

BOARD OF COMMISSIONERS**Estrellita
Garcia-Diaz**
Chair**Leilah Powell**
Vice Chair**Barbara Ankamah
Burford**
Commissioner**Janet Garcia**
Commissioner**Taneka "Nikki"
Johnson**
Commissioner**Dr. Norma
Martinez Rogers**
Commissioner**PRESIDENT & CEO**
Michael Reyes**REGULAR BOARD MEETING****1:00 p.m. | Wednesday | August 5, 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 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

BOARD OF COMMISSIONERS

**Estrellita
Garcia-Diaz**
Chair

Leilah Powell
Vice Chair

**Barbara Ankamah
Burford**
Commissioner

Janet Garcia
Commissioner

**Taneka "Nikki"
Johnson**
Commissioner

**Dr. Norma
Martinez Rogers**
Commissioner

PRESIDENT & CEO
Michael Reyes

INDIVIDUAL ITEMS

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 (Jarrad Thierath, Senior Director of Development Services and Neighborhood Revitalization)
6. Consideration and approval regarding Resolution 6963, authorizing the proposed 2026-2027 Moving To Work (MTW) Agency plan Amendment (Nicholas Tennessee, MTW and Strategy Analyst)
7. Consideration and approval regarding Resolution 6956, authorizing the Artisan at Creekside Project Easement Transaction, and the San Antonio Housing Facility Corporation's approval of the Easement Transaction (Brad McMurray, Chief Asset Management Officer)
8. Consideration and approval regarding Resolution 6969, authorizing the Las Varas Public Facility Corporation to approve a resolution authorizing reassignment of carryforward designation for the Bristol at the Preserve and Augustine at Palo Alto Apartments Projects (Brad McMurray, Chief Asset Management Officer)
9. Consideration and approval regarding Resolution 6970, authorizing the Las Varas Public Facility Corporation and the San Antonio Housing Facility Corporation to approve the inducement resolutions for the San Juan I, San Juan II, La Providencia, Monterrey Park, and Artisan at Creekside 4% Low Income Housing Tax Credit Projects (Brad McMurray, Chief Asset Management Officer)
10. Consideration and approval regarding Resolution 6964, authorizing the Dalian 151 Apartments transaction, including authorizing the San Antonio Housing Facility Corporation's participation in the Dalian 151 Apartments transaction (Nicholas Delaunay, Project Manager I)
11. Consideration and approval regarding Resolution 6965, authorizing the Dalian Monterrey Village Apartments transaction, including authorizing the San Antonio Housing Facility Corporation's participation in the Dalian Monterrey Village Apartments transaction (Nicholas Delaunay, Project Manager I)
12. Consideration and approval regarding Resolution 6966, authorizing the Housing Voucher Services (HVS) department to allocate 26 Project-Based Vouchers (PBV) to The Ravello

BOARD OF COMMISSIONERS

**Estrellita
Garcia-Diaz**
Chair

Leilah Powell
Vice Chair

**Barbara Ankamah
Burford**
Commissioner

Janet Garcia
Commissioner

**Taneka "Nikki"
Johnson**
Commissioner

**Dr. Norma
Martinez Rogers**
Commissioner

PRESIDENT & CEO

Michael Reyes

Opportunity Home Development (Stephanie Rodriguez, Senior Director of Housing Voucher Services)

13. Consideration and approval regarding Resolution 6962, authorizing the award of a contract for Pre-Construction and General Contracting Service for EPC III to Geofill Construction (Vanessa Caballero, Interim Director of Procurement; Hector Martinez, Senior Director of Capital Projects Division)
14. Consideration and approval regarding Resolution 6961, authorizing the award of a contract for Central Office roof replacement to JSP Innovative Construction LLC (Vanessa Caballero, Interim Director of Procurement; Hector Martinez, Senior Director of Capital Projects Division)
15. Consideration and approval regarding Resolution 6959, authorizing the award of a contract for exterior siding replacement at Dietrich Road Apartments to JMI Contractors LLC (Vanessa Caballero, Interim Director of Procurement; Hector Martinez, Senior Director of Capital Projects Division; Victoria Febus, Director of Affordable Housing Communities)
16. Consideration and approval regarding Resolution 6960, authorizing the award of a contract for elevator maintenance and repair organization-wide to ATTA Elevators (Vanessa Caballero, Interim Director of Procurement; Hector Martinez, Senior Director of Capital Projects Division)
17. Consideration and approval regarding Resolution 6955, authorizing the award of a contract for Development Partner for HB Gonzalez to Volunteers of America National Services (Vanessa Caballero, Interim Director of Procurement; Jarrad Thierath, Senior Director of Development Services and Neighborhood Revitalization)
18. Consideration and approval regarding Resolution 6957, authorizing the award of contracts for mowing and grounds maintenance services for Affordable Housing Communities to A&S Landscaping Services, Blue Lacy Landscape and Maintenance Co, Goodwill Industries of San Antonio, and HRTG Landscapes, LLC dba Heritage Landscapes (Vanessa Caballero, Interim Director of Procurement; Victoria Febus, Director of Affordable Housing Communities)
19. Consideration and approval regarding Resolution 6958, ratifying past expenditures and approving continued funding for HVAC Equipment, Supplies, and Installation to Custom

BOARD OF COMMISSIONERS**Estrellita
Garcia-Diaz**
Chair**Leilah Powell**
Vice Chair**Barbara Ankamah
Burford**
Commissioner**Janet Garcia**
Commissioner**Taneka "Nikki"
Johnson**
Commissioner**Dr. Norma
Martinez Rogers**
Commissioner**PRESIDENT & CEO**

Michael Reyes

Whole Supply - Johnstone Supply (Muriel Rhoder, Executive Vice President and Chief Administrative Officer)

20. Consideration and approval regarding Resolution 6968, authorizing the award of a contract for various security services to Texas Lawman Security and Traffic Control (Muriel Rhoder, Executive Vice President and Chief Administrative Officer; Domingo Ibarra, Director of Security)

21. Board of Commissioners annual elections (Doug Poneck, Board Counsel)

DISCUSSION ITEMS

22. Update and discussion regarding Resolution 6946, concerning renewal of Insurance Policies for 2026-2027 (Jennifer Dominguez, Director of Risk Management and Asset Resilience)

23. 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**24. 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

Real Estate/Consultation with Attorney

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

- Discussion and consultation with attorney regarding Bristol at Somerset litigation

BOARD OF COMMISSIONERS

**Estrellita
Garcia-Diaz**
Chair

Leilah Powell
Vice Chair

**Barbara Ankamah
Burford**
Commissioner

Janet Garcia
Commissioner

**Taneka "Nikki"
Johnson**
Commissioner

**Dr. Norma
Martinez Rogers**
Commissioner

PRESIDENT & CEO

Michael Reyes

Consultation with Attorney

Deliberate and obtain legal advice regarding legal issues pursuant to Texas Government Code Sec. 551.071 (consultation with attorney)

- Litigation Update

REPORTS

- Procurement Activity Report
- Quarterly Demographic Procurement Report
- Recruitment and Staffing Update
- Internal Audit Update
- Call Center Operations and Performance Overview Update

RESOURCES

- Developments Overview Table
- Development Process Table

25. Adjournment

Posted on: 7/30/2026 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."