OPPORTUNITY HOME SAN ANTONIO

APPENDIX
AUGUST 5, 2026

OPPORTUNITY HOME SAN ANTONIO
A COMMUNITY OF POSSIBILITIES

REGULAR BOARD MEETING

1:00 p.m. | Wednesday | August 5, 2026

BOARD OF COMMISSIONERS
Regular Board Meeting

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

Signed by:
Michael Reyes
33A0F1EEDAA1479...
Michael Reyes
President and CEO

Signed by:
Jarrad Thierath
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Jarrad Thierath
Sr. Director of Development Services and Neighborhood Revitalization

REQUESTED ACTION:
Public hearing and consideration and approval regarding 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.

SUMMARY:
This NRP Group ("Developer") project is an approximately 336-unit multifamily 4% tax credit project located at approximately 5726 US Highway 87 East. All units will be rented to individuals whose incomes average at or below 60% of the median area family income. The San Antonio Housing Facility Corporation ("SAHFC") will become the sole member of an LLC that will act as the sole general partner of Lakeside Lofts Ltd. (the "Partnership"), general contractor, and as a joint venturer in the entity that will serve as the project's landlord.

The Project is expected to cost approximately $90,000,000, with up to $45,000,000 in tax-exempt bonds (the "Bonds") being issued by Las Varas Public Facility Corporation (the "Issuer") as a requirement for the 4% Low-Income Housing Tax Credit (LIHTC) Program. The expected sources of funds include first lien debt, an equity bridge loan, tax credit equity, and deferred development fees.

The Bonds are being issued because the 4% tax credit rules require that at least 25% of the Project be financed with tax-exempt bonds. The proceeds from the Bonds will be used to pay the development costs. The Bonds are payable exclusively from the Project's funds, not funds of the City of San Antonio, the Issuer, SAHFC, or taxes. However, Opportunity Home will guarantee the repayment of the Bonds, provided that NRP provides a back-to-back, identical guarantee to Opportunity Home, guaranteeing reimbursement of any amounts Opportunity Home spends in connection with any guaranteed obligations. This structure will result in a significantly lower interest rate on the loan for this Project and reduces the financing gap, making the Project feasible without additional subsidy from any other entity. Opportunity Home will receive additional fees in exchange for its guaranty.

STRATEGIC OUTCOMES:

- Unite a cross-sector alliance of partners to produce 5,500 new housing units, including transit-oriented developments.
- Acquire 500 existing housing units to expand affordability in areas of San Antonio with limited affordable housing options.
- Transform the Asset Management portfolio to ensure long-term resiliency and sustainability of the Organization's housing assets.
- Strengthen Opportunity Home's financial sustainability and resiliency.

ATTACHMENTS:

Resolution 6954
Resolution 26FAC-07-01
Resolution 26LVPFC-07-01
Slides

CERTIFICATE FOR RESOLUTION
RESOLUTION 26LVPFC-07-01

The undersigned Officer of the Las Varas Public Facility Corporation (the "Issuer") hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the "Board") held a meeting on August 5, 2026 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

RESOLUTION 26LVPFC-07-01, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE NOTES (LAKESIDE LOFTS) SERIES 2026; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of the Issuer.

SIGNED this 5th day of August 2026.

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Michael Reyes
Secretary/Treasurer

Las Varas Public Facility Corporation
Resolution 26LVPFC-07-01

RESOLUTION 26LVPFC-07-01, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE NOTES (LAKESIDE LOFTS) SERIES 2026; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Las Varas Public Facility Corporation (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 a 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 and to be located at approximately 5726 US Highway 87 East, San Antonio, Texas (the "Project") for 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, as trustee (the "Trustee"), and to loan (or otherwise make available) (the "Loan") the proceeds thereof to the Borrower pursuant to a Loan Agreement (the "Financing Agreement") between the Issuer and the Borrower, all subject to the terms of a Funding Agreement (the "Funding Agreement"), a Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement"), and a Tax Exemption Certificate and Agreement (the "TECA"), each among the Issuer, the Trustee, and the Borrower; and

WHEREAS, in connection with the Loan, the Issuer and the Borrower shall also enter into certain other documents evidencing the Loan including, without limitation, a Construction Loan Agreement, a Leasehold Deed of Trust, Security Agreement – Financing Statement by Borrower in favor of the Issuer, certain security agreements, assignments, and other collateral documents evidencing, governing, and/or securing the Construction Loan (collectively, the "Construction Loan Documents"); and

WHEREAS, as described in the Indenture, upon conversion of the Notes from the construction phase to the permanent phase, the Loan will convert to the permanent phase (the "Permanent Loan") and Wells Fargo Bank, National Association (the "Permanent Lender") will make a funding loan ("Funding Loan") to the Issuer to purchase the Notes, which will be converted to a physical Governmental Note ("Governmental Note") (collectively, the "Conversion"), and will subsequently transfer the Funding Loan to PIMCO Affordable Housing AHF SPV VIII LLC, or one of its affiliates ("PIMCO");; and

WHEREAS, in connection with the delivery of the Permanent Loan, the Funding Loan and the Conversion, the Issuer will be required to execute certain documents, including without limitation a Funding Loan Agreement, a Project Loan Agreement, the Governmental Note and any other agreements or documents relating to the Permanent Loan, Funding Loan or required by the

Permanent Lender or PIMCO in connection with the Conversion (collectively, the "Permanent Loan Documents"); and

WHEREAS, the Loan will be evidenced by a promissory note issued under the Financing Agreement (the "Bond Loan Note"), and assignment of the Bond Loan Note (the "Assignment") from the Issuer in favor of the Trustee; and

WHEREAS, the Issuer will be presented with a Preliminary Official Statement and an Official Statement relating to the Notes (the "Official Statement") and a Note Purchase Agreement (the "Purchase Agreement"), setting forth certain terms and conditions upon which KeyBanc Capital Markets, Inc. (in such capacity, 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 and Governmental Note pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act"); and

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

WHEREAS, the Board of Directors of the Issuer (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, Governmental Note, and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Notes and Governmental Note, and the manner of disbursing the proceeds thereof, are advisable.

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

1) The terms of the Indenture, the Financing Agreement, the Bond Loan Note, the Construction Loan Documents, the Permanent Loan Documents, the Assignment, the Official Statement, the Purchase Agreement, the Funding Agreement, the Regulatory Agreement, and TECA are all hereby authorized and approved when such documents are approved by the Officer designated as the signatory on such document(s).

2) The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Indenture, the Financing Agreement, the Bond Loan Note, the Construction Loan Documents, the Permanent Loan Documents, the Assignment, the Official Statement, the Purchase Agreement, the Funding Agreement, the Regulatory Agreement, and the TECA, and any and all certificates (including tax certificates), applications, and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Notes and Governmental Note, the Loan to the Borrower, or the Conversion, all upon the terms herein approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in the terms of or amendment to each such instrument as such Officers shall deem necessary or appropriate upon the advice of Counsel to the Issuer, and approval of the terms of each such instrument by such Officers shall be conclusively evidenced by the execution and delivery of such documents.

3) The Notes and Governmental Note, in the aggregate principal amount of not to exceed $45,000,000, and with an interest rate (not including applicable premium) not to exceed the maximum lawful amount of interest that may be charged, as set forth in the Indenture and with a maturity date not to exceed 40 years from the date of issuance, in substantially the form and substance set forth in the Indenture, are hereby approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Notes and Governmental Note or have their facsimile signatures placed upon them, and such Officers are hereby authorized and directed to deliver the Notes and Governmental Note. Authentication of the Notes upon the terms and conditions and in the manner described in the Indenture, as the same may be modified, is authorized by this Resolution. The final principal amount, interest rate, maturity date (not to exceed the amount, the rate, and the maximum term set forth above), and final redemption date and price for the Notes and Governmental Note shall be set forth in the final form of the Indenture and Funding Loan Agreement, respectively, and the execution and delivery of the Purchase Agreement by the President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, shall constitute approval of the agreed final principal amount, interest rate, maturity date, and the final redemption date and price. The proceeds of the Notes are hereby authorized to be utilized as set forth herein and in the Indenture and the Financing Agreement, and the proceeds of the Governmental Note are hereby authorized to be utilized as set forth herein and in the Funding Loan Agreement and the Project Loan Agreement.

4) The Board hereby approves the election of Truist Bank as the Trustee.

5) Bracewell LLP, as Bond Counsel, is hereby appointed as the hearing officer for purposes of the public TEFRA hearing regarding the Project.

6) The President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute and deliver to the Trustee the written request of the Issuer for the authentication and delivery of the Notes and Governmental Note by the Trustee in accordance with the Indenture and Funding Loan Agreement, respectively.

7) All action and resolutions, not inconsistent with provisions of this Resolution heretofore taken by this Board and the Officers of the Issuer directed toward the financing of the Project and the issuance of the Notes and Governmental Note shall be and the same hereby is extended, ratified, approved, and confirmed. The Officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the instruments approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

8) The Board has expressly determined and hereby confirms that the issuance of the Notes and Governmental Note to assist in the financing of the Project will promote the public purposes in 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.

9) The Notes and Governmental Note and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Indenture and Funding Loan Agreement, respectively, to secure payment of the Notes and Governmental Note, and under no circumstances shall the Notes or Governmental Note be payable from any other revenues, funds, assets, or income of the Issuer.

10) The Notes and Governmental Note 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, or any other political subdivision or governmental unit.

11) After the Notes and Governmental Note are issued, this Resolution shall be and remain irrepealable until the Notes and Governmental Note or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Indenture.

12) 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. In case any obligation of the Issuer authorized or established by this Resolution or the Notes or Governmental Note is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

13) The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Passed and approved this 5th day of August 2026.

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Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

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Michael Reyes
Secretary/Treasurer

CERTIFICATE FOR RESOLUTION
RESOLUTION 26FAC-07-01

The undersigned Officer of San Antonio Housing Facility Corporation, a Texas nonprofit public facility corporation created pursuant to the laws of the State of Texas ("SAHFC"), hereby certifies as follows:

1. In accordance with its bylaws, the Board of Directors of SAHFC (the "Board") held a meeting on August 5, 2026 (the "Meeting"), of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

RESOLUTION 26FAC-07-01, AUTHORIZING THE LAKESIDE LOFTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO ENTER A JOINT VENTURE TO PURCHASE THE LAND FOR THE TRANSACTION AND LEASE SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN SAHFC LAKESIDE LOFTS GP, LLC AND ITS ADMISSION AS THE GENERAL PARTNER OF LAKESIDE LOFTS LTD.; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; 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 SAHFC.

SIGNED and SEALED this 5th day of August 2026.

SAN ANTONIO HOUSING FACILITY CORPORATION

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Michael Reyes
Secretary/Treasurer

San Antonio Housing Facility Corporation
Resolution 26FAC-07-01

RESOLUTION 26FAC-07-01, AUTHORIZING THE LAKESIDE LOFTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE TRANSACTION; AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO ENTER A JOINT VENTURE TO PURCHASE THE LAND FOR THE TRANSACTION AND LEASE SUCH LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN SAHFC LAKESIDE LOFTS GP, LLC AND ITS ADMISSION AS THE GENERAL PARTNER OF LAKESIDE LOFTS LTD.; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO SERVE AS THE GENERAL CONTRACTOR; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Lakeside Lofts Ltd., a Texas limited partnership (the "Partnership"), and SAHFC Lakeside Lofts GP, LLC, a Texas limited liability company and its general partner (the "General Partner"), have been formed to acquire and construct an approximately 336-unit multifamily housing facility (the "Housing Facility") to be located at approximately 5726 US Highway 87 East, San Antonio, Texas (the "Land," together with the Housing Facility, the "Project"); and

WHEREAS, at the request of the Partnership, the San Antonio Housing Facility Corporation ("SAHFC") has agreed to (i) serve as the sole member of the General Partner of the Partnership in connection with the financing of the Project, (ii) serve as the general contractor for the Project, and (iii) acquire a membership interest in a joint venture ("Joint Venture"), which will own the Land and lease it to the Partnership pursuant to a Ground Lease (the "Ground Lease"); and

WHEREAS, the Partnership has requested that the Las Varas Public Facility Corporation (the "Issuer") issue its Multifamily Housing Revenue Notes (Lakeside Lofts) Series 2026 (the "Governmental Notes") to finance the Project (the "Note Financing"); and

WHEREAS, the Issuer will issue the Governmental Notes in an amount not to exceed $45,000,000 and loan such proceeds to the Partnership in order to finance the construction of the Project (the "Construction Loan"); and

WHEREAS, in connection with the Note Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, the Governmental Notes, a Trust Indenture, a Loan Agreement, a Promissory Note, a Funding Agreement, a Regulatory Agreement and Declaration of Restrictive Covenants, a Tax Exemption Certificate and Agreement, and a Construction Phase Financing Agreement (collectively, the "Note Documents"); and

WHEREAS, in connection with the Construction Loan, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, a Construction Loan Agreement, a Promissory Note, a Leasehold Deed of Trust, Security Agreement – Financing Statement, an Environmental Indemnity Agreement, an Assignment and Pledge of Ownership Interests and Contract Rights, a Collateral Assignment and Subordination of Management Agreement, a Ground Lessor's Agreement, a Contractor's Agreement and Consent, a Notice of Final Agreement, an Affidavit of Non-Commencement, a Subordination Agreement, or such other similarly titled documents, and various other ancillary agreements, assignments, pledges, documents, and certificates relating to or required in connection with the Construction Loan (collectively, the "Construction Loan Documents"); and

WHEREAS, in connection with the Ground Lease, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, an Assignment of Architects Agreement and Plans and Specifications, an Assignment of Construction Contract, an Assignment of Management Agreement, an Assignment of Project Documents, a Collateral Assignment and Subordination of Development Fee, an Assignment of Master Subcontract, a Consent to Assignment of Construction Contract, a Purchase and Sale Agreement, a Development Agreement, a Tenant Rent Payment and Direction Letter, an Indemnity Agreement (Tenant), and various other ancillary agreements, assignments, documents, and certificates relating to or required in connection with the Ground Lease (the "Ground Lease Documents"); and

WHEREAS, Wells Fargo Bank, National Association, as permanent lender ("Permanent Lender"), and PIMCO Affordable Housing AHF SPV VIII LLC, or one of its affiliates ("PIMCO"), have issued or will issue separate commitments (collectively, the "Commitment") pursuant to which the Permanent Lender will make a funding loan (the "Permanent Loan") to the Issuer to purchase the Governmental Notes, and will subsequently transfer the Permanent Loan to PIMCO, and will continue to serve as the servicer for the Permanent Loan; and

WHEREAS, upon the satisfaction of the conditions to conversion specified in the Commitment, the Construction Loan expected to convert to its permanent phase, and (i) the Governmental Notes shall be subject to mandatory tender, (ii) the proceeds of the Permanent Loan shall be delivered to the trustee for the Governmental Notes and shall be used to pay the tender price of the Governmental Notes, (iii) the Governmental Notes shall be removed from the book-entry system and converted into a physical Governmental Note (the "Permanent Governmental Note"), and (iv) the Construction Loan shall be paid down to the principal amount of the Permanent Loan (collectively, the "Conversion"); and

WHEREAS, in connection with the delivery of the Permanent Loan and the Conversion, the Partnership, the General Partner, and/or SAHFC will be required to execute certain documents, including, without limitation, amendments to certain Construction Loan Documents, a Funding Loan Agreement, a Project Loan Agreement, a continuing covenant agreement, an estoppel certificate, loan agreements, promissory notes, deeds of trust, restrictive covenants, security agreements, pledge agreements, intercreditor and subordination agreements, or such other similarly titled documents, and various other ancillary agreements, assignments, pledges, documents, and certificates relating to or required in connection with the Permanent Loan or the Conversion (together with the Commitment, collectively, the "Permanent Loan Documents"); and

WHEREAS, the developer, on behalf of the Partnership, has applied for low-income housing tax credits (the "LIHTCs") from the Texas Department of Housing and Community Affairs ("TDHCA"); and

WHEREAS, in connection with the application for LIHTCs, it is anticipated that the Partnership, General Partner, and/or SAHFC will be required to execute, complete, and deliver various applications, agreements, documents, certificates, and instruments to TDHCA (the “TDHCA Documents”); and

WHEREAS, the Partnership will contribute equity to the construction of the Project, which will be raised from the sale of tax credits to Wells Fargo Bank, National Association (the “Equity Financing”); and

WHEREAS, in connection with the Equity Financing, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, an Amended and Restated Agreement of Limited Partnership, a Security Agreement, a Development Fee Agreement, a Right of First Refusal and Option Agreement, an Incentive Management and Partnership Management Fee Agreement, a Reimbursement and Assignment Agreement, an Asset Management Fee Agreement, closing certificates, and all other documents relating to or required in connection with the Equity Financing (collectively, the “Equity Documents”); and

WHEREAS, the timing of the Equity Financing requires that the Partnership obtain a bridge loan in the approximate amount of $18,400,000 from Wells Fargo Bank, National Association, which will be repaid upon receipt by the Partnership of the Equity Financing (the “Bridge Loan”); and

WHEREAS, in connection with the Bridge Loan, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, a Construction Loan Agreement, a Promissory Note, an Assignment and Subordination of Development Services Agreement, an Assignment of Architectural Agreements and Plans and Specifications, an Assignment of Construction Contracts, an Assignment of Management Agreement, a Disbursement Instructions Agreement, a Security Agreement, a Pledge and Security Agreement, a Limited Liability Company Certificate Authorizing Partnership Activity, or such other similarly titled documents, and various other ancillary agreements, assignments, pledges, documents, and certificates relating to or required in connection with the Bridge Loan (collectively, the “Bridge Loan Documents”); and

WHEREAS, in order to obtain additional funds for the construction of the Project, the Partnership may enter into such other subordinate loan transactions as it deems necessary (collectively, the “Subordinate Loans”); and

WHEREAS, in connection with the Subordinate Loans, the Partnership, the General Partner, and/or SAHFC will be required to enter into certain agreements, including, but not limited to, loan agreements, promissory notes, deeds of trust, restrictive covenants, security agreements, pledge agreements, intercreditor and subordination agreements, or such similarly named documents, and various other ancillary agreements, assignments, pledges, documents, and certificates relating to or required in connection with the Subordinate Loans (collectively, the “Subordinate Loan Documents”); and

WHEREAS, to reduce the cost of the Project by eliminating sales tax on the construction of the Project, SAHFC will serve as the general contractor and enter into any required construction contracts and ancillary documents (the “Construction Documents”); and

WHEREAS, the Board of Directors of SAHFC (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Partnership may construct the Project; and

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

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

1) The Project, the various forms of financing contemplated for the Project, including, but not limited to, the Note Financing, the Construction Loan, the Permanent Loan, the Equity Financing, the Bridge Loan, and the Subordinate Loans, and the terms of the Note Documents, the Construction Loan Documents, the Permanent Loan Documents, the TDHCA Documents, the Equity Documents, the Bridge Loan Documents, the Ground Lease, the Ground Lease Documents, the Subordinate Loan Documents, and the Construction Documents, are hereby authorized and approved when such documents are executed by the Officers provided below.

2) The President, the Vice President, the Secretary/Treasurer, any Assistant Secretary/Treasurer, and all other Officers of SAHFC (collectively, the “Officers”), or any of them, are hereby authorized to execute any and all documentation required for the financing and construction of the Project, including, but not limited to, the Note Documents, the Construction Loan Documents, the Permanent Loan Documents, the TDHCA Documents, the Equity Documents, the Bridge Loan Documents, the Ground Lease, the Ground Lease Documents, the Subordinate Loan Documents, the Construction Documents, indemnity agreements and guaranties covering the Land or the Project, and all other documents relating to the Note Financing, the Construction Loan, the Permanent Loan, the Equity Financing, the Bridge Loan, and the Subordinate Loans, to which the Partnership, the General Partner, and/or SAHFC is a party.

3) The acquisition of a membership interest in the Joint Venture by SAHFC, the Joint Venture’s purchase of the Land and the lease of the Land pursuant to the Ground Lease, the acquisition of the membership interest in the General Partner by SAHFC and its admission as the general partner of the Partnership, and the role of SAHFC as the general contractor for the Project are approved, and the Officers, or any of them, are hereby authorized to execute the documents required to be executed by SAHFC in order to affect such transactions.

4) The Officers, or any of them, are authorized and directed to modify, execute, and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The Officers or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such Officers shall deem necessary or appropriate upon the advice of Counsel to SAHFC, and approval of the terms of any of the documents by the Officers

and the Board shall be conclusively evidenced by the execution and delivery of such documents.

5) The Officers, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

6) The Board hereby approves the selection of Bracewell LLP as Counsel to the General Partner and SAHFC for this transaction.

7) 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.

8) 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.

9) 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.

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

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

Passed and approved this 5th day of August 2026.

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Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

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Michael Reyes
Secretary/Treasurer

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6956, AUTHORIZING THE ARTISAN AT CREEKSIDE APARTMENTS PROJECT EASEMENT TRANSACTION; INCLUDING AUTHORIZING SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE RESOLUTION 26FAC-08-01 AUTHORIZING THE EASEMENT TRANSACTION, ALL OTHER ACTIONS NECESSARY TO COMPLETE THE EASEMENT TRANSACTION; THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE EASEMENT TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

Signed by: Michael Reyes 33A0F1EEDAA1479...	Signed by: Bradford D. McMurray 1E31C0E3A8CA4E8...
Michael Reyes	**Bradford McMurray**
President and CEO	Chief Asset Management Officer

REQUESTED ACTION:
Consideration and approval regarding Resolution 6956, authorizing the Artisan at Creekside Apartments Project Easement Transaction (the "Easement Transaction"), including authorizing San Antonio Housing Facility Corporation to approve Resolution 26FAC-08-01 authorizing the Easement Transaction, all other actions necessary to complete the Easement Transactions; the execution of all documentation necessary to carry out the Easement Transaction; and other matters in connection therewith.

SUMMARY:
SAHFC ARTISAN AT CREEKSIDE LLC, a Texas limited liability company, is the current fee simple owner of the real property and improvements of the Artisan at Creekside Apartments Project described above. The San Antonio Housing Facility Corporation, as the sole member of SAHFC ARTISAN AT CREEKSIDE LLC, desires to transfer a portion of the real property of the Artisan at Creekside Apartments Project to the City of San Antonio, Texas, pursuant to that Purchase Agreement (Drainage Easement) negotiated between the parties.

The attached Resolutions authorize the San Antonio Housing Facility Corporation to approve a resolution to sell a portion of the real property of the Artisan at Creekside Apartments Project to the City of San Antonio, Texas, pursuant to that certain Purchase Agreement (Drainage Easement). The attached resolutions also authorize Opportunity Home San Antonio to authorize the San Antonio Housing Facility Corporation to enter into that certain Purchase Agreement (Drainage Easement), and to execute any additional documents needed with respect to this transaction for the Artisan at Creekside Apartments Project.

STRATEGIC OUTCOMES:
- Champion impactful partnerships with local government and nonprofit entities to leverage resources and reduce barriers to housing in the city's most vulnerable neighborhoods.
- Increase collaboration with community organizations to enhance internal and external

safety initiatives and resources.

ATTACHMENTS:
Resolution 6956
Resolution 25FAC-08-01
Slides

CERTIFICATE FOR RESOLUTION
RESOLUTION 26FAC-08-01

The undersigned Officer of the San Antonio Housing Facility Corporation ("SAHFC") hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on August 5, 2026, (the "Meeting") of the duly constituted officers and members of the Board at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

RESOLUTION 26FAC-08-01, AUTHORIZING THE EASEMENT TRANSACTION, ALL OTHER ACTIONS NECESSARY TO COMPLETE THE EASEMENT TRANSACTION; THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE EASEMENT TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the bylaws of SAHFC.

SIGNED and SEALED this 5th day of August 2026.

____
Michael Reyes
Secretary/Treasurer

San Antonio Housing Facility Corporation
Resolution 26FAC-08-01

RESOLUTION 26FAC-08-01, AUTHORIZING THE EASEMENT TRANSACTION, ALL OTHER ACTIONS NECESSARY TO COMPLETE THE EASEMENT TRANSACTION; THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT THE EASEMENT TRANSACTION; 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 San Antonio Housing Facility Corporation ("SAHFC") pursuant to and in accordance with the provisions of the Act; and

WHEREAS, SAHFC is the sole member of SAHFC Artisan at Creekside LLC, a Texas limited liability company, which is the fee owner of the land and the improvements comprising the Artisan at Creekside Apartments Project (the "Artisan at Creekside Apartments Project"); and

WHEREAS, SAHFC, as sole member of SAHFC Artisan at Creekside, LLC, a Texas limited liability company, seeks to enter into that certain Purchase Agreement (Drainage Easement) by and between SAHFC Artisan at Creekside, LLC, as grantor, and the City of San Antonio, Texas, as grantee, pursuant to which a portion of the real property for the Artisan at Creekside Apartments Project will be sold to the City of San Antonio, Texas for purposes of a drainage easement (the "Easement Transaction"); and

WHEREAS, this Board of Directors of SAHFC (the "Board") has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the Easement Transaction described above.

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

1) Authorizes all actions of SAHFC required in connection with the Easement Transaction.

2) Authorizes the Secretary/Treasurer and each Officer of SAHFC (each an "Executing Officer"), or any of them, are hereby authorized and directed to negotiate, execute, and deliver (or to accept, as the case may be), any documents and other instruments, one or more assignment and assumption agreements required to effect the Easement Transaction, or any other such instruments necessary or desirable to give effect to the actions authorized hereby and carry out the intent hereof, and approval of the terms of any of the documents by the Executing Officer and the Board shall be conclusively evidenced by the execution and delivery of such documents.

3) Authorizes the Officers of the Board, or any of them, to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

4) Authorizes, ratifies, confirms, and approves all acts heretofore taken by the Officers of the Board in connection with the matters authorized by this Resolution.

5) Resolves that if any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

6) Resolves that the recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.

7) Resolves that all resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

8) Resolves that this Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

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

Passed and approved this 5th day of August 2026.

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Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

____

Michael Reyes
Secretary/Treasurer

BOARD OF COMMISSIONERS
Regular Board Meeting

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

Signed by:
Michael Reyes
33A0F1EEDAA1479...
Michael Reyes
President and CEO

Signed by:
Bradford D. McMurray
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Brad McMurray
Chief Asset Management Officer

REQUESTED ACTION:

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.

SUMMARY:

In 2025, the Las Varas Public Facility Corporation (the “Issuer”) applied to the Texas Bond Review Board for carryforward of private activity bonds for the Bristol at the Preserve Phase I, Bristol at the Preserve Phase II, Augustine at Palo Alto Phase I, and Augustine at Palo Alto Phase II Apartments projects (together, the “Projects”), which was allocated to the Issuer, as evidenced by (1) Carryforward Designation Certificate – Docket Number 24CF-010 (the “Bristol I Carryforward”), (2) Carryforward Designation Certificate – Docket Number 24CF-011 (the “Bristol II Carryforward”), (3) Carryforward Designation Certificate – Docket Number 24CF-001 (the “Augustine I Carryforward”), and (4) Carryforward Designation Certificate – Docket Number 24CF-003 (the “Augustine II Carryforward” and, together with the Bristol I Carryforward, the Bristol II Carryforward, and the Augustine I Carryforward (the “Carryforwards”). The Projects will no longer move forward, but the Issuer may still reassign the Carryforwards to new projects.

A prompt reservation of private activity bond volume cap is needed in order to take advantage of HUD’s Restore Rebuild program, which will allow the creation of additional Section 8-subsidized units at the San Juan, La Providencia, Monterrey Park, and Artisan at Creekside projects. The reassignment of the Carryforwards to such projects will allow reservations of bonds to be issued more quickly.

STRATEGIC OUTCOMES:

- Lead a comprehensive preservation effort within the public housing portfolio, modernizing 6,000 homes to elevate living standards and preserving long-term affordability.
- Transform the Asset Management portfolio to ensure long-term resiliency and sustainability of the organization’s housing assets.
- Strengthen Opportunity Home’s financial sustainability and resiliency.

ATTACHMENTS:
Resolution 6969
Resolution 26LVPFC-08-01

CERTIFICATE FOR RESOLUTION
RESOLUTION 26LVPFC-08-01

The undersigned Officer of the Las Varas Public Facility Corporation (the "Issuer") hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the "Board") held a meeting on August 5, 2026 (the "Meeting"), of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

RESOLUTION 26LVPFC-08-01, AUTHORIZING REASSIGNMENT OF CARRYFORWARD DESIGNATION FOR THE BRISTOL AT THE PRESERVE AND AUGUSTINE AT PALO ALTO APARTMENTS PROJECTS

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of the Issuer.

SIGNED this 5th day of August 2026.

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Michael Reyes
Secretary/Treasurer

Las Varas Public Facility Corporation
Resolution 26LVPFC-08-01

RESOLUTION 26LVPFC-08-01, AUTHORIZING REASSIGNMENT OF CARRYFORWARD DESIGNATION FOR THE BRISTOL AT THE PRESERVE AND AUGUSTINE AT PALO ALTO APARTMENTS PROJECTS

WHEREAS, the Las Varas Public Facility Corporation, a nonstock, nonprofit public facility corporation (the "Issuer"), on behalf of the Housing Authority of the City of San Antonio, Texas, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio by the issuance of housing revenue bonds; and

WHEREAS, in order to issue tax-exempt bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds by filing an allocation application with the Texas Bond Review Board (the "BRB") in order to satisfy the provisions of the Internal Revenue Code; and

WHEREAS, the Issuer filed a "2024 Application for Carryforward for Private Activity Bonds" with the BRB for each of its Bristol at the Preserve Phase I Apartments project ("Bristol I"), Bristol at the Preserve Phase II Apartments project ("Bristol II"), Augustine at Palo Alto Phase I Apartments project ("Augustine I"), and Augustine at Palo Alto Phase II Apartments project ("Augustine II" and, together with Bristol I, Bristol II and Augustine I, the "Projects") (the "Allocation Applications"); and

WHEREAS, pursuant to the Allocation Applications, the Issuer received (1) Carryforward Designation Certificate – Docket Number 24CF-010 for Bristol I (the "Bristol I Carryforward"), (2) Carryforward Designation Certificate – Docket Number 24CF-011 for Bristol II (the "Bristol II Carryforward"), (3) Carryforward Designation Certificate – Docket Number 24CF-001 for Augustine I (the "Augustine I Carryforward") and (4) Carryforward Designation Certificate – Docket Number 24CF-003 for Augustine II (the "Augustine II Carryforward" and, together with the Bristol I Carryforward, the Bristol II Carryforward, and the Augustine I Carryforward, the "Carryforwards"); and

WHEREAS, the Projects will not be completed, so the Issuer wishes to reassign the Carryforwards (the "Reassignments") in accordance with Texas Government Code Section 1372.074 (the "Statute") in order to allocate volume cap to new projects for which it will issue tax-exempt bonds; and

WHEREAS, the Issuer will determine at a later date to which new projects it will reassign the Carryforwards, and it will subsequently apply for the Reassignments in accordance with the rules of the BRB; and

WHEREAS, the Statute requires a resolution of the Issuer that authorizes the Reassignments.

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

Section 1. The Reassignments and all actions necessary or desirable in connection therewith are authorized and approved.

Section 2. The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute and deliver any and all documents necessary or desirable in connection with the Reassignments, and each of them are authorized to negotiate and approve such changes in the terms of such documents as such Officers shall deem necessary or appropriate upon the advice of Counsel to the Issuer, and approval of the terms of each such instrument by such Officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. 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.

Section 4. 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.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. This Resolution shall be in force and effect from and after its passage.

Passed and approved this 5th day of August 2026.

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Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

____
Michael Reyes
Secretary/Treasurer

BOARD OF COMMISSIONERS
Regular Board Meeting

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

Signed by:
Michael Reyes
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Michael Reyes
President and CEO

Signed by:
Bradford D. McMurray
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Brad McMurray
Chief Asset Management Officer

REQUESTED ACTION:
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.

SUMMARY:
Opportunity Home San Antonio is utilizing the HUD Restore Rebuild (RR) Program (fka Faircloth to RAD) to create additional Project Based Section 8 subsidized units at the San Juan I, San Juan II, La Providencia, Monterrey Park, and at Artisan at Creekside Apartments projects (the “Projects”) as follows: 66 units at San Juan I, 69 units at San Juan II, 90 units at La Providencia, 112 units at Monterrey Park, and 152 units at Artisan at Creekside.

Opportunity Home San Antonio will be required to perform substantial rehabilitation at the Projects to qualify for the RR program, which will be funded through the issuance of tax-exempt bonds and 4% low-income housing tax credits.

LVPFC will induce its participation as the issuer of tax-exempt bonds for each Project in an aggregate amount of up to $116,000,000. Additionally, SAHFC will induce its participation in the Projects by serving as landlord and creating a single-member limited liability company that will own the Projects.

The attached Resolution authorizes LVPFC and SAHFC to approve inducement resolutions for their participation in the Projects. This will enable us to move forward with bond and tax credit applications, which are needed to take advantage of the Restore Rebuild program. We will bring the Projects back to you for final approval. These are non-binding resolutions.

STRATEGIC OUTCOMES:
- Lead a comprehensive preservation effort within the public housing portfolio, modernizing 6,000 homes to elevate living standards and preserving long-term affordability.
- Transform the Asset Management portfolio to ensure long-term resiliency and sustainability of the organization’s housing assets.
- Strengthen Opportunity Home’s financial sustainability and resiliency.

ATTACHMENTS:

Resolution 6970
Resolution 26LVPFC-08-05
Resolution 26FAC-08-08
Resolution 26LVPFC-08-06
Resolution 26FAC-08-09
Resolution 26LVPFC-08-04
Resolution 26FAC-08-05
Resolution 26LVPFC-08-03
Resolution 26FAC-08-06
Resolution 26LVPFC-08-02
Resolution 26FAC-08-07

CERTIFICATE FOR RESOLUTION
RESOLUTION 26LVPFC-08-05

The undersigned Officer of the Las Varas Public Facility Corporation (the "Issuer") hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the "Board") held a meeting on August 5, 2026 (the "Meeting"), of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

RESOLUTION 26LVPFC-08-05, CONCERNING THE APPLICATION OF OPPORTUNITY HOME SAN ANTONIO OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO $28,000,000 OF THE COSTS OF THE REDEVELOPMENT, CONSTRUCTION, AND EQUIPPING OF THE SAN JUAN I APARTMENTS PROJECT LOCATED AT 1938 S. ZARZAMORA STREET, SAN ANTONIO, BEXAR COUNTY, TEXAS 78207; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the bylaws of the Issuer.

SIGNED this 5th day of August 2026.

____

Michael Reyes
Secretary/Treasurer

Las Varas Public Facility Corporation
Resolution 26LVPFC-08-05

RESOLUTION 26LVPFC-08-05, CONCERNING THE APPLICATION OF OPPORTUNITY HOME SAN ANTONIO OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO $28,000,000 OF THE COSTS OF THE REDEVELOPMENT, CONSTRUCTION, AND EQUIPPING OF THE SAN JUAN I APARTMENTS PROJECT LOCATED AT 1938 S. ZARZAMORA STREET, SAN ANTONIO, BEXAR COUNTY, TEXAS 78207; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio ("Opportunity Home San Antonio"), has, pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act"), approved and created the Las Varas Public Facility Corporation, a nonstock, nonprofit public facility corporation (the "Issuer"); and

WHEREAS, the Issuer, on behalf of Opportunity Home San Antonio, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio (the "City") by the issuance of housing revenue bonds; and

WHEREAS, Opportunity Home San Antonio or an affiliate thereof (the "User") has filed an Application (the "Application"), requesting that (i) the Issuer finance the redevelopment, construction, and equipping of an approximately 143-unit multifamily housing project located at 1938 South Zarzamora Street, San Antonio, Bexar County, Texas 78207, known as the San Juan I Apartments project (the "Project"); and (ii) the Issuer file a 2026 and/or 2027 Allocation Application (defined hereafter), and/or any carryforward applications associated with such Allocation Applications to the Texas Bond Review Board as described herein; and

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the redevelopment, construction, equipping, and improvement of the Project would be a commitment and agreement by the Board of Directors of the Issuer (the "Board") to issue housing revenue bonds pursuant to the Act (the "Bonds") to finance and pay any Development Costs (as defined in the Act) for the Project; and

WHEREAS, in view of rising construction costs and the necessity of compliance with administrative regulations, it is considered essential that redevelopment, construction, equipping, and improvement of the Project be completed at the earliest practicable date after satisfactory preliminary assurances from the Issuer that the proceeds of the sale of the Bonds or

other obligations of the Issuer in an amount necessary to pay the Development Costs of the Project will be made available to finance the Project; and

WHEREAS, this Resolution shall constitute the Issuer's commitment, subject to the terms hereof, to issue Bonds or other obligations pursuant to the Act in an amount prescribed by the User now contemplated at an amount of up to $28,000,000, and to expend the proceeds thereof to pay Development Costs, including costs of redevelopment, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

WHEREAS, the Bonds are "private activity bonds" as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (together, the "Allocation Act"), and various provisions of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Code requires that the applicable elected Official of the City approve the issuance of the Bonds after a public hearing for which reasonable public notice shall have been given; and

WHEREAS, the Issuer is authorized by the provisions of the Act to issue the Bonds; and

WHEREAS, in order to issue the Bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds in order to satisfy the provisions of the Code; and

WHEREAS, in order to satisfy, in part, the provisions of the Allocation Act, the Issuer must submit an "Application for Allocation of Private Activity Bonds" or an "Application for Carryforward for Private Activity Bonds" (the "Allocation Application") to the Texas Bond Review Board and adopt this Resolution authorizing the filing or refiling of the Allocation Application; and

WHEREAS, the Allocation Application and the Allocation Act require that the Issuer certify that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer; and

WHEREAS, the User intends to make capital expenditures in connection with the redevelopment, construction, equipping, and improvement of the Project (the "Expenditures") and expects to reimburse the Expenditures with proceeds of the Bonds; and

WHEREAS, in order to allocate under Treasury Regulation Section 1.150-2 (the "Regulation") proceeds of the Bonds to the Expenditures, the Issuer must declare its reasonable expectation to reimburse the Expenditures; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain debt financing and tax credits on 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 San Antonio for the various entities to enter into the transactions described above so that the User may construct the Project.

