

MEMORANDUM

To: Board of Commissioners
From: Michael Reyes, President and CEO
RE: July 6, 2026 Board Meetings Executive Summary

Initial


REGULAR BOARD MEETING

Agenda Item Number:

- 3. Approval of the June 3, 2026, Regular Board meeting minutes
 - **Attachment:** Meeting Minutes
- 4. Public Hearing regarding Resolution 6954
 - **Reference Regular Board Meeting Item:** 5
 - **Reference Appendix:** A

Individual Item

- 5. Consideration and approval regarding **Resolution 6954**, authorizing the Las Varas Public Facility Corporation Multifamily Housing Revenue Notes (Lakeside Lofts) Series 2026, and the San Antonio Housing Facility Corporation's participation in the Lakeside Lofts transaction (Timothy E. Alcott, Executive Vice President of Development and General Counsel)
 - **Purpose:** The purpose of this request is to authorize the final financial closing for the Lakeside Lofts project, with a targeted closing date of August 12, 2026. This project is being presented to the Board to reflect a change in the permanent lender from Freddie Mac to AHF SPV VIII LP.
 - **Project Overview:**
 - **Description:** A 336-unit multifamily affordable housing development located at 5726 US Highway 87 East (City Council District 2).
 - **Affordability:** Targeted income levels include approximately 6% (or 23 units) at 30% AMI or less, approximately 74% (or 247 units) at 60% AMI or less, and approximately 20% (or 66 units) at 70% AMI or less.
 - **Developer:** The NRP Group, in partnership with Opportunity Home.
 - **Financial and Structural Details:**
 - **Bonds:** Authorization of up to \$45 million in tax-exempt bonds issued by the Las Varas Public Facility Corporation (LVPFC).
 - **Guarantees:** Opportunity Home will guarantee bond repayment, contingent on a back-to-back guarantee provided by The NRP Group.
 - **Roles:** The San Antonio Housing Facility Corporation (SAHFC) will own the land, serve as the general contractor, and operate as the general partner via a single-member LLC.
 - **Attachments:** Resolution 6954, Slides
 - **Reference Appendix A:** Memo, Resolution 26LVPFC-07-01, Resolution 26FAC-07-01

OPPORTUNITY HOME SAN ANTONIO

July 6, 2026

LAS VARAS PUBLIC FACILITY CORPORATION MEETING

Agenda Item Number:

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

Consent Item

4. Consideration and approval regarding Resolution 26LVPFC-07-01, authorizing the Multifamily Housing Revenue Notes (Lakeside Lofts) Series 2026 (Timothy E. Alcott, Executive Vice President of Development and General Counsel)
 - **Reference Regular Board Meeting Item:** 5
 - **Reference Appendix:** A

SAN ANTONIO HOUSING FACILITY CORPORATION MEETING

Agenda Item Number:

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

Consent Item

4. Consideration and approval regarding Resolution 26FAC-07-01, authorizing the Lakeside Lofts transaction, including the land purchase and lease, membership interest, general partnership, and general contractor services (Timothy E. Alcott, Executive Vice President of Development and General Counsel)
 - **Reference Regular Board Meeting Item:** 5
 - **Reference Appendix:** A



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

Dr. Norma Martinez Rogers
Commissioner

PRESIDENT & CEO
Michael Reyes

REGULAR BOARD MEETING
12:00 p.m. | Monday | July 6, 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 12:00 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 11:45 a.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 June 3, 2026, Regular Board meeting minutes

PUBLIC HEARING

4. Public Hearing regarding Resolution 6954

INDIVIDUAL ITEM

5. Consideration and approval regarding Resolution 6954, authorizing the Las Varas Public Facility Corporation Multifamily Housing Revenue Notes (Lakeside Lofts) Series 2026, and the San Antonio Housing Facility Corporation's participation in the Lakeside Lofts



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Commissioner

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Commissioner

**Taneka "Nikki"
Johnson**
Commissioner

Kayla Miranda
Commissioner

**Dr. Norma
Martinez Rogers**
Commissioner

PRESIDENT & CEO

Michael Reyes

transaction (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

6. Adjournment

Posted on: 6/25/2026 5:00 PM

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"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."



A COMMUNITY OF POSSIBILITIES

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 1:09 PM CST on June 3, 2026. The meeting was held at Opportunity Home San Antonio Central Office Boardroom, located at 818 S. Flores St., San Antonio, TX 78204.

