diaz
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
President and CEO

Internal Audit Plan 2026-2027



Objective and Background

Objective

Review and adoption of the proposed 2026-2027 Internal Audit Plan by the Board, to set the priorities of the internal audit function for the fiscal year.

Background

- The Internal Audit Department adheres to The Institute of Internal Auditors, Inc. (IIA) Definition of Internal Auditing, Code of Ethics, and the International Standards for the Professional Practice of Internal Auditing (Standards), as documented in the approved Internal Audit Policy and Internal Audit Charter.
- The Global Internal Audit Standards, 2024, “Standard 9.4 Internal Audit Plan”, requires the following:
 - The Chief Audit Executive (CAE) must create an internal audit plan that supports the achievement of the Organization’s objective. The CAE must base the internal audit plan on a documented assessment of the Organization’s strategies, objectives, and risks. This assessment must be informed by input from the Board and senior management as well as the CAE’s understanding of the Organization’s governance, risk management, and control processes. The assessment must be performed at least annually.
 - The CAE must discuss the internal audit plan, including significant interim changes, with the Board and senior management. The plan and significant changes to the plan must be approved by the Board.

Process for Developing the 2026-2027 Internal Audit Plan

Risk Assessment Survey Conducted

- Key variables assessed:
 - Public Disclosure Implications
 - Increased Senior Management and/or Commissioner interest
 - Internal and/or External Compliance Requirements

Other Considerations

- Oversight provided by other entities, including:
 - Independent Financial and Compliance Audit
 - Regulatory Audits and Reviews
 - Other Third-Party Reviews

- Time since last audit

Process for Developing the 2026-2027 Internal Audit Plan

Risk Assessment Implementation

- Google Form with an option to interview participants
- Risk Assessment Methodology continued to focus on key variables, and providing an option for “no risk” helped to focus on processes identified with risk
- Risk Assessment Survey responses were received from the Board of Commissioners, Opportunity Home Leadership, and Opportunity Home staff
 - **72%** response rate

Risk Assessment Survey Results

Topics of Highest Interest

- Housing Voucher Services (HVS): Waitlist Operational Efficiency and Compliance
- Procurement: Adherence to Applicable Policies, Procedures, and Regulations Governing the Procurement Process
- Development Services and Neighborhood Revitalization: Expanding the Organization's Supply of Affordable Housing
- Public Housing (PH): Outstanding Accounts Receivables
- AHC: Outstanding Accounts Receivables
- HVS: Termination Reviews

Risk Assessment Survey Results

Topics of Highest Interest from Comments:

- Public Housing (PH): Waitlist Operational Efficiency and Compliance
- Risk Management: Internal / External Compliance Requirements
- HVS / Finance and Accounting (F&A): Landlord Payments
- HVS / PH: Reasonable Accommodations

Risk Assessment Survey Results

Topics of Next Highest Interest:

- Partnership Communities: Financial Analysis and Oversight of Assets
- Strategy, Data and Innovation (SDI): Strategic Plan Overview
- Human Resources (HR): Compensation and Staffing Reviews
- Safety and Security: Risk Methodologies Across Site Assessments
- Capital Projects: Oversight of Planning, Development, Design, and Construction of Preventative Maintenance
- Capital Projects: Compliance Oversight for Green Building Standards and Regulations

Proposed Internal Audit Plan for FY 2026-2027

1st Quarter (July - Sept.)	2nd Quarter (Oct. - Dec.)	3rd Quarter (Jan. - March)	4th Quarter (April - June)
Internal Audits			
<ul style="list-style-type: none"> ■ Procurement: Contract awards, solicitations, bidding and vendor compliance ■ Safety and Security: Review of contracted Security Services 	<ul style="list-style-type: none"> ■ HVS/PH/AHC: Waitlist Operational Efficiency and Compliance ■ PH/AHC: Review of Accounts Receivables 	<ul style="list-style-type: none"> ■ HVS/F&A: Landlord Payments ■ DSNR: Review of Timelines for Expanding Affordable Housing 	<ul style="list-style-type: none"> ■ HVS/PH: Reasonable Accommodations ■ Risk Management: Internal/External Compliance Requirements
Compliance Reviews			
<ul style="list-style-type: none"> ■ Assisted Housing Program ■ Affordable Housing Communities / Mixed Income ■ Public Housing ■ FSS Escrow Disbursement and TP/DPUY Funding 	<ul style="list-style-type: none"> ■ Assisted Housing Program ■ Affordable Housing Communities / Mixed Income ■ Public Housing ■ FSS Escrow Disbursement and TP/DPUY Funding 	<ul style="list-style-type: none"> ■ Assisted Housing Program ■ Affordable Housing Communities / Mixed Income ■ Public Housing ■ FSS Escrow Disbursement and TP/DPUY Funding 	<ul style="list-style-type: none"> ■ Assisted Housing Program ■ Affordable Housing Communities / Mixed Income ■ Public Housing ■ FSS Escrow Disbursement and TP/DPUY Funding
<p>Internal Audit also participates in various committees throughout the Organization providing opinions on internal controls, and may conduct requested audits as needed.</p>			