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

Section 1. Subject to the terms hereof, the Issuer agrees that it will:

(a) subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount of up to $28,000,000;

(b) cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefor satisfactory to the User and the Issuer can be made, take such action, authorize the execution of such documents, and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing, among other things, for payment of the principal of, interest on, redemption premiums on, and paying agents' and trustee's fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and Opportunity Home San Antonio (including legal and financial advisory expenses); redevelopment, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, Opportunity Home San Antonio, and the User;

(c) if the proceeds from the sale of the Bonds are insufficient to complete the redevelopment, construction, equipping, and improvement of the Project, take such actions and execute such documents as may be necessary to permit the future issuance of additional bonds from time to time on terms which shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the redevelopment, construction, equipping, and improvement of the Project, as requested by the User and within then applicable limitations; and

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas (the "State"), Opportunity Home San Antonio, nor any political issuer, subdivision, or agency of the State shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State, Opportunity Home San Antonio, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

Section 2. It is understood by the Issuer, and the User has represented to the Issuer, that in consideration of the Issuer's adoption of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that:

(a) prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer, under the terms of which the User will obligate itself, on a nonrecourse basis, to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and mutually acceptable to the Issuer and the User;

(b) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds, and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and Opportunity Home San Antonio against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of, or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or Opportunity Home San Antonio) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and

(c) no Bonds will be issued without the approval of Opportunity Home San Antonio.

Section 3. The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.

Section 4. Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to

the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

Section 5. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any "related person" as defined in section 144(a)(3) of the Code; (iii) any legal successor thereto; (iv) an entity in which any of the above is a general partner or sole member; or (v) or any entity approved by the Issuer, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 6. This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. The Allocation Application and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is an affirmative official action taken by the Issuer towards the issuance of the Bonds in order to comply with the requirements of the Code. **Neither the User nor any other party is entitled to rely on this Resolution as a commitment to issue bonds or loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event, the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor anyone claiming by, through, or under the User, nor any investment banking firm or potential purchaser of the Bonds, shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.**

Section 7. The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any Officer or designee of the Issuer to prepare and file a 2026 and/or 2027 Allocation Application, and/or any carryforward applications associated with such Allocation Application, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

Section 8. The Issuer respectfully requests that the Allocation Application be accepted and approved by the Texas Bond Review Board.

Section 9. Any Officer of the Issuer (or designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of $5,000 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board, and to submit any additional information or make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

Section 10. The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.

Section 11. In connection with the issuance of the Bonds, the Board hereby authorizes its Bond Counsel to arrange for the publication of a notice of public hearing in the City of San Antonio, Texas, regarding the Bonds for the purpose of complying with section 147(f) of the Code. The form of notice of such hearing and the date, place, and manner of its publication shall be acceptable to the Issuer's Bond Counsel. The hearing shall be held by the Issuer's Bond Counsel.

Section 12. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount of up to $28,000,000. This Resolution shall constitute a declaration of official intent under Treasury Regulation Section 1.150-2.

Section 13. The Board authorizes the President, Vice President, Secretary/Treasurer, or any Assistant Secretary/Treasurer of the Board to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.

Section 14. 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.

Section 15. 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.

Section 16. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 17. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 18. This Resolution shall be in force and effect from and after its passage.

Passed and approved this 5th day of August 2026.

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Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

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Michael Reyes
Secretary/Treasurer

CERTIFICATE FOR RESOLUTION
RESOLUTION 26FAC-08-08

The undersigned Officer of the San Antonio Housing Facility Corporation ("SAHFC") hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on August 5, 2026 (the "Meeting"), of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

RESOLUTION 26FAC-08-08, AUTHORIZING THE SAN JUAN I APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the bylaws of the SAHFC.

SIGNED and SEALED this 5th day of August 2026.

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Michael Reyes
Secretary/Treasurer

San Antonio Housing Facility Corporation
Resolution 26FAC-08-08

RESOLUTION 26FAC-08-08, AUTHORIZING THE SAN JUAN I APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, San Juan I RR, LP, a Texas limited partnership, or another affiliate of Opportunity Home San Antonio (the “Partnership”), and SAHFC San Juan I RR GP, LLC, a Texas limited liability company, its general partner, or another affiliate of Opportunity Home San Antonio (the “General Partner”), will be formed to redevelop, construct, and equip an approximately 143-unit multifamily housing facility known as the San Juan I Apartments project (the “Housing Facility”) located at 1938 S. Zarzamora Street, San Antonio, Texas 78207 (the “Land,” together with the Housing Facility, the “Project”); and

WHEREAS, at the request of the Partnership, San Antonio Housing Facility Corporation (“SAHFC”), a Texas non-profit public facility corporation created pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, by the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (the “Authority”), has agreed to (i) serve as the sole member of the General Partner in connection with the financing of the Project, (ii) acquire the Land and lease it to the Partnership pursuant to a Ground Lease (the “Ground Lease”), and (iii) serve as the general contractor for the Project (the “General Contractor”); and

WHEREAS, this Resolution shall constitute SAHFC’s preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the Partnership has also requested that the Las Varas Public Facility Corporation (the “Issuer”) issue tax-exempt bonds (the “Bonds”) to finance the Project (the “Bond Financing”); and

WHEREAS, the Issuer will issue the Bonds and loan the proceeds to the Partnership; and

WHEREAS, the Partnership will apply for Low Income Housing Tax Credits (the “LIHTCs”) from the Texas Department of Housing and Community Affairs (“TDHCA”); and

WHEREAS, in connection with the application for LIHTCs, it is anticipated that the Partnership, General Partner, and/or SAHFC will be required to execute, complete, and deliver various applications, agreements, documents, certificates, and instruments to TDHCA (the “TDHCA Documents”); and

WHEREAS, the Partnership will contribute equity to the construction of the Project, which will be contributed by a limited partner to be determined at a later date (the “Equity Financing”); and

WHEREAS, in order to provide additional funding for the Project, the Partnership may enter into one or more subordinate loan transactions (“Subordinate Loans”); and

WHEREAS, the Board of Directors of SAHFC (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Partnership may construct the Project; and

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

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

1) Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:

   (a) cooperate with the Partnership with respect to the Project, and, if arrangements therefor satisfactory to the Partnership and SAHFC can be made, take such action and authorize the execution of such documents, and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the Partnership or SAHFC in connection with the Project (collectively, the “Contracts”), providing among other things for financing, acquisition, redevelopment, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Corporation and the Partnership; and

   (b) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

2) The President, any Vice President, the Secretary/Treasurer (or Interim Secretary/Treasurer), any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute the Contracts including, but not limited to, any and all applications, term sheets and other agreements required for the financing and construction of the Project, including, but not limited to, the TDHCA Documents and all other documents related to the Bond Financing, LIHTCs, Equity Financing and Subordinate Loans to which the Partnership, the General Partner, and/or SAHFC is a party.

3) The President, any Vice President, the Secretary/Treasurer (or Interim Secretary/Treasurer), any Assistant Secretary/Treasurer, or any of them, and, if required by the form of the document, the Secretary/Treasurer (or Interim Secretary/Treasurer) and any Assistant Secretary/Treasurer, or any of them, of SAHFC are authorized and directed to modify, execute, and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof, including, without limitation, the TDHCA Documents and all filings or other actions required by the TDHCA in connection with the LIHTCs. The President, any Vice President, the Secretary/Treasurer (or Interim Secretary/Treasurer), any Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such Officers shall deem necessary or appropriate upon the advice of Counsel to SAHFC, and approval of the terms of any of the documents by such Officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

4) It is understood by SAHFC that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, that the Partnership has agreed that the Partnership will (1) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of any debt, and (2) indemnify and hold harmless SAHFC and the Authority against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and courts costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of SAHFC or the Authority).

5) This Resolution shall be deemed to constitute the acceptance of the Partnership's proposal that it be further induced to proceed with providing the Project. Provided that neither the Partnership nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event, SAHFC shall not be subject to any liability or damages of any nature. Neither the Partnership nor anyone claiming by, through, or under the Partnership, nor any investment banking firm or potential purchaser, shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.

6) The Officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

7) The Officers of this Board hereby approve the selection of Bracewell LLP as Counsel to

the General Partner and SAHFC for this transaction.

8) 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.

9) 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.

10) 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.

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

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

Passed and approved this 5th day of August 2026.

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Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

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Michael Reyes
Secretary/Treasurer

CERTIFICATE FOR RESOLUTION
RESOLUTION 26LVPFC-08-06

The undersigned Officer of the Las Varas Public Facility Corporation (the "Issuer") hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the "Board") held a meeting on August 5, 2026 (the "Meeting"), of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

RESOLUTION 26LVPFC-08-06, CONCERNING THE APPLICATION OF OPPORTUNITY HOME SAN ANTONIO OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO $28,000,000 OF THE COSTS OF THE REDEVELOPMENT, CONSTRUCTION, AND EQUIPPING OF THE SAN JUAN II APARTMENTS PROJECT LOCATED AT 2404 S. CALAVERAS STREET, SAN ANTONIO, BEXAR COUNTY, TEXAS 78207; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the bylaws of the Issuer.

SIGNED this 5th day of August 2026.

____
Michael Reyes
Secretary/Treasurer

Las Varas Public Facility Corporation
Resolution 26LVPFC-08-06

RESOLUTION 26LVPFC-08-06, CONCERNING THE APPLICATION OF OPPORTUNITY HOME SAN ANTONIO OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO $28,000,000 OF THE COSTS OF THE REDEVELOPMENT, CONSTRUCTION, AND EQUIPPING OF THE SAN JUAN II APARTMENTS PROJECT LOCATED AT 2404 S. CALAVERAS STREET, SAN ANTONIO, BEXAR COUNTY, TEXAS 78207; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio ("Opportunity Home San Antonio"), has, pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act"), approved and created the Las Varas Public Facility Corporation, a nonstock, nonprofit public facility corporation (the "Issuer"); and

WHEREAS, the Issuer, on behalf of Opportunity Home San Antonio, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio (the "City") by the issuance of housing revenue bonds; and

WHEREAS, Opportunity Home San Antonio or an affiliate thereof (the "User") has filed an Application (the "Application"), requesting that (i) the Issuer finance the redevelopment, construction, and equipping of an approximately 144-unit multifamily housing project located at 2404 South Calaveras Street, San Antonio, Bexar County, Texas 78207, known as the San Juan II Apartments project (the "Project"); and (ii) the Issuer file a 2026 and/or 2027 Allocation Application (defined hereafter), and/or any carryforward applications associated with such Allocation Applications to the Texas Bond Review Board as described herein; and

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the redevelopment, construction, equipping, and improvement of the Project would be a commitment and agreement by the Board of Directors of the Issuer (the "Board") to issue housing revenue bonds pursuant to the Act (the "Bonds") to finance and pay any Development Costs (as defined in the Act) for the Project; and

WHEREAS, in view of rising construction costs and the necessity of compliance with administrative regulations, it is considered essential that redevelopment, construction, equipping, and improvement of the Project be completed at the earliest practicable date after satisfactory preliminary assurances from the Issuer that the proceeds of the sale of the Bonds or

other obligations of the Issuer in an amount necessary to pay the Development Costs of the Project will be made available to finance the Project; and

WHEREAS, this Resolution shall constitute the Issuer's commitment, subject to the terms hereof, to issue Bonds or other obligations pursuant to the Act in an amount prescribed by the User now contemplated at an amount of up to $28,000,000, and to expend the proceeds thereof to pay Development Costs, including costs of redevelopment, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

WHEREAS, the Bonds are "private activity bonds" as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (together, the "Allocation Act"), and various provisions of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Code requires that the applicable elected Official of the City approve the issuance of the Bonds after a public hearing for which reasonable public notice shall have been given; and

WHEREAS, the Issuer is authorized by the provisions of the Act to issue the Bonds; and

WHEREAS, in order to issue the Bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds in order to satisfy the provisions of the Code; and

WHEREAS, in order to satisfy, in part, the provisions of the Allocation Act, the Issuer must submit an "Application for Allocation of Private Activity Bonds" or an "Application for Carryforward for Private Activity Bonds" (the "Allocation Application") to the Texas Bond Review Board and adopt this Resolution authorizing the filing or refiling of the Allocation Application; and

WHEREAS, the Allocation Application and the Allocation Act require that the Issuer certify that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer; and

WHEREAS, the User intends to make capital expenditures in connection with the redevelopment, construction, equipping, and improvement of the Project (the "Expenditures") and expects to reimburse the Expenditures with proceeds of the Bonds; and

WHEREAS, in order to allocate under Treasury Regulation Section 1.150-2 (the "Regulation") proceeds of the Bonds to the Expenditures, the Issuer must declare its reasonable expectation to reimburse the Expenditures; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain debt financing and tax credits on 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 San Antonio for the various entities to enter into the transactions described above so that the User may construct the Project.

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

Section 1. Subject to the terms hereof, the Issuer agrees that it will:

(a) subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount of up to $28,000,000;

(b) cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefor satisfactory to the User and the Issuer can be made, take such action, authorize the execution of such documents, and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing, among other things, for payment of the principal of, interest on, redemption premiums on, and paying agents' and trustee's fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and Opportunity Home San Antonio (including legal and financial advisory expenses); redevelopment, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, Opportunity Home San Antonio, and the User;

(c) if the proceeds from the sale of the Bonds are insufficient to complete the redevelopment, construction, equipping, and improvement of the Project, take such actions and execute such documents as may be necessary to permit the future issuance of additional bonds from time to time on terms which shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the redevelopment, construction, equipping, and improvement of the Project, as requested by the User and within then applicable limitations; and

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas (the "State"), Opportunity Home San Antonio, nor any political issuer, subdivision, or agency of the State shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State, Opportunity Home San Antonio, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

Section 2. It is understood by the Issuer, and the User has represented to the Issuer, that in consideration of the Issuer's adoption of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that:

(a) prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer, under the terms of which the User will obligate itself, on a nonrecourse basis, to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and mutually acceptable to the Issuer and the User;

(b) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds, and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and Opportunity Home San Antonio against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of, or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or Opportunity Home San Antonio) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and

(c) no Bonds will be issued without the approval of Opportunity Home San Antonio.

Section 3. The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.

Section 4. Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to

the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

Section 5. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any "related person" as defined in section 144(a)(3) of the Code; (iii) any legal successor thereto; (iv) an entity in which any of the above is a general partner or sole member; or (v) or any entity approved by the Issuer, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 6. This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. The Allocation Application and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is an affirmative official action taken by the Issuer towards the issuance of the Bonds in order to comply with the requirements of the Code. **Neither the User nor any other party is entitled to rely on this Resolution as a commitment to issue bonds or loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event, the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor anyone claiming by, through, or under the User, nor any investment banking firm or potential purchaser of the Bonds, shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.**

Section 7. The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any Officer or designee of the Issuer to prepare and file a 2026 and/or 2027 Allocation Application, and/or any carryforward applications associated with such Allocation Application, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

Section 8. The Issuer respectfully requests that the Allocation Application be accepted and approved by the Texas Bond Review Board.

Section 9. Any Officer of the Issuer (or designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of $5,000 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board, and to submit any additional information or make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

Section 10. The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.

Section 11. In connection with the issuance of the Bonds, the Board hereby authorizes its Bond Counsel to arrange for the publication of a notice of public hearing in the City of San Antonio, Texas, regarding the Bonds for the purpose of complying with section 147(f) of the Code. The form of notice of such hearing and the date, place, and manner of its publication shall be acceptable to the Issuer's Bond Counsel. The hearing shall be held by the Issuer's Bond Counsel.

Section 12. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount of up to $28,000,000. This Resolution shall constitute a declaration of official intent under Treasury Regulation Section 1.150-2.

Section 13. The Board authorizes the President, Vice President, Secretary/Treasurer, or any Assistant Secretary/Treasurer of the Board to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.

Section 14. 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.

Section 15. 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.

Section 16. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 17. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 18. This Resolution shall be in force and effect from and after its passage.

Passed and approved this 5th day of August 2026.

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Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

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Michael Reyes
Secretary/Treasurer

CERTIFICATE FOR RESOLUTION
RESOLUTION 26FAC-08-09

The undersigned Officer of the San Antonio Housing Facility Corporation ("SAHFC") hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on August 5, 2026 (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

RESOLUTION 26FAC-08-09, AUTHORIZING THE SAN JUAN II APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the bylaws of the SAHFC.

SIGNED and SEALED this 5th day of August 2026.

SAN ANTONIO HOUSING FACILITY CORPORATION

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Michael Reyes
Secretary/Treasurer

San Antonio Housing Facility Corporation
Resolution 26FAC-08-09

RESOLUTION 26FAC-08-09, AUTHORIZING THE SAN JUAN II APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, San Juan II RR, LP, a Texas limited partnership, or another affiliate of Opportunity Home San Antonio (the "Partnership"), and SAHFC San Juan II RR GP, LLC, a Texas limited liability company, its general partner, or another affiliate of Opportunity Home San Antonio (the "General Partner"), will be formed to redevelop, construct and equip an approximately 144-unit multifamily housing facility known as the San Juan II Apartments project (the "Housing Facility") located at 2404 Calaveras Street, San Antonio, Texas 78207 (the "Land," together with the Housing Facility, the "Project"); and

WHEREAS, at the request of the Partnership, San Antonio Housing Facility Corporation ("SAHFC"), a Texas non-profit public facility corporation created pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, by the Housing Authority of San Antonio, Texas a/k/a Opportunity Home San Antonio (the "Authority") has agreed to (i) serve as the sole member of the General Partner in connection with the financing of the Project, (ii) acquire the Land and lease it to the Partnership pursuant to a Ground Lease (the "Ground Lease"), and (iii) serve as the general contractor for the Project (the "General Contractor"); and

WHEREAS, this Resolution shall constitute SAHFC's preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the Partnership has also requested that the Las Varas Public Facility Corporation (the "Issuer") issue tax-exempt bonds (the "Bonds") to finance the Project (the "Bond Financing"); and

WHEREAS, the Issuer will issue the Bonds and loan the proceeds to the Partnership; and

WHEREAS, the Partnership will apply for low-income housing tax credits (the "LIHTCs") from the Texas Department of Housing and Community Affairs ("TDHCA"); and

WHEREAS, in connection with the application for LIHTCs, it is anticipated that the Partnership, General Partner and/or SAHFC will be required to execute, complete and deliver various applications, agreements, documents, certificates and instruments to TDHCA (the "TDHCA Documents"); and

WHEREAS, the Partnership will contribute equity to the construction of the Project, which will be contributed by a limited partner to be determined at a later date (the "Equity Financing"); and

WHEREAS, in order to provide additional funding for the Project, the Partnership may enter into one or more subordinate loan transactions ("Subordinate Loans"); and

WHEREAS, the Board of Directors of SAHFC (the "Board") has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Partnership may construct the Project; and

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

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

1) Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:

   (a) cooperate with the Partnership with respect to the Project, and, if arrangements therefor satisfactory to the Partnership and SAHFC can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the Partnership or SAHFC in connection with the Project (collectively, the "Contracts"), providing among other things for financing, acquisition, redevelopment, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Corporation and the Partnership; and

   (b) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

2) The President, any Vice President, the Secretary/Treasurer (or Interim Secretary/Treasurer), any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute the Contracts including, but not limited to, any and all applications, term sheets and other agreements required for the financing and construction of the Project, including, but not limited to, the TDHCA Documents and all other documents related to the Bond Financing, LIHTCs, Equity Financing and Subordinate Loans to which the Partnership, the General Partner, and/or SAHFC is a party.

3) The President, any Vice President, the Secretary/Treasurer (or Interim Secretary/Treasurer), any Assistant Secretary/Treasurer, or any of them, and, if required

by the form of the document, the Secretary/Treasurer (or Interim Secretary/Treasurer) and any Assistant Secretary/Treasurer, or any of them, of SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof, including, without limitation, the TDHCA Documents and all filings or other actions required by the TDHCA in connection with the LIHTCs. The President, any Vice President, the Secretary/Treasurer (or Interim Secretary/Treasurer), any Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such Officers shall deem necessary or appropriate upon the advice of Counsel to SAHFC, and approval of the terms of any of the documents by such Officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

4) It is understood by SAHFC that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, that the Partnership has agreed that the Partnership will (1) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of any debt, and (2) indemnify and hold harmless SAHFC and the Authority against all losses, costs, damages, expenses and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and courts costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of SAHFC or the Authority).

5) This Resolution shall be deemed to constitute the acceptance of the Partnership's proposal that it be further induced to proceed with providing the Project. Provided that neither the Partnership nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event, SAHFC shall not be subject to any liability or damages of any nature. Neither the Partnership nor anyone claiming by, through, or under the Partnership, nor any investment banking firm or potential purchaser, shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.

6) The Officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

7) The Officers of this Board hereby approve the selection of Bracewell LLP as Counsel to the General Partner and SAHFC for this transaction.

8) 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.

9) 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.

10) 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.

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

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

Passed and approved this 5th day of August 2026.

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Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

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Michael Reyes
Secretary/Treasurer

CERTIFICATE FOR RESOLUTION
RESOLUTION 26LVPFC-08-04

The undersigned Officer of the Las Varas Public Facility Corporation (the "Issuer") hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the "Board") held a meeting on August 5, 2026 (the "Meeting"), of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

RESOLUTION 26LVPFC-08-04, CONCERNING THE APPLICATION OF OPPORTUNITY HOME SAN ANTONIO OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO $10,000,000 OF THE COSTS OF THE REDEVELOPMENT, CONSTRUCTION, AND EQUIPPING OF THE LA PROVIDENCIA APARTMENTS PROJECT LOCATED AT 2525 CASTROVILLE ROAD, SAN ANTONIO, BEXAR COUNTY, TEXAS 78237; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the bylaws of the Issuer.

SIGNED this 5th day of August 2026.

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Michael Reyes
Secretary/Treasurer

Las Varas Public Facility Corporation
Resolution 26LVPFC-08-04

RESOLUTION 26LVPFC-08-04, CONCERNING THE APPLICATION OF OPPORTUNITY HOME SAN ANTONIO OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO $10,000,000 OF THE COSTS OF THE REDEVELOPMENT, CONSTRUCTION, AND EQUIPPING OF THE LA PROVIDENCIA APARTMENTS PROJECT LOCATED AT 2525 CASTROVILLE ROAD, SAN ANTONIO, BEXAR COUNTY, TEXAS 78237; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio ("Opportunity Home San Antonio"), has, pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act"), approved and created the Las Varas Public Facility Corporation, a nonstock, nonprofit public facility corporation (the "Issuer"); and

WHEREAS, the Issuer, on behalf of Opportunity Home San Antonio, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio (the "City") by the issuance of housing revenue bonds; and

WHEREAS, Opportunity Home San Antonio or an affiliate thereof (the "User") has filed an Application (the "Application"), requesting that (i) the Issuer finance the redevelopment, construction, and equipping of an approximately 90-unit multifamily housing project located at 2525 Castroville Road, San Antonio, Bexar County, Texas 78237, known as the La Providencia Apartments project (the "Project"); and (ii) the Issuer file a 2026 and/or 2027 Allocation Application (defined hereafter) and/or any carryforward applications associated with such Allocation Applications to the Texas Bond Review Board as described herein; and

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the redevelopment, construction, equipping, and improvement of the Project would be a commitment and agreement by the Board of Directors of the Issuer (the "Board") to issue housing revenue bonds pursuant to the Act (the "Bonds") to finance and pay any Development Costs (as defined in the Act) for the Project; and

WHEREAS, in view of rising construction costs and the necessity of compliance with administrative regulations, it is considered essential that redevelopment, construction, equipping, and improvement of the Project be completed at the earliest practicable date after satisfactory preliminary assurances from the Issuer that the proceeds of the sale of the Bonds or

other obligations of the Issuer in an amount necessary to pay the Development Costs of the Project will be made available to finance the Project; and

WHEREAS, this Resolution shall constitute the Issuer's commitment, subject to the terms hereof, to issue Bonds or other obligations pursuant to the Act in an amount prescribed by the User now contemplated at an amount of up to $10,000,000, and to expend the proceeds thereof to pay Development Costs, including costs of redevelopment, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

WHEREAS, the Bonds are "private activity bonds" as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (together, the "Allocation Act"), and various provisions of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Code requires that the applicable elected Official of the City approve the issuance of the Bonds after a public hearing for which reasonable public notice shall have been given; and

WHEREAS, the Issuer is authorized by the provisions of the Act to issue the Bonds; and

WHEREAS, in order to issue the Bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds in order to satisfy the provisions of the Code; and

WHEREAS, in order to satisfy, in part, the provisions of the Allocation Act, the Issuer must submit an "Application for Allocation of Private Activity Bonds" or an "Application for Carryforward for Private Activity Bonds" (the "Allocation Application") to the Texas Bond Review Board and adopt this Resolution authorizing the filing or refiling of the Allocation Application; and

WHEREAS, the Allocation Application and the Allocation Act require that the Issuer certify that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer; and

WHEREAS, the User intends to make capital expenditures in connection with the redevelopment, construction, equipping, and improvement of the Project (the "Expenditures") and expects to reimburse the Expenditures with proceeds of the Bonds; and

WHEREAS, in order to allocate under Treasury Regulation Section 1.150-2 (the "Regulation") proceeds of the Bonds to the Expenditures, the Issuer must declare its reasonable expectation to reimburse the Expenditures; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain debt financing and tax credits on 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 San Antonio for the various entities to enter into the transactions described above so that the User may construct the Project.

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

Section 1. Subject to the terms hereof, the Issuer agrees that it will:

(a) subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount of up to $10,000,000;

(b) cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefor satisfactory to the User and the Issuer can be made, take such action, authorize the execution of such documents, and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing, among other things, for payment of the principal of, interest on, redemption premiums on, and paying agents' and trustee's fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and Opportunity Home San Antonio (including legal and financial advisory expenses); redevelopment, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, Opportunity Home San Antonio, and the User;

(c) if the proceeds from the sale of the Bonds are insufficient to complete the redevelopment, construction, equipping, and improvement of the Project, take such actions and execute such documents as may be necessary to permit the future issuance of additional bonds from time to time on terms which shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the redevelopment, construction, equipping and improvement of the Project, as requested by the User and within then applicable limitations; and

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas (the "State"), Opportunity Home San Antonio, nor any political issuer, subdivision, or agency of the State shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State, Opportunity Home San Antonio, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

Section 2. It is understood by the Issuer, and the User has represented to the Issuer, that in consideration of the Issuer's adoption of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that:

(a) prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer, under the terms of which the User will obligate itself, on a nonrecourse basis, to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and mutually acceptable to the Issuer and the User;

(b) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds, and (2) at all times from and after the issuance of the Bonds, indemnify, and hold harmless the Issuer and Opportunity Home San Antonio against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of, or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or Opportunity Home San Antonio) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and

(c) no Bonds will be issued without the approval of Opportunity Home San Antonio.

Section 3. The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.

Section 4. Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to

the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

Section 5. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any "related person" as defined in section 144(a)(3) of the Code; (iii) any legal successor thereto; (iv) an entity in which any of the above is a general partner or sole member; or (v) or any entity approved by the Issuer, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 6. This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. The Allocation Application and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is an affirmative official action taken by the Issuer towards the issuance of the Bonds in order to comply with the requirements of the Code. **Neither the User nor any other party is entitled to rely on this Resolution as a commitment to issue bonds or loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event, the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor anyone claiming by, through, or under the User, nor any investment banking firm or potential purchaser of the Bonds, shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.**

Section 7. The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any Officer or designee of the Issuer to prepare and file a 2026 and/or 2027 Allocation Application, and/or any carryforward applications associated with such Allocation Application, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

Section 8. The Issuer respectfully requests that the Allocation Application be accepted and approved by the Texas Bond Review Board.

Section 9. Any Officer of the Issuer (or designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of $5,000 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board, and to submit any additional information or make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

Section 10. The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.

Section 11. In connection with the issuance of the Bonds, the Board hereby authorizes its Bond Counsel to arrange for the publication of a notice of public hearing in the City of San Antonio, Texas, regarding the Bonds for the purpose of complying with section 147(f) of the Code. The form of notice of such hearing and the date, place, and manner of its publication shall be acceptable to the Issuer's Bond Counsel. The hearing shall be held by the Issuer's Bond Counsel.

Section 12. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount of up to $10,000,000. This Resolution shall constitute a declaration of official intent under Treasury Regulation Section 1.150-2.

Section 13. The Board authorizes the President, Vice President, Secretary/Treasurer, or any Assistant Secretary/Treasurer of the Board to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.

Section 14. 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.

Section 15. 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.

Section 16. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 17. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 18. This Resolution shall be in force and effect from and after its passage.

Passed and approved this 5th day of August 2026.

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Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

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Michael Reyes
Secretary/Treasurer

CERTIFICATE FOR RESOLUTION
RESOLUTION 26FAC-08-05

The undersigned Officer of the San Antonio Housing Facility Corporation ("SAHFC") hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on August 5, 2026 (the "Meeting"), of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

RESOLUTION 26FAC-08-05, AUTHORIZING THE LA PROVIDENCIA APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the bylaws of the SAHFC.

SIGNED and SEALED this 5th day of August 2026.

SAN ANTONIO HOUSING FACILITY CORPORATION

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Michael Reyes
Secretary/Treasurer

San Antonio Housing Facility Corporation
Resolution 26FAC-08-05

RESOLUTION 26FAC-08-05, AUTHORIZING THE LA PROVIDENCIA APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, LaProv RR, LP, a Texas limited partnership, or another affiliate of Opportunity Home San Antonio (the "Partnership"), and SAHFC LaProv RR GP, LLC, a Texas limited liability company, its general partner, or another affiliate of Opportunity Home San Antonio (the "General Partner"), will be formed to redevelop, construct, and equip an approximately 90-unit multifamily housing facility known as the La Providencia Apartments project (the "Housing Facility") located at 2525 Castroville Road, San Antonio, Texas 78237 (the "Land," together with the Housing Facility, the "Project"); and

WHEREAS, at the request of the Partnership, San Antonio Housing Facility Corporation ("SAHFC"), a Texas non-profit public facility corporation created pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, by the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (the "Authority"), has agreed to (i) serve as the sole member of the General Partner in connection with the financing of the Project, (ii) acquire the Land and lease it to the Partnership pursuant to a Ground Lease (the "Ground Lease"), and (iii) serve as the general contractor for the Project (the "General Contractor"); and

WHEREAS, this Resolution shall constitute SAHFC's preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the Partnership has also requested that the Las Varas Public Facility Corporation (the "Issuer") issue tax-exempt bonds (the "Bonds") to finance the Project (the "Bond Financing"); and

WHEREAS, the Issuer will issue the Bonds and loan the proceeds to the Partnership; and

WHEREAS, the Partnership will apply for Low Income Housing Tax Credits (the "LIHTCs") from the Texas Department of Housing and Community Affairs ("TDHCA"); and

WHEREAS, in connection with the application for LIHTCs, it is anticipated that the Partnership, General Partner, and/or SAHFC will be required to execute, complete, and deliver various applications, agreements, documents, certificates, and instruments to TDHCA (the "TDHCA Documents"); and

WHEREAS, the Partnership will contribute equity to the construction of the Project, which will be contributed by a limited partner to be determined at a later date (the “Equity Financing”); and

WHEREAS, in order to provide additional funding for the Project, the Partnership may enter into one or more subordinate loan transactions (“Subordinate Loans”); and

WHEREAS, the Board of Directors of SAHFC (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Partnership may construct the Project; and

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

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

1) Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:

   (a) cooperate with the Partnership with respect to the Project, and, if arrangements therefor satisfactory to the Partnership and SAHFC can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the Partnership or SAHFC in connection with the Project (collectively, the “Contracts”), providing among other things for financing, acquisition, redevelopment, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Corporation and the Partnership; and

   (b) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

2) The President, any Vice President, the Secretary/Treasurer (or Interim Secretary/Treasurer), any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute the Contracts including, but not limited to, any and all applications, term sheets and other agreements required for the financing and construction of the Project, including, but not limited to, the TDHCA Documents and all other documents related to the Bond Financing, LIHTCs, Equity Financing and Subordinate Loans to which the Partnership, the General Partner, and/or SAHFC is a party.

3) The President, any Vice President, the Secretary/Treasurer (or Interim Secretary/Treasurer), any Assistant Secretary/Treasurer, or any of them, and, if required by the form of the document, the Secretary/Treasurer (or Interim Secretary/Treasurer) and any Assistant Secretary/Treasurer, or any of them, of SAHFC are authorized and directed to modify, execute, and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof, including, without limitation, the TDHCA Documents and all filings or other actions required by the TDHCA in connection with the LIHTCs. The President, any Vice President, the Secretary/Treasurer (or Interim Secretary/Treasurer), any Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such Officers shall deem necessary or appropriate upon the advice of Counsel to SAHFC, and approval of the terms of any of the documents by such Officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

4) It is understood by SAHFC that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, that the Partnership has agreed that the Partnership will (1) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of any debt and (2) indemnify and hold harmless SAHFC and the Authority against all losses, costs, damages, expenses and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and courts costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of SAHFC or the Authority).

5) This Resolution shall be deemed to constitute the acceptance of the Partnership's proposal that it be further induced to proceed with providing the Project. Provided that neither the Partnership nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event, SAHFC shall not be subject to any liability or damages of any nature. Neither the Partnership nor anyone claiming by, through, or under the Partnership, nor any investment banking firm or potential purchaser, shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.

6) The Officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

7) The Officers of this Board hereby approve the selection of Bracewell LLP as Counsel to

the General Partner and SAHFC for this transaction.

8) 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.

9) 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.

10) 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.

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

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

Passed and approved this 5th day of August 2026.

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Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

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Michael Reyes
Secretary/Treasurer

CERTIFICATE FOR RESOLUTION
RESOLUTION 26LVPFC-08-03

The undersigned Officer of the Las Varas Public Facility Corporation (the "Issuer") hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the "Board") held a meeting on August 5, 2026 (the "Meeting"), of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

RESOLUTION 26LVPFC-08-03, CONCERNING THE APPLICATION OF OPPORTUNITY HOME SAN ANTONIO OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO $25,000,000 OF THE COSTS OF THE REDEVELOPMENT, CONSTRUCTION, AND EQUIPPING OF THE MONTERREY PARK APARTMENTS PROJECT LOCATED AT 6060 WEST COMMERCE STREET, SAN ANTONIO, BEXAR COUNTY, TEXAS 78237; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the bylaws of the Issuer.

SIGNED this 5th day of August 2026.

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Michael Reyes
Secretary/Treasurer

Las Varas Public Facility Corporation
Resolution 26LVPFC-08-03

RESOLUTION 26LVPFC-08-03, CONCERNING THE APPLICATION OF OPPORTUNITY HOME SAN ANTONIO OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO $25,000,000 OF THE COSTS OF THE REDEVELOPMENT, CONSTRUCTION, AND EQUIPPING OF THE MONTERREY PARK APARTMENTS PROJECT LOCATED AT 6060 WEST COMMERCE STREET, SAN ANTONIO, BEXAR COUNTY, TEXAS 78237; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio ("Opportunity Home San Antonio"), has, pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act"), approved and created the Las Varas Public Facility Corporation, a nonstock, nonprofit public facility corporation (the "Issuer"); and

WHEREAS, the Issuer, on behalf of Opportunity Home San Antonio, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio (the "City") by the issuance of housing revenue bonds; and

WHEREAS, Opportunity Home San Antonio or an affiliate thereof (the "User") has filed an Application (the "Application"), requesting that (i) the Issuer finance the redevelopment, construction, and equipping of an approximately 200-unit multifamily housing project located at 6060 West Commerce Street, San Antonio, Bexar County, Texas 78237, known as the Monterrey Park Apartments project (the "Project"); and (ii) the Issuer file a 2026 and/or 2027 Allocation Application (defined hereafter), and/or any carryforward applications associated with such Allocation Applications to the Texas Bond Review Board as described herein; and

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the redevelopment, construction, equipping, and improvement of the Project would be a commitment and agreement by the Board of Directors of the Issuer (the "Board") to issue housing revenue bonds pursuant to the Act (the "Bonds") to finance and pay any Development Costs (as defined in the Act) for the Project; and

WHEREAS, in view of rising construction costs and the necessity of compliance with administrative regulations, it is considered essential that redevelopment, construction, equipping, and improvement of the Project be completed at the earliest practicable date after satisfactory preliminary assurances from the Issuer that the proceeds of the sale of the Bonds or

other obligations of the Issuer in an amount necessary to pay the Development Costs of the Project will be made available to finance the Project; and

WHEREAS, this Resolution shall constitute the Issuer's commitment, subject to the terms hereof, to issue Bonds or other obligations pursuant to the Act in an amount prescribed by the User now contemplated at an amount of up to $25,000,000, and to expend the proceeds thereof to pay Development Costs, including costs of redevelopment, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

WHEREAS, the Bonds are "private activity bonds" as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (together, the "Allocation Act"), and various provisions of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Code requires that the applicable elected Official of the City approve the issuance of the Bonds after a public hearing for which reasonable public notice shall have been given; and

WHEREAS, the Issuer is authorized by the provisions of the Act to issue the Bonds; and

WHEREAS, in order to issue the Bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds in order to satisfy the provisions of the Code; and

WHEREAS, in order to satisfy, in part, the provisions of the Allocation Act, the Issuer must submit an "Application for Allocation of Private Activity Bonds" or an "Application for Carryforward for Private Activity Bonds" (the "Allocation Application") to the Texas Bond Review Board and adopt this Resolution authorizing the filing or refiling of the Allocation Application; and

WHEREAS, the Allocation Application and the Allocation Act require that the Issuer certify that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer; and

WHEREAS, the User intends to make capital expenditures in connection with the redevelopment, construction, equipping, and improvement of the Project (the "Expenditures") and expects to reimburse the Expenditures with proceeds of the Bonds; and

WHEREAS, in order to allocate under Treasury Regulation Section 1.150-2 (the “Regulation”) proceeds of the Bonds to the Expenditures, the Issuer must declare its reasonable expectation to reimburse the Expenditures; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain debt financing and tax credits on 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 San Antonio for the various entities to enter into the transactions described above so that the User may construct the Project.

