OPPORTUNITY HOME™ SAN ANTONIO

SAN ANTONIO HOUSING FACILITY CORPORATION MEETING

AUGUST 5, 2026

OPPORTUNITY HOME SAN ANTONIO
A COMMUNITY OF POSSIBILITIES

JOIN MEETING
SNOWDEN SENIOR LIVING
7223 Snowden Rd
San Antonio, TX 78240

SAN ANTONIO HOUSING FACILITY CORPORATION MEETING
1:00 p.m. | Wednesday | August 5, 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 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 ITEMS

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 (Jarrad Thierath, Sr. Director of Development Services and Neighborhood Revitalization)

5. Consideration and approval regarding Resolution 26FAC-08-01, authorizing reassignment of carryforward designation for the Bristol at the Preserve and Augustine at Palo Alto Apartments Projects (Brad McMurray, Chief Asset Management Officer)

6. Consideration and approval regarding Resolution 26FAC-08-05, authorizing the La Providencia Apartments 4% Low Income Housing Tax Credit Application (Brad McMurray, Chief Asset Management Officer)

7. Consideration and approval regarding Resolution 26FAC-08-06, authorizing the Monterrey Park Apartments 4% Low Income Housing Tax Credit Application (Brad McMurray, Chief Asset Management Officer)

8. Consideration and approval regarding Resolution 26FAC-08-07, authorizing the Artisan at Creekside Apartments 4% Low Income Housing Tax Credit Application (Brad McMurray, Chief Asset Management Officer)

9. Consideration and approval regarding Resolution 26FAC-08-08, authorizing the San Juan I Apartments 4% Low Income Housing Tax Credit Application (Brad McMurray, Chief Asset Management Officer)

10. Consideration and approval regarding Resolution 26FAC-08-09, authorizing the San Juan II Apartments 4% Low Income Housing Tax Credit Application (Brad McMurray, Chief Asset Management Officer)

11. Consideration and approval regarding Resolution 26FAC–08-03, authorizing the Dalian 151 Apartments transaction, including the lease of land, acquisition of a membership interest in SAHFC Dalian 151 GP, LLC, the general partner of Frisco Grande LP, and the financing (Nicholas Delaunay, Project Manager I)

12. Consideration and approval regarding Resolution 26FAC-08-04, authorizing the Dalian Monterrey Village Apartments transaction, including the lease of land, acquisition of a membership interest in SAHFC Dalian Monterrey GP, LLC, the general partner of Commodore Grande LP, and the financing (Nicholas Delaunay, Project Manager I)

13. Consideration and approval regarding Resolution 26FAC-08-02, 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)

14. 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."

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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

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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**