Questions?



**Opportunity Home San Antonio
Resolution 6942**

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

WHEREAS, Opportunity Home aims to increase new owner participation by way of the Owner Incentive Payment program; and

WHEREAS, PIH Notices 2022-18 and 2026-01 authorize Opportunity Home to use administrative fees for expenses related to assisting families in leasing units; and

WHEREAS, Opportunity Home proposes to amend the Owner Incentive Payment program policy to offer incentives of up to \$500 to new owners who establish Housing Assistance Payments (HAP) contracts and lease to voucher participants, thereby increasing leasing in a competitive rental market.

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

- 1) Approves Resolution 6942, amending the Owner Incentive Payment Policy for the Housing Voucher Services (HVS) Department.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 3rd day of June 2026.

Estrellita Garcia-Diaz
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
President and CEO

Owner Incentive Payments Program

Housing Voucher Services



Housing Voucher Services

Owner Incentive Payments Program

- According to PIH Notices 2022-18 and 2026-01, Opportunity Home has the authority to utilize administrative fees for expenses related to assisting families in the voucher program with leasing units.
- **In an effort to increase successful leasing for voucher holders in a competitive rental market, Opportunity Home is proposing to amend the current program policy to provide incentive payments of up to \$500 to new owners who lease to program participants under new contracts, where permitted by any program.**
- This payment would be made after the successful execution of a HAP contract with a new owner and would not apply in cases of moves within the same property or for those remaining in the same unit with a new HAP contract.

Housing Voucher Services

HUD-Veterans Affairs Supportive Housing (HUD-VASH)



Housing Voucher Services (HVS) will offer incentive payments of up to \$500 in 2026. These payments are designated for new owners who lease to participants in the HUD-VASH program.

HVS also plans to offer future incentive payments to new owners who lease to Housing Choice Voucher (HCV) participants who are Veterans.

Questions?



**Opportunity Home San Antonio
Resolution 6946**

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

WHEREAS, Opportunity Home San Antonio must maintain adequate insurance for its properties, its real estate assets, and the properties of its affiliates to protect itself, its residents, and employees; and

WHEREAS, the renewal or placement of insurance is necessary to comply with U.S. Department of Housing and Urban Development (HUD) requirements, lenders' and additional interests' requirements, and is necessary to protect Opportunity Home's properties, residents, and employees; and

WHEREAS, Opportunity Home's Broker of Record, McGriff, provides Opportunity Home San Antonio recommendations of the best available products and pricing; and

WHEREAS, staff recommends authorization to proceed with insurance policy renewals or placements in an amount estimated at \$8,324,109; and

WHEREAS, staff requests that the Board of Commissioners authorize the President and CEO or designee to execute all documents and transactions necessary to renew or place all insurance policies for Opportunity Home San Antonio and its affiliated entities.

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

- 1) Approves 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.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved on this 3rd day of June 2026.

Estrellita Garcia-Diaz

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

President and CEO

**CERTIFICATE FOR RESOLUTION
RESOLUTION 6945**

The undersigned Officer, San Antonio Housing Authority, a/k/a Opportunity Home San Antonio of the City of San Antonio, Texas (the "Authority"), hereby certifies as follows:

1. In accordance with the bylaws of the Authority, the Board of Commissioners of the Authority (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 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

(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 Bylaws of the Authority.

SIGNED and SEALED this 3rd day of June 2026.