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

Section 1. Subject to the terms hereof, the Issuer agrees that it will:

(a) subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount of up to $25,000,000;

(b) cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefor satisfactory to the User and the Issuer can be made, take such action, authorize the execution of such documents, and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the “Contracts”), providing, among other things, for payment of the principal of, interest on, redemption premiums on, and paying agents’ and trustee’s fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and Opportunity Home San Antonio (including legal and financial advisory expenses); redevelopment, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, Opportunity Home San Antonio, and the User;

(c) if the proceeds from the sale of the Bonds are insufficient to complete the redevelopment, construction, equipping, and improvement of the Project, take such actions and execute such documents as may be necessary to permit the future issuance of additional bonds from time to time on terms which shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the redevelopment, construction, equipping, and improvement of the Project, as requested by the User and within then applicable limitations; and

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas (the "State"), Opportunity Home San Antonio, nor any political issuer, subdivision, or agency of the State shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State, Opportunity Home San Antonio, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

Section 2. It is understood by the Issuer, and the User has represented to the Issuer, that in consideration of the Issuer's adoption of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that:

(a) prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer, under the terms of which the User will obligate itself, on a nonrecourse basis, to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and mutually acceptable to the Issuer and the User;

(b) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds, and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and Opportunity Home San Antonio against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of, or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or Opportunity Home San Antonio) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and

(c) no Bonds will be issued without the approval of Opportunity Home San Antonio.

Section 3. The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.

Section 4. Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to

the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

Section 5. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any "related person" as defined in section 144(a)(3) of the Code; (iii) any legal successor thereto; (iv) an entity in which any of the above is a general partner or sole member; or (v) or any entity approved by the Issuer, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 6. This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. The Allocation Application and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is an affirmative official action taken by the Issuer towards the issuance of the Bonds in order to comply with the requirements of the Code. **Neither the User nor any other party is entitled to rely on this Resolution as a commitment to issue bonds or loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event, the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor anyone claiming by, through, or under the User, nor any investment banking firm or potential purchaser of the Bonds, shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.**

Section 7. The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any Officer or designee of the Issuer to prepare and file a 2026 and/or 2027 Allocation Application, and/or any carryforward applications associated with such Allocation Application, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

Section 8. The Issuer respectfully requests that the Allocation Application be accepted and approved by the Texas Bond Review Board.

Section 9. Any Officer of the Issuer (or designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of $5,000 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board, and to submit any additional information or make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

Section 10. The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.

Section 11. In connection with the issuance of the Bonds, the Board hereby authorizes its Bond Counsel to arrange for the publication of a notice of public hearing in the City of San Antonio, Texas, regarding the Bonds for the purpose of complying with section 147(f) of the Code. The form of notice of such hearing and the date, place, and manner of its publication shall be acceptable to the Issuer's Bond Counsel. The hearing shall be held by the Issuer's Bond Counsel.

Section 12. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount of up to $25,000,000. This Resolution shall constitute a declaration of official intent under Treasury Regulation Section 1.150-2.

Section 13. The Board authorizes the President, Vice President, Secretary/Treasurer, or any Assistant Secretary/Treasurer of the Board to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.

Section 14. 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.

Section 15. 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.

Section 16. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 17. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 18. This Resolution shall be in force and effect from and after its passage.

Passed and approved this 5th day of August 2026.

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Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

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Michael Reyes
Secretary/Treasurer

CERTIFICATE FOR RESOLUTION
RESOLUTION 26FAC-08-06

The undersigned Officer of the San Antonio Housing Facility Corporation ("SAHFC") hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on August 5, 2026 (the "Meeting"), of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

> **RESOLUTION 26FAC-08-06, AUTHORIZING THE MONTERREY PARK APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the bylaws of the SAHFC.

SIGNED and SEALED this 5th day of August 2026.

SAN ANTONIO HOUSING FACILITY CORPORATION

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Michael Reyes
Secretary/Treasurer

San Antonio Housing Facility Corporation
Resolution 26FAC-08-06

RESOLUTION 26FAC-08-06, AUTHORIZING THE MONTERREY PARK APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, MontPk RR, LP, a Texas limited partnership, or another affiliate of Opportunity Home San Antonio (the "Partnership"), and SAHFC MontPk RR GP, LLC, a Texas limited liability company, its general partner, or another affiliate of Opportunity Home San Antonio (the "General Partner"), will be formed to redevelop, construct and equip an approximately 200-unit multifamily housing facility known as the Monterrey Park Apartments project (the "Housing Facility") located at 6060 West Commerce Street, San Antonio, Texas 78237 (the "Land," together with the Housing Facility, the "Project"); and

WHEREAS, at the request of the Partnership, San Antonio Housing Facility Corporation ("SAHFC"), a Texas non-profit public facility corporation created pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, by the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (the "Authority"), has agreed to (i) serve as the sole member of the General Partner in connection with the financing of the Project, (ii) acquire the Land and lease it to the Partnership pursuant to a Ground Lease (the "Ground Lease"), and (iii) serve as the general contractor for the Project (the "General Contractor"); and

WHEREAS, this Resolution shall constitute SAHFC's preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the Partnership has also requested that the Las Varas Public Facility Corporation (the "Issuer") issue tax-exempt bonds (the "Bonds") to finance the Project (the "Bond Financing"); and

WHEREAS, the Issuer will issue the Bonds and loan the proceeds to the Partnership; and

WHEREAS, the Partnership will apply for Low Income Housing Tax Credits (the "LIHTCs") from the Texas Department of Housing and Community Affairs ("TDHCA"); and

WHEREAS, in connection with the application for LIHTCs, it is anticipated that the Partnership, General Partner, and/or SAHFC will be required to execute, complete, and deliver various applications, agreements, documents, certificates, and instruments to TDHCA (the "TDHCA Documents"); and

WHEREAS, the Partnership will contribute equity to the construction of the Project, which will be contributed by a limited partner to be determined at a later date (the "Equity Financing"); and

WHEREAS, in order to provide additional funding for the Project, the Partnership may enter into one or more subordinate loan transactions ("Subordinate Loans"); and

WHEREAS, the Board of Directors of SAHFC (the "Board") has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Partnership may construct the Project; and

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

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

1) Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:

   (a) cooperate with the Partnership with respect to the Project, and, if arrangements therefor satisfactory to the Partnership and SAHFC can be made, take such action, and authorize the execution of such documents, and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the Partnership or SAHFC in connection with the Project (collectively, the "Contracts"), providing among other things for financing, acquisition, redevelopment, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Corporation and the Partnership; and

   (b) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

2) The President, any Vice President, the Secretary/Treasurer (or Interim Secretary/Treasurer), any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute the Contracts including, but not limited to, any and all applications, term sheets, and other agreements required for the financing and construction of the Project, including, but not limited to, the TDHCA Documents and all other documents

related to the Bond Financing, LIHTCs, Equity Financing, and Subordinate Loans to which the Partnership, the General Partner, and/or SAHFC is a party.

3) The President, any Vice President, the Secretary/Treasurer (or Interim Secretary/Treasurer), any Assistant Secretary/Treasurer, or any of them, and, if required by the form of the document, the Secretary/Treasurer (or Interim Secretary/Treasurer) and any Assistant Secretary/Treasurer, or any of them, of SAHFC are authorized and directed to modify, execute, and deliver any of the documents to be signed by, or consented to, by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof, including, without limitation, the TDHCA Documents and all filings or other actions required by the TDHCA in connection with the LIHTCs. The President, any Vice President, the Secretary/Treasurer (or Interim Secretary/Treasurer), any Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such Officers shall deem necessary or appropriate upon the advice of Counsel to SAHFC, and approval of the terms of any of the documents by such Officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

4) It is understood by SAHFC that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, that the Partnership has agreed that the Partnership will (1) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of any debt, and (2) indemnify and hold harmless SAHFC and the Authority against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and courts costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of, or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of SAHFC or the Authority).

5) This Resolution shall be deemed to constitute the acceptance of the Partnership's proposal that it be further induced to proceed with providing the Project. Provided that neither the Partnership nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event, SAHFC shall not be subject to any liability or damages of any nature. Neither the Partnership nor anyone claiming by, through, or under the Partnership, nor any investment banking firm or potential purchaser, shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.

6) The Officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized

hereby and the intent hereof.

7) The Officers of this Board hereby approve the selection of Bracewell LLP as Counsel to the General Partner and SAHFC for this transaction.

8) 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.

9) 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.

10) 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.

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

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

Passed and approved this 5th day of August 2026.

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Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

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Michael Reyes
Secretary/Treasurer

CERTIFICATE FOR RESOLUTION
RESOLUTION 26LVPFC-08-02

The undersigned Officer of the Las Varas Public Facility Corporation (the "Issuer") hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the "Board") held a meeting on August 5, 2026 (the "Meeting"), of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

RESOLUTION 26LVPFC-08-02, CONCERNING THE APPLICATION OF OPPORTUNITY HOME SAN ANTONIO OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO $25,000,000 OF THE COSTS OF THE REDEVELOPMENT, CONSTRUCTION, AND EQUIPPING OF THE ARTISAN AT CREEKSIDE APARTMENTS PROJECT LOCATED AT 1901 SOUTH SAN MARCOS STREET, SAN ANTONIO, BEXAR COUNTY, TEXAS 78207; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the bylaws of the Issuer.

SIGNED this 5th day of August 2026.

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Michael Reyes
Secretary/Treasurer

Las Varas Public Facility Corporation
Resolution 26LVPFC-08-02

RESOLUTION 26LVPFC-08-02, CONCERNING THE APPLICATION OF OPPORTUNITY HOME SAN ANTONIO OR AN AFFILIATE THEREOF RELATING TO THE PROPOSED FINANCING OF UP TO $25,000,000 OF THE COSTS OF THE REDEVELOPMENT, CONSTRUCTION, AND EQUIPPING OF THE ARTISAN AT CREEKSIDE APARTMENTS PROJECT LOCATED AT 1901 SOUTH SAN MARCOS STREET, SAN ANTONIO, BEXAR COUNTY, TEXAS 78207; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio ("Opportunity Home San Antonio"), has, pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "Act"), approved and created the Las Varas Public Facility Corporation, a nonstock, nonprofit public facility corporation (the "Issuer"); and

WHEREAS, the Issuer, on behalf of Opportunity Home San Antonio, is empowered to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio (the "City") by the issuance of housing revenue bonds; and

WHEREAS, Opportunity Home San Antonio or an affiliate thereof (the "User") has filed an Application (the "Application"), requesting that (i) the Issuer finance the redevelopment, construction, and equipping of an approximately 252-unit multifamily housing project located at 1901 South San Marcos Street, San Antonio, Bexar County, Texas 78207, known as the Artisan at Creekside Apartments project (the "Project"); and (ii) the Issuer file a 2026 and/or 2027 Allocation Application (defined hereafter), and/or any carryforward applications associated with such Allocation Applications to the Texas Bond Review Board as described herein; and

WHEREAS, the User has advised the Issuer that a contributing factor that would further induce the User to proceed with providing for the redevelopment, construction, equipping, and improvement of the Project would be a commitment and agreement by the Board of Directors of the Issuer (the "Board") to issue housing revenue bonds pursuant to the Act (the "Bonds") to finance and pay any Development Costs (as defined in the Act) for the Project; and

WHEREAS, in view of rising construction costs and the necessity of compliance with administrative regulations, it is considered essential that redevelopment, construction, equipping, and improvement of the Project be completed at the earliest practicable date after satisfactory preliminary assurances from the Issuer that the proceeds of the sale of the Bonds or

other obligations of the Issuer in an amount necessary to pay the Development Costs of the Project will be made available to finance the Project; and

WHEREAS, this Resolution shall constitute the Issuer's commitment, subject to the terms hereof, to issue Bonds or other obligations pursuant to the Act in an amount prescribed by the User now contemplated at an amount of up to $25,000,000, and to expend the proceeds thereof to pay Development Costs, including costs of redevelopment, construction, equipping, and improvement of the Project, funding a debt service or other reserve fund for the Project, and paying expenses and costs in connection with the issuance of the Bonds, including costs of obtaining credit enhancement, if any; and

WHEREAS, the Bonds are "private activity bonds" as that term is defined in Subchapter A, Section 1372.001 of Chapter 1372, Texas Government Code, as amended, including the rules promulgated pursuant thereto in 34 Texas Administrative Code, Sections 190.1 through 190.8 (together, the "Allocation Act"), and various provisions of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Code requires that the applicable elected Official of the City approve the issuance of the Bonds after a public hearing for which reasonable public notice shall have been given; and

WHEREAS, the Issuer is authorized by the provisions of the Act to issue the Bonds; and

WHEREAS, in order to issue the Bonds in the manner contemplated, the Issuer must seek an allocation of the State of Texas volume cap pertaining to private activity bonds in order to satisfy the provisions of the Code; and

WHEREAS, in order to satisfy, in part, the provisions of the Allocation Act, the Issuer must submit an "Application for Allocation of Private Activity Bonds" or an "Application for Carryforward for Private Activity Bonds" (the "Allocation Application") to the Texas Bond Review Board and adopt this Resolution authorizing the filing or refiling of the Allocation Application; and

WHEREAS, the Allocation Application and the Allocation Act require that the Issuer certify that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer; and

WHEREAS, the User intends to make capital expenditures in connection with the redevelopment, construction, equipping, and improvement of the Project (the "Expenditures") and expects to reimburse the Expenditures with proceeds of the Bonds; and

WHEREAS, in order to allocate under Treasury Regulation Section 1.150-2 (the "Regulation") proceeds of the Bonds to the Expenditures, the Issuer must declare its reasonable expectation to reimburse the Expenditures; and

WHEREAS, the User has requested authorization to make all filings necessary to obtain and maintain debt financing and tax credits on 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 San Antonio for the various entities to enter into the transactions described above so that the User may construct the Project.

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

Section 1. Subject to the terms hereof, the Issuer agrees that it will:

(a) subject to the negotiation of mutually acceptable agreements, issue the Bonds, in an amount of up to $25,000,000;

(b) cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefor satisfactory to the User and the Issuer can be made, take such action, authorize the execution of such documents, and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "Contracts"), providing, among other things, for payment of the principal of, interest on, redemption premiums on, and paying agents' and trustee's fees and charges, if any, on the Bonds; payment of fees, charges, and expenses of the Issuer and Opportunity Home San Antonio (including legal and financial advisory expenses); redevelopment, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project (and the execution of any necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Issuer, Opportunity Home San Antonio, and the User;

(c) if the proceeds from the sale of the Bonds are insufficient to complete the redevelopment, construction, equipping, and improvement of the Project, take such actions and execute such documents as may be necessary to permit the future issuance of additional bonds from time to time on terms which shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the redevelopment, construction, equipping, and improvement of the Project, as requested by the User and within then applicable limitations; and

(d) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas (the "State"), Opportunity Home San Antonio, nor any political issuer, subdivision, or agency of the State shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State, Opportunity Home San Antonio, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

Section 2. It is understood by the Issuer, and the User has represented to the Issuer, that in consideration of the Issuer's adoption of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that:

(a) prior to or contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer, under the terms of which the User will obligate itself, on a nonrecourse basis, to pay to the Issuer (or to a trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums on, paying agents' and trustee's fees and charges, if any, on the Bonds, as and when the same become due and payable, with such Contracts to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and mutually acceptable to the Issuer and the User;

(b) the User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds, and (2) at all times from and after the issuance of the Bonds, indemnify and hold harmless the Issuer and Opportunity Home San Antonio against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of, or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of the Issuer or Opportunity Home San Antonio) and prior to or contemporaneously with the sale of the Bonds will agree to provide indemnification on terms satisfactory to the Issuer; and

(c) no Bonds will be issued without the approval of Opportunity Home San Antonio.

Section 3. The User is hereby authorized to make all filings necessary to obtain and maintain tax credits on the Project.

Section 4. Except as expressly extended by the Issuer, it is understood by the Issuer and the User that all commitments of the Issuer with respect to the Project and the Bonds are subject to

the condition that the Bonds shall have been issued no later than two years from the date of this Resolution.

Section 5. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any "related person" as defined in section 144(a)(3) of the Code; (iii) any legal successor thereto; (iv) an entity in which any of the above is a general partner or sole member; or (v) or any entity approved by the Issuer, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references herein to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 6. This Resolution shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project. The Allocation Application and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is an affirmative official action taken by the Issuer towards the issuance of the Bonds in order to comply with the requirements of the Code. **Neither the User nor any other party is entitled to rely on this Resolution as a commitment to issue bonds or loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event, the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor anyone claiming by, through, or under the User, nor any investment banking firm or potential purchaser of the Bonds, shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.**

Section 7. The Issuer hereby adopts this Resolution in order to satisfy the requirements of the Allocation Act pertaining to the issuance of the Bonds and authorizes any Officer or designee of the Issuer to prepare and file a 2026 and/or 2027 Allocation Application and/or any carryforward applications associated with such Allocation Application, together with all required attachments (including obtaining the Issuer's Certificate of Good Standing from the Comptroller of Public Accounts for the State of Texas) in the form required by the Texas Bond Review Board.

Section 8. The Issuer respectfully requests that the Allocation Application be accepted and approved by the Texas Bond Review Board.

Section 9. Any Officer of the Issuer (or designee) is hereby authorized to execute the Allocation Application, to pay (or cause the User to pay) the Application Fee of $5,000 for each Allocation Application (submitted to the Issuer by the User) to the Texas Bond Review Board, and to submit any additional information or make any necessary corrections or revisions requested by the Texas Bond Review Board in order to satisfy the requirements of the Allocation Act in connection with the Allocation Application.

Section 10. The Board certifies that the Bonds are not being issued for the same stated purpose for which the Issuer has received sufficient carryforward during a prior year or for which there exists unexpended proceeds from a prior issue or issues of bonds issued by the Issuer.

Section 11. In connection with the issuance of the Bonds, the Board hereby authorizes its Bond Counsel to arrange for the publication of a notice of public hearing in the City of San Antonio, Texas, regarding the Bonds for the purpose of complying with section 147(f) of the Code. The form of notice of such hearing and the date, place, and manner of its publication shall be acceptable to the Issuer's Bond Counsel. The hearing shall be held by the Issuer's Bond Counsel.

Section 12. Based upon representations from the User, the Issuer reasonably expects to reimburse the Expenditures with proceeds of the Bonds in a principal amount of up to $25,000,000. This Resolution shall constitute a declaration of official intent under Treasury Regulation Section 1.150-2.

Section 13. The Board authorizes the President, Vice President, Secretary/Treasurer, or any Assistant Secretary/Treasurer of the Board to execute any documents or certificates necessary to seek the approval of the Bonds by the Texas Attorney General.

Section 14. 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.

Section 15. 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.

Section 16. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 17. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 18. This Resolution shall be in force and effect from and after its passage.

Passed and approved this 5th day of August 2026.

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Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

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Michael Reyes
Secretary/Treasurer

Certificate FOR RESOLUTION
RESOLUTION 26FAC-08-07

The undersigned Officer of the San Antonio Housing Facility Corporation ("SAHFC") hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on August 5, 2026 (the "Meeting"), of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

RESOLUTION 26FAC-08-07, AUTHORIZING THE ARTISAN AT CREEKSIDE APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the bylaws of the SAHFC.

SIGNED and SEALED this 5th day of August 2026.

SAN ANTONIO HOUSING FACILITY CORPORATION

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Michael Reyes,
Secretary/Treasurer

San Antonio Housing Facility Corporation
Resolution 26FAC-08-07

RESOLUTION 26FAC-08-07, AUTHORIZING THE ARTISAN AT CREEKSIDE APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO OBTAIN THE FINANCING FOR SUCH TRANSACTION; AND AUTHORIZING ALL FILINGS AND AGREEMENTS WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONNECTION WITH APPLICATIONS FOR LOW INCOME HOUSING TAX CREDITS; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Creekside RR, LP, a Texas limited partnership, or another affiliate of Opportunity Home San Antonio (the "Partnership"), and SAHFC Creekside RR GP, LLC, a Texas limited liability company, its general partner, or another affiliate of Opportunity Home San Antonio (the "General Partner"), will be formed to redevelop, construct, and equip an approximately 252-unit multifamily housing facility known as the Artisan at Creekside Apartments project (the "Housing Facility") located at 1901 S. San Marcos Street, San Antonio, Texas 78207 (the "Land," together with the Housing Facility, the "Project"); and

WHEREAS, at the request of the Partnership, San Antonio Housing Facility Corporation ("SAHFC"), a Texas non-profit public facility corporation created pursuant to the Texas Public Facility Corporations Act, Chapter 303, Texas Local Government Code, by the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (the "Authority"), has agreed to (i) serve as the sole member of the General Partner in connection with the financing of the Project, (ii) acquire the Land and lease it to the Partnership pursuant to a Ground Lease (the "Ground Lease"), and (iii) serve as the general contractor for the Project (the "General Contractor"); and

WHEREAS, this Resolution shall constitute SAHFC's preliminary, non-binding commitment, subject to the terms hereof, to proceed; and

WHEREAS, the Partnership has also requested that the Las Varas Public Facility Corporation (the "Issuer") issue tax-exempt bonds (the "Bonds") to finance the Project (the "Bond Financing"); and

WHEREAS, the Issuer will issue the Bonds and loan the proceeds to the Partnership; and

WHEREAS, the Partnership will apply for Low Income Housing Tax Credits (the "LIHTCs") from the Texas Department of Housing and Community Affairs ("TDHCA"); and

WHEREAS, in connection with the application for LIHTCs, it is anticipated that the Partnership, General Partner, and/or SAHFC will be required to execute, complete, and deliver various applications, agreements, documents, certificates, and instruments to TDHCA (the "TDHCA Documents"); and

WHEREAS, the Partnership will contribute equity to the construction of the Project, which will be contributed by a limited partner to be determined at a later date (the "Equity Financing"); and

WHEREAS, in order to provide additional funding for the Project, the Partnership may enter into one or more subordinate loan transactions ("Subordinate Loans"); and

WHEREAS, the Board of Directors of SAHFC (the "Board") has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio for the various entities to enter into the transactions described above so that the Partnership may construct the Project; and

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

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

1) Subject to the terms hereof, SAHFC agrees that it will, acting in either its own capacity or as the party controlling the general partner of the User:

   (a) cooperate with the Partnership with respect to the Project, and, if arrangements therefor satisfactory to the Partnership and SAHFC can be made, take such action and authorize the execution of such documents and take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary and desirable by the Partnership or SAHFC in connection with the Project (collectively, the "Contracts"), providing among other things for financing, acquisition, redevelopment, construction, equipping, and improvement of the Project; and use, operation, and maintenance of the Project, all as shall be authorized, required, or permitted by law and as shall be satisfactory to the Corporation and the Partnership; and

   (b) take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

2) The President, any Vice President, the Secretary/Treasurer (or Interim Secretary/Treasurer), any Assistant Secretary/Treasurer, or any of them, are hereby authorized to execute the Contracts including, but not limited to, any and all applications, term sheets and other agreements required for the financing and construction of the Project, including, but not limited to, the TDHCA Documents and all other documents

related to the Bond Financing, LIHTCs, Equity Financing and Subordinate Loans to which the Partnership, the General Partner, and/or SAHFC is a party.

3) The President, any Vice President, the Secretary/Treasurer (or Interim Secretary/Treasurer), any Assistant Secretary/Treasurer, or any of them, and, if required by the form of the document, the Secretary/Treasurer (or Interim Secretary/Treasurer) and any Assistant Secretary/Treasurer, or any of them, of SAHFC are authorized and directed to modify, execute, and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof, including, without limitation, the TDHCA Documents and all filings or other actions required by the TDHCA in connection with the LIHTCs. The President, any Vice President, the Secretary/Treasurer (or Interim Secretary/Treasurer), any Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such Officers shall deem necessary or appropriate upon the advice of Counsel to SAHFC, and approval of the terms of any of the documents by such Officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

4) It is understood by SAHFC that in consideration of SAHFC's adoption of this Resolution, and subject to the terms and conditions hereof, that the Partnership has agreed that the Partnership will (1) pay all Project costs that are not or cannot be paid or reimbursed from the proceeds of any debt, and (2) indemnify and hold harmless SAHFC and the Authority against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including, but not limited to, reasonable attorneys' fees, litigation, and courts costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the Project, or the design, construction, equipping, installation, operation, use, occupancy, maintenance, or ownership of the Project (other than claims arising from the gross negligence or willful misconduct of SAHFC or the Authority).

5) This Resolution shall be deemed to constitute the acceptance of the Partnership's proposal that it be further induced to proceed with providing the Project. Provided that neither the Partnership nor any other party is entitled to rely on this Resolution as a commitment to enter into the proposed transaction, and SAHFC reserves the right not to enter into the proposed transaction either with or without cause and with or without notice, and in such event, SAHFC shall not be subject to any liability or damages of any nature. Neither the Partnership nor anyone claiming by, through, or under the Partnership, nor any investment banking firm or potential purchaser, shall have any claim against SAHFC whatsoever as a result of any decision by SAHFC not to enter into the proposed transaction.

6) The Officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized

hereby and the intent hereof.

7) The Officers of this Board hereby approve the selection of Bracewell LLP as Counsel to the General Partner and SAHFC for this transaction.

8) 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.

9) 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.

10) 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.

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

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

Passed and approved this 5th day of August 2026.

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Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

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Michael Reyes
Secretary/Treasurer

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6964, AUTHORIZING THE DALIAN 151 APARTMENTS TRANSACTION, INCLUDING AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE RESOLUTION 26FAC-08-03 AUTHORIZING ITS PARTICIPATION IN THE DALIAN 151 APARTMENTS TRANSACTION

Signed by:
Michael Reyes
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Michael Reyes
President and CEO

Signed by:
Nicholas Delaunay
667E4DEF78C647A...

Nicholas Delaunay
Project Manager I, Development Services and Neighborhood Revitalization

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REQUESTED ACTION:
Consideration and approval regarding Resolution 6964, authorizing the Dalian 151 Apartments transaction, including authorizing the San Antonio Housing Facility Corporation to approve the Resolution 26FAC-08-03 authorizing its participation in the Dalian 151 Apartments transaction.

SUMMARY:
We are seeking authority to undertake the Dalian 151 Apartments transaction, including the ownership and operation of a multifamily residential apartment community in collaboration with Dalian Development and/or its affiliates (the "Developer"). The project is located at approximately 10018 Ingram Road, San Antonio, Bexar County, Texas 78245. The project will consist of approximately 360 multifamily housing units, which will have the following affordability: 40% of the units will be set aside for individuals and families earning less than 80% of AMI, 10% of the units will be set aside for individuals and families earning 60% or less of AMI, and the remaining 50% of the units will be market-rate units.

The land will be acquired by the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio ("Opportunity Home"). Upon acquiring the land, Opportunity Home will immediately grant a ground lease to Frisco Grande LP, a Texas limited partnership (the "Partnership"). San Antonio Housing Facility Corporation ("SAHFC") would serve as the sole member of SAHFC Dalian 151 GP, LLC, a Texas limited liability company (the "General Partner"), which would be the general partner of the Partnership.

The Partnership previously borrowed a loan for the project in the original aggregate principal amount of $37,030,500 from M&T Realty Capital Corporation, a Maryland corporation, which loan is insured by the U.S. Department of Housing and Urban Development under the Section 221(d)(4) program, and the loan will be modified in connection with the transactions described herein, including the entrance into the Ground Lease and admission of General Partner as general partner of the Partnership. Equity contributions from an affiliate of the Developer may be used to finance the project's operations. No financing from Opportunity Home, SAHFC, or any affiliate thereof is needed. The Developer will provide all required guaranties for the financing.

The attached Resolutions authorize SAHFC to enter the Dalian 151 Apartments transaction, and authorize Opportunity Home to (a) enter into and approve the Dalian 151 Apartments transaction, and (b) approve SAHFC to enter the Dalian 151 Apartments transaction. The Board is being asked to authorize all actions now deemed necessary to finance and acquire the project.

We are targeting a closing date prior to December 31, 2026.

STRATEGIC OUTCOMES:

- Unite a cross-sector alliance of partners to produce 5,500 new housing units, including transit-oriented developments.
- Transform the Asset Management portfolio to ensure long-term resiliency and sustainability of the Organization’s housing assets.
- Strengthen Opportunity Home’s financial sustainability and resiliency.

ATTACHMENTS:

Resolution 6964
Resolution 26FAC-08-03
Slides

CERTIFICATE FOR RESOLUTION
RESOLUTION 26FAC-08-03

The undersigned officer of the San Antonio Housing Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas ("SAHFC"), hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on August 5, 2026, (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

> **RESOLUTION 26FAC-08-03, AUTHORIZING THE DALIAN 151 APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTION; AND AUTHORIZING THE LEASE OF LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF A MEMBERSHIP INTEREST IN SAHFC DALIAN 151 GP, LLC, THE GENERAL PARTNER OF FRISCO GRANDE LP; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of SAHFC.

SIGNED and SEALED this 5th day of August 2026.

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Michael Reyes
Secretary/Treasurer

San Antonio Housing Facility Corporation
Resolution 26FAC-08-03

RESOLUTION 26FAC-08-03, AUTHORIZING THE DALIAN 151 APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTION; AND AUTHORIZING THE LEASE OF LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN SAHFC DALIAN 151 GP, LLC, THE GENERAL PARTNER OF FRISCO GRANDE LP; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio, a Texas municipal public housing authority and governmental entity (the “Authority”), has approved and created the San Antonio Housing Facility Corporation, a Texas nonstock, nonprofit corporation and instrumentality of the Authority (“SAHFC”); and

WHEREAS, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing for persons of low income in the City of San Antonio; and

WHEREAS, Frisco Grande LP, a Texas limited partnership (the “Partnership”), has been formed by affiliates of Dalian Development (the “Developer”) to own and operate the Dalian 151 Apartments (the “Project”), a multifamily residential apartment community consisting of approximately 360 units and associated amenities located on real property at approximately 10018 Ingram Road, San Antonio, Texas 78245 (the “Land”); and

WHEREAS, SAHFC Dalian 151 GP, LLC, a Texas limited liability company (the “General Partner”), has been or will be formed to be admitted to and serve as the general partner of the Partnership; and

WHEREAS, SAHFC has agreed to serve as the sole member of the General Partner; and

WHEREAS, the Authority shall acquire the Land and lease it to the Partnership pursuant to a Ground Lease (the “Ground Lease”), and the parties intend that the Project and the Land will be eligible for a full exemption from property taxes pursuant to Section 392.005 of the Texas Local Government Code; and

WHEREAS, in connection with the equity financing for the Project, the General Partner desires to enter into certain equity documents with affiliates of the Developer (collectively, the “Equity Investor”) as limited partners in the Partnership, including, without limitation, an amended and restated limited partnership agreement, closing certificates, and other related documents contemplated thereby (collectively, the “Equity Documents”); and

WHEREAS, the Partnership has borrowed a loan in the aggregate principal amount of $37,030,500 (the “Loan”) from M&T Realty Capital Corporation, a Maryland corporation (“Lender”), which Loan is insured by the U.S. Department of Housing and Urban Development (“HUD”) under the Section 221(d)(4) program and, in connection with the Ground Lease and admission of General Partner as general partner of the Partnership, the Partnership, the General Partner, and/or SAHFC, as applicable will enter into, execute and deliver certain Loan modification documents, including without limitation a deed of trust (which may include a fee joinder with respect to the Land), financing statements, various assignments and amendments, a ground lessor estoppel, and any other documents evidencing, securing, governing or necessary or convenient in connection with the Loan (collectively, the “Loan Documents”); and

WHEREAS, the Board of Directors of SAHFC (the “Board”) has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio, Texas, for the various entities to enter into the transactions described above so that the Partnership may own and operate the Project; and

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

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

Section 1. The Project and the various forms of financing contemplated for the Project, including, but not limited to, the Loan Documents, the Equity Documents, and the Ground Lease, are hereby authorized and approved.

Section 2. The lease of the Land, the acquisition of a membership interest in the General Partner by SAHFC, and the acquisition of a partnership interest in the Partnership by the General Partner are approved and the President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary, or any of them acting alone, are hereby authorized to execute the documents required to be executed by SAHFC and/or the General Partner and/or the Partnership in order to effectuate such transactions.

Section 3. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them acting alone, are hereby authorized to execute any and all documentation required for the ownership and operation of the Project, including, but not limited to, the Ground Lease, the Loan Documents, the Equity Documents, and all other documents relating to the operation of the Project to which the Partnership and/or the General Partner and/or SAHFC is a party.

Section 4. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them acting alone, and, if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of SAHFC are authorized and directed to modify, execute and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such Officers shall deem necessary or appropriate upon the advice of Counsel to SAHFC, and approval of the terms of any of the documents by such Officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 5. The Officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 6. 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.

Section 7. 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.

Section 8. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 9. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 10. This Resolution shall be in force and effect from and after its passage.

Passed and approved this 5th day of August 2026.

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Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

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Michael Reyes
Secretary/Treasurer

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6965, AUTHORIZING THE DALIAN MONTERREY VILLAGE APARTMENTS TRANSACTION, INCLUDING AUTHORIZING THE SAN ANTONIO HOUSING FACILITY CORPORATION TO APPROVE THE RESOLUTION 26FAC-08-04 AUTHORIZING ITS PARTICIPATION IN THE DALIAN MONTERREY VILLAGE APARTMENTS TRANSACTION

Signed by:
Michael Reyes
33A0F1EEDAA1479...

Michael Reyes
President and CEO

Signed by:
Nicholas Delaunay
667E4DEF78C647A...

Nicholas Delaunay
Project Manager I, Development Services and Neighborhood Revitalization

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REQUESTED ACTION:
Consideration and approval regarding Resolution 6965, authorizing the Dalian Monterrey Village Apartments transaction, including authorizing the San Antonio Housing Facility Corporation to approve the Resolution 26FAC-08-04 authorizing its participation in the Dalian Monterrey Village Apartments transaction.

SUMMARY:
We are seeking authority to undertake the Dalian Monterrey Village Apartments transaction, which includes the ownership and operation of a multifamily residential apartment community in collaboration with Dalian Development and/or affiliates thereof (the “Developer”). The project is located at approximately 10102 Ingram Road, San Antonio, Bexar County, Texas 78245. The project will consist of approximately 360 multifamily housing units, which will have the following affordability: 40% of the units will be set aside for individuals and families earning less than 80% of AMI, 10% of the units will be set aside for individuals and families earning 60% or less of AMI, and the remaining 50% of the units will be market-rate units.

The land will be acquired by the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio (“Opportunity Home”). Upon acquiring the land, Opportunity Home will immediately grant a ground lease to Commodore Grande LP, a Texas limited partnership (the “Partnership”). San Antonio Housing Facility Corporation (“SAHFC”) would serve as the sole member of SAHFC Dalian Monterrey GP, LLC, a Texas limited liability company (the “General Partner”), which would be the general partner of the Partnership.

The Partnership previously borrowed a loan for the project in the original aggregate principal amount of $38,400,000 from Dwight Capital LLC, a Delaware limited liability company, which loan is insured by the U.S. Department of Housing and Urban Development under the Section 221(d)(4) program, and the loan will be modified in connection with the transactions described herein, including the entrance into the Ground Lease and admission of General Partner as general partner of the Partnership. Equity contributions from an affiliate of the Developer may be used to finance the project's operations. No financing from Opportunity Home, SAHFC, or any affiliate thereof is needed. The Developer will provide all required guaranties for the financing.