Board Members Present:

Chair Estrellita Garcia-Diaz, Vice Chair Leilah Powell, Barbara Ankamah Burford, Janet Garcia, Taneka "Nikki" Johnson, Kayla Miranda, and Dr. Norma Martinez Rogers.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

Michael Reyes, President and CEO; Aaron Sladek, Senior Director of Finance and Accounting; Priscilla Segovia, Budget Manager; Aiyana Longoria, Chief Strategy Officer; Diana Fiedler, Executive Vice-President and Chief Financial Officer; Allison Schlegal, Director of Internal Audit; Jennifer Dominquez, Senior Risk Manager; Bradford McMurray, Chief Asset Management Officer; Marisa Smithwick, Senior Director of Public Housing; Jose Mascorro, Chief Operating Officer; George Ayala, Director of Procurement; Victoria Febus, Director of Affordable Housing Communities; and Hector Martinez, Senior Director of Capital Projects Division.

Michael Levinson, Principal / Multifamily Housing Director, Group 14 Engineering; Richard Sissick, R. President, R. Sissick Consulting, LLC; August Sissick, Senior Project Manager, R. Sissick Consulting LLC.

Interpreter, Universe Technical Translation, Inc. (Spanish)

Board Members Absent:

None.

Quorum:

A quorum was established with seven (7) voting members present.

Citizens to be Heard

II. Citizens to be Heard



A COMMUNITY OF POSSIBILITIES

Citizens wishing to speak on any issues, including those unrelated to items posted on the agenda, were given three minutes to do so. Three (3) citizens signed up to speak; one (1) spoke; and none (0) ceded their time.

Minutes

III. Minutes

Commissioner Johnson moved to approve the minutes of the May 6, 2026, Regular Board Meeting. Vice Chair Powell seconded the motion. The motion carried with seven (7) in favor and none against by a voice vote.

Individual Items

IV. Resolution 6936

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)

Main Motion Regarding Resolution 6936

Moved by Commissioner Johnson. Seconded by Commissioner Miranda. The motion carried with seven (7) in favor and none against by a voice vote.

V. Resolution 6937

Consideration and approval regarding Resolution 6937, adopting the Opportunity Home San Antonio Internal Audit Plan for Fiscal Year 2026-2027 (Allison Schlegal, Director of Internal Audit)

Main Motion Regarding Resolution 6937

Moved by Commissioner Johnson. Seconded by Vice Chair Powell. The motion carried with seven (7) in favor and none against by a voice vote.

VI. Resolution 6942

Consideration and approval regarding Resolution 6942, amending the Owner Incentive Payment policy for the Housing Voucher Services (HVS) Department (Katie Tran, Assistant Director, Housing Voucher Services)

Main Motion Regarding Resolution 6942

Moved by Commissioner Ankamah Burford. Seconded by Commissioner Miranda. The motion carried with seven (7) in favor and none against by a voice vote.

VII. Resolution 6946

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)



A COMMUNITY OF POSSIBILITIES

Main Motion Regarding Resolution 6946

Moved by Commissioner Johnson. Seconded by Vice Chair Powell. The motion carried with seven (7) in favor and none against by a voice vote.

VIII. Resolution 6945

Consideration and approval regarding Resolution 6945, authorizing the acquisition and sale of Hemisview Village Apartments (Bradford McMurray, Chief Asset Management Officer)

Main Motion Regarding Resolution 6945

Moved by Vice Chair Powell. Seconded by Commissioner Johnson. The motion carried with seven (7) in favor and none against by a voice vote.

IX. Resolution 6943

Consideration and approval regarding Resolution 6943, approving the transfer of lands to the San Antonio Housing Facility Corporation (Bradford McMurray, Chief Asset Management Officer)

Main Motion Regarding Resolution 6943

Moved by Commissioner Johnson. Seconded by Commissioner Ankamah Burford. The motion carried with seven (7) in favor and none against by a voice vote.

X. Resolution 6947

Consideration and approval regarding Resolution 6947, authorizing the establishment of an individual relief policy for severe heat (Marisa Smithwick, Senior Director of Public Housing)

Main Motion Regarding Resolution 6947

Moved by Commissioner Miranda. Seconded by Commissioners Garcia and Johnson. The motion carried with seven (7) in favor and none against by a voice vote.

XI. Resolution 6948

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

Main Motion Regarding Resolution 6948

Moved by Commissioner Miranda. Seconded by Vice Chair Powell and Commissioner Ankamah Burford. The motion carried with seven (7) in favor and none against by a voice vote.