Michael Reyes
President and CEO

**Opportunity Home San Antonio
Resolution 6945**

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

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, 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 Commissioners (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of the City of San Antonio for the various entities to enter into the transactions described above; and

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

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

- 1) Authorizes the Transfer and all actions required in connection therewith.
- 2) Authorizes and directs the President and CEO, and each Officer of the Authority (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 in connection with the Transfer, in order 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

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

President and CEO

HemisView Acquisition and Sale



Hemisview Village Apartments

Sale of the Hemisview Village
Apartments (assets owned by Durango
Midrise LP) to an affiliate of LVPFC



401 Santos St.

Total Units: 245

Market Rate 125 Units

49 Public Housing units layered
with 50% AMI Tax Credits

12 units of 50% AMI Tax Credit
overlaid with 80% AMI LNT units

59 units of 80% AMI LNT

Affordability Ends

Tax Credit - 2040

LNT - 2056

Hemisview Village Apartments

This project is located directly across from the planned Sports Arena site and will preserve affordable housing within the downtown core.

The Board of Commissioners previously approved the acquisition of the partnership interests of the Durango Midrise LP, also known as Hemisview Village Apartments.



Today, we are seeking approval to sell the community to SAHFC Hemisview, LLC, a related entity of LVPFC.

This facilitates the collapse of the partnership into a single asset entity, aligning with current acquisition practices.

**CERTIFICATE FOR RESOLUTION
RESOLUTION 6943**

The undersigned Officer of San Antonio Housing Authority, a/k/a Opportunity Home San Antonio (the "Authority"), hereby certifies as follows:

1. In accordance with the bylaws of the Authority, the Board of Commissioners of the Authority (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 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), 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 26LVPC-06-01, AUTHORIZING THE TRANSFER OF THE PROPERTIES 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.

(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 Bylaws of the Authority.

SIGNED and SEALED this 3rd day of June 2026.



Michael Reyes
President and CEO

**Opportunity Home San Antonio
Resolution 6943**

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.

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 the San Antonio Housing Facility Corporation (“SAHFC”) and the Las Varas Public Facility Corporation (“LVPFC”) 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 Commissioners (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of the City of San Antonio for the various entities to enter into the transactions described above; and

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

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

- 1) Authorizes the Property Transfers and all actions required in connection with the Property Transfers, including amending and restating the Existing Ground Leases.
- 2) Authorizes and directs the President and CEO, and each Officer of the Authority (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 in connection with Property Transfers in order 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

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

President and CEO

Resolution 6943

Land Transfers



LAND TRANSFERS

LIST OF PROPERTY TRANSFERS

- Artisan at Mission Creek
- Bonito Parque
- Costa Almadena
- Elan Gardens
- Mirabella
- Southgate at Emerald
- The Sorento



For consideration and approval is an action to move the ground leases for the referenced properties from Las Varas Public Facility Corporation to San Antonio Housing Facility Corporation.

Our insurance provider initiated this request to move the ground leases to a larger entity in the event that there are legal defense obligations as they relate to the ground lessor.

Opportunity Home San Antonio Resolution 6947

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

WHEREAS, Opportunity Home San Antonio (Opportunity Home) recognizes the increasing frequency and severity of extreme heat events, which pose significant health risks to residents, particularly the elderly, ill, disabled, and families with young children; and

WHEREAS, 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; and

WHEREAS, Opportunity Home 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.

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

- 1) **Adoption of Individual Relief Policy:** 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.
- 2) **Communication and Implementation:**
 - a) 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.
 - b) Information about the policy will also be provided to new residents upon admission.
- 3) **Definition of Severe or Extreme Heat:** 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 Occupancy.

4) **Eligibility and Application Process:**

- a) 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.
- b) Opportunity Home shall provide a streamlined application form to facilitate the request process for residents.

5) **Scope of Relief:**

- a) Approved requests will result in adjustments to the resident's utility allowance to account for increased cooling costs during the specified period.
- b) 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.

6) **Policy Review and Updates:**

- a) This policy shall be reviewed annually to assess its effectiveness and to incorporate any new guidance from HUD, changes in local climate patterns, material changes to a site's physical characteristics, or material changes to electric utility tariff rates.
- b) Any revisions to the policy will be communicated to residents with at least 60 days' notice before implementation.

BE IT FURTHER RESOLVED, that the President and CEO of Opportunity Home is authorized to take all necessary actions to implement this Individual Relief Policy for Severe Heat in accordance with HUD Notice PIH 2024-20 and applicable regulations.

Passed and approved this 3rd day of June 2026.