The attached resolutions authorize SAHFC to enter the Dalian Monterrey Village Apartments transaction, and authorize Opportunity Home to (a) enter into and approve the Dalian Monterrey Village Apartments transaction, and (b) approve SAHFC to enter the Dalian Monterrey Village Apartments transaction. The Board is being asked to authorize all actions now deemed necessary to finance and acquire the project.

We are targeting a closing date prior to December 31, 2026.

STRATEGIC OUTCOMES:

- Unite a cross-sector alliance of partners to produce 5,500 new housing units, including transit-oriented developments.
- Transform the Asset Management portfolio to ensure long-term resiliency and sustainability of the Organization’s housing assets.
- Strengthen Opportunity Home’s financial sustainability and resiliency.

ATTACHMENTS:
Resolution 6965
Resolution 26FAC-08-04
Slides

CERTIFICATE FOR RESOLUTION
RESOLUTION 26FAC-08-04

The undersigned Officer of the San Antonio Housing Facility Corporation, a Texas nonprofit corporation created pursuant to the laws of the State of Texas ("SAHFC"), hereby certifies as follows:

1. In accordance with the bylaws of SAHFC, the Board of Directors of SAHFC (the "Board") held a meeting on August 5, 2026, (the "Meeting") of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

> **RESOLUTION 26FAC-08-04, AUTHORIZING THE DALIAN MONTERREY VILLAGE APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTION; AND AUTHORIZING THE LEASE OF LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF A MEMBERSHIP INTEREST IN SAHFC DALIAN MONTERREY GP, LLC, THE GENERAL PARTNER OF COMMODORE GRANDE LP; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH**

(the "Resolution") was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Articles of Incorporation and the Bylaws of SAHFC.

SIGNED and SEALED this 5th day of August 2026.

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Michael Reyes
Secretary/Treasurer

San Antonio Housing Facility Corporation
Resolution 26FAC-08-04

RESOLUTION 26FAC-08-04, AUTHORIZING THE DALIAN MONTERREY VILLAGE APARTMENTS TRANSACTION, INCLUDING THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTION; AND AUTHORIZING THE LEASE OF LAND FOR THE TRANSACTION; AND AUTHORIZING THE ACQUISITION OF THE MEMBERSHIP INTEREST IN SAHFC DALIAN MONTERREY GP, LLC, THE GENERAL PARTNER OF COMMODORE GRANDE LP; AND AUTHORIZING THE FINANCING FOR SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio, a Texas municipal public housing authority and governmental entity (the "Authority"), has approved and created the San Antonio Housing Facility Corporation, a Texas nonstock, nonprofit corporation and instrumentality of the Authority ("SAHFC"); and

WHEREAS, SAHFC, on behalf of the Authority, is empowered to finance the costs of public facilities that will provide decent, safe, and sanitary housing for persons of low income in the City of San Antonio; and

WHEREAS, Commodore Grande LP, a Texas limited partnership (the "Partnership"), has been formed by affiliates of Dalian Development (the "Developer") to own and operate the Dalian Monterrey Village Apartments (the "Project"), a multifamily residential apartment community consisting of approximately 360 units and associated amenities located on real property at approximately 10102 Ingram Road, San Antonio, Texas 78245 (the "Land"); and

WHEREAS, SAHFC Dalian Monterrey GP, LLC, a Texas limited liability company (the "General Partner"), has been or will be formed to be admitted to and serve as the general partner of the Partnership; and

WHEREAS, SAHFC has agreed to serve as the sole member of the General Partner; and

WHEREAS, the Authority shall acquire the Land and lease it to the Partnership pursuant to a Ground Lease (the "Ground Lease"), and the parties intend that the Project and the Land will be eligible for a full exemption from property taxes pursuant to Section 392.005 of the Texas Local Government Code; and

WHEREAS, in connection with the equity financing for the Project, the General Partner desires to enter into certain equity documents with affiliates of the Developer (collectively, the "Equity Investor") as limited partners in the Partnership, including, without limitation, an amended and restated limited partnership agreement, closing certificates, and other related documents contemplated thereby (collectively, the "Equity Documents"); and

WHEREAS, the Partnership has borrowed a loan in the aggregate principal amount of $38,400,000 (the "Loan") from Dwight Capital LLC, a Delaware limited liability company ("Lender"), which Loan is insured by the U.S. Department of Housing and Urban Development

("HUD") under the Section 221(d)(4) program and, in connection with the Ground Lease and admission of General Partner as general partner of the Partnership, the Partnership, the General Partner, and/or SAHFC, as applicable will enter into, execute and deliver certain Loan modification documents, including without limitation a deed of trust (which may include a fee joinder with respect to the Land), financing statements, various assignments and amendments, a ground lessor estoppel, and any other documents evidencing, securing, governing or necessary or convenient in connection with the Loan (collectively, the "Loan Documents"); and

WHEREAS, the Board of Directors of SAHFC (the "Board") has determined that it is in the public interest and to the benefit of the citizens and residents of San Antonio, Texas, for the various entities to enter into the transactions described above so that the Partnership may own and operate the Project; and

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

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

Section 1. The Project and the various forms of financing contemplated for the Project, including, but not limited to, the Loan Documents, the Equity Documents, and the Ground Lease, are hereby authorized and approved.

Section 2. The lease of the Land, the acquisition of a membership interest in the General Partner by SAHFC, and the acquisition of a partnership interest in the Partnership by the General Partner are approved and the President, any Vice President, the Secretary, the Treasurer, and any Assistant Secretary, or any of them acting alone, are hereby authorized to execute the documents required to be executed by SAHFC and/or the General Partner and/or the Partnership in order to effectuate such transactions.

Section 3. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them acting alone, are hereby authorized to execute any and all documentation required for the ownership and operation of the Project, including, but not limited to, the Ground Lease, the Loan Documents, the Equity Documents, and all other documents relating to the operation of the Project to which the Partnership and/or the General Partner and/or SAHFC is a party.

Section 4. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them acting alone, and, if required by the form of the document, the Secretary and any Assistant Secretary, or any of them, of SAHFC are authorized and directed to modify, execute, and deliver any of the documents to be signed by or consented to by SAHFC, and any and all certificates and other instruments necessary to carry out the intent thereof and hereof. The President, any Vice President, the Secretary, the Treasurer, any Assistant Secretary, or any of them, are authorized to negotiate and approve such changes in, or additions to, the terms of any of the documents, including amendments, renewals, and extensions, as such Officers shall deem necessary or appropriate upon the advice of Counsel to SAHFC, and approval of the terms of any of the documents by such Officers and this Board shall be conclusively evidenced by the execution and delivery of such documents.

Section 5. The Officers of this Board, or any of them, are authorized to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 6. 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.

Section 7. 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.

Section 8. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board hereby declares that this Resolution would have been enacted without such invalid provision.

Section 9. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 10. This Resolution shall be in force and effect from and after its passage.

Passed and approved this 5th day of August 2026.

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Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

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Michael Reyes
Secretary/Treasurer

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6963, AUTHORIZING THE PROPOSED 2026-2027 MOVING TO WORK (MTW) AGENCY PLAN AMENDMENT, INCLUDING REVISIONS TO THE MTW PLAN, AND REVISIONS TO APPENDIX I

Signed by: Michael Reyes
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Michael Reyes
President and CEO

DocuSigned by: Nicholas Tennessee
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Nicholas Tennessee
MTW and Strategy Analyst

REQUESTED ACTION:
Consideration and approval regarding Resolution 6963, authorizing the proposed 2026-2027 Moving To Work (MTW) Agency plan Amendment, including revisions to the MTW Plan, and revisions to Appendix I.

SUMMARY:
The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Authorities (PHAs) to submit an annual five-year plan and business plan, commonly referred to as the Agency Plan. Due to Opportunity Home's designation as a Moving-to-Work (MTW) agency, the MTW plan serves as Opportunity Home's Agency plan. When significant changes occur after submission of an annual MTW Plan, but before the next Plan begins drafting, Opportunity Home is required to create an amendment to the current FY MTW Plan to adopt these changes. This amendment requires an additional 30-day public comment period and Board approval before submission to HUD.

Opportunity Home submitted the FY27 MTW Plan to HUD on April 14, 2026. After submission of this Plan, two critical updates needed to be made to allow our Agency to move strategic initiatives forward:

Proposed changes to the current FY27 MTW Plan:

- 1 MTW Activity is being proposed
    - 2026-2 | Local Project-Based Voucher Subsidy for Tax Credit Developments
        - This activity will create an alternative flat-subsidy structure for Opportunity Home's mixed-income properties to support HUD's "Restore-Rebuild" Initiative.
- Appendix I - Repositioning
    - Opportunity Home is adding 1 Public Housing property to Appendix I to apply for conversion in FY27
        - Henry B. Gonzalez - 51 units

The "Restore-Rebuild" initiative (historically known at the federal level as **"Faircloth-to-RAD"**) is a specialized regulatory framework designed by HUD. It allows public housing authorities to restore affordable housing subsidies lost during prior redevelopment of public housing. The regulation allows these deeply subsidized affordable housing units to match their maximum historical funding capacity.

Under this framework, agencies can bring new deeply subsidized rental units online by immediately placing them under long-term Project-Based Voucher (PBV) rental assistance contracts inside modern, mixed-income apartment communities.

For decades, public housing authorities across the country faced a massive legislative bottleneck caused by two primary factors:

- **The Faircloth Limit (1999):** In 1999, an amendment to the Housing Act established a strict statutory cap (the Faircloth Limit) preventing housing authorities from operating more public housing units than they had in service as of October 1, 1999.
- **The Funding and Capital Deficit:** As federal capital fund allocations shrank, older public housing projects faced mounting repair deficits, forcing agencies to demolish or dispose of severely distressed buildings. When these units were demolished, the agency's *active* housing footprint dropped below its 1999 limit, creating a reservoir of "eligible but unbuilt" units that could not be financed under traditional public housing development programs.

On May 12, 2026, HUD effectively ended the Restore-Rebuild initiative, and in advance of the suspension, Opportunity Home submitted Notices of Anticipated RAD Rent (NARR) requests for several owned and managed mixed-income properties. Opportunity Home is leveraging this activity to aggressively recapture units available from the historical unit capacity before the operational wind-down of new federal pipeline applications takes effect.

To make these specific units successful, the proposed MTW activity addresses a critical real-world development hurdle:

- **The MTW Waiver Solution:** By using our MTW flexibility to set up flat, standardized tenant rent bands tied directly to predictable housing authority subsidies (indexed to the RAD CHAP), Opportunity Home completely stabilizes the property's revenue model. This predictability allows bank underwriters to comfortably verify consistent rent revenues, giving Opportunity Home the power to secure significantly higher private construction loans. This extra capital fills the remaining "financing gaps," ensuring the new apartment units can successfully proceed from on-hold to active.

MTW TIMELINE

- April 14, 2026: FY27 MTW Plan submitted to HUD
- July 3, 2026: FY27 MTW Plan Amendment drafted and posted for public comment. Comment period ended August 2, 2026.
- August 5, 2026: Consideration and approval by the Board of Commissioners and submission to HUD
- October: FY28 MTW Planning begins

STRATEGIC OUTCOMES:

Supports all strategic outcomes.

ATTACHMENTS:
Resolution 6963
FY27 MTW Plan Amendment
Slides

OPPORTUNITY HOME SAN ANTONIO
A COMMUNITY OF POSSIBILITIES

July 2, 2026

FY2026-2027 MTW Plan Amendment

Opportunity Home San Antonio is proposing updates to the FY2026-2027 MTW Plan requiring a 30 day public comment period and public hearing, scheduled for July 21, 2026, before submission to the U.S. Department of Housing and Urban Development (HUD).

The updates proposed are outlined below;

- Section III: Proposed MTW Activities
  - **MTW Activity 2026-2**: Local Project-Based Voucher Subsidy for Tax Credit Developments
  - Proposing this new MTW activity will allow the incorporation of Restore-Rebuild housing units into tax credit developments.
- Appendix I: Rental Assistance Demonstration (RAD) & Section 18 Repositioning
  - Adding HB Gonzalez to the RAD appendix list to allow the application of the property for conversion in FY27.

No other portion of the FY2026-2027 MTW Plan is changing. The full FY2026-2027 MTW Plan can be viewed on our website at homesa.org/mtw.

Please reach out to mtw@homesa.org with any questions or comments.

Sincerely,

Strategy, Data and Innovation Department
Opportunity Home San Antonio

Section III | Proposed MTW Activities

FY2026-2 | Local Project-Based Voucher Subsidy for Tax Credit Developments

A. ACTIVITY DESCRIPTION

i. Describe the proposed activity -

Through this activity, Opportunity Home will make changes to the TTP calculation to create one that is based upon income bands, applying a flat TTP within each income band instead of basing the calculation of TTP on gross or adjusted income. This proposed activity is similar to the "Income Bands" activity described in the "MTW Waivers" appendix of the draft Operations Notice for the Expansion of the Moving to Work Demonstration Program published by HUD in the Federal Register on October 11, 2018. Additionally, Opportunity Home will modify the housing authority subsidy calculation to provide a fixed flat subsidy. The activity may apply to the following RAD-PBV units at multiple mixed-income developments and future units predicated on each transaction's needs. The activity will not apply to any RAD household exercising the right of first return.

Projected potential units are as follows;

- **Creekside** (152 units)
- **San Juan I** (66 units)
- **San Juan II** (69 units)
- **Monterrey Park** (112 units)
- **La Providencia** (90 units)

• TTP (tenant rent) will be set at the applicable tax credit rent based on the unit size and target AMI for the unit.
• Contract rents will be capped at 110% of the HUD-published Fair Market Rent (FMR) based on bedroom size.. Contract rents may be increased through an increase to the TDHCA-published Tax Credit rents.
• The Housing Assistance Payment (HAP) subsidy will be the difference between the contract rent and the TTP minus a utility allowance if the resident pays their own utilities. Payment of the HAP subsidy shall be subject to the availability of federal funding. The HAP contract will otherwise be the same as a standard RAD-PBV HAP contract.

ii. Describe how the activity will achieve one or more of the 3 statutory objectives and the specific impacts on that objective -

This activity will achieve the statutory objective of increasing housing choice for low-income families. By stabilizing rent revenue and standardizing the subsidy schedule, Opportunity Home can leverage higher permanent debt proceeds to insert units at various mixed-income communities. This addition would create financial viability, bringing 489 units online that could otherwise face financing gaps.

iii. Provide the anticipated schedule for implementing the proposed activity -
After approval of the Plan to include this activity, the activity would be placed in use as needed during conversion processes and Restore-Rebuild transactions in accordance with HUD guidelines.

iv. Specify if the PHA plans to apply this activity to any SPV types -
This activity will not apply to any Special Purpose Vouchers (SPV's).

B. COST IMPLICATIONS

i. State whether the proposed activity will result in any cost implications for the PHA -
This activity will help to regulate the cost of housing subsidies for project-based voucher units by fixing the subsidy amount at the amount received from HUD for RAD PBV units. In a traditional project-based voucher unit, the contract rent is established based on the rental price of comparable market-rate units, and the housing assistance payment (HAP) is the difference between the contract rent amount and 30% of the tenant's adjusted monthly income. Through this activity, the TTP is set at the applicable tax credit affordable rent and the Opportunity Home subsidy is a fixed amount based upon the RAD CHAP.

ii. If the proposed activity does result in cost implications, provide an estimate of the amount and discuss how the PHA will manage the surplus or deficit anticipated -
This activity is designed to be HAP-neutral or provide a minor, predictable cost-savings surplus by decoupling the agency's financial obligation from fluctuating tenant incomes. By fixing the subsidy to the RAD CHAP, Opportunity Home eliminates the risk of unexpected HAP spikes at these locations. Any minor surplus generated by this tracking efficiency will be restricted to the MTW block grant and reinvested into local affordable housing preservation or physical development activities under the Restore-Rebuild framework.

C. NEED/JUSTIFICATION FOR MTW FLEXIBILITY

i. Cite the authorization(s) detailed in Attachment C and/or D of the Standard MTW Agreement that give the MTW PHA flexibility to conduct the proposed activity -
Opportunity Home requests authority to waive the following statutes and regulations to undertake this proposed activity:

- Sections 8(o)(2)(A)-(C) of the 1937 Housing Act
- 24 CFR §5.628
- *Attachment C, Section D.2 (Rent Reform and TTP Alternative Calculations) and Section D.7 (Establishment of alternative Project-Based Voucher arrangements).*

ii. Explain why the cited authorization(s) is needed to engage in the proposed activity - Establishment of the fixed flat subsidy is integral to creating and sustaining affordable housing. By simplifying and reassuring bank underwriters with consistent rent revenues, it allows for increased permanent loan sizes for new construction. This strategy not only solves critical financial “gaps” to ensure projects proceed, but also stabilizes Housing Assistance Payment (HAP) costs, providing necessary cost savings that further support our development pipeline. This authorization will permit Opportunity Home to apply the alternative TTP and HAP subsidy determination methods described in section A of this activity.

D. RENT REFORM INFORMATION

i. Impact Analysis -
Because this activity applies strictly to units coming online under the Restore-Rebuild framework, there are no historical baseline metrics or current residents to analyze for negative rent burdens. Families moving into these units will do so voluntarily with prior knowledge of the flat tax-credit rent bands. The clear tiering of income bands ensures that families avoid the "cliff effect," meaning incremental income increases will not trigger immediate, punitive rent increases.

ii. Hardship Case Criteria -
Opportunity Home may establish a standard hardship waiver policy for this activity. If an eligible household experiences an involuntary loss of income (such as loss of employment or a change in household composition) that places their flat TTP above 40% of their adjusted monthly income, the family may request a hardship review. Upon verification, Opportunity Home may temporarily transition the household to a traditional income-based rent calculation (30% of adjusted monthly income) for up to 90 days, renewable upon continuous verification of financial hardship.

iii. Description of Annual Reevaluation -
Opportunity Home will annually review this activity’s performance to determine whether the activity is meeting its objective of stabilizing HAP costs while ensuring that the rents are affordable to low-income households. Based on that review, the activity may be modified as necessary to meet its objectives.

iv. Transition Period -
Not applicable. This activity will apply only to Restore-Rebuild units; therefore, there is no impact to existing residents.

Appendix I | Rental Assistance Demonstration (RAD) & Section 18 Repositioning

Executive Summary:
Opportunity Home San Antonio intends to begin submitting applications to participate in RAD, Section 18 Demolition/Disposition, or a combination of both. As a result, Opportunity Home plans to begin submitting applications for sites once prioritization is set based on need and recommendations from external contractor consultation. Specific policy language surrounding this transition will be outlined in the Administrative Plan governing the Housing Choice Voucher program. Additionally, Opportunity Home San Antonio certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing PHAs with access to private sources of capital to repair and preserve their affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Opportunity Home may also borrow funds to address its capital needs. Opportunity Home may also apply for low-income tax credits, tax-exempt bonds, and other local funds, which, combined with Organization-held funds, will address the capital needs.
Listed below are the properties Opportunity Home plans to begin converting in FY27.

Development 1:

Name of Development: Tarry Towne	**PIC Development ID:** AMP#TX006000013	**Conversion Type:** RAD / Section 18 Blend	**Transfer of Assistance:** No
Total Units: 98	**Pre-RAD Unit Type:** Elderly/Disabled	**Post-RAD Unit Type:** Elderly/Disabled	**Capital Fund Allocation of Development:** TBD
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Unit Configuration Changes**
Studio/Efficiency	0	TBD	N/A
1 Bedroom	68	At least 68	N/A
2 Bedroom	30	At least 30	N/A
3 Bedroom	0	TBD	N/A

4+ Bedroom	0	TBD	N/A

Development 2:

Name of Development: Villa Hermosa	**PIC Development ID:** AMP#TX006000010	**Conversion Type:** RAD / Section 18 Blend	**Transfer of Assistance:** No
Total Units: 66	**Pre-RAD Unit Type:** Elderly/Disabled	**Post-RAD Unit Type:** Elderly/Disabled	**Capital Fund Allocation of Development:** TBD
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Unit Configuration Changes**
Studio/Efficiency	41	At least 41	N/A
1 Bedroom	20	At least 20	N/A
2 Bedroom	5	TBD	N/A
3 Bedroom	0	TBD	N/A
4+ Bedroom	0	TBD	N/A

Development 3:

Name of Development: Westway	**PIC Development ID:** AMP#TX006000026	**Conversion Type:** RAD / Section 18 Blend	**Transfer of Assistance:** No
Total Units: 152	**Pre-RAD Unit Type:** Family	**Post-RAD Unit Type:** Family	**Capital Fund Allocation of Development:** TBD
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Unit Configuration Changes**
Studio/Efficiency	0	TBD	N/A
1 Bedroom	22	At least 22	N/A

2 Bedroom	41	At least 41	N/A
3 Bedroom	63	At least 63	N/A
4+ Bedroom	26	At least 26	N/A

Development 4:

Name of Development: Lofts at Marie McGuire	**PIC Development ID:** AMP#TX006000010	**Conversion Type:** RAD / Section 18 Blend	**Transfer of Assistance:** No
Total Units: 63	**Pre-RAD Unit Type:** Elderly/Disabled	**Post-RAD Unit Type:** Elderly/Disabled	**Capital Fund Allocation of Development:** TBD
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Unit Configuration Changes**
Studio/Efficiency	19	At least 19	N/A
1 Bedroom	38	At least 38	N/A
2 Bedroom	6	At least 6	N/A
3 Bedroom	0	TBD	N/A
4+ Bedroom	0	TBD	N/A

Development 5:

Name of Development: Henry B Gonzales	**PIC Development ID:** AMP#TX006000026	**Conversion Type:** RAD / Section 18 Blend	**Transfer of Assistance:** No
Total Units: 51	**Pre-RAD Unit Type:** Elderly/Disabled	**Post-RAD Unit Type:** Elderly/Disabled	**Capital Fund Allocation of Development:** TBD
Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion**	**Unit Configuration Changes**

Studio/Efficiency	0	TBD	N/A
1 Bedroom	47	At least 47	N/A
2 Bedroom	4	At least 4	N/A
3 Bedroom	0	TBD	N/A
4+ Bedroom	0	TBD	N/A

Over time, the Organization expects to transition all Public Housing units through RAD and Section 18 blend strategies over a slowly paced timeline due to the number of units that the Organization manages. Staff is still determining the scope of work for each of the projects. Consequently, Opportunity Home does not yet have a relocation plan available with this amendment. A relocation plan will be developed as soon as possible and will adhere to all HUD requirements.

All conversions to Project-Based Vouchers will follow policies and procedures noted in the Administrative Plan, Appendix C, of this MTW Plan.

The Organization may also blend conversions to include Project-Based Rental Assistance units. The final breakdown of units will be determined at the time of application based on financing requirements. All HUD requirements and procedures will be adhered to.

Resident Rights, Participation, Waiting List, and Grievance Procedures

Note: The following protections are statutory requirements under the Rental Assistance Demonstration (RAD). These rights are permanent and are recorded on the property deed to ensure they remain in place.

- **No Re-screening Upon Conversion:** Pursuant to RAD Statute, at conversion, current residents will not be subject to any new rescreening, income eligibility, or under-occupancy standards.
- **Right to Return:** Any resident who is temporarily relocated to facilitate rehabilitation or construction has a permanent, legally guaranteed right to return to an assisted unit at the site once the work is complete.
- **Rent Limitation:** Resident rent will continue to be based on **30% of adjusted gross household income**. If a resident's rent increases by more than 10% or $25 (whichever is greater) solely as a result of the conversion, the increase will be phased in over 3 to 5 years.

- **Renewal of Lease:** Under Section 8 rules (PBV or PBRA), the Project Owner **must** renew the resident's lease unless there is "good cause" for non-renewal (e.g., serious or repeated lease violations). You cannot be evicted simply because your lease "expired."
- **Resident Participation & Funding:** Residents have the right to establish and operate a resident organization. The PHA will provide **$25 per occupied unit, per year** specifically to support these resident participation activities.
- **Choice Mobility:** After a period of residency (12 months for PBV; 24 months for PBRA), residents have the right to request a portable Housing Choice Voucher to move into the private market, provided a voucher is available.
- **Extended Notice Period (Supplemental 4C Update):** In accordance with 2025 HUD requirements, all residents in RAD-converted units will receive a minimum of **30 days' advanced notice** for any lease termination due to non-payment of rent.

Significant Amendment Definition:

As part of the Rental Assistance Demonstration (RAD), Opportunity Home San Antonio is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

a. The decision to convert to Project Based Rental Assistance or Project Based Voucher Assistance;

b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;

c. Changes to the construction and rehabilitation plan for each approved RAD conversion;

and d. Changes to the financing structure for each approved RAD conversion.

OPPORTUNITY HOME SAN ANTONIO **August 5, 2026**

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6966, AUTHORIZING THE HOUSING VOUCHER SERVICES (HVS) DEPARTMENT TO ALLOCATE 26 PROJECT-BASED VOUCHERS (PBV) TO THE RAVELLO OPPORTUNITY HOME DEVELOPMENT

Signed by:
Michael Reyes
33A0F1EEDAA1479...
Michael Reyes
President and CEO

DocuSigned by:
0480021642EB4B8...
Stephanie Rodriguez
Sr. Director of Housing Voucher Services

REQUESTED ACTION:
Consideration and approval regarding Resolution 6966, authorizing the Housing Voucher Services (HVS) department to allocate 26 Project-Based Vouchers (PBV) to The Ravello Opportunity Home Development.

SUMMARY:
In 2007, Opportunity Home developed The Ravello Apartments to support local affordable housing initiatives. The property serves seniors 55 years and older and is located at 6639 S. New Braunfels Avenue, San Antonio, TX 78223. **Opportunity Home seeks to allocate 26 Project-Based Vouchers (PBV) to the property.** Under 24 CFR 983.51(b)(2), PBVs can be awarded to projects that have already undergone the competitive selection process, bypassing the need for additional rounds of competition. Furthermore, **MTW Activity FY2015-3 (Modified Project-Based Vouchers)** authorizes Opportunity Home to allocate PBV assistance to both new and existing agency-owned developments.

The Housing Opportunity Through Modernization Act (HOTMA) Final Rule allows project caps for PBV developments to be 40% of all units in a project or 25 units, whichever is higher. The higher cap requires projects to be located in areas where vouchers are difficult to use, to provide greater access to affordable housing. The HOTMA final rule identifies “difficult to use” areas as census tracts with a poverty rate of 20% or less, zip codes with a rental vacancy rate of less than 4%, and zip codes where 90% of Small Area Fair Market Rent (SAFMR) is more than 110% of the metropolitan area FMR. With 252 units at The Ravello apartments, the 26 assigned PBV units meet the project cap criteria.

STRATEGIC OUTCOMES:
- Lead a comprehensive preservation effort within the public housing portfolio, modernizing 6,000 homes to elevate living standards and preserving long-term affordability.

ATTACHMENTS:
Resolution 6966
Slides

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6962, AUTHORIZING THE AWARD OF A CONTRACT FOR PRE-CONSTRUCTION AND GENERAL CONTRACTING SERVICE FOR EPC III TO GEOFILL CONSTRUCTION (SBE, VBE) FOR AN AMOUNT NOT TO EXCEED $5,223,377; FOR A PERIOD OF EIGHTEEN MONTHS

Signed by: Michael Reyes 33A0F1EEDAA4470...	DocuSigned by: Vanessa Caballero 88A8D8E5B8B347A...	DocuSigned by: Hector Martinez ABBB9B06757A4D5...
Michael Reyes	**Vanessa Caballero**	**Hector Martinez**
President and CEO	Interim Director of Procurement	Senior Director of Capital Projects Division

REQUESTED ACTION:
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 (SBE, VBE) for an amount not to exceed $5,223,377; for a period of eighteen months.

SUMMARY:
In line with its ongoing commitment to resident comfort and sustainability, Opportunity Home has elected to undertake a third phase of a HUD-approved Energy Performance Contract. This initiative involves implementing energy and water conservation measures, which will be funded through increased EPC operating subsidy from HUD (tied to utility cost savings).

On October 9, 2024, Board approval was received for Resolution 6575, authorizing the engagement of Group 14 Engineering as a consultant to support the Organization's self-managed Phase III Energy Performance Contract and Rate Reduction Incentive Project Development and Application Services. This engagement ensures that Opportunity Home's Phase III EPC satisfies all HUD requirements and secures formal approval from the HUD Energy Branch and Field Office.

Opportunity Home has completed the initial design phase of EPC III and is moving toward HUD approval and the financing stage. This Resolution seeks to engage a general contractor to handle both pre-construction and general contracting services. The selected contractor will execute capital improvements, including water and energy conservation measures, across 28 public housing communities of various building types, totaling 2,113 dwelling units. Specific project enhancements will include installing air-source heat pumps for heating and central cooling, increasing attic insulation levels, installing low-flow water closets, and remedying water leaks. The projected completion date for this work is December 31, 2027.

On April 1, 2026, Opportunity Home issued a "Request for Proposals" (RFP) #2602-5653 for Pre-Construction and General Contracting Service for EPC III, which closed on June 3, 2026. The RFP was published on Opportunity Home's E-Procurement Website and the Hart Beat, and was directly solicited to 60 vendors. One proposal was received in response to the solicitation from Geofill Construction (SBE, VBE). A best and final offer was requested from Geofill, due to

Procurement on July 2, 2026. Staff is requesting approval to award this project to Geofill Construction. They are qualified to perform the scope of work under this award, and their cost has been deemed fair and reasonable.

COMPANY PROFILE:
Established in 2003, Geofill Construction, also known as Geofill Material Technologies, is headquartered in Schertz, Texas, with a field office location in Corpus Christi. This contractor has been certified as SBE and VBE by the South Central Texas Regional Certification Agency. They specialize in commercial, residential, and multi-family construction and operate across Texas, Louisiana, and Florida. The firm's core capabilities include general contracting, construction management, design-build, ground-up construction, rehabilitation and restoration, along with specialty concrete and finishes. Their client list features various housing authorities, including the Floresville Housing Authority, Houston Housing Authority, Port Arthur Housing Authority, Robstown Housing Authority, and Seguin Housing Authority. Additionally, their portfolio encompasses Alamo Area Council of Governments, Blue Skies, Foresight Properties, Lincoln Apartment Management, Lynd Co, and UT Austin Marine Science Institute.

PRIOR AWARDS:
Geofill Construction has received prior awards from Opportunity Home for Cottage Creek Apartments Rebuild; Cottage Creek Apartments, Phase II Building #15 Concrete Foundation Demolition and Repour; La Providencia Exterior Rehabilitation and Site Improvements; Pre-Construction and General Contracting Services for SAHA EPC II; Churchill Estates and Encanta Villa Apartments Exterior improvements; Cassiano Burn Units Rehabilitation; Prefabricated Metal Building for Garcia Street Urban Farm; Matt Garcia Structural Repairs; Unit Make Ready for Public Housing; 10145 Galesburg Reconstruction; H.B. Gonzalez Structural and Foundation Repairs; Castle Point Burned Units Rehabilitation; Shingle Roof Repair and Limited Replacement; Breakroom Renovations at Central Office; Blanco Cooling Tower; Exterior Painting for Westway Apartments; Repair Stair Treads for Westway Apartments; Burning Tree Balcony Repair, and Midcrown Senior Pavilion Interior and Exterior Improvements.

CONTRACT OVERSIGHT:
Hector Martinez, Senior Director, Capital Projects Division

STRATEGIC OUTCOMES:
Supports all strategic outcomes.

ATTACHMENTS:
Resolution 6962
Scoring Matrix
Slides

OPPORTUNITY HOME SAN ANTONIO
A COMMUNITY OF POSSIBILITIES

RFP #2602-5653 Pre-Construction and General Contracting Service for EPC III

Scoring Summary after Best and Final Offer

Active Submissions

	Total	Experience	Capacity	Approach and Methodology	Price Proposal	Strength of the Respondent's Section 3 Program Utilization Plan	Strength of the Respondent's S/W/MBE Utilization Statement
Supplier	**/ 100 pts**	**/ 20 pts**	**/ 20 pts**	**/ 25 pts**	**/ 25 pts**	**/ 5 pts**	**/ 5 pts**
Geofill	**83 pts**	18.67 pts	17.33 pts	20 pts	25 pts	1 pts	1 pts

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6955, AUTHORIZING THE AWARD OF A CONTRACT FOR DEVELOPMENT PARTNER FOR HB GONZALEZ TO VOLUNTEERS OF AMERICA NATIONAL SERVICES

Signed by: Michael Reyes 33A0F1EEDAA1479...	DocuSigned by: Vanessa Caballero 88A8D8E3B8B347A...	Signed by: Jarrad Thierath E5B2B782727D4E2...
Michael Reyes President and CEO	**Vanessa Caballero** Interim Director of Procurement	**Jarrad Thierath** Sr. Director of Development Services and Neighborhood Revitalization

REQUESTED ACTION:
Consideration and approval regarding Resolution 6955, authorizing the award of a contract for Development Partner for HB Gonzalez to Volunteers of America National Services.

SUMMARY:
The Henry B. Gonzalez Apartments, a 51-unit senior/disabled public housing community constructed in 1981, is located at 5811 Ingram Road and consists of three three-story brick buildings, including six accessible units. Serving elderly and disabled residents at 30% of the area median income (AMI), it operates within the City Council District 7 jurisdiction.

Opportunity Home requires a development partner to acquire land parcels for a 4.3-acre site at 3702 Horseshoe Bend, roughly 0.7 miles from the current Henry B. Gonzalez Apartments and near 5811 Ingram Road, San Antonio, Texas 78228. Following the acquisition, the developer partner would construct a new senior housing community. This project aims to expand access to high-quality, affordable senior multi-family rental housing while seamlessly integrating the development into the broader surrounding community. The replacement site is served by the same bus routes and grocery options, allowing residents to retain their doctors, pharmacies, congregation, bus stops, and social networks.

The proposed project would include a 3-story, 100-unit senior community with 72 one-bedroom and 28 two-bedroom apartments, averaging 742 sq. ft. per unit. There will be 109 surface parking spaces. Proposed amenities include a leasing office, community room, fitness room, and business center. Site amenities would also include a community garden, fire pit, shade structure, putting green, pet park, and a zen garden.

The current 51 H.B. Gonzalez residents will be placed at the new Horseshoe Bend community in new, accessible, and energy-efficient apartments using HUD's Rental Assistance Demonstration (RAD) to transfer the assistance to the new property.

Following the relocation of the residents, the original property at 5811 Ingram Rd will become available for redevelopment and disposition. Utilizing the RAD/Section 18 framework, the vacated public housing structures can be cleared through HUD's demolition and disposition process. This returns ownership of the land to Opportunity Home for a subsequent phase of affordable or mixed-income housing development.

Role of Opportunity Home
- HUD Contact
- Provider of Capital Funding
- Provider of Operating subsidies
- Land Owner
- Asset Manager
- Supportive Services

Role of Development Partner
General Duties
- oversee and implement development efforts
- hire and manage consultants and contractors necessary to implement the project
- maintain communication regarding project progress with Opportunity Home, HUD, and the residents
- development and maintenance of quality control measures
- design review authority
- develop and maintain a detailed development schedule and critical path schedule
- foster resident involvement in project implementation
- be responsive to local community, neighborhood, and city interests

Pre-development
- review the market analysis, addressing the residential components of the plan
- obtain environmental clearances
- plans and specifications

Financing Duties
- produce an overall (preliminary) financing plan
- prepare the mixed finance proposal/HUD rental term sheet
- financing applications
- maximize the leveraging of public and private resources
- obtain equity investment
- guarantees
- operating feasibility
- accounting/financing

Construction
- hire qualified general contractors and oversee construction activities
- facilitate necessary site improvements
- implement development program

PROCUREMENT PROCESS:
On May 19, 2026, Opportunity Home issued RFP #2605-5682 for a Development Partner for H.B. Gonzalez that closed on June 9, 2026. The RFP was published on the Opportunity Home E-Procurement Website and the Hart Beat, and was directly solicited to four vendors. One response was received to this solicitation from Volunteers of America National Services. The response was evaluated against the following criteria: qualifications and experience; proposed staff qualifications; site control; location; development concept; financing; structure; and plan. Staff is recommending awarding this project to Volunteers of America National Services. The

respondent is fully qualified to carry out the project, and their proposed pricing, including the financing structure, has been assessed as fair and reasonable.

COMPANY PROFILE:
Volunteers of America National Services is a non-profit affordable housing developer and healthcare provider. As a subsidiary of Volunteers of America, Inc., established in 1896 and based in Alexandria, Virginia, the organization runs a fully integrated platform that manages a multi-state national pipeline and various financing programs. Their financing strategy integrates 4% and 9% LIHTC equity, tax-exempt bonds, and local soft funding, and is enhanced by philanthropic donations and Community Development Financial Institution (CDFI) capital to address funding gaps. Internally, dedicated teams handle the complete development lifecycle—encompassing underwriting, legal and transactional structuring, construction management, compliance, and long-term asset management—while localized VOA affiliates and partners deliver direct property management and resident services. Their client list includes RAD engagements for Columbus Housing Authority, Cuyahoga Metropolitan Housing Authority, Philadelphia Housing Authority, and New London Housing Authority.

PRIOR AWARDS:
This developer has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:
Jarrad Thierath, Senior Director of Development Services and Neighborhood Revitalization

STRATEGIC OUTCOMES:
- Lead a comprehensive preservation effort within the public housing portfolio, modernizing 6,000 homes to elevate living standards and preserving long-term affordability.
- Unite a cross-sector alliance of partners to produce 5,500 new housing units, including transit-oriented developments.