A COMMUNITY OF POSSIBILITIES

Commissioner Garcia exited the meeting at 2:29 p.m. and returned to the meeting at 2:30 p.m.

Vice Chair Powell exited the meeting at 2:29 p.m. and returned to the meeting at 2:30 p.m.

Commissioner Martinez Rogers exited the meeting at 2:39 p.m.

XII. Resolution 6938

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)

Main Motion Regarding Resolution 6938

Moved by Commissioner Jonson. Seconded by Commissioner Garcia. The motion carried with six (6) in favor and none against by a voice vote.

Commissioner Martinez Rogers returned to the meeting at 2:42 p.m.

Commissioner Miranda exited the meeting at 2:42 p.m.

XIII. Resolution 6939

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)

Main Motion Regarding Resolution 6939

Moved by Commissioner Martinez Rogers. Seconded by Commissioner Garcia. The motion carried with six (6) in favor and none against by a voice vote.

Commissioner Miranda returned to the meeting at 2:54 p.m.

XIV. Resolution 6944

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)

Main Motion Regarding Resolution 6944

Moved by Commissioner Johnson. Seconded by Commissioner Garcia. The motion carried with seven (7) in favor and none against by a voice vote.

XV. Resolution 6941



A COMMUNITY OF POSSIBILITIES

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)

Main Motion Regarding Resolution 6941

Moved by Commissioner Miranda. Seconded by Commissioner Garcia. The motion carried with seven (7) in favor and none against by a voice vote.

Discussion Items

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

XIII. 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 3:18 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 3:22 PM CST.

Action Regarding Closed Session

With no objections, the Board recessed the Regular Board meeting at 3:22 PM CST, and entered into Closed Session.

XIV. Closed Session

Personnel/Consultation with Attorney

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

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

REPORTS

Procurement Activity Report

Call Center Operations and Performance Overview Update



A COMMUNITY OF POSSIBILITIES

RESOURCES

Developments Overview Table

Development Process Table

XV. Adjournment

Main Motion Regarding Adjournment

With no objections, the meeting adjourned at 5:09 PM CST.

ATTEST:

Estrellita Garcia-Diaz
Chair, Board of Commissioners

Date

Michael Reyes
President and CEO

Date

**Opportunity Home San Antonio
Resolution 6954**

RESOLUTION 6954, AUTHORIZING (I) THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE NOTES (LAKESIDE LOFTS), SERIES 2026; (II) LAS VARAS PUBLIC FACILITY CORPORATION TO APPROVE A RESOLUTION AUTHORIZING THE NOTES; (III) SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE A RESOLUTION AUTHORIZING ITS PARTICIPATION IN THE LAKESIDE LOFTS TRANSACTION; AND (IV) OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas, d/b/a Opportunity Home San Antonio (the “Authority”) has created the Las Varas Public Facility Corporation (the “Issuer”) and the San Antonio Housing Facility Corporation (“SAHFC”) to finance affordable housing on its behalf; and

WHEREAS, the Issuer has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, and improvement of land, improvements, and related property which is intended to be occupied by persons of low- or moderate-income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within San Antonio, Texas (the “City”), for such persons of low- or moderate-income, and to refund such bonds; and

WHEREAS, the Issuer has been requested to issue its “Multifamily Housing Revenue Notes (Lakeside Lofts) Series 2026” in the aggregate principal amount not to exceed \$45,000,000 (the “Notes”), the proceeds of which will be used to finance the cost of acquiring, constructing, and equipping a proposed 336-unit multifamily apartment facility to be known as the Lakeside Lofts, to be located at approximately 5726 US Highway 87 East within the City (the “Project”) by Lakeside Lofts Ltd. a Texas limited partnership (the “Borrower”); and

WHEREAS, the Issuer desires to issue the Notes pursuant to a Trust Indenture (the “Indenture”) between the Issuer and Truist Bank, a North Carolina banking corporation, as trustee (the “Trustee”), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Loan Agreement (the “Loan Agreement”) between the Issuer and the Borrower, all subject to the terms of a Funding Agreement among the Authority, the Issuer and the Borrower (the “Funding Agreement”) and a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) among the Issuer, the Trustee, and the Borrower; and

WHEREAS, pursuant to the Funding Agreement, the Authority has agreed to contribute funds, if needed, for the timely payment of the Notes during the Construction Phase (as defined in the Indenture); and