Estrellita Garcia-Diaz

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

President and CEO

Individual Heat Relief Policy



Extreme Heat Relief Policy

In 2024, HUD issued Notice PIH 2024-20 -
“Responding to Extreme Heat in Public Housing
- Eligible Expenses and Individual Relief for
Excess Utilities Consumption”



Major Change to HUD Policy:

- The notice establishes that PHAs can, at their discretion, establish a extreme heat relief policy that allows for the inclusion of the electricity costs associated with **cooling** in public housing utility allowances.
- If such a policy is adopted. HUD will subsidize resident paid utility expense associated with cooling - ***previously this was not allowed in public housing***

Extreme Heat Relief Policy Administration

The policy would be adopted by Board resolution. It would require notification of all residents, with a streamlined application form for residents to opt-in.



Proposed definition of extreme heat:

- For the purposes of this policy, "severe or extreme heat" shall be defined as any period when the 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 ASHRAE Standard 55 - Thermal Environmental Conditions for Human Occupancy.
- Adequate temperature range for cooling is typically 72°-76°F in conditioned space.

Extreme Heat Relief Impacts

Adopting this policy will result in a new utility allowance schedule for public housing units that includes cooling costs. This will have a **direct financial benefit to residents.**

Eventually, the HUD subsidy will increase to cover the cost of the new allowances. **Due to the nature of the annual subsidy eligibility formula, there will be an 18 month lag before subsidy eligibility increases to account for the decrease in net rental income.**

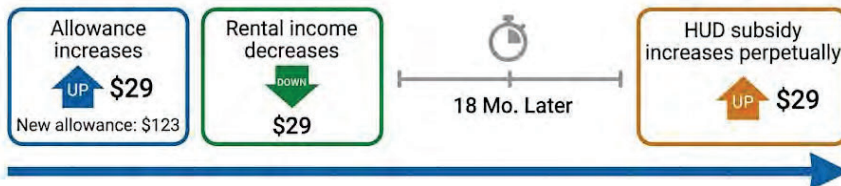


Policy Impacts:

- Average 15% net increase in utility allowance values, estimated at **~\$1 million per year across the public housing portfolio.**
- HUD will provide additional subsidy perpetually. However, there will be an 18 month period before subsidy increases.
- The policy will also make OHSA eligible for ~\$750,000 in additional EPC cooling savings, over the term of the program.

Extreme Heat Relief Impacts

Alazan 1 BR



Example

1 bedroom at Alazan

Adding cooling increases the utility allowance by **\$29**

Questions?



**Opportunity Home San Antonio
Resolution 6948**

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

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

WHEREAS, to capture these savings, HUD requires public housing authorities to revise resident-paid utility allowances to reflect new consumption levels; and

WHEREAS, Opportunity Home will update these allowances to reflect the 2026 utility rates and consumption levels within dwelling units; and

WHEREAS, staff requests authorization of the resident-paid utility allowances revisions as outlined in Attachment A - 2026 Resident-Paid Utility Allowance Revisions.

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

- 1) Approves 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.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 3rd day of June 2026.

Estrellita Garcia-Diaz
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
President and CEO

2026 Public Housing Resident-Paid Utility (“RPU”) Allowances



Overview

Utility Allowances

HUD required component of rent calculations that ensures tenants are not overburdened by utility costs, when they pay their own utility bills.

When determining utility allowances, both the number of bedrooms and other energy-performance features of the unit are considered, along with CPS Energy rate changes.



Utility allowance is deducted from the tenant rent, which is determined based on income reported on the 50058 and adjusted based on HUD's income exclusions.

If the rent is less than the utility allowance, the difference is called the **utility reimbursement**, which is paid directly to the family.



Utility Allowance Revisions

HUD requires utility allowances to be revised annually to reflect changes in tariff rates, site conditions, and current technical guidance.



Group14 is the company contracted to complete the annual utility consumption analysis and updated UA amounts for all resident paid utilities.

Effective Utility Rate Changes

Residential electricity rates have minimal changes while gas rates have increased. This is primarily due to an increase in retail fuel adjustment factors.

Refuse (trash) rates have not changed, but have been moved into water and sewer costs (no longer listed as a separate Utility Allowance line item).