ATTACHMENTS:
Resolution 6955
Slides
Scoring Matrix
Renderings

RFP# 2605-5682 - Development Partner for H. B. Gonzalez

Scoring Summary

Active Submissions

	Total	Qualifications and Experience	Proposed Staff Qualifications	Site Control, Location and Development Concept	Financing Structure and Plan
Supplier	**/ 100 pts**	**/ 30 pts**	**/ 20 pts**	**/ 30 pts**	**/ 20 pts**
Volunteers of America	87.33 pts	26 pts	17.33 pts	28 pts	16 pts

Volunteers of America NATIONAL SERVICES

Horseshoe Bend

Perspective Rendering

A101

San Antonio, TX
June 9, 2026

DBA ARCHITECTS

Volunteers of America | NATIONAL SERVICES

Horseshoe Bend

Perspective Rendering

A102

San Antonio, TX
June 9, 2026

DBA ARCHITECTS

Volunteers of America
NATIONAL SERVICES

Horseshoe Bend

Perspective Rendering

A103

San Antonio, TX
June 9, 2026

DBA ARCHITECTS

Volunteers of America | NATIONAL SERVICES

Horseshoe Bend

Perspective Rendering

A104

San Antonio, TX
June 9, 2026

DBA ARCHITECTS

Volunteers of America
NATIONAL SERVICES

Horseshoe Bend

Perspective Rendering

A105

San Antonio, TX
June 9, 2026

DBA ARCHITECTS

Volunteers of America
NATIONAL SERVICES

Horseshoe Bend

Perspective Rendering

A106

San Antonio, TX
June 9, 2026

DBA ARCHITECTS

Volunteers of America®
NATIONAL SERVICES

Horseshoe Bend

Perspective Rendering

A107

San Antonio, TX
June 9, 2026

DBA ARCHITECTS

TABULATIONS - HORSESHOE BEND						SAN ANTONIO, TX
3 STORY RESIDENTIAL						
UNIT TYPE	UNIT TYPE	# OF UNITS	NET S.F.	TOTAL RENTABLE S.F.	PERCENTAGE	TOTAL PERCENTAGE
A1	1br/1ba	60	629	37,740	60%	72%
A2	1br/1ba	12	739	8,868	12%	
B1	2br/2ba	9	938	8,442	9%	28%
B2	2br/2ba	19	1,006	19,114	19%	
TOTALS		100	TOTAL UNITS	74,164	TOTAL NET S.F	100%
		742	UNIT S.F. AVG.	92,705	ESTIMATED GROSS S.F.	
CLUB / LEASING / FITNESS				4,309	S.F.	
ACREAGE				4.34	AC.	
DENSITY				23.04	UNITS / AC.	
MINIMUM PARKING REQUIRED						
1 BEDROOM UNITS				1.0 PER UNIT	72	SPACES
2 BEDROOM UNITS				1.0 PER UNIT	28	SPACES
TOTAL MINIMUM REQUIRED					**100**	**SPACES**
MAXIMUM PARKING ALLOWED						
1 BEDROOM UNITS				1.9 PER UNIT	137	SPACES
2 BEDROOM UNITS				1.9 PER UNIT	53	SPACES
TOTAL MAXIMUM ALLOWED					**190**	**SPACES**
TOTAL PARKING PROVIDED						
SURFACE SPACES					109	SPACES
TOTAL PROVIDED					**109**	**SPACES**
					1.09	**SP / UNIT**
PARKING PROVIDED PER BEDROOM						
TOTAL NUMBER OF BEDROOMS					128	BEDROOMS
SURFACE PARKING SPACES					109	SPACES
					0.85	SP / BED

Volunteers of America

NATIONAL SERVICES

Horseshoe Bend

Architectural Site Plan

A201

San Antonio, TX
June 9, 2026

DBA ARCHITECTS

OPPORTUNITY HOME SAN ANTONIO **August 5, 2026**

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6961, AUTHORIZING THE AWARD OF A CONTRACT FOR CENTRAL OFFICE ROOF REPLACEMENT TO JSP INNOVATIVE CONSTRUCTION LLC (HABE, WBE, HUB) FOR AN AMOUNT NOT TO EXCEED $479,000

Signed by: Michael Reyes 33A0F1EEDAA1470...	DocuSigned by: Vanessa Caballero 88A8D8E3B8B347A...	DocuSigned by: Hector Martinez ABBB9B06757A4D5...
Michael Reyes	**Vanessa Caballero**	**Hector Martinez**
President and CEO	Interim Director of Procurement	Senior Director of Capital Projects Division

REQUESTED ACTION:
Consideration and approval regarding Resolution 6961, authorizing the award of a contract for Central Office roof replacement to JSP Innovative Construction LLC (HABE, WBE, HUB) for an amount not to exceed $479,000.

SUMMARY:
Opportunity Home requires a contractor to perform a comprehensive roof replacement at the Central Office. The project involves installing a new commercial flat/low-slope roof spanning approximately 45,000 square feet. The scope of work features removing the top layer of the modified bitumen system (multiple roofing membranes used on flat or low-slope commercial and industrial buildings), replacing 28 drains, repairing decking across 14 locations, and installing new metal and walk pads.

On May 21, 2026, Opportunity Home issued an "Invitation for Bids" (IFB) #2605-5692 for Central Office Roof Replacement, which closed on June 25, 2026. The IFB was published on Opportunity Home's E-Procurement Website and the Hart Beat, and was directly solicited to 256 vendors. A total of five bids were received in response to the solicitation: JMI Contractors LLC, JSP Innovative Construction, LLC (HABE, WBE, HUB), Mainer Inc., dba Mainer Multifamily, South Texas BuildCon, LLC, and Topside Contracting LLC (ESBE, HABE, MBE, SBE). All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, including past performance, quality of the goods or services, extent to which the goods or services meet Opportunity Home's needs, total long-term cost, and any relevant criteria contained within the solicitation document. Staff recommends awarding this project to JSP Innovative Construction LLC. They provided the lowest cost to complete the project.

JSP Innovative Construction LLC is a general contracting firm established in 2021 and headquartered in Houston, Texas. This vendor self-certifies as an HABE and WBE, and has been certified by the State of Texas as an HUB. They provide construction management and subcontractor services for light commercial, multi-family, and residential projects. Their client list includes, but is not limited to, Adaline, Bagby Convenience Store, and Spring Valley Gas Station and C-Store.

PRIOR AWARDS:
This vendor has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:
Hector Martinez, Senior Director, Capital Projects Division

STRATEGIC OUTCOMES:
Supports all strategic outcomes.

ATTACHMENTS:
Resolution 6961
Resolution 26FAC-08-02
Bid Tabulation
Photos
Slides

San Antonio Housing Facility Corporation
Resolution 26FAC-08-02

RESOLUTION 26FAC-08-02, AUTHORIZING THE AWARD OF A CONTRACT FOR CENTRAL OFFICE ROOF REPLACEMENT TO JSP INNOVATIVE CONSTRUCTION LLC (HABE, WBE, HUB) FOR AN AMOUNT NOT TO EXCEED $479,000

WHEREAS, the Housing Authority of the City of San Antonio, Texas, a/k/a Opportunity Home San Antonio, approved and created the San Antonio Housing Facility Corporation ("SAHFC") pursuant to and in accordance with the provisions of the Texas Nonprofit Corporation Act (the "Act") to serve as an instrumentality of the Authority in the provision of decent, safe and sanitary housing for persons of low income; and

WHEREAS, SAHFC is the owner of the Central Office located at 818 S Flores, San Antonio, Texas; and

WHEREAS, SAHFC requires the services of a contractor to perform a comprehensive roof replacement at the Central Office; and

WHEREAS, on May 21, 2026, Opportunity Home issued an "Invitation for Bids" (IFB) #2605-5692 for Central Office Roof Replacement, which closed on June 25, 2026; and

WHEREAS, five bids were received in response to the solicitation; and

WHEREAS, staff recommends awarding this project to JSP Innovative Construction LLC. They provided the lowest cost to complete the project.

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

1) Approves Resolution 26FAC-08-02, authorizing the award of a contract for Central Office roof replacement to JSP Innovative Construction LLC (HABE, WBE, HUB) for an amount not to exceed $479,000.

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

Passed and approved this 5th day of August 2026.

Attested and approved as to form:

____
Estrellita Garcia-Diaz
President, Board of Directors

____
Michael Reyes
Secretary/Treasurer

OPPORTUNITY HOME SAN ANTONIO

IFB 2605-5692 Central Office Roof Replacement - Rebid

Bid Sheet

		JMI Contractors, LLC		JSP Innovative Construction LLC		Mainer Inc., dba Mainer Multifamily		South Texas BuildCon, LLC		Topside Contracting LLC	
Items	Unit	Days to complete	Total Cost	Days to complete	Total Cost	Days to complete	Total Cost	Days to complete	Total Cost	Days to complete	Total Cost
Project Completion as specified in Attachement A.	1	120	**$1,597,500.00**	10-15	**$399,000.00**	45	**$598,775.00**	60	**747.000.00**	120	**$1,577,483.00**

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6959, AUTHORIZING THE AWARD OF A CONTRACT FOR EXTERIOR SIDING REPLACEMENT AT DIETRICH ROAD APARTMENTS TO JMI CONTRACTORS LLC FOR AN AMOUNT NOT TO EXCEED $378,488

Signed by:
Michael Reyes
33A0F1EEDAA1479...
Michael Reyes
President and CEO

DocuSigned by:
Vanessa Caballero
88A8D8E5B8B347A...
Vanessa Caballero
Interim Director of Procurement

DocuSigned by:
Hector Martinez
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Hector Martinez
Sr. Director, Capital Projects Division

DocuSigned by:
Victoria Febus
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Victoria Febus
Director of Affordable Housing Communities

REQUESTED ACTION:
Consideration and approval regarding Resolution 6959, authorizing the award of a contract for exterior siding replacement at Dietrich Road Apartments to JMI Contractors LLC.

SUMMARY:
Opportunity Home requires a vendor to provide exterior siding replacement and associated repairs at Dietrich Road Apartments.

On May 26, 2026, Opportunity Home issued an "Invitation for Bids" (IFB) #2605-5691 for Exterior Siding Replacement at Dietrich Road Apartments, which closed on June 22, 2026. The IFB was published on the Opportunity Home's E-Procurement Website, the Hart Beat, and directly solicited to 703 vendors.

A total of seven bids were received in response to this solicitation. Of these, one bid was determined to be non-responsive due to the failure to include a bid bond: All Pro General Construction (ESBE, HABE, MBE, SBE), Geofill Construction (SBE, VBE), JL Bass Construction, LLC (AABE, DVBE), JMI Contractors, LLC, Mainer Inc., Mainer Multifamily, RNDI Companies, Inc., and USA Home Roofing & Exteriors, LLC (HABE). All bids were evaluated on the following criteria: purchase price, reputation of the bidder and their goods or services, including past performance, quality of the goods or services, extent to which the goods or services meet Opportunity Home's needs, total long-term cost, and any relevant criteria contained within the solicitation document. Staff recommends awarding this project to JMI Contractors, LLC, as they provided the lowest cost to perform the work.

COMPANY PROFILE:
Headquartered in San Antonio, Texas, JMI Contractors LLC is a construction and restoration firm established in 2007. The company specializes in multifamily, commercial, and capital improvements projects, offering a diverse array of services. These include exterior and interior restoration and renovation, roofing, siding, and window installation, catastrophe-related

reconstruction, and comprehensive rehabilitation for multifamily properties. Their client list includes, but is not limited to, Arabella Apartments, Eagle Heights, Elm Ridge Apartments, Fort Hood, Highland Hills Apartments, Runnymede Apartments, and Woodbridge Apartments.

PRIOR AWARDS:
This vendor has previously received an award from Opportunity Home for Shingle Roofs at Villa de Valencia.

CONTRACT OVERSIGHT:
Hector Martinez, Sr Director, Capital Projects Division
Victoria Febus, Director of Affordable Housing Communities

STRATEGIC OUTCOMES:

- Lead a comprehensive preservation effort within the public housing portfolio, modernizing 6,000 homes to elevate living standards and preserving long-term affordability.
- Revitalize 2,500 homes within the Affordable Housing Communities — the organization's nonprofit portfolio — transforming aging infrastructure into modern, sustainable housing.

ATTACHMENTS:
Resolution 6959
Bid Tabulation
Slides

OPPORTUNITY HOME SAN ANTONIO

IFB #2605-5691 Exterior Siding Replacement at Dietrich Road Apartments

Bid Tabulation

#	Items	Quantity	UOM	All Pro General Construction Inc. Total Cost	Geofill Total Cost	JMI Contractors LLC Total Cost	Mainer Inc., dba Mainer Multifamily Total Cost	RNDI Companies Inc Total Cost	USA Home Roofing & Exteriors LLC Total Cost
1									
#1-1	Base Bid: Full Siding Replacement (All Buildings)	1	LS	$1,274,818.00	$357,853.25	$299,636.65	$587,275.00	$377,730.00	$379,000.00
#1-2	Permits & Bonds	1	LS	$29,882.00	$12,000.00	$15,770.35	$11,375.00	$18,885.50	$6,000.00
	Total Base Bid			**$1,304,700.00**	**$369,853.25**	**$315,407.00**	**$598,650.00**	**$396,616.50**	**$385,000.00**
	Days to Complete			150	90	150	100	120	60
2									
	Unit Price Line Items								
#2-1	Remove & Replace Fiber Cement Siding (Small Scale)	1	Per SF	$75.00	$9.00	$28.00	$8.00	$17.50	$20.00
#2-2	Remove & Replace Damaged Plywood/OSB Wall Sheathing	1	Per Sheet	$18.75	$32.00	$135.00	$175.00	$70.00	$100.00
#2-3	Remove & Replace Exterior Fascia	1	Per LF	$70.00	$15.00	$28.00	$18.00	$28.50	$15.00
#2-4	Remove & Replace Sill, top plate and studs	1	Per LF	$36.00	$7.00	$115.00	$150.00	$23.50	$100.00
#2-5	Exterior Painting (Touch-up/Repair areas)	1	Per SF	$15.00	$5.00	$7.50	$4.00	$5.00	$5.00
#2-6	Daily Rate for Scaffolding/Arial Lift Rental	1	Per Day	$2,200.00	$350.00	$1,450.00	$75.00	$1,250.00	$250.00
#2-7	Replacement of deteriorated 2x4 wall framing	1	Per SF	$32.00	$5.00	$22.00	$20.00	$35.00	$18.00
#2-8	Replacement Of Insulation	1	Per SF	$16.00	$3.00	$6.50	$6.00	$5.00	$8.00
#2-9	Balcony Fence Repair	1	Per LF	$250.00	$100.00	$75.00	$65.00	$25.00	$5.00
#2-10	Remove & Replace Gable Vent	1	Per EA	$750.00	$500.00	$650.00	$1,000.00	$35.00	$1,750.00
#2-11	Window Trim Replacement	1	Per SF	$22.00	$15.00	$24.00	$9.00	$35.00	$12.00
#2-12	Repairs on Breezeway ceiling	1	Per SF	$30.00	$14.00	$18.00	$7.00	$23.50	$6.00

Eliminated Vendors

JL Bass Construction LLC - Non- Responsive Bid Bond

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6957, AUTHORIZING THE AWARD OF CONTRACTS FOR MOWING AND GROUNDS MAINTENANCE SERVICES FOR AFFORDABLE HOUSING COMMUNITIES TO A&S LANDSCAPING SERVICES (HABE), BLUE LACY LANDSCAPE AND MAINTENANCE CO (HABE), GOODWILL INDUSTRIES OF SAN ANTONIO, AND HRTG LANDSCAPES, LLC DBA HERITAGE LANDSCAPES (HABE); FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

Signed by: Michael Reyes 33A0F1EEDAA1479...	DocuSigned by: Vanessa Caballero 88A8D8E5B8B347A...	DocuSigned by: Victoria Febus CC3B59A8E1404B5...
Michael Reyes	**Vanessa Caballero**	**Victoria Febus**
President and CEO	Interim Director of Procurement	Director of Affordable Housing Communities

REQUESTED ACTION:
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 (HABE), Blue Lacy Landscape and Maintenance Co (HABE), Goodwill Industries of San Antonio, and HRTG Landscapes, LLC dba Heritage Landscapes (HABE); for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:
Opportunity Home requires vendors to provide routine mowing and grounds maintenance for properties within the Affordable Housing Communities (AHC) portfolio and for properties transitioning back from third-party management companies. To provide flexibility in the services provided under this award, pricing was obtained for once-per-month, twice-per-month, and as-needed services. This approval will allow Opportunity Home staff to engage a pool of vendors, with property assignments under this award being made administratively by Leadership for AHC.

On April 16, 2026, Opportunity Home issued a "Request for Proposals" (RFP) #2602-5655 for Mowing and Ground Maintenance for Affordable Housing Communities, which closed on May 12, 2026. The RFP was published on the Opportunity Home's E-Procurement Website, the Hart Beat, and directly solicited to 479 vendors. Seven proposals were received in response to the solicitation: A&S Landscaping Services (HABE), Blue Lacy Landscape & Maintenance Co (HABE), Cutrite, LLC (HABE, MBE, SBE), HRTG Landscapes, LLC dba Heritage Landscapes (HABE), Goodwill Industries of San Antonio, TLC Total Lawn Care, LLC, Training, Rehabilitation & Development Institute, Inc dba TRDI. All proposals were evaluated on the following criteria: experience, proposed staff qualifications, capacity, project management and plan, price proposal, and strength of the Contractor's SWMBE Utilization Statement. Staff is recommending contract awards to the four highest-rated proposers: A&S Landscaping Services, Blue Lacy Landscape & Maintenance Co, Goodwill Industries of San Antonio, and HRTG Landscapes, LLC dba Heritage Landscapes.

COMPANY PROFILES:

A&S Landscaping Services was founded in 1992 and is headquartered in San Antonio, Texas. This vendor self-certifies as a HABE. They provide design, installation, and maintenance solutions for both residential and commercial properties. Their client list includes, but is not limited to, Avance, Casa de Amistad Apartments, Central Freight Lines, Parent/Child, Inc., Poteet Independent School District, and Union Stockyards.

Established in 2017, **Blue Lacy Landscape & Maintenance Co** is headquartered in Selma, Texas. This vendor self-certifies as an HABE. The company provides an extensive selection of services, including commercial landscape maintenance, irrigation inspections and repairs, shrub and tree trimming, weed control, hardscape installation, masonry design, and construction services. Their client list includes Choate USA, Surlean Foods, Southern Tire Mart, and Spectrum Property Management.

Goodwill Industries of San Antonio was founded in 1945 and is a San Antonio-based non-profit social enterprise. It manages various contracts for the U.S. government and local municipalities, providing document management, contact center solutions, and grounds maintenance, while creating jobs for individuals with diverse abilities. Their client list includes, but is not limited to, Alamo Colleges, Bexar County, City of Forth Worth Municipal Services, City of O'Fallon Municipal Services, City of San Antonio, Department of Human Services, Public Libraries, San Antonio Police Department, Christian Assistance Ministries, Meals on Wheels, Northside Independent School District, San Antonio Water System, Spurs Sports and Entertainment, Texas Health and Human Services, TXDOT San Antonio, United States Air Force, and United States Army.

Established in 2016 and headquartered in San Antonio, Texas, **Heritage Landscapes** provides full-service landscaping solutions to commercial and multifamily properties throughout the San Antonio and Houston areas. This vendor self-certifies as an HABE. Its core service offerings encompass landscape maintenance, irrigation system management and repair, landscape enhancements and installation, turf care and fertilization, tree and shrub pruning, seasonal color design and installation, mulching and soil management, and property cleanup and storm response. Their client list includes Cimarron Public Park, Meadow Oaks Public Park, Remington Place Public Park, Universal City Animal Care and Control, and Universal City Fire Department.

PRIOR AWARDS:

A&S Landscaping Services is currently under contract with Opportunity Home to deliver tree trimming, mowing, grounds maintenance, and make-ready services for Public Housing as well as Affordable Housing Communities.

Blue Lacy Landscape & Maintenance is currently under contract with Opportunity Home to provide mowing and grounds maintenance services for Affordable Housing Communities and Public Housing and Administrative properties.

Goodwill Industries has previously received an award from Opportunity Home for Mowing and Grounds Maintenance for Public Housing and Administrative properties.

Heritage Landscapes has received no prior awards from Opportunity Home.

CONTRACT OVERSIGHT:

Victoria Febus, Director of Affordable Housing Communities

STRATEGIC OUTCOMES:

- Lead a comprehensive preservation effort within the public housing portfolio, modernizing 6,000 homes to elevate living standards and preserving long-term affordability.
- Revitalize 2,500 homes within the Affordable Housing Communities — the Organization's nonprofit portfolio — transforming aging infrastructure into modern, sustainable housing.
- Strengthen Opportunity Home's financial sustainability and resiliency.

ATTACHMENTS:

Resolution 6957
Scoring Matrix
Slides

OPPORTUNITY HOME SAN ANTONIO
A COMMUNITY OF POSSIBILITIES

RFP # 2602-5655 Mowing and Ground Maintenance for Affordable Housing Communities

Scoring Summary

Active Submissions

	Total	Price Proposal:	Experience:	Proposed Staff Qualifications:	Capacity:	Project Management and Plan:	Strength of the Contractor's SWMBE Utilization Statement
Supplier	**/ 100 pts**	/ 35 pts	/ 15 pts	/ 15 pts	/ 15 pts	/ 15 pts	/ 5 pts
Heritage Landscapes	**84 pts**	35 pts	12 pts	12 pts	11 pts	11 pts	3 pts
Blue Lacy Landscape & Maintenance Co	**69.92 pts**	28.92 pts	9 pts	9 pts	9 pts	13 pts	1 pts
Goodwill Industries of San Antonio	**57.07 pts**	6.072 pts	14 pts	11 pts	12 pts	13 pts	1 pts
A & S Landscaping Services	**55.97 pts**	9.968 pts	14 pts	11 pts	10 pts	11 pts	0 pts
TRDI	**55.25 pts**	6.246 pts	13 pts	11 pts	10 pts	14 pts	1 pts
Cutrite, LLC	**45.18 pts**	11.18 pts	9 pts	9 pts	5 pts	7 pts	4 pts
TLC Total Lawn Care, LLC	**24.87 pts**	6.868 pts	8 pts	3 pts	5 pts	2 pts	0 pts

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6960, AUTHORIZING THE AWARD OF A CONTRACT FOR ELEVATOR MAINTENANCE AND REPAIR ORGANIZATION-WIDE TO ATTA ELEVATORS; FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW UP TO FOUR ADDITIONAL ONE-YEAR TERMS

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Michael Reyes	**Vanessa Caballero**	**Hector Martinez**
President and CEO	Interim Director of Procurement	Senior Director, Capital Projects Division

REQUESTED ACTION:
Consideration and approval regarding Resolution 6960, authorizing the award of a contract for elevator maintenance and repair organization-wide to ATTA Elevators; for a period of one year with the option to renew up to four additional one-year terms.

SUMMARY:
Opportunity Home requires the services of a contractor to provide scheduled preventive elevator maintenance and repair services, as well as emergency repair services, for 36 passenger and 2 freight elevators located in various communities within Public Housing, 11 within the Affordable Housing Communities (AHC) portfolio, and 2 at the Central Office. The Organization has 42 hydraulic elevators that use hydraulic pressure, generated by a pump pushing fluid through a cylinder, to move the elevator car up and down, and 9 traction elevators that use a system of ropes and pulleys to move the elevator car up and down.

On April 27, 2026, Opportunity Home issued a "Request for Proposals" (RFP) #2604-5675 for Elevator Maintenance and Repair Services, which closed on May 19, 2026. The RFP was published on Opportunity Home's E-Procurement Website and the Hart Beat, and was directly solicited to 195 vendors. Eight proposals were received in response to the solicitation: ATTA Elevators San Antonio, Inc., Boyer Elevator, Metro Elevator Central Texas, Inc., Oracle Elevator, Holdco Inc dba Elevated Facility Services, Prestige Elevator Services, LLC, Prime Elevator Corporation, SW Elevators, LLC., and TK Elevator. All proposals were evaluated on the following criteria: experience and capacity of contractor, technical capability, quality and methodology, disclosures/financial capability, fees/cost, strength of the contractor's Section 3 Utilization Plan, and strength of the Contractor's SWMBE Utilization Plan. Based on the above, staff recommends awarding a contract to ATTA Elevators, as they are the highest-rated proposer.

COMPANY PROFILE:
Established in 2020, ATTA Elevators is a full-service elevator company headquartered in Concord, Ontario, Canada. The firm operates regional field offices across North America, including Austin, Houston, and San Antonio, Texas. Specializing in preventive maintenance, repairs, and system modernization, ATTA services all equipment brands using non-proprietary

parts. Their client list includes the City of San Antonio, Kindred Hospital, and Tower West/Proton PRC.

PRIOR AWARDS:
This vendor has recently been engaged to provide emergency repair services at multiple AHC properties.

CONTRACT OVERSIGHT
Hector Martinez, Senior Director, Capital Projects Division

STRATEGIC OUTCOMES:
Supports all strategic outcomes.

ATTACHMENTS:
Resolution 6960
Scoring Matrix
Slides

OPPORTUNITY HOME SAN ANTONIO
A COMMUNITY OF POSSIBILITIES

RFP# 2604-5675 Elevator Maintenance and Repair Services

Scoring Summary

Active Submissions

	Total	Experience and Capacity of Contractor:	Technical Capability, Quality and Methodology:	Disclosures/Financial Capability:	Fees/Cost:	Strength of Section Utilization 3 Plan	Strength of S/W/MBE Utilization Plan
Supplier	**/ 100 pts**	**/ 25 pts**	**/ 20 pts**	**/ 20 pts**	**/ 25 pts**	**/ 5 pts**	**/ 5 pts**
ATTA Elevators San Antonio Inc.	**74.60 pts**	20 pts	15.20 pts	14.40 pts	25 pts	0 pts	0 pts
Metro Elevator	**65.51 pts**	15 pts	12 pts	15.20 pts	22.31 pts	1 pts	0 pts
Prime Elevator Corp	**57.38 pts**	20 pts	15.20 pts	13.60 pts	4.585 pts	0 pts	4 pts
Prestige Elevator Services, LLC.	**56.91 pts**	18 pts	7.20 pts	16 pts	15.71 pts	0 pts	0 pts
Boyer Elevator Services	**53.35 pts**	13 pts	11.20 pts	11.20 pts	14.95 pts	3 pts	0 pts
Oracle Elevator Holdco, Inc DBA Elevated Facility Services	**51.8 pts**	11 pts	8.80 pts	9.60 pts	22.40 pts	0 pts	0 pts
TK Elevator	**46.28 pts**	14 pts	10.40 pts	1.60 pts	20.28 pts	0 pts	0 pts
Southwest Elevator	**46.24 pts**	14 pts	8.80 pts	4.80 pts	18.64 pts	0 pts	0 pts

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6958, RATIFYING PAST EXPENDITURES AND APPROVING CONTINUED FUNDING FOR HVAC EQUIPMENT, SUPPLIES, AND INSTALLATION TO CUSTOM WHOLE SUPPLY - JOHNSTONE SUPPLY THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE DBA BUYBOARD, THROUGH AUGUST 15, 2026

Signed by:
Michael Reyes
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Michael Reyes
President and CEO

Signed by:
Muriel Rhoder
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Muriel Rhoder
EVP and Chief Administrative Officer

REQUESTED ACTION:
Consideration and approval regarding Resolution 6958, ratifying past expenditures and approving continued funding for HVAC Equipment, Supplies, and Installation to Custom Whole Supply - Johnstone Supply through The Local Government Purchasing Cooperative dba BuyBoard, through August 15, 2026.

SUMMARY:
Opportunity Home's Affordable Housing Communities has employees who are experts in installing, repairing, and modifying a range of residential and light commercial heating and air conditioning systems. To streamline operations and prevent delays in providing services to residents, this same staff needs a supplier that allows for direct pickup of essential materials and equipment. Currently, these supplies are being sourced from Johnstone Supply. Other suppliers of the same materials and equipment are unable to provide these items quickly and must special-order them, resulting in a corresponding delay in the repair.

The total expenditures for these services have exceeded the President and CEO's delegated approval authority. The staff is requesting that the Board ratify all past expenditures and approve the vendor's ongoing engagement through August 15, 2026.

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

The Local Government Purchasing Cooperative, dba BuyBoard, issued Proposal No. 720-23 for HVAC Equipment, Supplies, and Installation, which closed on July 13, 2023. BuyBoard awarded contract 720-23 to Custom Whole Supply - Johnstone Supply, which was effective December 1, 2023, through November 30, 2024, with two additional one-year renewal options that have been exercised. Staff is requesting approval to continue using this vendor through August 15, 2026.

Because Johnstone San Antonio is not designated as an identified retailer under the BuyBoard contract, it has been determined that staff cannot acquire HVAC equipment through them.

Consequently, staff are actively engaged in identifying alternative vendors capable of providing the required HVAC equipment directly from in-store stock.

BuyBoard is presently soliciting bids for HVAC Equipment, Supplies, and Installation under Proposal Invitation No. 820-26. Once the new contract for these services has been finalized and awarded, and should Johnstone San Antonio be awarded a contract for this service, this item will be brought before the Board for formal consideration and approval to again engage this vendor for services should they be awarded.

STRATEGIC OUTCOMES:
Supports all strategic outcomes.

ATTACHMENTS:
Resolution 6958
Slides

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6968, AUTHORIZING THE AWARD OF A CONTRACT FOR VARIOUS SECURITY SERVICES TO TEXAS LAWMAN SECURITY AND TRAFFIC CONTROL SERVICES, LLC; FOR A PERIOD OF SIX MONTHS

Signed by: Michael Reyes 33A0F1EEDAA1479...	Signed by: Muriel Rhoder 73853D8CC711474...	Signed by: Domingo Ibarra 414BD00231F741F...
Michael Reyes	**Muriel Rhoder**	**Domingo Ibarra**
President and CEO	Executive Vice President and Chief Administrative Officer	Director of Security

REQUESTED ACTION:
Consideration and approval regarding Resolution 6968, authorizing the award of a contract for various security services to Texas Lawman Security and Traffic Control Services, LLC; for a period of six months.

SUMMARY:
Opportunity Home requires the services of a vendor to provide peace officers and commissioned and non-commissioned security guards, as needed, for a security presence (stationed or mobile patrol) at Opportunity Home properties and special events, and for the Central Office lobbies. This award will also include the San Antonio Fear Free Environment (SAFFE) program in which officers assist management with problem-solving and crime prevention initiatives that will include officers responding to on site emergencies to assist staff, while SAPD conducts their investigations, and assisting management on property, conducting safety meetings, assisting with and diffusing friction between neighboring residents, following up on incidents from the night before, and investigating any incidents requested by the Director of Security; and Cloud-Based Security Patrol Guard Checkpoint Tracking System and Electronic Reporting that tracks the movement of guards with various checkpoints in real time while on duty.

On June 4, 2025, Opportunity Home received Board approval for Resolution 6774, authorizing the award of contracts for various security services. To best serve the Organization's interests, a determination has been made to issue a new RFP for various security services. Staff is currently seeking approval for a six-month interim gap contract to maintain ongoing services while providing Procurement with the time needed to release a new solicitation and present an award recommendation to the Board by February 2027.

This request is exempt from the competitive bidding process as outlined in the State of Texas Local Government Code; Section 252.022 (2), a procurement necessary to preserve or protect the public health or safety of the municipality's residents.

COMPANY PROFILE:
Texas Lawman Security and Traffic Control Services LLC was established in 2008 and is headquartered in San Antonio, Texas. This vendor self-certifies as an HABE. They specialize in mobile patrol services, onsite security, off-duty Texas peace officers, traffic control, fire watch, and they maintain an in-house training academy licensed by the Texas Department of Public Safety and operated by Texas Lawman Security Training & Tactics, LLC. These services are provided to neighborhoods/subdivisions, apartment communities, and independent and private schools.

PRIOR AWARDS:
Texas Lawman Security and Traffic Control Services has received prior awards from Opportunity Home for various security services organization-wide, Security Guard Services for Public Housing and Affordable Housing Communities (formerly Beacon Communities), and utilized their services to assist in fulfilling the immediate security needs of the Organization as a result of the events surrounding the COVID-19 virus.

CONTRACT OVERSIGHT:
Domingo Ibarra, Director of Security

STRATEGIC OUTCOMES:
Supports all strategic outcomes.

ATTACHMENTS:
Resolution 6968
Slides

Opportunity Home San Antonio **August 4, 2026**

MEMORANDUM

To: Board of Commissioners

From: Michael Reyes, President and CEO

Initial
MR

Presented by: Jennifer Dominquez, Director of Risk and Asset Resilience

RE: Update regarding renewal of Insurance Policies for 2026-2027

SUMMARY:
This item was originally presented to the Board of Commissioners on June 03, 2026, and was approved under Resolution 6946. Staff committed to updating the Board of Commissioners (BOC) on matters of insurance placement, renewal pricing, and negotiation for the Housing Authority of the City of San Antonio, Texas, and its affiliates' insurance portfolio for the Fiscal Year 2026-2027.

The U. S. Department of Housing and Urban Development (HUD) mandates that Public Housing Authorities (PHAs) maintain comprehensive insurance coverage across all property assets. Correspondingly, financial lenders and associated stakeholders impose equivalent mandates upon Affordable Housing Communities and other entities affiliated with Opportunity Homes' interests. Annually, administrative staff executes a structured evaluation process to verify that appropriate coverage remains active and compliant.

- Verification of compliance with all guidelines established by the U. S. Department of Housing and Urban Development.
- Assessment of adherence to specific stipulations mandated by lenders and investors.
- Identification and mitigation of potential gaps in insurance coverage.
- Evaluation of the overall adequacy and sufficiency of the established coverage.

Most insurance policies are renewed on July 1, 2026, with the following exceptions:
- Snowden | Renewal is in October 2026; next year, it will renew to align with our July 1 renewal date
  - Estimated renewal costs for this policy is included in the schedule, and staff are confident it will renew at or below those amounts.

Below are the steps that staff followed to price, negotiate, and renew/place our insurance portfolio:

- **March 2026:** Review/complete renewal applications.
- **April 2026:** Gather and submit related data to Broker of Record (BOR), review market trends and pricing, and discuss placement, negotiation, or alternative strategies.
- **June 2026:** Recommend and request BOC authorization; seek competitive premium indications in the open market and discuss recommendations with the Chief Asset Management Officer. Receive and review quotes on the entire portfolio and bind coverage.

- **July 2026:** Policies renewed, placed. Insurance portfolio audited with the BOR.
- **August 2026:** Return to update the BOC of placement and more accurate projected costs

In summary, staff successfully renewed or placed all insurance policies, achieving a reduction of approximately 7 percent compared to the prior fiscal year. This premium decrease is largely due to the restructuring of the insurance portfolio, including the cancellation of policies for Las Varas Public Facility Corporation, San Antonio Housing Facility Corporation, and San Antonio Development Corporation. Properties previously covered under these separate policies have now been integrated into the blanket policy of the Housing Authority of the City of San Antonio, Texas, and are subject to a uniform deductible.