WHEREAS, the loan will be evidenced by a Promissory Note issued under the Loan Agreement (the “Promissory Note”), and an assignment of the Promissory Note from the Issuer in favor of the Trustee; and

WHEREAS, the Issuer will be presented with an Official Statement (the “Official Statement”) and a Note Purchase Agreement (the “Purchase Agreement”), setting forth certain terms and conditions upon which KeyBanc Capital Markets Inc. (the “Underwriter”) will purchase the Notes and the Issuer will sell the Notes to the Underwriter; and

WHEREAS, the Issuer is authorized to issue the Notes pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “Act”); and

WHEREAS, pursuant to 303.071 of the Act, the Board of Commissioners of the Authority (the “Board”) must approve and authorize the issuance of the tax-exempt bonds by the Issuer; and

WHEREAS, the Issuer has determined that issuance of the Notes is necessary to finance the costs of acquiring, constructing, and equipping the Project; and

WHEREAS, the Board desires to approve and authorize the development of the Project and the participation by SAHFC or an affiliate thereof as a partner in the Project; and

WHEREAS, the Issuer conducted a public hearing on July 6, 2026, with respect to the Project; and

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of the City for the various entities to enter into the transactions described above so that the Borrower may construct the Project; and

WHEREAS, the Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Notes and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Notes and the manner of disbursing the proceeds thereof, are advisable.

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

- 1) Authorizes and approves the proposed development and the terms of the Notes, the Indenture, the Loan Agreement, the Funding Agreement, the Promissory Note, the Regulatory Agreement, the Assignment, the Official Statement, and the Purchase Agreement.
- 2) Authorizes and directs the President and CEO, or any other Officer or Commissioner of the Authority, to execute and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described that are necessary or desirable in connection with the issuance of the Notes and the financing of the Project or

otherwise to give effect to the actions authorized hereby and the intent hereof.

- 3) Determines and confirms that the issuance of the Notes to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low- and moderate-income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, safety, and for other valid public purposes.
- 4) Resolves that the Notes and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Indenture to secure payment of the Notes, and under no circumstances shall the Notes be payable from any other revenues, funds, assets, or income of the Issuer.
- 5) Resolves that the Notes shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the City, the Authority, or any other political subdivision or governmental unit.
- 6) Approves Resolution 26LVFV-07-01 of the Issuer and authorizes the Notes to be issued in connection with the Project.
- 7) Approves Resolution 26FAC-07-01, authorizing the transactions for the Project and the participation of SAHFC or an affiliate thereof in the Project.

After the Notes are issued, this Resolution shall be and remain irrevocable until the Notes or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Indenture

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.

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.

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.

This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

This Resolution shall be in force and effect from and after its passage.

Passed and approved this 6th day of July 2026.

Estrellita Garcia-Diaz

Chair, Board of Commissioners

Attested and approved as to form:

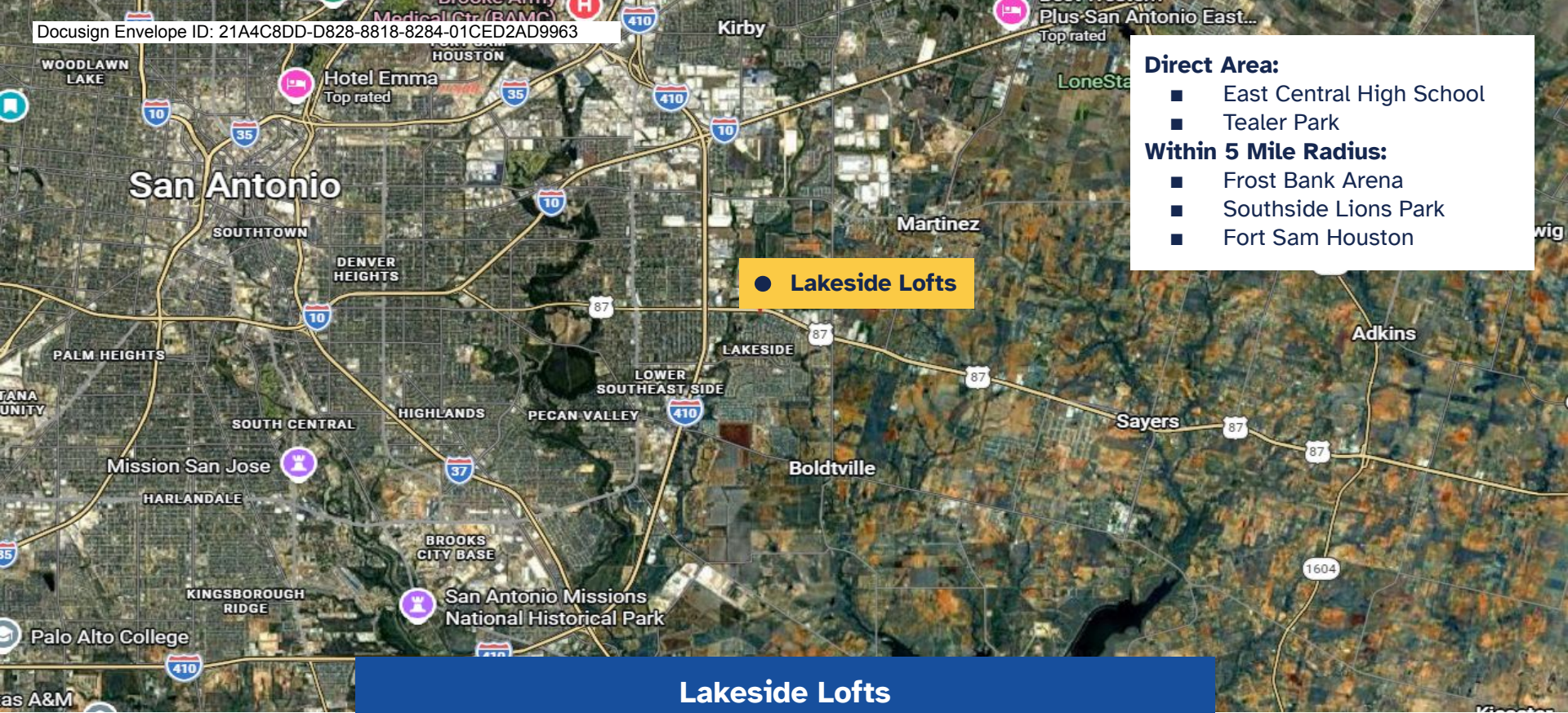
Michael Reyes

President and CEO

Lakeside Lofts

Overview

- Today we are seeking final approval to undertake the acquisition, construction, financing, and operation of a new 4% tax credit and tax-exempt bond project to be known as Lakeside Lofts.
- This project previously received Board approval on October 9, 2024, for bond inducement, on April 2, 2025, to negotiate an MOU and act as General Partner, and final approval of Freddie Mac as the permanent lender on April 1, 2026.
- We are bringing this project back due to a change in permanent lender from Freddie Mac to AHF SPV VIII LP, or one of its affiliates.
- The deal will be between The NRP Group and San Antonio Housing Facility Corporation and will specify mutually agreed upon deal terms.
- Las Varas Public Facility Corporation will provide up to \$45,000,000 in a construction loan.
- Projected closing date is August 12, 2026.



- Direct Area:**
 - East Central High School
 - Tealer Park
- Within 5 Mile Radius:**
 - Frost Bank Arena
 - Southside Lions Park
 - Fort Sam Houston

Lakeside Lofts
5726 US Hwy 87 E, 78222

Project Data



City Council District 2

East Central ISD

Total Units (approx.): 336

23 Units ≤ 30% AMI

247 Units ≤ 60% AMI

66 Units ≤ 70% AMI

Unit Mix

1 bedroom - 12 Units

2 bedroom - 144 Units

3 bedroom - 132 Units

4 bedroom - 48 Units

New Construction

Total Development Cost (approx.)

\$90,844,733

COMMUNITY AND RESIDENT IMPACT

Cross-Subsidy for Targeted Affordability

Proceeds from this project will help support very low-income residents by preserving, expanding and sustaining affordable housing and resident services, including:



Constructing new affordable units serving **50% AMI** and below

Funding **budget gaps** in **affordable housing** projects

Preserving and **upgrading** existing Public Housing units

Acquiring existing properties to expand our affordable housing portfolio

Providing **supportive services** for residents

Operating an **Emergency Rental Assistance** program

Building **reserves** to maintain strong financial sustainability

HOUSING BENEFITS



Expands access to **workforce housing** in an area with limited affordable housing options

Strengthens **pathways to opportunities** through education, job training, recreation and community amenities

Improves access to **transportation** and **employment** opportunities

Questions?



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Director

SECRETARY/TREASURER

Michael Reyes

LAS VARAS PUBLIC FACILITY CORPORATION MEETING

12:00 p.m. | Monday | July 6, 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.