On average, rates have changed by the following amounts:

- Effective Electricity Rates: 0.4% decrease
- Effective Gas Rates: 44% increase
- Water and Sewer Rates: 28% increase (primarily due to inclusion of refuse fixed charges)

Utility Allowances with Cooling

Group14 Engineering calculated utility allowances for **4,946** Opportunity Home Public Housing units using the HUD prescribed “Engineered” calculation methodology.

When including changes due to updated tariff rates, adding cooling cost, physical changes at some properties, and some minor methodology updates, there are significant changes to utility allowance values.



3,797 units will have an **increased** Utility Allowance - average 22% increase

1,149 units will have a **decreased** Utility Allowance - average 9.8% decrease (these units received the same cooling expense adder, but other allowance adjustments resulted in an overall UA decrease)

Notice to Residents

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

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



Opportunity Home is required to send a 60-day advance notice of utility allowance updates to all residents prior to implementation, and once approved by the board.

In addition to the notices, a copy of the updated utility allowance schedule is available upon request.

Questions?



**Opportunity Home San Antonio,
Resolution 6938**

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.

WHEREAS, Opportunity Home requires a professional certified by the State of Texas in lead removal and disposal to address deteriorated lead-based paint at Alazan Apache Courts; and

WHEREAS, 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; and

WHEREAS, three proposals were submitted to the IFB. One submission was disqualified for failing to include the mandatory Bid Bond with their response; and

WHEREAS, Opportunity received Board approval on May 6, 2026 (Resolution 6932), authorizing the President and CEO 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; and

WHEREAS, utilizing the President and CEO’s authority, Resolution 6949 authorized the award of a contract for Lead Hazard Removal at Alazan Apache Courts to Gerloff Company, Inc; and

WHEREAS, in accordance with Resolution 6932, this item is being brought to the next regularly scheduled Board meeting to ratify the award of a contract.

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

- 1) Approves 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.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 3rd day of June 2026.

Estrellita Garcia-Diaz

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

President and CEO

Ratification of Award for HUD Housing-Related Hazards: Lead Hazard Removal at Alazan Apache Courts

Procurement Process

Procurement Process

Solicitation 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.

IFB was published on multiple websites

Directly solicited to 324 vendors

Three bids were received, one bid was deemed non responsive

Evaluation criteria included:

- 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
- Any relevant criteria contained within the solicitation document

Staff recommended award of this project to Gerloff Company, Inc. They provided the lowest cost to complete this project.

In accordance with Resolution 6932, authorizing the President and CEO the authority for emergency action for Board-approved items for HUD Housing-Related Hazards Grants and Safety/Security Grant related contracts over \$250,000, this item is being brought to the next regularly scheduled Board meeting to ratify the award of a contract.

Procurement Process

Financial Impact

The current award recommendation for lead-based paint removal at Alazan Apache Courts is not expected to exceed **\$1,069,806** to include a base bid in the amount of \$891,505 plus an approximate 20% contingency in the amount of \$178,301 that will only be used if additional work is required to complete the project. The funding source for this project is the 2024 Lead-Based Paint Grant.

Award Includes:

Remove Lead Based Paint

- Entry, Interior and Utility doors' Case/Frames
- Interior Ceilings and Walls
- Window Assembly Frame/Sill/Casing/Apron

Remove and Replace

- Screen Doors
- Interior Rails

Opportunity Home will manage the coordination of resident relocation where necessary.

The estimated time for completion of this project is **287 days**.

**Opportunity Home San Antonio
Resolution 6939**

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

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, four bids were received in response to the IFB; and

WHEREAS, staff is recommending award of contracts to 1st Aid Plumbing, AC Plumbing Services, and Raging Bull Enterprises LLC dba Raging Bull Construction; Raging Bull Contracting. They offered the lowest cost to provide this service.

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

- 1) Approves 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.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 3rd day of June 2026.

Estrellita Garcia-Diaz
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
President and CEO

Plumbing and Related Services

Procurement Process



Procurement Process

Solicitation Process

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.



IFB was published on multiple websites

Directly solicited to 344 vendors

Four bids were received

Evaluation criteria included:

- 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
- Any relevant criteria contained within the solicitation document

Staff are recommending the award of contracts to 1st Aid Plumbing, AC Plumbing Services, and Raging Bull Enterprises. They offered the lowest cost to provide this service.

Procurement Process

Financial Impact

The annual expenditure for plumbing and related services is estimated not to exceed **\$3,350,000** and will be funded by Operating budgets, Capital Fund Program (CFP), and available Reserves.