STRATEGIC OUTCOMES:
Supports all strategic outcomes

ATTACHMENT:
2026-2027 Insurance Renewal Worksheet

INSURANCE RENEWAL INSURANCE TYPE OR INSURED ENTITY	2025-2026 ACTUAL PREMIUMS				2026-2027 REQUEST TO BOARD				2026-2027 ACTUAL PREMIUM			
	PROPERTY	LIABILITY	EXCESS	TOTAL	PROPERTY	LIABILITY	EXCESS	TOTAL	PROPERTY	LIABILITY	EXCESS	TOTAL
Automobile Fleet	$0	$98,562	$0	$98,562	$0	$108,418	$0	$108,418	$0	$101,815	$0	$101,815
Cyber Liability	$0	$36,049	$0	$36,049	$0	$42,177	$0	$42,177	$0	$39,606	$0	$39,606
Fiduciary, EPL, and D&O	$0	$52,811	$0	$52,811	$0	$61,789	$0	$61,789	$0	$52,811	$0	$52,811
Fidelity/Crime	$0	$10,410	$0	$10,410	$0	$12,180	$0	$12,180	$0	$10,854	$0	$10,854
Workers' Compensation	$0	$194,329	$0	$194,329	$0	$204,045	$0	$204,045	$0	$190,767	$0	$190,767
Master Flood	$202,987			$202,987	$223,286		$0	$223,286	$171,423	$0	$0	$171,423
Converse Ranch I	$72,279	$8,487	$5,611	$86,378	$79,507	$9,930	$6,565	$96,002	$74,088	$8,754	$5,611	$88,452
Durango Midrise, LP *	$96,566	$14,996	$7,157	$118,719	$106,223	$17,545	$8,373	$132,141	$0	$0	$0	$0
Las Varas Public Facility Corporation *	$0	$4,490	$0	$4,490	$0	$5,253	$0	$5,253	$0	$0	$0	$0
Housing Authority of City of San Antonio, Texas	$2,463,943	$438,702	$0	$2,902,645	$2,710,337	$482,572	$0	$3,192,910	$3,961,461	$743,194	Included	$4,704,655
Master Equipment Breakdown	$0	$60,028	$0	$60,028	$0	$70,233	$0	$70,233	$57,248	$0	$0	$57,248
San Antonio Housing Development Corporation *	$669,764	$108,933	$46,419	$825,116	$736,740	$127,452	$54,310	$918,502	$0	$0	$0	$0
San Antonio Housing Facility Corporation *	$1,173,695	$195,638	$66,957	$1,436,289	$1,291,064	$228,896	$78,340	$1,598,300	$0	$0	$0	$0
Snowden **	$92,801	$26,304	$24,403	$143,509	$102,082	$30,776	$28,551	$161,409	$102,082	$30,776	$28,551	$161,409
Springhill Courtland Heights Public Facility Corporation	$232,943	$39,239	$35,917	$308,100	$256,237	$45,910	$42,023	$344,170	$242,937	$41,352	$38,094	$322,383
Woodhill Public Facility Corporation	$299,403	$32,703	$24,744	$356,850	$329,343	$38,263	$28,950	$396,556	$307,742	$32,938	$25,915	$366,596
Beacon Housing Solutions, LLC *	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL REQUEST/COST OF INSURANCE	**$5,304,382**	**$1,321,681**	**$211,208**	**$6,837,271**	**$5,834,820**	**$1,485,439**	**$247,113**	**$7,567,372**	**$4,916,981**	**$1,252,868**	**$98,171**	**$6,268,020**
Approximately 10% for additions, increases, adjustments, or				$1,124,184				$756,737				$2,056,090
TOTAL REQUEST INCLUDING ADDITIONS				$7,961,455				$8,324,109				$8,324,109
Increase/(Decrease) from 2025-2026 Premiums								$730,101	-$387,401	-$68,813	-$113,037	-$569,251
									-6.64%	-4.63%	-45.74%	-7.52%

*** Insurance policy dissolved, coverage moved to Housing Authority of City of San Antonio, Texas**

**** Estimated premium**

OPPORTUNITY HOME SAN ANTONIO **August 5, 2026**

MEMORANDUM

To: Board of Commissioners

Initial
MR

From: Michael Reyes, President and CEO

Presented by: Vanessa Caballero, Interim Director of Procurement

RE: Procurement Activity Report

SUMMARY:
Through the second calendar quarter ending June 30, 2026, Opportunity Home's Procurement Department awarded 17 formal solicitations and 3 informal solicitations, receiving a total of 88 responses. This resulted in an average of 4.2 responses per formal solicitation and 5 per informal solicitation, for an overall average response rate of 5.3 per solicitation. New contracts awarded during the calendar quarter ending March 31, 2026, totaled $56,806,396.86 (including blanket awards, cooperative awards, interlocal awards, and renewals). Of this total, $28,371,568.01, or approximately 50 percent, was awarded to Small, Women-Owned, and Minority Business Enterprises (SWMBE), and $7,150,000, or 12.6%, was awarded to Section 3 Businesses.

CURRENT SOLICITATIONS:
There are four Invitation for Bids (IFB) and two Requests for Proposals (RFP) currently being advertised. The IFB's are for Firewatch Services, Renovation of Two Units at Alazan/Apache Courts, Renovation of Four Units at Cassiano Homes, and Exterior Painting and Structural Repairs for Villa Veramendi. The RFPs are for Blanco and Matt Garcia Apartments Fire Alarm and Protection Upgrades, and the Villa Hermosa Fire Protection and HVAC Retrofit Project.

CLOSED/PENDING SOLICITATIONS:
Three solicitations have closed and are currently being evaluated. The solicitations are for Public Relations Consulting Services, Retirement Plan Investment Advisory Services, and Real Estate Appraisal Services.

SOLICITATIONS IN DEVELOPMENT:
Procurement is currently working on several advertisement solicitations. These include: Elevator Inspection Services, Natural Gas Operator Qualification Training, Commercial Property Management, Human Resources Remodel, Retaining Wall, Backfill, and Flower Bed Installation at Central Office, Background Investigation Services, Legal Services, Water Treatment Program, Villa Veramendi Exterior Painting and Structural Repairs, Development Initiative Consulting Services, Irrigation Services, Inspection, Evaluation, Repair, and/or Stabilization of Foundations, Leak Detection, Repairs, and Utility Mapping Services, Professional Engineering Services, and Environmental Engineering Services.

Approximate expenditures under Blanket awarded contracts:

Contract Title	Number of Awards	Amount of Blanket Award	Expenditures 2nd Qtr 2026
Architectural and Engineering and Other Forensic Consulting Services	8	$3,000,000	$0
Abatement of Hazardous Materials	1	$250,000	$170,758.02
Automated and Manual Bulk Pick Up Services	4	$2,000,000	$170,758.02
Boiler & Chiller	4	$2,000,000	$23,090.15
Carpet and Flooring Purchase, Replacement, and Installation	2	$1,000,000	$337,024.01
Concrete and Asphalt Maintenance and Repair	2	$1,000,000	$6,658.45
Electrical Maintenance and Repair	2	$500,000	$118,068
Engineering, Environmental	6	$1,200,000	$613,676.98
Engineering, Professional	6	$1,500,000	$9,900
Environmental Review Consultant	4	$500,000	$0
Executive and Management Coaching	3	$250,000	$1,490.63
Facilitator for Strategic Alliances/Partnerships	5	$250,000	$0
Feasibility Analysis and Consulting Services	2	$250,000	$0
Inspection, Service, and Replacement of Fire Extinguishers	2	$250,000	$33,429.25
Fire Watch	2	$2,000,000	$38,282.72

Generator Maintenance and Repair	2	$1,000,000	$10,637
Executive Recruitment	2	$250,000	$880.00
Make Ready Services for Affordable Housing Communities	4	$3,000,000	$477,689.89
Make Ready Services for Public Housing	6	$3,000,000	$339,394.31
Mowing and Grounds Maintenance for Affordable Housing Communities	3	$1,000,000	$250,206.04
Mowing and Grounds Maintenance for Public Housing	3	$1,000,000	$208,353
Moving and Temporary Storage	3	$1,000,000	$7,623.67
Pest Control for PH and Administrative Properties	2	$650,000	$145,729
Pest Control for Affordable Housing Communities	3	$200,000	$71,087.93
Plumbing and Related Maintenance Services	3	$3,350,000	$351,027.50
RAD and Other Redevelopment Services	2	$250,000	$0
Real Estate Broker Services, Residential	2	$250,000	$0
Resurfacing Services	2	$500,000	$132,051.40
Purchase Installation, Maintenance, and Repair of Residential HVAC Systems	3	$4,000,000	$217,239.68
Shingle Roof Repair and Limited Replacement	2	$2,000,000	$10,871
Tax Credit Consulting Services	2	$600,000	$0

Temporary and Contract Personnel Services	7	$4,000,000	$740,752.94
Translation Services	3	$250,000	$2,256
Uniform Apparel Custom Embroidery and Imprinting Services	2	$250,000	$1,858.80
Welding Services	3	$2,000,000	$35,776.64

CHANGE ORDERS: April - June 2026
No Change Orders were issued during the reporting period.

VEHICLE PURCHASES: April - June 2026
No Vehicles were purchased during the reporting period.

PROPOSED ACTION:
None at this time.

STRATEGIC OUTCOMES:
Supports all strategic outcomes

Procurement Activity Report as of July 15, 2026

Solicitations Currently being Advertised				
Opportunity Home Department	**Type**	**Solicitation Name**	**Bidders Conference**	**Closes**
Security	IFB	Firewatch Services	N/A	07/23/2026
Public Housing	IFB	Renovation of Two Units at Alazan/Apache Courts	7/14/2026	07/28/2026
Public Housing	IFB	Renovation of Four Units at Cassiano Homes	7/16/2026	07/28/2026
Public Housing	IFB	Exterior Painting and Structural Repairs for Villa Veramendi	7/21/2026	07/28/2026
Capital Projects Division	RFP	Blanco and Matt Garcia Apartments Fire Alarm and Protection Upgrades	7/21/2026	08/07/2026
Capital Projects Division	RFP	Villa Hermosa Fire Protection and HVAC Retrofit Project	7/23/2026	08/07/2026
Board Items			**Date Closed**	
Affordable Housing Communities	RFP	Mowing and Ground Maintenance for Affordable Housing Communities	5/29/2026	Regular Board Meeting August 5, 2026
Organization-Wide	RFP	Elevator Maintenance and Repair Services	5/19/2026	
Capital Projects Division	RFP	Pre-Construction and General Contracting Services for EPC III	6/3/2026	
Development Services and Neighborhood Revitalization	RFP	Development Partner for H.B. Gonzalez	6/9/2026	
Affordable Housing Communities	IFB	Exterior Siding Replacement at Dietrich Road Apartments	6/22/2026	
General Services	IFB	Central Office Roof Replacement	6/25/2026	
Security Services	Gap Award	Various Security Services	N/A	
Organization-Wide	Coop	HVAC, Equipment, Supplies, and Installation	N/A	
Solicitations Under Evaluation				
Communications	IFB	Public Relations Consulting Services	3/27/2026	Procurement Negotiations, Due Diligence, and Evaluation
Human Resources	RFP	Retirement Plan Investment Advisory Services	6/3/2026	
Development Services and Neighborhood Revitalization	RFQ	Real Estate Appraisal Services	6/23/2026	
Future Solicitations			**Anticipated Month of Release**	
Capital Projects Division		Elevator Inspection Services	July 2026	
Executive Office		Commercial Property Management	Department Hold	
General Services		Human Resources Remodel	August 2026	
		Retaining Wall, Backfill, and Flower Bed Installation at Central Office	July 2026	
Human Resources		Background Investigation Services	July 2026	
Legal Services		Legal Services	August 2026	
Public Housing		Water Treatment Program	August 2026	
		Villa Veramendi Exterior Painting and Structural Repairs	August 2026	
Real Estate and Development Services		Development Initiative Consulting Services	August 2026	
Organization-Wide		Irrigation Services	August 2026	
		Inspection, Evaluation, Repair, and/or Stabilization of Foundations	August 2026	
		Leak Detection, Repairs, and Utility Mapping Services	August 2026	
		Professional Engineering Services	August 2026	
		Environmental Engineering Services	August 2026	

Categories of Procurements

Opportunity Home Department	Solicitation Name	Vendor	Amount	Date
Awards Under President and CEO Expanded Authority				
Capital Projects Division	Natural Gas System Inspection, Patrols, and Reporting	Alisto Inc dba Alisto Engineering	$250,000	5/27/2026
Capital Projects Division	Measurement and Verification (M&V) and Energy/Sustainability Services	Group 14 Engineering, PBC	$250,000	6/8/2026
Legal Services	Legal Services	Fox Rothschild LLP	$250,000	6/8/2026
Affordable Housing Communities	Laundry Concessions	CSC Service Works	Concession	6/18/2026
Capital Projects Division	Closed loop Systems Water Treatment	GC3 Speciality Chemicals	$250,000	6/12/2026
Organization-Wide	NSPIRE Inspection Services	US Inspection Group	$250,000	6/12/2026
Awards Under Contracting Officer Authority				
Innovative Technology	Access Control and Security Cameras at Alazan Apache Courts	PyroCom Systems Inc	$62,910.50	5/21/2026
Public Housing	Evac Chair for Fair Avenue	Evac+Chair	$30,443.00	5/28/2026
Public Housing	Impact Resistant Anti-theft Window Film at Alazan Apache	Sunsational Solutions	$24,311.00	5/28/2026
Government and Community Affairs	Event Planning	CE Group	$20,000.00	6/2/2026
General Services	Central Office Renovations, Suite 210 (Construction of six offices)	Lexar Contracting	$46,548.00	6/5/2026
General Services	Central Office Renovations, Suite 210 (HVAC)	JRV Home Services	$10,960.00	6/8/2026
Affordable Housing Communities	Elevator Repairs at Midcrown	ATTA Elevators	$13,859.76	6/8/2026
Human Resources	Performance Management Software	Mitratech	$30,000.00	6/9/2026
Public Housing	Interior Cement and Structural Masonry Repairs at Cassiano Homes	R&J Muniz	$6,768.80	6/17/2026
Executive	Facilitator for Strategic Alliances/Partnerships	Able City, Beasley Solutions Group LLC, Metal Real Estate LLC, OCI Group Consulting LLC, Palekana LLC, and Rifeline LLC	$100,000.00	6/23/2026
IT Purchases (Utilizing Cooperative Purchasing Contracts and General Services Administration (GSA Federal Supply Schedules)				
Innovative Technology	Network Switches	Southern Computer Warehouse through TIPS	$105,392	6/8/2026
Innovative Technology	Information Technology Professional Services	Deno Ventures through GSA	$209,236	6/9/2026
Innovative Technology	Intrusion Protection and Security Cameras for Multi Level Properties (Annual Maintenance and Monitoring)	VIA Technologies through TIPS	$56,793	6/12/2026
Innovative Technology	LumApps	Carahsoft through Omni Partners	$38,577	6/27/2026

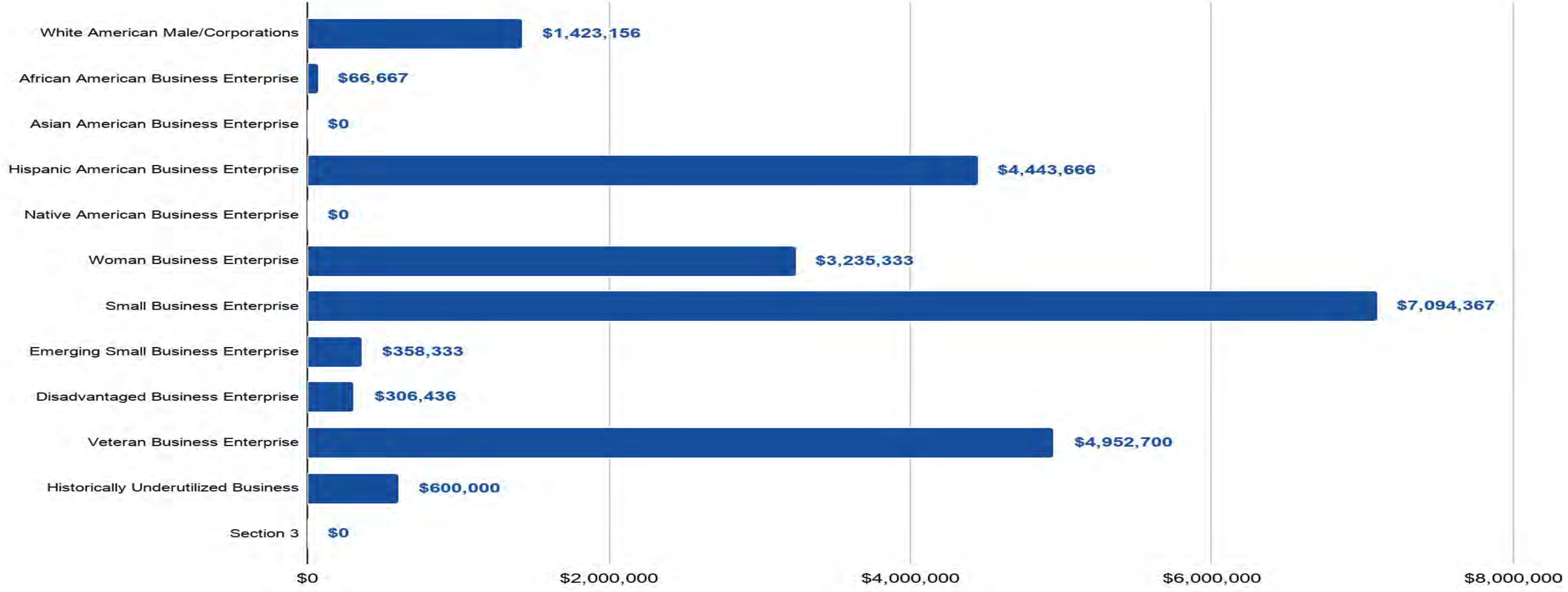
DEMOGRAPHIC REPORT

Business Enterprise Designations

January through June 30, 2026

OPPORTUNITY HOME SAN ANTONIO

Awarded Amount By Business Enterprise Designation



*Please note that awarded amounts reflect awards made to responders with multiple designations
**Award amounts- include dollar amounts which derive from new solicitations only

OPPORTUNITY HOME SAN ANTONIO

Recruitment Update

Fiscal Year Activity: July 1, 2025 - June 30, 2026

OPPORTUNITY HOME SAN ANTONIO

AGENDA

- Updates to the Report
- Year To Date FY 25 - 26
  - Total Headcount
  - Variance
  - Actual Vacancies
- Staffing by Department FY 25 - 26
- Recruitment Processes
  - Temporary Status Employees
  - Organizational Staff Updates

UPDATES

- Current Report Reflects All Positions
  - Resident Status Employees: CDI grants provide for part time work assignments creating experience and exposure for residents
  - Intern Status Employees: Part time work assignments offered to Juniors, Seniors, Recent college/university graduates

Year to Date FY 25–26
Total Headcount

DESCRIPTION	07/01/25 - 06/30/26
Headcount On 07/01/2025	513
New Hires	67
Departures	92
Total Headcount	**488**

Year to Date FY 25-26

Variance

DESCRIPTION	07/01/25 – 06/30/26
Current Budgeted Position 07/01/25	612
Adjusted Budgeted Position 12/31/25	605
Current Total Headcount	488
Variance	117

Year to Date FY 25–26

Actual Vacancies

DESCRIPTION	07/01/25 – 06/30/26
Variance on 06/30/26	117
Positions on Hold	-32
Temp Status PreScreen Process	-40
Actual Vacancies	45

Total Staff By Department

07/01/2025 – 06/30/2026

A	C	D	E	F	G	H	I	K	O	Q	S	U
Totals For The Period **07/01/25 Through 06/30/26**												
DEPARTMENT	HC ON 07/01/2025	HIRES	TRNSFR IN	TRNSFR OUT	Add C,D,E,F	TERMS	CURRENT HC	BUDGETED	BUDGET VARIANCE	HOLDS	TEMP or PreHires	BUDGET VACANCIES
Affordable Housing Communities	86	12	2	-2	98	-20	78	99	21	-3	-12	6
Capital Projects Division	13	0	0	0	13	0	13	14	1	-1	0	0
Communications	3	2	0	0	5	-1	4	6	2	0	-1	1
Community Development Initiatves	42	15	1	-1	57	-10	47	66	19	-14	-1	4
DSNR	6	2	0	0	8	-1	7	15	8	-5	-2	1
Executive	9	0	0	-1	8	0	8	9	1	0	0	1
Finance and Accounting	24	6	0	0	30	-3	27	30	3	-2	-1	0
Foundation	0	0	1	0	1	0	1	1	0	0	0	0
General Services	6	0	0	0	6	0	6	6	0	0	0	0
Government and Community Affairs	3	0	1	0	4	-1	3	3	0	0	0	0
Housing Information Hub	0	1	15	-1	15	-4	11	17	6	0	-3	3
Housing Voucher Services	67	4	13	-2	82	-8	74	78	4	-1	0	3
Human Resources	10	1	0	0	11	0	11	11	0	0	0	0
Innovative Technology	11	3	0	0	14	-2	12	13	1	0	0	1
Internal Audit	6	0	1	-1	6	0	6	6	0	0	0	0
Legal	3	0	0	0	3	0	3	3	0	0	0	0
Operations Support	37	0	0	-37	0	0	0	0	0	0	0	0
Partnership Communities	7	1	1	0	9	-1	8	8	0	0	0	0
Procurement	7	1	0	0	8	-3	5	7	2	0	0	2
Public Housing	162	18	11	-2	189	-37	152	199	47	-5	-20	22
Risk Management	3	0	0	0	3	0	3	3	0	0	0	0
Security	4	1	0	0	5	-1	4	5	1	0	0	1
Strategy, Data, and Innovation	4	0	1	0	5	0	5	6	1	-1	0	0
TOTAL	**513**	**67**	**47**	**-47**	**580**	**-92**	**488**	**605**	**117**	**-32**	**-40**	**45**

Recruitment Activity 07/1/2025 – 06/30/2026

Temporary Status Activity

- 40 Active Temporary Status Employees
- 3 Project Temps
- 32 Transitions from Temp Status to Full-Time Hires through 06/30/2026
- 174 Total Temporary Assignments through 06/30/26

Recruitment Activity 07/1/2025 – 06/30/2026

Job Fairs This Quarter

- Restore Education Career Fair
  - April 9, 2026
- HBCU College and Career Fair
  - April 17, 2026
- GradFest: Career and Transfer Fair Northwest Vista College
  - April 22, 2026 and April 23, 2026
- SAC Summer Job and Internship
  - May 4, 2026
- Maintenance Tech Job Fair - LK Jordan
  - June 10, 2026

Conclusion

OPPORTUNITY HOME SAN ANTONIO **August 5, 2026**

MEMORANDUM

To: Board of Commissioners

Initial
MR

From: Michael Reyes, President and CEO

Presented by: Allison Schlegel, Director of Internal Audit

RE: Update and Discussion Regarding Internal Audit

SUMMARY:
Internal Audit provides independent and objective assurance, auditing, and consulting services to add value, improve internal controls, and strengthen the organization's operations. The function helps the organization achieve its objectives by applying a systematic, disciplined approach to evaluate and enhance the effectiveness of risk management, control, and governance processes. In addition to its oversight activities, the internal audit serves as a resource for identifying opportunities to implement best practices and improve efficiency. The mission of the Opportunity Home San Antonio's Internal Audit Department is to:

- Ensure the Organization remains a good steward of the public trust by working with all levels of management and staff, as well as the Board of Commissioners, to identify significant risk areas and the internal controls in place to mitigate those risks;
- Provide continuous quality improvement through the review of processes and procedures to identify operational efficiencies and best practices; and,
- Perform all assurance and consulting activities with the highest level of integrity and objectivity.

In accordance with the approved Internal Audit Charter, the Director of Internal Audit (i.e., the Chief Audit Executive) is required to communicate any significant deviation from the approved internal audit plan to the Audit Committee, the President and CEO, and the Legal and Compliance Officer, or equivalent, through periodic activity reports.

This update provides the required communication, as follows:

- Internal Audit Department Update
- Internal Audit Plan Status - FY 2026-2027 Quarter 1
- Summary and Status of Management Corrective Action Plans (related to Internal Audit reporting)

Management Corrective Action Plans resulting from internal audits are entered into a spreadsheet to allow for easier tracking of the status of open items. A copy of the spreadsheet is attached. Each of the action items is color-coded to indicate its status as follows: green indicates the action has a due date 30 days or more in the future; red indicates that the action is behind schedule; and yellow indicates the action has a due date less than 30 days in the future.

PROPOSED ACTION:
None at this time

STRATEGIC OUTCOMES:
Supports all strategic outcomes

ATTACHMENTS:
Slides
Status of Management Corrective Action Plan

STATUS OF MANAGEMENT CORRECTIVE ACTION ITEMS as of 8/1/22

Audit Plan Year	Final Report Date	Audit Title	Finding Type	Finding Number and Title	Finding / Condition Description and Recommendation	Management's Corrective Action Plan	Original Estimated Completion Date	Revised Estimated Completion Date	Status	Resp. Officer's Initials	Comments
					Fiscal Year 2024-2025						
FY 24-25	1/16/26	Audit of Construction Services_ Oversight of New Development Construction	Significant Deficiency	Finding 1: Davis-Bacon Act Violations: Snowden Apartments	**Condition:** Snowden Apartments: a. 7 of the 28 Snowden draw requests were missing the General Contractor Certified Payroll Registers for multiple subcontractors. b. 45 of the 79 Wage Interviewees did not appear on the Certified Payroll Registers submitted by the subcontractors. c. 9 of the 79 Wage Interviewees stated they worked for the General Contractor; however, the General Contractor did not submit the Certified Payroll Registers. d. 12 of the 529 submitted Certified Payroll Registers indicated inaccurate hours worked. e. 3 of the 529 submitted certified payroll registers indicated an hourly rate different from what the employee reported during the wage interview. **Recommendations:** Internal Audit recommends enhancing your system for tracking, completing, and submitting Certified Payroll Registers for all construction projects that utilize federal funds. Additionally, we suggest developing a process to ensure that wage interviews are consistently conducted for all projects subject to the Davis-Bacon Act. Ongoing training for all staff involved in project administration, payroll, and compliance with the requirements of the Davis-Bacon Act, Fair Labor Standards Act, and other relevant federal and state regulations concerning prevailing wages and certified payroll is strongly recommended.	During the construction of this development we found the general contractor unable to sufficiently control their subcontractors and they failed in this area amongst many others. FCL was so financially near insolvency they constantly complained about timely payments and Construction Services was told not to hold up any draw payments due to Wage Compliance, which is in conflict with department SOP, and resulted in lagging and incomplete/incorrect Certified Weekly Payrolls. A corrective action that is recommended is to utilize a third party Labor Compliance Program Tracker (such as LCPtracker), which is a cloud-based software solution. Labor Compliance Program Tracking is primarily used in the construction industry and by government agencies to manage, collect, verify, and report compliance with prevailing wage laws.	1/31/27		Not Yet Started	BM	
FY 24-25	1/16/26	Audit of Construction Services_ Oversight of New Development Construction	Other Internal Control Deficiency	Finding 1: Daily Field Inspection Reports Missing or Contained Inconsistent Information: 100 Labor, Potranco Commons, Snowden Apartments	**Condition:** A. 100 Labor: There were 449 of 730 missing Daily Field Inspection Reports. Additionally, the report numbers on 6 of the 281 Daily Field Inspection Reports submitted were incorrect, and all of the Daily Field Inspection Reports were missing the General Contractor Safety Meeting dates. B. Potranco Commons: There were 460 of 690 missing Daily Field Inspection Reports. Additionally, 21 of the 230 daily reports submitted contained conflicting information under the “Activity in Progress” section. Lastly, an OSHA violation was noted under the “Remarks and Deficiencies” section of the report, with no indication that the violation had been addressed for three (3) months. C. Snowden Apartments: 128 of the 498 daily reports submitted contained conflicting information under the “Activity in Progress” section. Additionally, a safety violation was notated under the “Remarks and Deficiencies” section of the report, with no indication that the violation had been addressed for two (2) months. **Recommendation:** Internal Audit recommends that management enhance their processes to ensure the accurate completion, consistent submission, and thorough review of Daily Field Inspection Reports. These processes should promptly address and document all identified safety violations, as well as their resolution.	Honest mistakes were made, including typos and software formatting issues on form templates. Corrective Action: Formatting issue has been addressed and corrected on the inspector daily report. Training will be provided to Inspector staff to discuss project-specific expectations, roles and responsibilities, and to establish what information will be tracked and reported. Reports will be provided daily regardless of activity. Project Managers will be required to review and signature-approve all daily reports on a monthly basis. Safety and other violation corrections will be appropriately captured on subsequent daily reports, to include supporting documentation from the general contractor.	1/31/26	~~6/30/26~~ 7/21/26	In Progress	BM	4/17/26: Inspector staff were enrolled in Certified Commercial Property Inspectors Association training in January 2026, this training course is in progress. Construction and Development Project Management and Procurement staff participated in a half-day training presented by construction attorneys from the law firm of Cokinos. Further trainings are being discussed, to include field Inspectors and will cover a variety of topics, including Daily Reporting documentation. Daily Reports are currently reviewed and approved on a monthly basis by the responsible Project Manager. The due date for this corrective action has been changed to 6/30/26. 6/24/26: Staff training has been rescheduled for 7/21/26.
FY 24-25	1/16/26	Audit of Construction Services_ Oversight of New Development Construction	Observation	Observation 4: Outdated Standard Operating Procedures	**Condition:** The Construction Services and Sustainability SOP is dated April 2019. There is no indication of, nor was an updated version provided to Internal Audit. **Recommendation:** Internal Audit recommends that management immediately review and update the Construction Services and Sustainability SOP to ensure it reflects current best practices, regulations, and organizational processes, including BABA requirements. Staff should be trained on the new SOP, and regular reviews of the SOP should be scheduled to prevent outdated versions from occurring in the future, ensuring ongoing compliance and operational efficiency. Note: Effective December 8, 2025, Construction Services and Sustainability is now the “Capital Projects Division” and has moved under the newly expanded Asset Management Department.	Construction Services and Sustainability needs to update the department SOP to reflect changes to normal operations, roles, and responsibilities.	3/31/26	~~5/15/26~~ 7/21/26	In Progress	BM	4/17/26: IA received the updated SOP. Staff training has been scheduled for 5/15/26. 6/24/26: Staff training has been rescheduled for 7/21/26.

STATUS OF MANAGEMENT CORRECTIVE ACTION ITEMS as of 8/1/22

Audit Plan Year	Final Report Date	Audit Title	Finding Type	Finding Number and Title	Finding / Condition Description and Recommendation	Management's Corrective Action Plan	Original Estimated Completion Date	Revised Estimated Completion Date	Status	Resp. Officer's Initials	Comments
FY 24-25	1/22/26	Audit of Assisted Housing Program: Voucher Utilization	Significant Deficiency	Finding 1: Unresolved Bad Debts and Missing Repayment Agreements	**Condition:** Of the 20 new applicants reviewed, 3 had unpaid bad debts at the time of voucher issuance. 1 of these 3 applicants was missing the required repayment agreement. **Recommendation:** Management should implement a formal monitoring process (e.g., a centralized log) to track all bad debt cases and ensure that a formal, signed repayment agreement is executed and on file before issuing the voucher for applicants with outstanding bad debt owed to Opportunity Home.	The administrative plan is being updated for the next Fiscal year to indicate that repayment agreements would no longer be offered to new admissions. For those residents who are current residents under Public Housing, if they are current on their rent, a voucher would be issued and then a follow-up would need to occur after RTA/HAP contract completion for move-out charges. The Eligibility SOP will be updated within 3 months of the Admin plan changes approval.	7/1/26 and 10/31/26		In Progress	JM	
FY 24-25	1/22/26	Audit of Assisted Housing Program: Voucher Utilization	Significant Deficiency	Finding 2: Systemic Deficiencies in Subsidy Determination and Rent Calculation	**Conditions:** Voucher/Term Errors: Out of 45 moving participant files reviewed, one was incorrectly issued a 2-bedroom voucher without the required current Reasonable Accommodation (RA) verification, and one of three port-out vouchers was incorrectly issued for a 120-day initial term. Rent/Subsidy Errors: Two of the 65 files reviewed had deficiencies, including one with an incorrect Utility Allowance (UA) and one with an incorrect rent reasonableness determination. **Recommendation:** Management should implement a mandatory supervisory review of all vouchers/subsidy determinations prior to HAP execution, enforce a required checklist for new units/rent increases, and provide targeted training on reasonable accommodations, portability move-out voucher terms, and subsidy calculation protocols to ensure proper compliance with voucher requirements and subsidy determinations.	The administrative plan will be updated to match the initial terms for regular and portability vouchers, aligning the processes. Targeted training will be planned for the calendar year for related to reasonable accommodation processes, frequent errors found, and updating UA/PS. Currently, payment standard updates are reviewed biennially (at least) for HOTMA PS updates, and is also used to verify if the PS used at last recertification matches the current voucher size in the system.	7/1/26	10/31/26	In Progress	JM	7/13/26: The Admin Plan was updated effective 7/1/26 for the voucher term dates to match. The training plan for the year was drafted and RA training (via LMS tracking) was launched in June. Citizenship training was conducted May 2026, and Payment Standard, Utility Allowance, and documentation are scheduled for October 2026 after HAS certification training.
FY 24-25	1/22/26	Audit of Assisted Housing Program: Voucher Utilization	Significant Deficiency	Finding 3: Deficiencies in HAP Contract Execution Timeliness and Documentation	**Condition:** Of the 47 contracts reviewed, 10 were executed more than 60 days after the lease started, and one file was missing a copy of the executed HAP contract. **Recommendations:** To ensure 60-day HAP compliance, management should implement an automated alert system to monitor compliance. Additionally, mandatory, hands-on training is recommended to cover proper HAP execution and filing procedures, as well as the financial consequences of non-compliance.	The Housing Voucher Services Department will be reaching out to legal to verify if the HAP contract can be routed for signatures with an unexecuted lease or a blank lease, as many times this is the current holdup for contracts not being executed, as the resident is pending their signature on the documents while the landlord and PHA have signed. The suggestion is that the executed lease can be requested for filing under a RAD10 to the resident. If not legally able, the department will create a process to request the executed lease with the move in verification form and if not received, will process the account based on passed date and will route a blank lease pending the resident signature and note to the landlord that per the contract, payment held is due to the inaction of the landlord providing the required executed lease as part of the contract.	3/1/26	~~6/30/26~~ 10/31/26	In Progress	JM	

STATUS OF MANAGEMENT CORRECTIVE ACTION ITEMS as of 8/1/22

Audit Plan Year	Final Report Date	Audit Title	Finding Type	Finding Number and Title	Finding / Condition Description and Recommendation	Management's Corrective Action Plan	Original Estimated Completion Date	Revised Estimated Completion Date	Status	Resp. Officer's Initials	Comments
FY 24-25	1/22/26	Audit of Assisted Housing Program: Voucher Utilization	Significant Deficiency	Finding 5: Errors in Income, Asset, and Verification Methods	**Conditions**: 1. Outdated/Missing Verification: 10 files contained outdated income verification documents. 2. Income Calculation Errors: There were 17 instances of incorrect income calculations and nine errors related to income-derived assets. These errors included miscalculations of wages/benefits, use of inaccurate income/asset amounts, and the complete omission of required income and assets during data input and final calculation. 3. Incorrect Verification Methods: 29 instances involved incorrect verification methods, including missing or outdated documentation, failure to adhere to the verification hierarchy, and instances where a family exceeded the income limit and still received assistance. 4. Missing EIV Reports: six out of 10 new admissions files lacked the required EIV Income Report, which should have been run within 120 days. **Recommendations**: 1. To ensure that income documentation is current, management should consider implementing a "Verification Window" procedure. This procedure would require the collection of income documents within 30 days of the eligibility appointment. For applicants, documents should not be older than 90 days, and for participants, no older than 120 days to align with current procedures. 2. To minimize human error and ensure consistency in income and asset calculations, management should provide comprehensive training on these calculations and consider implementing an automated system equipped with built-in formulas and error flags. 3. Management should offer mandatory hands-on training that covers verification methods, reinforces Admin Plan 7.1.B (3), and ensures staff fully understand the document verification hierarchy and the final figures on the Income and Expense Verification form, thereby creating a clear audit trail. 4. Finally, management should establish a required internal process or system to track new admissions, ensuring the EIV Income Report is run and filed within the mandatory 120-day timeframe.	Income calculation training reminders will be provided to staff during the calendar year.	9/1/26		In Progress	JM	
FY 24-25	1/22/26	Audit of Assisted Housing Program: Voucher Utilization	Observation	Observation 3: Non-Compliance with Critical Process Timelines (Screening and Issuance)	**Conditions**: During our testing of 65 files, we noted 18 CHR screenings were conducted prematurely, resulting in an average delay of 342 days before vouchers are issued. Additionally, 15 voucher requests were issued beyond the 10-business-day deadline following written approval to move. **Recommendations**: Management should mandate that CHR screening be conducted no more than 30 business days prior to the eligibility appointment, with automated date logging to ensure accuracy. Additionally, management should update the Move SOP to detail exceptions to the 10-business-day deadline, aligning it with the Admin Plan, and update the Admin Plan to reconcile conflicting statements with federal regulations, establishing a clear, consistent policy to prevent confusion, compliance issues, and negative family outcomes.	Waiting list processes just moved to the operations department and will be reviewed for their current process along with how criminal history is run. The department hopes to have tasks reviewed for efficiencies and any policy updates to occur for the new fiscal year. The Admin plan edits are being reviewed in the first quarter of the year for changes, and recommendations will be taken into consideration. The department will also reach out to other housing authorities on voucher issuance language used in their plans.	6/30/26	10/31/26	In Progress	JM	

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FY 24-25	7/2/26	Audit of Affordable Housing Communities: Maintenance Expenditures and Oversight Process	Material Weakness	Finding 1: Maintenance Expenditures Do Not Align with the Approved Budget and Do Not Identify Significant Variances	**Conditions**: 12 of the 28 property budgets reviewed for the period ending June 30, 2025, exceeded their "Supplies and Maintenance" and/or "Outside Services" annual budgets, resulting in an average variance of $59,926.83. **Recommendations**: Internal Audit recommends implementing and enforcing a formal, centralized Budgetary Oversight and Variance Remediation Procedure for all property expenditures to ensure adherence to approved financial plans. The procedure should include the following: • Establish Hard Limits: Require property managers to obtain explicit, documented approval from a designated central authority (e.g., Finance Director or Executive Leadership) for any single expenditure that causes a property to exceed its monthly budget threshold. • Mandatory Review and Justification: For any budget variance exceeding a set dollar amount or percentage, require property managers to submit a detailed written justification and a corrective action plan to the Finance Department within 10 business days of month-end reporting. • Enhanced Reporting: Update monthly financial reporting to include a trend analysis of budget variances, highlight properties that consistently exceed budget, and the specific expense categories driving the overruns, for review by the Executive Leadership Team.	An AHC Monthly Manager, ACM, and Maintenance Supervisors meeting was held on May 28, 2026. One area of focus was reinforcing strict adherence to established budgets (Slide 10). Monthly Managers Meeting May 28, 2026. To enhance budget oversight, beginning with the July 2026 financial cycle, all expenditures will be subject to a formal variance test.	5/28/26 and 7/15/26		In Progress	JM	6/8/26: IA received the training materials and attendance logs for the 5/28/26 Monthly Managers meeting. 7/10/26: IA is awaiting evidence to support the formal variance test. This test is scheduled to begin on 7/15/26. IA will perform a 6 month follow up to test a sample of the variance test pertaining to budget oversights.
FY 24-25	7/2/26	Audit of Affordable Housing Communities: Maintenance Expenditures and Oversight Process	Significant Deficiency	Finding 4: "Routine" Work Orders Incorrectly Prioritized	**Condition**: Of the thirty "routine" work orders reviewed, 9 were prioritized incorrectly. These 9 "routine" work orders needed to have been prioritized as either "emergency" or "urgent". **Recommendations**: Management should implement mandatory, documented annual training for all maintenance personnel on the proper classification and prioritization of work orders, emphasizing the distinctions between 'routine,' 'urgent,' and 'emergency' requests. Additionally, supervisors should establish a daily monitoring process to review all newly created 'routine' work orders to ensure accurate prioritization.	AHC leadership will schedule a quarterly maintenance tech training in July 2026. A key focus of this meeting will be reinforcing the importance of correct maintenance protocols. Current Maintenance Manual-Affordable Housing Communities, dated January 29, 2026, lists the following items as Emergencies. 2.1 Emergency Work Orders have priority over routine Work Orders and MUST be completed or abated within 24 hours. a. Major Plumbing Leaks: Water/sewage coming into an apartment or building, creating potential for property damage. Water that leaks into a sink or bathtub or that can be reasonably contained, is not an emergency. Toilets that are stopped up but not continually flooding are not an emergency (if the unit has more than 1 toilet). 5 of the work orders may have fallen in this category, not considered an emergency.	7/31/26		In Progress	JM	
FY 24-25	7/2/26	Audit of Affordable Housing Communities: Maintenance Expenditures and Oversight Process	Significant Deficiency	Finding 5: "Routine" Work Orders Incorrectly Prioritized	**Condition**: Of the thirty "routine" work orders reviewed, 6 were not repaired within the 5 day standard. **Recommendations**: Management should implement a daily review process of all open "Routine" work orders by supervisors and/or Property Managers to ensure timely completion. A tracking system should be established to monitor maintenance technician completion rates against the 5-day standard.	According to Section 2.3 of the Maintenance Manual - Affordable Housing Communities, dated January 29, 2026, routine work orders will be completed within 3 to 5 working days, depending on the extent of the work. Staff will implement running the work order report daily to ensure work orders are closed out in a timely manner. AHC leadership will schedule a quarterly maintenance tech training in July, 2026. A key focus of this meeting will be reinforcing the importance of correct maintenance protocols. An AHC Monthly Manager, ACM, and Maintenance Supervisors meeting was held on May 28, 2026. One area of focus was to ensure work orders were closed/abated in a timely manner (Slide 10). Monthly Managers Meeting May 28, 2026.	5/28/26 and 7/31/26		In Progress	JM	6/8/26: IA received the training materials and attendance logs for the 5/28/26 Monthly Managers meeting. 7/10/26: IA is awaiting evidence to support the quarterly maintenance tech training scheduled for 7/31/26. IA will perform a 6 month follow up to test a sample of the variance test pertaining to budget oversights.