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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 June 3, 2026, Las Varas Public Facility Corporation meeting minutes

CONSENT ITEM

4. Consideration and approval regarding Resolution 26LVPFC-07-01, authorizing the Multifamily Housing Revenue Notes (Lakeside Lofts) Series 2026 (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

5. Adjournment

Posted on 6/25/2026 5:00 PM



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"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 3:18 PM CST on June 3, 2026. The meeting was held at Opportunity Home San Antonio Central Office Boardroom, located at 818 S. Flores St., San Antonio, TX 78204.

Directors Present:

President Estrellita Garcia-Diaz, Vice President Leilah Powell, Barbara Ankamah Burford, Janet Garcia, Taneka “Nikki” Johnson, Kayla Miranda, and Dr. Norma Martinez Rogers.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

Michael Reyes, Secretary/Treasurer; and Bradford McMurray, Chief Asset Management Officer.

Interpreter, Universe Technical Translation, Inc. (Spanish)

Directors Absent:

None.

Quorum:

A quorum was established with seven (7) 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 May 6, 2026, Las Varas Public Facility Corporation meeting minutes

Main Motion Regarding Item III

Moved by Director Miranda. Seconded by Director Johnson. The motion carried with seven (7) in favor and none against by a voice vote.

Consent Items



A COMMUNITY OF POSSIBILITIES

IV. Resolution 26LVPFC-06-02

Consideration and approval regarding Resolution 26LVPFC-06-02, authorizing the acquisition and sale of Hemisview Village Apartments (Bradford McMurray, Chief Asset Management Officer)

V. Resolution 26LVPFC-06-01

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)

Main Motion Regarding Consent Items 4-5

Moved by Vice President Powell. Seconded by Director Ankamah Burford. The motion carried with seven (7) 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 3:20 PM CST.

ATTEST:

Estrellita Garcia-Diaz
President, Board of Directors

Date

Michael Reyes
Secretary/Treasurer

Date



**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

**Dr. Normal
Martinez
Rogers**
Director

SECRETARY/TREASURER

Michael Reyes

SAN ANTONIO HOUSING FACILITY CORPORATION MEETING

12:00 p.m. | Monday | July 6, 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 12:00 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 11:45 a.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 June 3, 2026, San Antonio Housing Facility Corporation meeting minutes

CONSENT ITEM

4. Consideration and approval regarding Resolution 26FAC-07-01, authorizing the Lakeside Lofts transaction, including the land purchase and lease, membership interest, general partnership, and general contractor services (Timothy E. Alcott, Executive Vice President of Development and General Counsel)

5. Adjournment

Posted on: 6/25/2026 5:00 PM



**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

**Dr. Normal
Martinez
Rogers**
Director

SECRETARY/TREASURER

Michael Reyes

*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."



A COMMUNITY OF POSSIBILITIES

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 3:20 PM CST on June 3, 2026. The meeting was held in the Opportunity Home San Antonio Boardroom, located at 818 S. Flores St., San Antonio, TX 78204.

Directors Present:

President Estrellita Garcia-Diaz, Vice President Leilah Powell, Barbara Ankamah Burford, Janet Garcia, Taneka “Nikki” Johnson, Kayla Miranda, and Dr. Norma Martinez Rogers.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

Michael Reyes, Secretary/Treasurer; and Bradford McMurray, Chief Asset Management Officer.

Interpreter, Universe Technical Translation, Inc. (Spanish)

Directors Absent:

None.

Quorum:

A quorum was established with seven (7) 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 May 6, 2026, San Antonio Housing Facility Corporation meeting minutes

Main Motion Regarding Minutes

Moved by Director Ankamah Burford. Seconded by Director Johnson. The motion carried with seven (7) in favor and none against by a voice vote.

Consent Items



A COMMUNITY OF POSSIBILITIES

IV. Resolution 26FAC-06-03

Consideration and approval regarding Resolution 26FAC-06-03, authorizing the acquisition and sale of Hemisview Village Apartments (Bradford McMurray, Chief Asset Management Officer)

V. Resolution 26FAC-06-02

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)

Main Motion Regarding Consent Items 4-5

Moved by Vice President Powell. Seconded by Director Ankamah Burford. The motion carried with seven (7) 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 3:22 PM CST.

ATTEST:

Estrellita Garcia-Diaz
President, Board of Directors

Date

Michael Reyes
Secretary/Treasurer

Date