Award includes:

As needed plumbing and related services for multi and single-story multi-family properties, single-family homes, and commercial buildings.

**Opportunity Home San Antonio
Resolution 6944**

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

WHEREAS, Opportunity Home requires the services of a contractor to provide roofing and window replacements at Highview and Linda Lou Apartments; and

WHEREAS, 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; and

WHEREAS, twelve proposals were received in response to the IFB; and

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

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

- 1) Approves 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.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 3rd day of June 2026.

Estrellita Garcia-Diaz
Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes
President and CEO

Highview and Linda Lou Apartments Roofing and Window Replacement

Procurement Process



Procurement Process

Solicitation Process

On March 9, 2026, Opportunity Home issued an “Invitation for Bids” (IFB) #2602-5657 for Highview & Linda Lou Apartments Roofing and Window Replacement, which closed on April 17, 2026.



IFB was published on multiple websites

Directly solicited to 624 vendors

Twelve responses were received

Evaluation criteria included:

- 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
- Any relevant criteria contained within the solicitation document

Staff is recommending the award of this project to USA Home Roofing & Exteriors, LLC. They provided the lowest cost to complete the project.

Procurement Process

Financial Impact

The cost for this project is not expected to exceed an amount of **\$1,452,000** and will be funded by HUD Congressional Grant.



Award Includes:

- 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 wood trim alongside exterior as required

The estimated time for completion is 120 days.

**Opportunity Home San Antonio
Resolution 6941**

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

WHEREAS, 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; and

WHEREAS, HUD encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes; and

WHEREAS, on May 1, 2025, the Interlocal Purchasing System (TIPS), a national purchasing cooperative, 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; and

WHEREAS, 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; and

WHEREAS, staff is requesting approval to utilize the services under these awarded contracts for a period of one year with the option to renew up to two additional one-year terms.

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

- 1) Approves 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.
- 2) Authorizes the President and CEO or designee to execute all necessary documents and extensions.

Passed and approved this 3rd day of June 2026.

Estrellita Garcia-Diaz

Chair, Board of Commissioners

Attested and approved as to form:

Michael Reyes

President and CEO

Disaster Restoration and Emergency Recovery Services

Procurement Process



Procurement Process

Solicitation Process

The U.S. Department of Housing and Urban Development encourages Housing Authorities to utilize cooperative and interagency agreements to simplify and expedite the procurement processes.



Opportunity Home is currently a member of The Interlocal Purchasing System (TIPS), a Nationwide Purchasing Cooperative that follows an acceptable competitive bid or proposal solicitation process.

On May 1, 2025, Texas Region 8 Education Service Center, as the lead Agency for TIPS 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.

Contracts were awarded to BMS CAT, LLC and Gerloff Company, Inc. for a period of two years with the option to renew up to two additional one-year terms.

Staff is requesting approval to utilize the services under these awarded contracts.

Procurement Process

Financial Impact

The current award recommendation Disaster Restoration and Emergency Recovery Services to include Job Order Contracting is estimated not to exceed an annual amount of **\$10,000,000**.

The cost for this service is generally funded through insurance proceeds, and/or available reserves.



Award includes:

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.

EPC Phase III Update



Energy Performance Contract Overview

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.



EPC Benefits

- Funds capital improvements with utility savings
- Improves comfort for residents
- Excess savings increase operating subsidy
- Reduces utility costs and environmental impact
- On-going utility performance monitoring is funded by the EPC

Opportunity Home EPC History

Opportunity Home has 10 years of successful EPC activity, with over \$12 million saved in utility cost and \$7 million invested in Public Housing.

Opportunity Home developed its first EPC phase in 2014, and then expanded the program via a second phase in 2021. Investments funded through the EPC include new windows, heat pumps, central plant equipment, exhaust fans, solar PV, LED lighting, and low flow water fixtures.



EPC Stats

PH Units in the EPC

4,337

Historical utility savings

\$1.2+ million/year

Financed by

Bank of America

EPC Phase III Update

Opportunity Home is developing a new Energy Performance Contract Phase.

Key objectives include:

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



EPC III Highlights

Est. Ph III Project Financing
~\$6 million

Financing Term
2036

Funding Source
Increased EPC subsidy from HUD
(energy and water savings)

Annual Utility Savings
\$1.6 million/year

CPS Energy Rebates
~\$900,000

EPC Phase III Timeline

The EPC project development timeline is as follows:

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

The Authority is under no obligation to move forward with the EPC until financial closing and execution of contractor agreements.