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FY 24-25	7/2/26	Audit of Affordable Housing Communities: Maintenance Expenditures and Oversight Process	Other Internal Control Deficiency	Finding 2: Make-Ready Work Orders Completed After the Required Due Date	**Condition**: Of the 6 make-ready work orders reviewed, 1 was completed after the required due date. **Recommendation**: Internal Audit recommends the implementation of a formal process for Supervisors and/or Property Managers to conduct daily monitoring of all in-progress make-ready work orders. The process should include weekly reporting on the state of all make-ready units, focusing on adherence to the 10-day completion standard.	AHC Leadership agrees with the recommendation. We will formalize a make-ready tracker for Property Managers and Supervisors to track and document all in-progress make-ready work orders daily. According to Section 6 of the Maintenance Manual - Affordable Housing Communities, dated January 29, 2026, the standard turnaround time for make-ready and lease-up is 10 days. Any variance from the recommended 10-day standard—such as at sites currently operating without a waitlist—will require formal justification and leadership approval. Units that are fully prepared ("make-ready") but not immediately occupied face an increased risk of vandalism. Consequently, documented delays in completing make-readies may occasionally be attributed to a corresponding lag in rental placement times. AHC Monthly Manager, ACM, and Maintenance Supervisors meeting was held on May 28, 2026. One area of focus was reinforcing strict adherence to the make-ready completion time (Slide 10). Monthly Managers Meeting May 28, 2026.	7/31/26		In Progress	JM	
FY 24-25	7/2/26	Audit of Affordable Housing Communities: Maintenance Expenditures and Oversight Process	Other Internal Control Deficiency	Finding 3: Lack of Preventive Maintenance Schedules	**Condition**: AHC does not currently have an established preventive maintenance schedule across the portfolio. **Recommendation**: Internal Audit recommends AHC to immediately establish and implement a portfolio-wide preventive maintenance schedule, per the Maintenance Operations Procedures. This preventive maintenance schedule should define the frequency for scheduling preventive maintenance for all critical systems.	AHC Leadership concurs with the recommendation. To ensure a formalized, site-specific approach to preventive maintenance, AHC is establishing a standardized preventive maintenance schedule that explicitly defines the required frequencies and intervals for all critical building systems, in strict accordance with the Maintenance Manual - Affordable Housing Communities dated January 29, 2026, Section 7 Preventive Maintenance. Property Managers and Maintenance Supervisors will implement Preventive Maintenance Checklist forms to standardize inspections, preserve property conditions, optimize operational efficiency, and minimize emergency repair costs. AHC Leadership has a manager's meeting scheduled for August 31, 2026. The agenda will focus on preventative maintenance procedures as outlined in the Maintenance Manual.	8/31/26		In Progress	JM	
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FY 25-26	7/10/26	Audit of Affordable Housing Communities and Public Housing Program: Eviction Processes	Significant Finding	Finding 1: Failure to Maintain Formal Authorization and Financial Approval Controls	**Condition**: A total of 44 exceptions were noted across Affordable Housing Communities (AHC) programs and Public Housing (PH): 1. Notice to Vacate (NTV) Authorization (17 Exceptions out of 30 reviewed) • Missing NTV Approval Forms: In 8 instances (5 PH; 3 AHC), authorization was undetermined as the NTV Approval Form was missing from the file and the digital system. • Missing NTV Approval Form Signatures: 8 AHC cases lacked the required Legal Representative's signature on the approval form. The uploaded DocuSign copy omitted the page containing the Legal Department's signature and approval status. • Missing NTV Signature: 1 AHC case lacked the manager's signature on the NTV form. 2. Eviction Request and Packet Verification (12 Exceptions out of 24 reviewed) • Missing Eviction Request Form: In 11 instances (1 PH; 10 AHC), authorization status was undetermined because the eviction packets were missing or not uploaded. • Missing Eviction Request Approval Signature: 1 PH case lacked the required Assistant Director's signature on the eviction request form. 3. Financial Expenditure Authorization (15 Exceptions out of 21 reviewed) • The absence of uploaded AP Vouchers (8 PH; 7 AHC) prevented the verification of financial expenditure controls, specifically the Assistant Director's required DocuSign approval of court fee vouchers (PH) and the processing of final settlement paperwork for authorized checks (AHC). **Recommendation**: Management should integrate a mandatory verification step into the Eviction Checklist, prohibiting legal filings until a supervisor confirms the presence of signed approvals and uploaded AP Vouchers. Additionally, a standardized digital archiving protocol should be established to ensure these evidentiary records remain accessible regardless of staffing changes.	PH: Concurrence and Process Overview: Public Housing (PH) concurs with the finding and recognizes the critical importance of maintaining comprehensive authorization and supporting documentation for all eviction actions and associated financial expenditures. Streamlined Approval Workflow: Because addressing non-payment of rent (NPR) is a fundamental, core function of day-to-day property operations, PH is streamlining the approval workflow. NPR evictions will now be fully reviewed and approved directly at the Property Management level, removing the requirement for Assistant Director or Senior Director sign-off. Training, Accountability, and Oversight: PH Leadership will formally update current eviction workflows to incorporate strict verification checkpoints, ensuring this checklist and all property-level approvals are finalized before any legal filings occur. Furthermore, updated written guidance and targeted training will be provided to Community Managers and designated staff to reinforce these revised workflows, document retention standards, and compliance expectations. AHC: AHC leadership will update the standard Eviction Checklist to include a mandatory "Supervisor Sign-off" checkpoint. Staff will be strictly prohibited from submitting legal filings until a supervisor has verified and signed off on the eviction packet and completed AP Vouchers. These must be present in the file. AHC leadership will conduct a mandatory training session for all property management staff, community managers, and supervisors on the eviction checklist, AP vouchers, and reinforce expectations regarding retention of documentation.	PH: 8/31/26 and 9/30/26 AHC: 5/28/26 and 8/27/26		In Progress	JM	

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FY 25-26	7/10/26	Audit of Affordable Housing Communities and Public Housing Program: Eviction Processes	Significant Finding	Finding 2: Deficiencies in Legal File Integrity and Mandatory Document Retention	**Condition:** Out of the 30 collective eviction packets reviewed across both portfolios, 61 exceptions were noted: 1. Notice and Support Documentation (7 Exceptions): Missing core documents, including 2 Final NTVs (1 PH; 1 AHC), 1 initial NTV (AHC), and 4 required Police/Incident reports (2 PH; 2 AHC). 2. Mandatory Enclosures (12 Exceptions): A total of 9 (4 PH; 5 AHC) instances where required attachments/enclosures, such as the City of San Antonio (CoSA) Notice of Tenant Rights, the Notice of Occupancy Rights under the Violence Against Women Act (Form HUD-5380), and the Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alerternate Documentation (Form HUD-5382), were missing or incomplete. Additionally, 3 AHC NTV packets contained an incomplete "Notice of Tenant's Rights" form, which invalidates the legal sufficiency of the eviction notice. Specifically, the form lacked critical identifiers, including the Resident Name, Unit Address, Delivery Date, Delivery Person, and Contact Number. 3. Court and Execution Records (42 Exceptions): Significant gaps in the "Court Record" were identified, including 8 missing copies of the Judgments (4 PH; 4 AHC), 17 missing Writs of Possession (7 PH; 10 AHC), and 17 cases lacking signed Constable return documents (7 PH; 10 AHC). **Recommendation:** Management should integrate a mandatory verification step into the Eviction Checklist, prohibiting legal filings until a supervisor confirms the presence of signed approvals and uploaded AP Vouchers. Additionally, a standardized digital archiving protocol should be established to ensure these evidentiary records remain accessible regardless of staffing changes.	PH: Concurrence and Process Overview: Public Housing (PH) concurs with the finding and recognizes the critical importance of maintaining comprehensive authorization and supporting documentation for all eviction actions and associated financial expenditures. Standardized Checklist and File Compliance: To maintain strict quality control under this localized approval structure, Property Management will implement a standardized eviction checklist. This checklist will be permanently maintained in the resident file to verify that all critical legal and procedural documents are present, specifically: • The Non-Payment of Rent (NPR) notice • All supporting financial or ledger documentation for the notice • Verification/proof that the legal petition was requested • The final court judgment Training, Accountability, and Oversight: PH Leadership will formally update current eviction workflows to incorporate strict verification checkpoints, ensuring this checklist and all property-level approvals are finalized before any legal filings occur. Furthermore, updated written guidance and targeted training will be provided to Community Managers and designated staff to reinforce these revised workflows, document retention standards, and compliance expectations. It appears that prior forms and processes were over complicated and required a more streamlined process. AHC: Management fully concurs with Internal Audit's recommendations. Standardizing pre-filing verifications and post-eviction audits is essential to safeguarding resident protections, ensuring regulatory compliance, and maintaining flawless administrative records across the AHC portfolio. AHC revised the AHC Eviction Process SOP and the AHC Rent Collection, Eviction Policy, and Bad Debt Collection SOP. This SOP will be updated, reviewed, and implemented to ensure all processes comply. Rent Collection, Eviction Policy and Bad Debt Collection SOP AHC leadership will complete a focused refresher training for all property management staff, community managers, and supervisors. This training will specifically emphasize the Post-Eviction File Audit Checklist procedures and verify that all physical court documents and Constable return documents have been scanned into the system. This training will be completed at the August 2026 Managers meeting.	PH: 8/30/26 and 9/30/26 AHC: 8/27/26 and 8/31/26		In Progress	JM	

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FY 25-26	7/10/26	Audit of Affordable Housing Communities and Public Housing Program: Eviction Processes	Significant Finding	Finding 3: Systemic Deficiencies in Administrative Oversight, Tracking, and Operational Compliance	**Condition:** Inconsistent administrative tracking and oversight across both programs resulted in 67 recorded exceptions out of 30 collective eviction packets reviewed. The following findings detail the specific gaps in record keeping, notice compliance, and processing timelines: 1. Lease and Policy Compliance (2 Exceptions): 1 PH tenant remained on an obsolete 2022 lease through early 2025; consequently, the current eviction filing relied on the 2022 lease agreement, leaving the resident in an unauthorized holdover status. 1 AHC NTV packet, dated 2/18/2025, contained an obsolete lease Agreement with a term dated 11/19/2021 through 11/30/2022. This expired lease did not reflect the tenant's current legal status (e.g., a renewed lease or month-to-month tenancy) as of the NTV date in 2025. 2. Record Keeping and File Custody (12 Exceptions): 6 PH properties failed to maintain a written record of every eviction. 2 PH files were not found in designated secured storage (locking cabinets/filing boxes), and 4 PH files were stored at secondary properties. 3. Unit Security and Repossession Records (21 Exceptions): There were 21 instances (8 PH; 13 AHC) where unit lock changes were not recorded in the work order system, leaving no formal proof that units were legally secured and repossessed. 4. Notice Compliance and Processing Timelines (32 Exceptions): 9 instances of missing NTV Proof of Delivery (2 PH; 7 AHC); 4 instances of unmarked delivery method (2 PH; 2 AHC); U.S. Postal Service notifications were not completed within the required 7-calendar-day window following residents move-outs (13 PH properties); 6 instances in which account statuses were updated to 'Move Out' or 'End of Participation' beyond the required 1 business day (4 PH) and 5 business day (2 AHC) window. **Recommendation:** Management should update the PH and AHC Eviction Processes SOPs to formalize supervisory oversight through the following controls: 1. Implement monthly "Compliance Exception Reports" in Elite/Yardi to identify outdated leases and mandate termination proceedings. The threshold for unsuccessful signature attempts should be determined by management based on specific portfolio needs. 2. Establish unified move-out/eviction trackers and require USPS notifications across both programs to ensure administrative continuity. 3. Mandate monthly "File Integrity" spot checks specifically designed to address Record Keeping and File Custody gaps. These checks must verify the physical presence of eviction files in secured storage and confirm the inclusion of the required NTV Proof of Delivery to resolve identified notice compliance deficiencies. 4. Require immediate work order synchronization for all lock changes to maintain an accurate chain of custody.	PH: Public Housing Leadership concurs with the finding and will review current processes and evaluate tools to strengthen accountability and consistency. Specific actions include: sending directives for file locations and post-eviction procedures (including documentation, retention, and notice processing guidance), updating the Eviction SOP for securing units, creating a post-eviction checklist for End of Participation (EOP) residents (to cover USPS, judgments, lock changes, final audit, and storage), and ensuring work order synchronization for repossession and lock changes. AHC: AHC Leadership concurs with the audit recommendations. Management recognizes the critical importance of formalizing supervisory oversight, mitigating operational risks, and ensuring robust administrative continuity across the portfolio. AHC will revise the AHC SOP for File and Forms dated February 2021. File and Forms Order 2-2-2021. This SOP will ensure all processes comply. AHC leadership will complete a focused refresher training for all property management staff, community managers, and supervisors. This training will specifically emphasize that all leases are up to date. Refresher training will ensure that all Property management staff properly process and document resident move-outs in accordance with the Move Out Procedures - SOP_08.20.2025.pdf, while ensuring units are available for incoming residents to rent in a timely manner. The move-out procedures, including notification to USPS, will be in place, as will record keeping and file controls. In addition, work orders are to ensure the lock changes occur during the move-out process according to SOP Move-out procedures.	PH: 7/15/26 7/31/26 and 9/30/26 AHC: 8/27/26 and 8/31/26		In Progress	JM	

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FY 25-26	7/10/26	Audit of Affordable Housing Communities and Public Housing Program: Eviction Processes	Significant Finding	Finding 4: Deficiencies in Eviction Notification Protocols	**Conditions:** 1. Federal Regulatory Alignment (AHC): In 1 instance of 15 eviction packets reviewed, a 3-Day Notice to Vacate (NTV) was issued on 11/15/2024 to a tenant in a Tax Credit unit for non-payment of rent, where the tenant was given notice to vacate the dwelling on or before 11:59 pm on the 19th day of November 2024. This timeline was inconsistent with the minimum 30-day notice period specified under the CARES Act provision at the time and the subsequent HUD Final Rule. By requiring the tenant to vacate in only 4 days, the notice failed to provide the 30-day written notification mandated for tenants facing eviction for nonpayment of rent before a formal judicial eviction procedure can be initiated. 2. Accuracy of Notice Timing Phrasing (PH): The 3-Day NTV form contains conflicting termination language that creates multiple, competing deadlines. The notice states an intent to terminate the lease "at midnight, 3 days from this notice," yet specifies October 22, 2024, as the deadline for a notice served on October 18, 2024. This phrasing presents the tenant with 3 conflicting instructions: a specific time of day (midnight), a calculated duration (3 days), and a specific calendar date that actually falls on the fourth day. **Recommendations:** AHC: 1. AHC management should revise the Standard Operating Procedures for Rent Collection, Eviction, and Bad Debt Collection to eliminate the 3-day notice period for non-payment of rent accounts for all Tax Credit and subsidized units (HOME, PBA/Section 8). The policy must reflect the minimum 30-day notice prior to filing a formal judicial eviction and ensure compliance with all content requirements of the HUD Final Rule (itemized cure amount, recertification information, etc.). 2. Management should conduct mandatory training focused specifically on the non-expiring nature of the CARES Act 30-day notice requirement for subsidized properties and the permanent effect of the new HUD Final Rule. Emphasize that Federal notice periods always override shorter state or local laws for covered properties. PH: 1. Eliminate Ambiguity and Revise Template: Replace "at midnight" and "three days from this notice" with a single, clear deadline: "You must vacate no later than 11:59 PM on [Specific Date]." 2. Automate Calculations: If using Elite Template, configure the system to auto-calculate the date based on the service date to ensure the result never exceeds the 3-day window mandated by ACOP 13.4.D (2). 3. Training: Provide a refresher session for staff on the "strict compliance" standard, emphasizing that even a 1-day or 1-hour discrepancy can result in a court dismissal.	PH: Public Housing Management concurs with the finding and will update the NTV template in Elite to ensure accurate vacate dates and compliant language. Management will also provide staff reminders on notification requirements and evaluate workflows to identify further process improvements and QA measures that strengthen regulatory compliance. AHC: AHC Leadership fully concurs with the audit recommendations regarding notice periods for non-payment of rent. Management recognizes the permanent regulatory shifts introduced by the HUD Final Rule and the non-expiring statutory mandates of the CARES Act for covered properties. To eliminate notice non-compliance and align local practices with federal requirements, management will execute the following corrective actions: AHC will revise the AHC Eviction Process SOP and the AHC Rent Collection, Eviction Policy, and Bad Debt Collection SOP. This SOP will be implemented to ensure all processes comply. Rent Collection, Eviction Policy and Bad Debt Collection SOP.	PH: 9/30/26 and 10/31/26 AHC: 8/27/26 and 8/31/26		In Progress	JM	

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FY 25-26	7/10/26	Audit of Affordable Housing Communities and Public Housing Program: Eviction Processes	Significant Finding	Finding 5: Evidentiary Integrity and Notice Specificity Deficiencies	**Conditions:** 1. Incomplete Disclosure of Evidence in the Statutory Notice in 1 of 5 reviewed criminal NTVs (1 PH): The 3-Day NTV is legally deficient because it references only 1 specific SAPD police report within its body. Although the packet served to the tenant included 3 additional SAPD reports as evidence, the notice failed to incorporate these incidents as formal grounds for termination. 2. Conflicting Case Documentation and Police Reports in 1 of 3 reviewed criminal NTVs (1 AHC): The NTV Approval Packet Form authorized by leadership, the digital file attachments within the Yardi system, and the actual NTV Form served to the resident all cited different and conflicting SAPD police report numbers. **Recommendations:** IA recommends management to revise the PH and AHC Eviction SOPs to require that every specific incident, police report, or lease violation intended for use in court be summarized by date and event within the body of the NTV. Furthermore, the SOP should incorporate a "Packet-to-Notice Cross-Check" protocol to ensure all supporting evidence is formally cited in the termination letter.	PH: Public Housing Management concurs with the finding and will update the Eviction SOP and send a directive to staff regarding the requirement to include all referenced SAPD reports in eviction packets. Additionally, management will review and evaluate existing procedures to identify opportunities for improving quality control measures and ensuring documentation accuracy and legal sufficiency across all properties. AHC: AHC Leadership concurs with the audit findings. To enhance quality control and ensure the legal sufficiency of all legal actions, management will implement the following corrective measures: The Rent Collection, Eviction Policy and Bad Debt Collection SOP will be updated and implemented by August 2026. This SOP will be revised to require that all referenced SAPD reports be physically or digitally attached to eviction packets. A formal directive will be distributed to reinforce this requirement with site staff.	PH: 7/15/26 7/31/26 and 9/30/26 AHC: 8/27/26 and 8/31/26		In Progress	JM	
FY 25-26	7/10/26	Audit of Affordable Housing Communities and Public Housing Program: Eviction Processes	Other Internal Control Deficiency	Finding 1: Procedural Non-Compliance: Deviation from Standardized 3-Day and 30-Day Notice Timelines	**Conditions:** An audit of 11 cases among the 30 eviction packets reviewed across both PH and AHC programs revealed failures to meet statutory notice requirements due to incorrect vacate date calculations. Specifically: • 8 Cases (4 PH; 4 AHC) failed to provide the required 30-day notice period. • 3 Cases (1 PH; 2 AHC) failed to meet the 3-day notice requirement. Inaccurate date calculations resulted in "legally defective" notices. **Recommendations:** Transition from manual date entry to a standardized, formula-based template that automatically populates the move-out date exactly 3 days or 30 days after the notice date. If automation is not immediately available, implement a "Notice Verification Checklist" where a second staff member must verify the date calculation before the notice is served.	PH: Management concurs with the finding and will review current notice generation processes to improve consistency and accuracy in notice calculations. PH will submit a help log to IT to add the NTV to Elite to allow for accurate vacate dates. Additionally, management will provide staff guidance on notice requirements and methodologies, while evaluating opportunities to enhance existing tools and templates to reduce manual errors. AHC: Management concurs with the finding and will review current notice generation processes to improve consistency and accuracy in notice calculations. The staff member generating the notice manually calculates the 3-day or 30-day deadline using a standardized desk reference calendar. Before the notice can be printed, signed, or served to the resident, a second staff member, property manager, or regional supervisor must physically review the notice and independently recalculate the date. AHC leadership will train staff to ensure they implement the correct dates for 3-day and 30-day notices.	PH: 8/31/26 AHC: 8/27/26		In Progress	JM	
FY 25-26	7/10/26	Audit of Affordable Housing Communities and Public Housing Program: Eviction Processes	Other Internal Control Deficiency	Finding 2: Incomplete and Inaccurate Notice Documentation	**Conditions:** 5 AHC tenant files out of 30 reviewed were found to have inaccurate Texas Apartment Association (TAA) Notices to Vacate: 3 notices lacked issuance dates and 2 notices contained an incorrect issuance date. **Recommendations:** Management should implement a standardized "Date/Time Stamp" or supplemental cover sheet for TAA forms that lack a dedicated date field. Additionally, management should include a mandatory pre-service checklist process within the AHC Eviction SOP to verify the mathematical accuracy of all deadlines and to ensure a valid issuance date is present on all forms prior to delivery.	AHC Leadership concurs with the audit findings regarding the accuracy of deadlines and the missing date fields on standard forms. Review and initial communication of these procedural expectations were completed at the Manager's meeting on May 28, 2026. Monthly Managers Meeting May 28, 2026.	7/31/26		In Progress	JM	

STATUS OF MANAGEMENT CORRECTIVE ACTION ITEMS as of 8/1/22

Audit Plan Year	Final Report Date	Audit Title	Finding Type	Finding Number and Title	Finding / Condition Description and Recommendation	Management's Corrective Action Plan	Original Estimated Completion Date	Revised Estimated Completion Date	Status	Resp. Officer's Initials	Comments
FY 25-26	7/10/26	Audit of Affordable Housing Communities and Public Housing Program: Eviction Processes	Observation	Observation 1: Deficiencies in NTV Legal Form, Content, and Program Classification	**Conditions:** The NTV forms lacked essential address components, incomplete lease term dates, and contained factual misclassifications of housing program types. The following deficiencies undermine the Organization's ability to enforce lease terminations and increase the risk of legal dismissal in eviction proceedings: 1. Incomplete Address Documentation for 6 of 30 NTVs reviewed (3 PH; 3 AHC): The Notice to Vacate (NTV) Approval Form unit addresses lacked standard, essential components (City, State, and Zip Code). 2. Program Misclassification for 3 of 15 NTVs reviewed (3 AHC): NTV approval forms contained factual errors misclassifying "LNT" (Local Non-Traditional) units as "Market" programs and a "HCV/Section 8" unit as "Opportunity Home". 3. Incomplete Lease Terms for 2 of 15 NTVs reviewed (2 AHC): The Lease Term Date field on the NTV Approval Form lists only the end date (e.g., "9/30/2025") rather than the full contract period (start and end dates). **Recommendations:** 1. System Controls (PH and AHC): Implement field validation to require City, State, and Zip Code for all NTV units and update templates in DocuSign/Bluemoon to ensure these fields are mandatory or auto-populated. 2. Secondary Review (AHC): Require Community Managers to cross-reference the program type on the NTV approval form with the original lease contract and unit historical sheet before submitting the packet for legal/AD review.	PH: Management acknowledges the observation and will review current templates and documentation practices to improve consistency and accuracy of information contained within eviction-related forms. This includes implementing field validation to require City, State, and Zip Code for all NTV units and updating DocuSign templates. Guidance will be provided to staff regarding completion requirements and verification of information prior to submission for review. AHC: Management concurs with these recommendations. Enhancing digital system constraints and introducing a robust secondary cross-referencing protocol will significantly reduce clerical errors, protect the integrity of our legal notifications, and ensure regulatory alignment prior to legal submission. • Where feasible, field validation or auto-population configurations will be implemented to automatically pull this data from our primary systems of record, preventing incomplete or localized addresses from being processed. • Management will mandate a formal cross-reference protocol for all Affordable Housing Communities (AHC) portfolios. • Before any eviction packet is forwarded to legal or the Assistant Director (AD) for review, the Community Manager must physically cross-examine the program type designated on the NTV approval form against both the original lease contract and the unit's historical sheet. Docusign may be used to confirm this verification.	PH: 7/31/26 AHC: 7/25/26		In Progress	JM	
FY 25-26	7/10/26	Audit of Affordable Housing Communities and Public Housing Program: Eviction Processes	Observation	Observation 2: PH Legal Timeline Conflicts and Procedural Overlap in Termination Notices	**Conditions:** A procedural error was identified in 1 case of 12 Final Notice to Vacate (NTV) reviewed, which was issued while a prior Notice of Termination remained active. Specifically, a Final Notice was served on 5/24/2024, 5-days before the expiration of the initial 30-day notice period (4/29/2024 – 5/29/2024). This premature issuance creates a conflicting legal timeline, as the second document was served before the original notice period had concluded. **Recommendations:** Management should implement a "Sequential Notice Policy" to program the property management software or manual trackers to "lock" the Final NTV until the day after the initial Notice of Termination expires and ensure that no "Final" notices are served while an active "Opportunity to Discuss" or "Cure Period" is still open.	PH: Management acknowledges the observation, confirming that current policy does not include the delivery of a Final NTV. Guidance will be communicated to staff on the process of delivering a Final NTV.	7/31/26		In Progress	JM	

Internal Audit Update

August 5, 2026

OPPORTUNITY HOME SAN ANTONIO

Internal Audit FY 26-27 Q1 Activities

Support Strategic Outcomes

Internal Audit (IA) activities that support all strategic outcomes

- IA continues to work with the CDI Family Self-Sufficiency (FSS) program on escrow review processes and streamlining reviews to meet the changes in the FSS program direction
  - 36 escrows over $5,000 were reviewed and approved for graduation in FY 2025-2026
    - A total of $492,058.15
    - Average escrow: $13,668.28
- Audit of Affordable Housing Communities: Maintenance Expenditures and Oversight Process
- Audit of Affordable Housing Communities and Public Housing: Eviction Process
- Audit of CoSA Housing Bond/Home Funds Awards Expenditure and Oversight Process
- Audit of Asset Management: Financing and Refinancing of Assets
- Audit of Human Resources: Employee Relations
- Audit of Procurement: Contract Awards, Solicitations, Bidding, and Vendor Compliance
- Audit of Safety and Security: Review of Contracted Security Services
- Standard Operations Compliance Audits of Public Housing, Assisted Housing Programs, Affordable Housing Communities, and Partnership Properties

2024-2025 Audit Plan

Audit of Affordable Housing Communities: Maintenance Expenditures and Oversight Process

- This audit has been completed.
- Internal Audit determined whether
  - Opportunity Home San Antonio was in compliance with Federal, State, and local laws, regulations, and policies;
  - All relevant state or local government requirements are met; maintenance expenditures are properly authorized, procured, recorded, and classified in accordance with Opportunity Home policies and procedures and applicable accounting principles;
  - There is adequate oversight of maintenance work performed by both in-house staff and external vendors, ensuring quality and adherence to the contractual agreement;
  - Maintenance expenditures align with approved budgets and identify any significant variances; and
  - The process for identifying, prioritizing, and addressing maintenance needs, including the use of work orders and preventive maintenance schedules, aligns with Opportunity Home's expectations.
- The final report was submitted to the Board Chair and the Board of Commissioners on July 6, 2026.
  - This audit identified two "Best Practices," one "Material Weakness," eight "Findings," and one "Observation." Management's corrective action plans align with the recommendations and should mitigate the risk of similar findings in the future.

2025-2026 Audit Plan

Audit of Affordable Housing Communities and Public Housing: Eviction Processes

- This audit has been completed.
- Internal Audit determined whether
  - Opportunity Home San Antonio is in compliance with Federal and State laws, regulations, policies, and procedures regarding the eviction processes;
  - Opportunity Home San Antonio has met all relevant state and local landlord-tenant laws and requirements;
  - Notices to Vacate (NTVs) are issued correctly, with appropriate content, timelines, and all necessary attachments;
  - Eviction processes consistently adhere to all applicable legal statutes and established internal policies and timelines; and
  - Record-keeping practices for lease terminations and evictions align with established policies and procedures.
- The final report was submitted to the Board Chair and the Board of Commissioners on July 15, 2026.
  - This audit identified four "Best Practices," seven "Findings," and two "Observations." Management's corrective action plans align with the recommendations and should mitigate the risk of similar findings in the future.

Status

2025-2026 Audit Plan

Audit of CoSA Housing Bond/Home Funds Awards Expenditure and Oversight Process

- Audit kick-off was held December 16, 2025, and January 23, 2026. Fieldwork has been completed, and the draft report is in progress.

- The objectives of this audit are to ensure:
  - Opportunity Home San Antonio is in compliance with Federal and State laws, regulations, policies, and procedures regarding the development process and fund expenditure.
  - Opportunity Home San Antonio has met all relevant state and local requirements.
  - The expenditure of City of San Antonio (CoSA) Housing Bond and HOME Funds awards is in compliance with all applicable laws, regulations, grant agreements, and internal policies.
  - The processes related to the expenditure of CoSA Housing Bond and HOME Funds are efficient and effective, particularly concerning the approval and allocation of funds.
  - Controls in place are adequate to mitigate risks associated with development, economic and regulatory uncertainty, and potential non-compliance with funder requirements.
  - Financial reporting and documentation related to CoSA Housing Bond and HOME Funds awards are accurate, complete, and reliable.

Status

2025-2026 Audit Plan

Audit of Asset Management: Financing and Refinancing of Assets

- This audit has been completed and is awaiting the President's Review, scheduled for August 4, 2026.
- The objectives of this audit are to:
  - Assess Opportunity Home San Antonio's adherence to any applicable Federal and State laws, regulations, policies, and procedures;
  - Verify that all relevant state and local requirements, including those of the Texas Department of Housing and Community Affairs (TDHCA) are met;
  - Assess the design and operational effectiveness of the recently implemented Standard Operating Procedures (SOPs) for asset financing and refinancing;
  - Verify that the two-phase decision-making process for asset acquisitions is consistently followed and documented in accordance with the new SOPs;
  - Evaluate management's progress in implementing the improvement suggestions from the FY 2023-2024 Control Self-Assessment (CSA);
  - Ensure staff have established and are periodically reviewing Key Performance Indicators (KPIs) to track the effectiveness of asset management processes; and
  - Confirm that proactive strategies have been developed and executed to support continuous risk monitoring and assessment in asset management, particularly for acquisitions and refinancings, while ensuring compliance with all regulatory requirements.

Status

2025-2026 Audit Plan

Audit of Human Resources: Employee Relations

- This audit has been completed and is awaiting the President's Review, scheduled for August 11, 2026.
- The objectives of this audit are to:
  - Assess Opportunity Home San Antonio's adherence to any applicable Federal and State laws, regulations, policies, and procedures;
  - Determine whether employee relation investigations are conducted consistently and in compliance with established internal policies and procedures;
  - Assess the effectiveness of the corrective action process in addressing employee misconduct and performance issues; and
  - Evaluate the fairness and transparency of the grievance process and its ability to resolve employee disputes.

Status

2026-2027 Audit Plan

Audit of Procurement: Contract Awards, Solicitations, Bidding and Vendor Compliance

- The kick-off for this audit was held on July 6, 2026.
- The objectives of this audit are to:
  - Determine whether the U.S. Department of Housing and Urban Development (HUD) requirements are met;
  - Determine whether contract awards, solicitations, bidding, and vendor compliance comply with federal requirements and effectively mitigate process risks;
  - Determine whether Opportunity Home San Antonio policies and procedures are adhered to;
  - Evaluate adherence to established policies regarding competitive bidding and the vendor qualifications/selection process for awards;
  - Assess the consistency, documentation, and authorization protocols applied to the awards of contracts; and
  - Evaluate the adequacy of the contract management framework, specifically verifying the department’s oversight role in monitoring vendor performance and ensuring compliance with contractual terms.

Status

2026-2027 Audit Plan

Audit of Safety and Security: Review of Contracted Security Services

- The kick-off for this audit was held on July 13, 2026.
- The objectives of this audit are to:
  - Determine whether the Organization is in compliance with all applicable Federal and State laws, regulations, and internal policies and procedures related to procured security vendors; and
  - Determine whether the awarded security vendor's performance aligns with the Scope of Work and contractual obligations, ensuring all defined services, coverage hours, and specialized requirements are fulfilled as specified in the executed agreement.

Status

2026–2027 Audit Plan

Compliance Audits | Focus on permanent documents, rent determination, and calculations

Housing Voucher Services

- Files reviewed were all digital
- Completed a total of 715 file reviews from July 1, 2025 - June 30, 2026

Public Housing

- 10% of occupied units with no less than 5 files reviewed per community
- All files are physical, follow-up of corrections is digitally reviewed
- Completed 18 PH and Mixed Income Communities (273 files)

Affordable Housing Communities and Partnership Properties

- 10% of occupied units with no less than 5 files reviewed per community
- Completed 5 AHC Communities (75 files)
- Completed 28 Partnership Properties (103 files)

Action Items

Status of Corrective Action Items resulting from Internal Audits

Currently, there are 29 open action items

- Capital Projects Division:
  - One action item is pending the procurement of a third party Labor Compliance Program Tracker. The Capital Projects Division (formerly Construction Services and Sustainability) will evaluate a third-party, cloud-based Labor Compliance Program Tracker. This solution will automate the collection, verification, and reporting of prevailing wage data. The procurement process is slated for completion by January 31, 2027.
  - One action item is pending staff training on the updated Inspector Daily Reports. The Capital Projects Division has updated the Inspector Daily Report to include project-specific expectations, roles, and responsibilities. The Project Managers will be required to review and signature-approve all daily reports on a monthly basis. Safety and other violation corrections will be appropriately documented on subsequent reports, to include supporting documentation from the General Contractor. The staff training has been rescheduled for July 21, 2026.
  - One action item is pending the update of a Standard Operating Procedure (SOP). The Capital Projects Division will update the department SOP to reflect changes to normal operations, roles, and responsibilities. This SOP will include the Build America Buy America (BAB) and Davis-Bacon Act requirements. Staff training on the updated SOP has been rescheduled for July 21, 2026.
- Houching Voucher Services (HVS):
  - One action item is pending HVS departmental income calculation training to staff. The estimated completion date is September 1, 2026.
  - One action item is pending confirmation from Legal to verify if the HAP contract can be routed for signatures with an unexecuted lease or a blank lease. If not legally able, the HVS department will create a process to request the executed lease with the move-in verification form. The estimated completion date has been rescheduled to October 31, 2026.