Upcoming Board Actions

- Utility Allowance Adoption: June 2026
- GC Contract Award (pending HUD approval): August 2026
- Financing Approval: September 2026

At each EPC project development milestone, staff will provide updates. No obligations will be made without explicit approval from the Board of Commissioners.

Questions?





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

BOARD OF DIRECTORS

**Estrellita
Garcia-Diaz**
President

Leilah Powell
Vice President

**Barbara Ankamah
Burford**
Director

Janet Garcia
Director

**Taneka "Nikki"
Johnson**
Director

KayLa Miranda
Director

SECRETARY/TREASURER

Michael Reyes

LAS VARAS PUBLIC FACILITY CORPORATION MEETING

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

At least four Directors will be physically present at this location, and up to three other Directors may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127, and the Presiding Officer will also be present at this location.

MEETING CALLED TO ORDER

1. The Board of Directors or its Committee may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board or Committee reserves the right to enter into closed meeting at any time during the course of the meeting.

CITIZENS TO BE HEARD

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

Now is the time for Citizens to be Heard. The Board asks the public to address concerns related to Opportunity Home matters and policy, and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to Opportunity Home staff for more prompt resolution. The Board will not discuss the comments of speakers or respond to speakers during the Citizens to be Heard portion of the agenda.

MINUTES

3. Minutes
 - Approval of the May 6, 2026, Las Varas Public Facility Corporation meeting minutes

CONSENT ITEMS

4. Consideration and approval regarding Resolution 26LVPFC-06-02, authorizing the acquisition and sale of Hemisview Village Apartments (Bradford McMurray, Chief Asset Management Officer)
5. Consideration and approval regarding Resolution 26LVPFC-06-01, approving the transfer of lands to the San Antonio Housing Facility Corporation (Bradford McMurray, Chief Asset Management Officer)
6. Adjournment



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

BOARD OF DIRECTORS

**Estrellita
Garcia-Diaz**
President

Leilah Powell
Vice President

**Barbara Ankamah
Burford**
Director

Janet Garcia
Director

**Taneka "Nikki"
Johnson**
Director

Kayla Miranda
Director

SECRETARY/TREASURER

Michael Reyes

Posted on 5/27/2026 5:00 PM

*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted.
"Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."
"Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."



MINUTES OF LAS VARAS PUBLIC FACILITY CORPORATION MEETING

I. Call to Order:

President Garcia-Diaz called the Las Varas Public Facility Corporation Meeting to order at 3:13 PM CST on May 6, 2026. The meeting was held at Cheryl West, located at 333 W. Cheryl, San Antonio, TX 78228.

Directors Present:

President Estrellita Garcia-Diaz, Vice President Leilah Powell, Barbara Ankamah Burford, Janet Garcia, and Kayla Miranda.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

Michael Reyes, Secretary/Treasurer; and Savannah Campos, Project Manager II.

Interpreter, Universe Technical Translation, Inc. (Spanish)

Directors Absent:

Taneka "Nikki" Johnson.

Quorum:

A quorum was established with five (5) voting members present.

Citizens to be Heard

II. Citizens to be Heard

Citizens wishing to speak on any issues, including those unrelated to items posted on the agenda, were given three minutes to do so. No citizens signed up to speak or spoke, and no citizens ceded their time.

Minutes

III. Minutes

Approval of the April 1, 2026, Las Varas Public Facility Corporation meeting minutes

Main Motion Regarding Item III

Moved by Vice President Powell. Seconded by Director Ankamah Burford. The motion carried with five (5) in favor and none against by a voice vote.

Consent Item

IV. Resolution 26LVPFC-05-01

Consideration and approval regarding Resolution 26LVPFC-05-01, authorizing approval as General Partner (GP) and bond issuer on the Brickstone Flats transaction (Savannah



Campos, Project Manager II)

Main Motion Regarding Resolution 26LVPFC-05-01

Moved by Director Ankamah Burford. Seconded by Director Garcia. The motion carried with five (5) in favor and none against by a voice vote.

V. Adjournment

Main Motion Regarding Adjournment

With no objections, President Garcia-Diaz adjourned the meeting at 3:15 PM CST.