Action Items (cont'd)

Status of Corrective Action Items resulting from Internal Audits

Currently, there are 29 open action items

- Houching Voucher Services (HVS) (cont'd):
  - One action item is pending the update of a Standard Operating Procedure (SOP): The HVS department will update the Eligibility SOP within three months of the Admin Plan changes approval to indicate that repayment agreements would no longer be offered to new admissions. This update is scheduled for October 31, 2026.
  - One action item is pending staff training on Payment Standard, Utility Allowance, and documentation, which are scheduled for October 31, 2026, after HAS certification training.
  - One action item is pending updates to the waitlist process. These updates are scheduled for October 31, 2026.
- Affordable Housing Communities (AHC):
  - One action item is pending the implementation of a variance test to enhance the budget oversight in AHC. The expected implementation date is scheduled for July 15, 2026.
  - Two action items are pending the training of AHC maintenance staff on maintenance protocols, including, but not limited to, entering and completing Emergency Work Orders. This training is scheduled for July 31, 2026.
  - One action item is pending the finalization of an AHC make-ready tracker. This tracker will track and document all in-progress make-ready work orders. The implementation of this tracker is scheduled for July 31, 2026.
  - One action item is pending the creation of an AHC Preventative Maintenance Schedule and implementation of a Preventative Maintenance Checklist. This maintenance schedule will define the required frequencies and intervals for all critical building systems across the AHC portfolio. The expected implementation date is August 31, 2026.
  - One action item is pending an update: the standard Eviction Checklist to include a mandatory "Supervisor Sign-off" checkpoint, and staff training on the eviction checklist, AP vouchers, and reinforce expectations regarding retention of documentation. This update and training is scheduled for August 27, 2026.

Action Items (cont'd)

Status of Corrective Action Items resulting from Internal Audits

Currently, there are 29 open action items

- Affordable Housing Communities (AHC) (cont'd):
  - Three action items are pending the update to the AHC Eviction Process and the AHC Rent Collection, Eviction Policy, and Bad Debt Collection SOPs, along with formal staff training on the updated SOPs. These action items are scheduled to be completed by August 27, 2026, and August 31, 2026, respectively.
  - One action item is pending the update to the File and Forms SOP, along with staff training on the update, and to ensure that all Property management staff properly process and document resident move-outs in accordance with the Move Out Procedures. These action items are scheduled to be completed by August 27, 2026, and August 31, 2026, respectively.
  - One action item is pending staff training to ensure they implement the correct dates for 3-day and 30-day notices. This training is scheduled for August 27, 2026.
  - One action item is pending staff training on procedural expectations regarding the accuracy of deadlines and filling out standard forms. This training is scheduled for July 31, 2026.
  - One action item is pending the enhancement of digital system constraints and introducing a robust secondary cross-referencing protocol to significantly reduce clerical errors, protect the integrity of our legal notifications, and ensure regulatory alignment prior to legal submission. This enhancement is scheduled for July 25, 2026.
- Public Housing (PH):
  - One action item is pending the update of the current eviction workflows to incorporate strict verification checkpoints, ensuring this checklist and all property-level approvals are finalized before any legal filings occur. Furthermore, updated written guidance and targeted training will be provided to Community Managers and designated staff to reinforce these revised workflows, document retention standards, and compliance expectations. This update and training is scheduled to be completed by August 31, 2026, and September 30, 2026, respectively.

Action Items (cont'd)

Status of Corrective Action Items resulting from Internal Audits

Currently, there are 29 open action items

- Public Housing (PH) (cont'd):
  - One action item is pending the implementation of a standardized eviction checklist. Additionally, training will be provided to Community Managers and designated staff to reinforce these revised workflows, document retention standards, and compliance expectations. It appears that prior forms and processes were over complicated and required a more streamlined process. This implementation and training are scheduled to be completed by August 30, 2026, and September 30, 2026, respectively.
  - One action item is pending the distribution of directives for file locations and post-eviction procedures (including documentation, retention, and notice processing guidance), updating the Eviction SOP for securing units, and the creation a post-eviction checklist for End of Participation (EOP) residents. The distribution of the directive is scheduled for July 15, 2026, while the updated SOP and the creation of the post-eviction checklist are scheduled to be completed by July 31, 2026, and September 30, 2026, respectively.
  - One action item is pending the update of the NTV template in Elite to ensure accurate vacate dates and compliant language. Additionally, management will also provide staff reminders on notification requirements. The update to the NTV template is scheduled for September 30, 2026, while the reminder to staff on the notification requirements are scheduled to be distributed by October 31, 2026.
  - One action item is pending the update of Eviction SOP and the distribution of a directive to staff regarding the requirement to include all referenced SAPD reports in eviction packets. The updated SOP is scheduled to be completed by July 15, 2026, while the distribution of the directive is scheduled for July 31, 2026.
  - One action item is pending staff training on notice requirements and methodologies on calculating accurate eviction notice dates. This training is scheduled for August 31, 2026.

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Action Items (cont'd)

Status of Corrective Action Items resulting from Internal Audits

Currently, there are 29 open action items

- Public Housing (PH) (cont'd):
  - One action item is pending the implementation of field validation to require City, State, and Zip Code for all NTV units, and updating DocuSign templates. Guidance will be provided to staff regarding completion requirements and verification of information prior to submission for review. This action item is scheduled to be completed by July 31, 2026.
  - One action item is pending staff training on the delivery of a Final Notice to Vacate. This training is scheduled for July 31, 2026.

Status of Third Party Audits

Financial and Compliance Audit | Performed by Garza Gonzalez and Associates

- This audit was kicked-of on May 27, 2026, and its anticipated completion date is March 31, 2027.
  - Garza Gonzalez and Associates will present their results to the Board following the completion of the audit.
- The audit covers the fiscal year ended June 30, 2026, and will cover the following entities:
  - The Housing Authority of the City of San Antonio (Opportunity Home San Antonio)
  - Converse Ranch, LLC
  - Springhill/Courtland Heights Public Facility Corporation
  - Pecan Hill Apartments, Inc.
  - San Antonio Housing Facility Corporation
  - SP II Limited Partnership
  - O'Connor Road Limited Partnership
  - Refugio Street Limited Partnership

Employee Money Purchase Pension Plan Audit | Performed by RSM US, LLP

- This audit was kicked-off on July 15, 2026. Fieldwork is expected to be completed by August 14, 2026, with the final report issued by September 7, 2026.
- The audit will cover the 2025 calendar year.

Questions?

OPPORTUNITY HOME SAN ANTONIO

Calls By Disposition Report: June 12, 2026 - July 12, 2026

Call center agents collect the following data at the end of each call and during the wrap-up phase. Each agent selects one of 71 disposition codes to indicate the reason for the caller's inquiry:

- **'Inbound Handled'** refers to incoming calls, while **'Outbound Handled'** applies to automated callbacks initiated by the system when callers request a callback or leave a voicemail. The system dials these numbers as soon as agents log in and processes outbound inquiries in the order they are received.
- **'ML Calls No Answer'** refers to calls where an agent attempted to return a call after a callback or voicemail, but was unsuccessful.
- **'Blank'** indicates calls where no disposition was entered, typically because new agents missed the window to enter notes and a code before the next call became available.

Upon the initial implementation of the system upgrade, disposition codes were established based on historical call patterns and previous inquiry types.

Current reports indicate that specific call reasons have decreased, attributed to our ongoing efforts to foster interdepartmental collaboration and deliver high-quality, prompt service to reduce overall call volume.

As a result, the list has been significantly streamlined by merging similar categories or removing unused codes, as reflected in this month's report.

Disposition	Inbound Handled	Outbound Handled
BLANK	240	118
Inspection - Status	468	22
Landlords - Concern	27	1
Landlords - Landlord Inquiry	52	11
ML - COFC Status	15	
ML - COI Status	21	6
ML - FRCN Document Request	44	7
ML - Program Policies / Procedures	250	35
ML - RTA Status	33	10
ML - Utility Allowance / Debit Card Status	7	1
ML - OB Call No Answer	1913	242

ML- End of Participation Requests	1	
ML - Informal Conference / Hearing Status	7	1
ML - Lease Violations / Eviction Concerns	3	1
ML - Portability Status	65	10
ML - Program Information / Resources	271	34
ML - RAD10 Clarification	17	2
ML - Recertification Assistance	63	13
ML - Request to Move Status	14	2
ML - Termination Concerns	4	
PH - Concern	28	4
PH - Inquiry	22	4
WL - PH Continued Interest Letter	134	12
WL - S8 Continued Interest Letter	6	1
WL - Update Application / Portal Assistance	57	7
WL - Apply for Housing	107	7
WL - PH Pre-Eligibility	19	4
WL - Wait List Status	1014	105
WL - PH Eligibility	16	2
WL - S8 Eligibility	24	3
WL - S8 Pre-Eligibility	28	3
Grand Total	**4970**	**668**

LEGEND:
BLANKS = NO Disposition was selected by the Agent
ML = Main Line
PH = Public Housing
WL = Waitlist

																	Affordabilty Classifications				Income Mix								
Project Name	Address	Request Date	Project Manager	Council District	Congressional District	State Senate District	State House District	County Precinct	Housing Provider	Project Type	Financing	Last Board Approval Date	Targeted Dated	Total Dev Cost	Estimated Developer Fees	# Units	Income Based (LNT)	PBRA	PH	PBV	20%	30%	40%	50%	60%	70%	80%	Market	Affordable Units
Proposed Projects																													
Valor Club	3926 E Southcross Blvd, San Antonio, TX 78222	6/8/2026	Rebecca	D3 (Viagran)	D35 (Casar)	D19 (Gutierrez)	D119 (Campos)	PCT 4 (Calvert)	Zen Development	Tax Credit	TBD	TBD	TBD	$88,384,732	TBD	336	0	0	0	0	0	0	0	0	0	0	0	0	336
														$88,384,732	**$0**	**336**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**336**
Future Development																													
Lincoln Courts	1315 N Elmendorf St, San Antonio, TX 78207		Edgar	D1 (Kaur)	D35 (Casar)	D26 (Menendez)	D 116 (Fischer)	PCT 2 (Rodriguez)	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	TBD
Marie Mcguire	211 N Alamo St, San Antonio, TX 78205		Rebecca	D1 (Kaur)	D20 (Castro)	D26 (Menendez)	D123 (Bernal)	PCT 4 (Calvert)	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	TBD
Springview	651 S Mel Waiters Way, San Antonio, TX 78203		Edgar	D2 (McKee-Rodriguez)	D20 (Castro)	D19 (Gutierrez)	D120 (Gervin-Hawkins)	PCT 4 (Calvert)	TBD	TBD	TBD	TBD	TBD	TBD	TBD	325	0	0	0	0	0	0	0	0	0	0	0	0	TBD
Tarry Towne	315 Vance Jackson Rd, San Antonio, TX 78201		Rebecca	D1 (Kaur)	D20 (Castro)	D26 (Menendez)	D 116 (Fischer)	PCT 2 (Rodriguez)	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	TBD
Villa Hermosa	327 N Flores St, San Antonio, TX 78205		Rebecca	D1 (Kaur)	D20 (Castro)	D26 (Menendez)	D123 (Bernal)	PCT 2 (Rodriguez)	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	TBD
West Way	5627 Culebra, San Antonio, TX 78228		Nicholas	D1 (Kaur)	D20 (Castro)	D26 (Menendez)	D125 (Lopez)	PCT 2 (Rodriguez)	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	TBD
421 Roosevelt	421 Roosevelt, San Antonio, TX 78210		Nicholas	D5 (Castillo)	D20 (Castro)	D26 (Menendez)	D123 (Bernal)	PCT 1 (Clay-Flores)	TBD	PFC-303	TBD	TBD	TBD	$44,148,728	TBD	198	0	0	0	0	0	0	0	0	19	0	80	99	99
Total														**$44,148,728**	**$0**	**523**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**19**	**0**	**80**	**99**	**99**
Board Consideration													**Targeted Construction Date**																
Dalian 151	10018 Ingram Rd, 78245		Nicholas	D6 (Galvan)	D23 (vacant)	D26 (Menendez)	D124 (Garcia)	PCT 1 (Clay-Flores)	Dalian Development	PFC-392	HUD 221(d)(4)	TBD	N/A	$ 38,400,000	TBD	360	0	0	0	0	0	0	0	0	36	0	144	180	180
Dalian Monterrey Village	10102 Ingram Rd, San Antonio, TX 78245		Nicholas	D6 (Galvan)	D23 (vacant)	D26 (Menendez)	D124 (Garcia)	PCT 1 (Clay-Flores)	Dalian Development	PFC-392	HUD 221(d)(4)	TBD	N/A	$ 38,400,000	TBD	360	0	0	0	0	0	0	0	0	36	0	144	180	180
HB Gonzales	5811 Ingram Rd, San Antonio, TX 78228		Edgar	D7 Gavito	D20 (Castro)	D26 (Menendez)	D125 (Lopez)	PCT 2 (Rodriguez)	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	TBD
Total														**$76,800,000**	**$0**	**720**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**72**	**0**	**288**	**360**	**360**
Board Approved - Bond Inducement, Developer - Potential Partnership, Acquisition													**Anticipated Partnership Agreement**																
Brickstone	9003 Somerset Road, San Antonio TX 78211		Edgar	D4 (Mungia)	D35 (Casar)	D19 (Gutierrez)	D117 (Cortez)	PCT 1 (Clay-Flores)	Kittle Properties	Tax Credit	4% Tax Credit & Bonds	05/06/2026	7/28/2026	$66,019,066	$7,150,000	290	0	0	0	0	0	29	0	0	261	0	0	0	290
Durrington Ridge	21915 US-281, San Antonio, TX 78258		Nicholas	D9 (Spears)	D21 (Roy)	D25 (Campbell)	D121 (LaHood)	PCT 3 (Moody)	Culver Investment Partners & Ascendant Capital Partners	PFC-392	PFC	03/04/2026	TBD	$81,413,401	TBD	398	0	0	0	0	0	0	0	10	39	0	150	199	199
Presidio	15023 Vance Jackson Rd, 78249		Nicholas	D8 (Gonzalez)	D21 (Roy)	D26 (Menendez)	D 116 (Fischer)	PCT 3 (Moody)	Lonestar Develoment Partners	PFC-303	PFC	TBD	TBD	$65,325,392	$1,775,778	316	0	0	0	0	0	0	0	0	32	0	126	158	158
Flynn Meadows (Ingram Square)	5901 Flynn Drive, San Antonio, TX 78228		Rebecca	D7 Gavito	D20 (Castro)	D26 (Menendez)	D125 (Lopez)	PCT 2 (Rodriguez)	Related Companies	Tax Credit	4% Tax Credit & Bonds	04/01/2026	TBD	$36,414,026	$440,000	120	0	0	0	0	0	0	60	60	0	0	0	0	120
La Ventana	2802 Cinema Ridge, San Antonio, TX 78238		Edgar	D6 (Galvan)	D20 (Castro)	D26 (Menendez)	D125 (Lopez)	PCT 2 (Rodriguez)	Marcus Build	PFC-303	PFC	07/15/2025	7/28/2026	$57,988,449	$1,000,570	272	0	0	0	0	0	0	0	0	27	0	109	136	136
Lakeside Lofts	5726 US Highway 87 E, San Antonio, TX 78222		Rebecca	D2 (McKee-Rodriguez)	D35 (Casar)	D19 (Gutierrez)	D120 (Gervin-Hawkins)	PCT 4 (Calvert)	The NRP Group	Tax Credit	4% Tax Credit & Bonds	04/01/2026	TBD	$90,844,733	TBD	336	0	0	0	0	0	34	0	0	207	95	0	0	336
Nova	14200 Vance Jackson, San Antonio, TX 78249		Rebecca	D8 (Gonzalez)	D21 (Roy)	D26 (Menendez)	D 116 (Fischer)	PCT 3 (Moody)	Culver Investment Partners & Ascendant Capital Partners	PFC-392	PFC	03/04/2026	TBD	$61,224,897	N/A	412	0	0	0	0	0	0	0	11	41	0	154	206	206
Quantum Drive	Southwest Corner of the Intersection of Quantum Drive and SW Loop 410, San Antonio, Texas 78242		Nicholas	D4 (Mungia)	D20 (Castro)	D19 (Gutierrez)	D117 (Cortez)	PCT 1 (Clay-Flores)	Dominium	Tax Credit	4% Tax Credit & Bonds	03/04/2026	TBD	$151,806,908	$18,130,517	400	0	0	0	0	0	40	0	0	275	85	0	0	400
Victoria Commons - North/South Pond	North of 643 Mount Zion, San Antonio, TX 78210		Edgar	D1 (Kaur)	D20 (Castro)	D26 (Menendez)	D123 (Bernal)	PCT 1 (Clay-Flores)	Cohen-Esrey	TBD	Essential Functions Bond	10/04/2023	07/2025	$96,305,043	$5,275,579	397	0	0	0	0	0	10	10	10	41	0	131	195	202
Rio Landing	6435 W Military Dr, San Antonio, TX 78227		Nicholas	D4 (Mungia)	D35 (Casar)	D19 (Gutierrez)	D124 (Garcia)	PCT 1 (Clay-Flores)	GDA Partners	Tax Credit	4% Tax Credit & Bonds	10/01/2025	TBD	$68,583,573	$6,480,000	324	0	0	0	0	0	0	0	0	324	0	0	0	324
Rio Crossing	3035 SE Loop 410, San Antonio, TX 78222		Nicholas	D3 (Viagran)	D35 (Casar)	D19 (Gutierrez)	D119 (Campos)	PCT 4 (Calvert)	GDA Partners	Tax Credit	4% Tax Credit & Bonds	10/01/2025	TBD	$68,583,573	$6,480,000	324	0	0	0	0	0	0	0	0	324	0	0	0	324
Total														**$844,509,061**	**$46,732,444**	**3,589**	**0**	**0**	**0**	**0**	**0**	**113**	**70**	**91**	**1571**	**180**	**670**	**894**	**2695**
Under Construction													**Estimated Completion Date**																
Central at Commerce	1231 E Commerce St, San Antonio, TX 78205		Rebecca	D2 (McKee-Rodriguez)	D20 (Castro)	D19 (Gutierrez)	D120 (Gervin-Hawkins)	PCT 4 (Calvert)	Union Development LLC	Tax Credit	4% Tax Credit & Bonds	12/10/2025	2/2028	$86,101,823	TBD	279	0	0	0	0	0	42	0	31	67	139	0	0	279
Lookout Residences	15407 Lookout Rd, San Antonio, TX 78233		Edgar	D10 (Whyte)	D35 (Casar)	D26 (Menendez)	D118 (Lujan)	PCT 4 (Calvert)	Athena Domain Inc	PFC-303	PFC	05/07/2025	May 2028	$49,235,308	TBD	232	0	0	0	0	0	0	0	0	24	0	93	115	117
Emberstone Apartments	14970 Watson Rd		Edgar	D4 (Mungia)	D35 (Casar)	D19 (Gutierrez)	D118 (Lujan)	PCT 1 (Clay-Flores)	Kittle Properties	Tax Credit	4% Tax Credit & Bonds	10/01/2025	Aug 2028	$58,007,611	$6,720,000	247	0	0	0	0	0	25	0	0	222	0	0	0	247
Riverbreeze	410 SW Loop and Palo Alto Road		Edgar	D4 (Mungia)	D35 (Casar)	D19 (Gutierrez)	D117 (Cortez)	PCT 1 (Clay-Flores)	Kittle Properties	Tax Credit	4% Tax Credit & Bonds	04/02/2025	Feb 2027	$71,613,997	$2,318,525	264	0	0	0	0	0	27	0	0	158	79	0	0	264
Summit at Crownridge	19302 Babcock Rd San Antonio, Tx 78255		Nicholas	D8 (Gonzalez)	D23 (vacant)	D19 (Gutierrez)	D122 (Dorazio)	PCT 3 (Moody)	Journeyman Group	PFC-392	HUD 221(d)(4)	03/18/2025	Jan 2028	$62,945,003	$0	299	0	0	0	0	0	0	0	0	30	0	120	149	150

																	Affordabilty Classifications				Income Mix								
Project Name	Address	Request Date	Project Manager	Council District	Congressional District	State Senate District	State House District	County Precinct	Housing Provider	Project Type	Financing	Last Board Approval Date	Targeted Dated	Total Dev Cost	Estimated Developer Fees	# Units	Income Based (LNT)	PBRA	PH	PBV	20%	30%	40%	50%	60%	70%	80%	Market	Affordable Units
Victoria Commons - Townhomes	Northeast of 643 Mount Zion, San Antonio, TX 78210		Edgar	D1 (Kaur)	D20 (Castro)	D26 (Menendez)	D123 (Bernal)	PCT 1 (Clay-Flores)	Catellus Development Corporation	Private Market	TBD	09/05/2019	12/2028	NA	$735,259	63	0	0	0	0	0	0	0	0	0	0	0	63	0
Westside Reinvestment Initiative (WRI)	The Palmlake Subdivision		Rebecca	D5 (Castillo)	D20 (Castro)	D26 (Menendez)	D125 (Lopez)	PCT 2 (Rodriguez)	Opportunity Home San Antonio	Self Developed	Hope VI/Sale Proceeds/CoSA HOME Funds	03/01/2023	Jan 2028	$4,775,795	$0	25	0	0	0	0	0	0	0	0	5	0	20	0	25
Total														**$332,679,537**	**$9,773,784**	**1409**	**0**	**0**	**0**	**0**	**0**	**94**	**0**	**31**	**506**	**218**	**233**	**327**	**1,082**
Stabilization/Lease-Up													**Estimated Stabilization Date**																
Palo Alto	9930 Poteet Jourdanton Freeway, San Antonio, TX 78224		Edgar	D4 (Mungia)	D35 (Casar)	D19 (Gutierrez)	D118 (Lujan)	PCT 1 (Clay-Flores)	Pathway MF, LLC	Tax Credit	4% Tax Credit/Bonds/HUD 221(d)(4)	04/06/2022	9/2026	$71,503,356	$2,194,806	336	0	0	0	0	0	16	16	32	244	28	0	0	336
Potranco	202 W Loop 1604 S, San Antonio, TX 78245		Rebecca	D4 (Mungia)	D20 (Castro)	D26 (Menendez)	D124 (Garcia)	PCT 1 (Clay-Flores)	LYND	PFC	Conventional Loan	12/03/2020	12/2025	$67,914,812	$250,000	360	0	0	0	0	0	0	0	0	36	0	144	180	180
Josephine	210 W Josephine St, San Antonio, TX 78212		Edgar	D1 (Kaur)	D20 (Castro)	D26 (Menendez)	D123 (Bernal)	PCT 4 (Calvert)	LYND	PFC	Conventional Loan	08/06/2020	9/2026	$75,058,518	$250,000	260	0	0	0	0	0	0	0	0	26	0	104	130	130
Total														**$214,476,686**	**$2,694,806**	**956**	**0**	**0**	**0**	**0**	**0**	**16**	**16**	**32**	**306**	**28**	**248**	**310**	**646**
Grand Total														**$1,600,998,744**	**$59,201,034**	**7533**	**0**	**0**	**0**	**0**	**0**	**223**	**86**	**154**	**2,474**	**426**	**1,519**	**1,990**	**5218**
Bond Issuance Only															**Bond Fee**														
Sacred Heart Villas Apartments	120 S. Trinity Street, San Antonio, Texas 78207		Nicholas	D5 (Castillo)	D20 (Castro)	D26 (Menendez)	D123 (Bernal)	PCT 2 (Rodriguez)	The Cesar Chavez Foundation	Tax Credit	4% Tax Credit & Bonds	10/15/2025	TBD	$27,346,652	$300,000	89	0	0	0	44	0	48	0	41	0	0	0	0	89
Viento (Los Arcos)	10210 S Zarzamora St., SA, TX 78224		Edgar	D6 (Galvan)	D35 (Casar)	D19 (Gutierrez)	D118 (Lujan)	PCT 1 (Clay-Flores)	The NRP Group	Tax Credit	4% Tax Credit & Bonds	12/07/2022	N/A	$77,006,348	$460,000	324	0	0	0	0	0	49	0	0	162	113	0	0	324
Total														**$104,353,000**	**$760,000**	**413**	**0**	**0**	**0**	**44**	**0**	**97**	**0**	**41**	**162**	**113**	**0**	**0**	**413**
Converted/Acquired													**Estimated Conv/Acquired Date**																
100 Labor	110 Labor St, San Antonio, TX 78210		Edgar	D1 (Kaur)	D20 (Castro)	D26 (Menendez)	D123 (Bernal)	PCT 1 (Clay-Flores)	Franklin Development	Beacon Commu...	HUD 221(d)(4)	06/04/2020	03/2025	$53,973,515	$3,318,932	213	0	44	0	0	0	0	0	0	0	0	0	169	0
Seven07 Lofts (Copernicus)	707 SE Loop 410 Acc Rd, San Antonio, TX 78220		Rebecca	D2 (McKee-Rodriguez)	D35 (Casar)	D19 (Gutierrez)	D120 (Gervin-Hawkins)	PCT 4 (Calvert)	The NRP Group	Tax Credit	4% Tax Credit & Bonds	04/01/2021	07/2024	$55,389,378	$6,009,000	318	0	0	0	0	0	0	17	17	267	17	0	0	318
Frontera Crossing (Watson)	13139 Watson Rd, Von Ormy, TX 78073		Rebecca	D4 (Mungia)	D35 (Casar)	D19 (Gutierrez)	D118 (Lujan)	PCT 1 (Clay-Flores)	The NRP Group	Tax Credit	4% Tax Credit & Bonds	04/01/2021	08/2024	$60,567,278	$6,803,000	348	0	0	0	0	0	0	18	18	294	18	0	0	348
Bristol at Somerset	12955 Fischer Rd., San Antonio, TX 78703		Rebecca	D4 (Mungia)	D35 (Casar)	D19 (Gutierrez)	D118 (Lujan)	PCT 1 (Clay-Flores)	Louis Poppoon Development Consulting, LTD	Tax Credit	4% Tax Credit & Bonds	05/06/2021	11/2025	$63,331,807	$7,500,000	348	0	0	0	0	0	0	0	0	348	0	0	0	348
Horizon Pointe	2411 Woodlake Pkwy, Converse, TX 78109		Edgar	D2 (McKee-Rodriguez)	D20 (Castro)	D19 (Gutierrez)	D120 (Gervin-Hawkins)	PCT 4 (Calvert)	Integrated Realty Group, Inc.	Tax Credit	4% Tax Credit/Bonds/HUD 221(d)(4)	10/07/2021	12/2024	$47,805,876	$2,684,692	312	0	0	0	0	0	20	35	106	0	151	0	0	312
Snowden Road	7223 Snowden Road, San Antonio, TX 78240		Edgar	D7 Gavito	D20 (Castro)	D26 (Menendez)	D 116 (Fischer)	PCT 2 (Rodriguez)	Opportunity Home San Antonio	Self Developed (...	9% Tax Credits	09/07/2022	5/2025	$33,180,953	$2,196,751	135	0	0	0	0	0	14	0	54	67	0	0	0	135
The Baltazar (Fiesta Trails)	12055 W Interstate 10, San Antonio, TX 78230		Edgar	D8 (Gonzalez)	D21 (Roy)	D26 (Menendez)	D 116 (Fischer)	PCT 3 (Moody)	The NRP Group	Tax Credit	9% Tax Credits	03/01/2023	08/2025	$21,112,430	$425,000	60	0	0	0	0	0	18	0	12	30	0	0	0	60
Vista at Silver Oaks	11333 Brazil Dr., San Antonio, TX 78213		Rebecca	D9 (Spears)	D21 (Roy)	D26 (Menendez)	D123 (Bernal)	PCT 3 (Moody)	Atlantic Pacific Companies	Tax Credit	9% Tax Credits	04/03/2023	09/2025	$28,147,350	$2,361,340	76	0	0	0	0	0	8	0	22	46	0	0	0	76
Vista at Reed	8401 Reed Road, San Antonio, TX 78251		Edgar	D6 (Galvan)	D20 (Castro)	D26 (Menendez)	D124 (Garcia)	PCT 1 (Clay-Flores)	Atlantic Pacific Companies	Tax Credit	9% Tax Credits	12/06/2023	12/2025	$22,000,248	$721,544	56	0	0	0	0	2	4	0	13	36	0	0	1	55
Augusta Flats	714 McCullough Ave, San Antonio, TX 78215		Edgar	D1 (Kaur)	D20 (Castro)	D26 (Menendez)	D123 (Bernal)	PCT 4 (Calvert)	LYND	PFC-392	PFC	09/17/2024	11/2024	$51,044,450	$250,000	260	0	0	0	0	0	0	0	0	23	0	107	130	130
Amara	19327 Talavera Ridge San Antonio, TX 78257		Nicholas	D8 (Gonzalez)	D23 (vacant)	D25 (Campbell)	D122 (Dorazio)	PCT 3 (Moody)	Opportunity Home San Antonio	Aquisition	MTW & Essential Function Bonds	08/06/2025	09/2025	$55,747,497	N/A	308	154	0	0	0	0	0	0	0	31	0	123	154	154
Total														**$492,300,782**	**$32,270,259**	**2,434**	**154**	**44**	**0**	**0**	**2**	**64**	**70**	**242**	**1,142**	**186**	**230**	**454**	**1,936**
3-year Carry Forward													**Anticipated Partnership Agreement**																
Bristol at the Preserve (phase 1)	Southwest Corner of SH 16 and Watson Road		Rebecca	D4 (Mungia)	D35 (Casar)	D19 (Gutierrez)	D118 (Lujan)	PCT 1 (Clay-Flores)	Louis Poppoon Development Consulting, LTD	Tax Credit	4% Tax Credit & Bonds	09/24/2024	TBD	$88,600,000	$9,100,000	348	0	0	0	0	0	52	0	0	174	122	0	0	348
Bristol at the Preserve (phase 2)	Southwest Corner of SH 16 and Watson Road		Rebecca	D4 (Mungia)	D35 (Casar)	D19 (Gutierrez)	D118 (Lujan)	PCT 1 (Clay-Flores)	Louis Poppoon Development Consulting, LTD	Tax Credit	4% Tax Credit & Bonds	09/24/2024	TBD	$97,600,000	$9,500,000	384	0	0	0	0	0	57	0	0	192	135	0	0	384
Augustine @ Palo Alto Phase 1	Near SE corner of SH 16 and Loop 410		Rebecca	D4 (Mungia)	D35 (Casar)	D19 (Gutierrez)	D118 (Lujan)	PCT 1 (Clay-Flores)	Louis Poppoon Development Consulting, LTD	Tax Credit	4% Tax Credit & Bonds	12/06/2023	05/2025	$81,179,517	$2,380,305	348	0	0	0	0	0	52	0	0	174	122	0	0	348
Augustine @ Palo Alto Phase 2	Near SE corner of SH 16 and Loop 410		Rebecca	D4 (Mungia)	D35 (Casar)	D19 (Gutierrez)	D118 (Lujan)	PCT 1 (Clay-Flores)	Louis Poppoon Development Consulting, LTD	Tax Credit	4% Tax Credit & Bonds	12/06/2023	08/2026	$84,260,546	$2,546,753	372	0	0	0	0	0	56	0	0	186	130	0	0	372

4% Deals

Development	Inducement	Bond Reservation	3-Yr Carryforward	MOU/GP	Final Approval	Financial Closing	Construction Start	Pre-Leasing	Construction Completion	Stabilization	Conversion/ Final Endorsement
Horizon Pointe	February 2020	April 2021	April 1, 2021	February 2020	October 2021	October 2021	December 2021	January 2024	July 31, 2024	Sept-Nov 2024	December 2024
Frontera Crossing (Watson)	August 2020	April 2021	N/A	August 2020	April 2021	April 2021	May 2021	October 2022	April 2023	May-July 2024	August 2024
Seven07 Lofts (Copernicus)	August 2020	April 2021	N/A	August 2020	April 2021	April 2021	May 2021	October 2022	April 2023	May-July 2024	August 2024
Bristol at Somerset	October 2020	February 2021	N/A	October 2020	May 2021	August 2021	September 2021	June 2023	March 2024	August-October 2025	October 2025
Palo Alto	June 2021	December 2021	N/A	June 2021	April 2022	May 2022	May 2022	April 2025	June 2025		
Riverbreeze	June 2024	Dec 2024	N/A	March 2025	April 2025	April 2025	May 2025	August 2026	February 2027		
Lakeside Lofts	October 2024	June 2025	N/A	April 2025	April 2026	August 2026	August 2026	Sept 2028	May 2029		
Emberstone Apartments	October 2024	January 2025 & Returned	N/A	July 2025	October 2025	November 2025	December 2025	February 2028	August 2028		
Central at Commerce	October 2024	July 2025	N/A	August 2025	December 2025	January 2026	February 2026	November 2027	March 2028		
Sacred Heart Villas	October 2025	January 2026	N/A	N/A	October 2025	Feburary 2026	February 2026				
Flynn Meadows (Ingram Square)	October 2025	January 2026	N/A	April 2026							
Brickstone	October 2025	February 2026	N/A	March 2026	May 2026	July 2026	August 2026	August 2028	February 2029		
Rio Crossing	October 2025	February 2026	N/A	April 2026	July 2026	August 2026	September 2026	July 2029	September 2029		
Rio Landing	November 2025	February 2026	N/A	April 2026	July 2026	August 2026	September 2026	July 2029	September 2029		
Quantum Drive	March 2026	May 2026	N/A	April 2026							

9% Deals										
Development	**Tax Credit Application**	**Tax Credit Award**	**MOU/GP**	**Final Approval**	**Financial Closing**	**Construction Start**	**Pre-Leasing**	**Construction Completion**	**Stabilization**	**Conversion/ Final Endorsement**
The Baltazar (Fiesta Trails)	February 2020	January 2023	February 2021	December 2022	July 2023	July 2023	November 2024	March 2025	May- July 2025	January 2026
Snowden Road	February 2021	September 2021	February 2021	September 2022	October 2022	October 2022	March 2024	May 2025	Oct-Dec 2025	April 2026
Vista at Silver Oaks	February 2022	July 2022	April 2023	April 2023	April 2023	April 2023	August 2024	March 2025	Sept - Nov 2025	November 2025
Vista at Reed	February 2023	August 2023	February 2023	December 2023	December 2023	January 2024	February 2025	July 2025	Sept- Nov 2025	March 2026

Non-LIHTC Deals													
Development	Board Approval MOU/GP	30-day Posting of Assessment	CoSA - PCDC	City Council	Final Approval	Financial Closing	Construction Start	Pre-Leasing	Construction Completion	Stabilization	Sale/Refi	Conversion
Josephine	August 2020	N/A	N/A	N/A	August 2020	December 2021	February 2022	January 2025	April 2025			
Potranco	December 2020	N/A	N/A	N/A	December 2020	March 31, 2022	April 2022	December 2023	April 2025	Nov-Jan		
Augusta Flats	September 2024	N/A	N/A	N/A	September 2024	November 2024	Acquisition	N/A	N/A	N/A		
La Ventana (303)	September 2024	January 2025	January 2025	February 2025	July 2025	July 2026	August 2026	March 2028	August 2028			
Summit at Crownridge (392)	March 2025	N/A	N/A	N/A	March 2025	February 2026	February 2026	June 2027	January 2028			
Lookout Residences (303)	December 2024	March 2025	April 2025	May 2025	May 2025	6/12/2026	6/22/2026	December 2027	May 2028			
Victoria Commons - North/South Pond	October 2024	N/A	N/A	N/A								
Amara (392)	July 2025	N/A	N/A	N/A	August 2025	September 2025	Acquisition	N/A	N/A	N/A		
Durrington Ridge (392)	February 2026	N/A	N/A	N/A	March 2026							
Nova (392)	February 2026	N/A	N/A	N/A	March 2026							
Dalian 151 (392)	N/A	N/A	N/A	N/A	August 2026							
Dalian Monterrey Village (392)	N/A	N/A	N/A	N/A	August 2026							

3-year Carry Forward													
Development	Inducement	Bond Reservation	3-Yr Carryforward	Bond Amount	MOU/GP	Final Approval	Financial Closing	Construction Start	Pre-Leasing	Construction Completion	Stabilization	Conversion/ Final Endorsement	Status
Augustine @ Palo Alto Phase 2	December 2023	January 2025	January 2025	$45MM									Augustine Phase 1 and 2 are dead deals however LVPFC still has the 3 year Carryforward of bonds it may utilize for other projects.
Augustine @ Palo Alto Phase 1	December 2023	January 2025	January 2025	$45MM									Augustine Phase 1 and 2 are dead deals however LVPFC still has the 3 year Carryforward of bonds it may utilize for other projects.
Bristol at the Preserve Phase 1	September 2024	January 2025	January 2025	$50MM									Bristol Phase 1 and 2 are dead deals however LVPFC still has the 3 year Carryforward of bonds it may utilize for other projects.
Bristol at the Preserve Phase 2	September 2024	January 2025	January 2025	$50MM									Bristol Phase 1 and 2 are dead deals however LVPFC still has the 3 year Carryforward of bonds it may utilize for other projects.