ATTEST:

Estrellita Garcia-Diaz
President, Board of Directors

Date

Michael Reyes
Secretary/Treasurer

Date



SAN ANTONIO HOUSING FACILITY
CORPORATION MEETING
JUNE 3, 2026



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

BOARD OF DIRECTORS

Estrellita Garcia-Diaz
President

Leilah Powell
Vice President

Barbara Ankamah Burford
Director

Janet Garcia
Director

Taneka "Nikki" Johnson
Director

Kayla Miranda
Director

SECRETARY/TREASURER

Michael Reyes

SAN ANTONIO HOUSING FACILITY CORPORATION MEETING
1:00 p.m. | Wednesday | June 3, 2026

At least four Directors will be physically present at this location, and up to three other Directors may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127, and the Presiding Officer will also be present at this location.

MEETING CALLED TO ORDER

1. The Board of Directors or its Committee may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board or Committee reserves the right to enter into closed meeting at any time during the course of the meeting.

CITIZENS TO BE HEARD

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

Now is the time for Citizens to be Heard. The Board asks the public to address concerns related to Opportunity Home matters and policy, and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to Opportunity Home staff for more prompt resolution. The Board will not discuss the comments of speakers or respond to speakers during the Citizens to be Heard portion of the agenda.

MINUTES

3. Minutes
 - Approval of the May 6, 2026, San Antonio Housing Facility Corporation meeting minutes

CONSENT ITEMS

4. Consideration and approval regarding Resolution 26FAC-06-03, authorizing the acquisition and sale of Hemisview Village Apartments (Bradford McMurray, Chief Asset Management Officer)
5. Consideration and approval regarding Resolution 26FAC-06-02, approving the transfer of lands to the San Antonio Housing Facility Corporation (Bradford McMurray, Chief Asset Management Officer)
6. Adjournment



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

BOARD OF DIRECTORS

**Estrellita
Garcia-Diaz**
President

Leilah Powell
Vice President

**Barbara Ankamah
Burford**
Director

Janet Garcia
Director

**Taneka "Nikki"
Johnson**
Director

Kayla Miranda
Director

SECRETARY/TREASURER

Michael Reyes

Posted on: 5/27/2026 5:00 PM

*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For the convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted.

"Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."



MINUTES OF SAN ANTONIO HOUSING FACILITY CORPORATION MEETING

I. Call to Order:

President Garcia-Diaz called the San Antonio Housing Facility Corporation meeting to order at 3:15 PM CST on May 6, 2026. The meeting was held at Cheryl West, located at 333 W. Cheryl, San Antonio, TX 78228.

Directors Present:

President Estrellita Garcia-Diaz, Vice President Leilah Powell, Barbara Ankamah Burford, Janet Garcia, and Kayla Miranda.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

Michael Reyes, Secretary/Treasurer; and Savannah Campos, Project Manager II.

Interpreter, Universe Technical Translation, Inc. (Spanish)

Directors Absent:

Taneka "Nikki" Johnson.

Quorum:

A quorum was established with five (5) voting members present.

Citizens to be Heard

II. Citizens to be Heard

Citizens wishing to speak on any issues, including those unrelated to items posted on the agenda, were given three minutes to do so. No citizens signed up to speak or spoke, and no citizens ceded their time.

Minutes

III. Minutes

Approval of the April 1, 2026, San Antonio Housing Facility Corporation meeting minutes

Main Motion Regarding Minutes

Moved by Director Ankamah Burford. Seconded by. The motion carried with five (5) in favor and none against by a voice vote.

Consent Items

IV. Resolution 26FAC-05-01

Consideration and approval regarding Resolution 26FAC-05-01, authorizing approval as



General Partner (GP) and bond issuer on the Brickstone Flats transaction (Savannah Campos, Project Manager II)

V. Resolution 26FAC-05-02

Consideration and approval regarding Resolution 26FAC-05-02, authorizing the transfer of the investor limited partner interest related to the Emberstone Apartments transaction (Savannah Campos, Project Manager II)

Main Motion Regarding Consent Items 4-5

Moved by Vice Chair Powell. Seconded by Director Ankamah Burford. The motion carried with five (5) in favor and none against by a voice vote.

VI. Adjournment

Main Motion Regarding Adjournment

With no objections, President Garcia-Diaz adjourned the meeting at 3:17 PM CST.

ATTEST:

Estrellita Garcia-Diaz
President, Board of Directors

Date

Michael Reyes
Secretary/Treasurer

Date