OPPORTUNITY™
HOME SAN ANTONIO

APPENDIX

SEPTEMBER 2, 2026

OPPORTUNITY™ HOME SAN ANTONIO

A COMMUNITY OF POSSIBILITIES

REGULAR BOARD MEETING

1:00 p.m. | Wednesday | September 2, 2026

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6980, AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR EIGHTEEN SCATTERED SITES; THE SALE OF SUCH PROPERTIES AND ANY IMPROVEMENTS LOCATED THEREON; AND THE EXECUTION OF DOCUMENTS AND APPLICATIONS NECESSARY TO CONSUMMATE SUCH ACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

Signed by:
Michael Reyes
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Michael Reyes
President and CEO

Signed by:
Nicholas Delaunay
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Nicholas Delaunay
DSNR Project Manager I

REQUESTED ACTION:
Consideration and approval regarding Resolution 6980, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development for eighteen scattered sites; the sale of such properties and any improvements located thereon; and the execution of documents and applications necessary to consummate such actions; and other matters in connection therewith.

SUMMARY:
Following a directive from Opportunity Home's Executive Leadership Team, a comprehensive evaluation of the scattered sites portfolio was conducted, examining site conditions, operational expenses, and overall financial performance. The houses are in various states of disrepair and require a tremendous amount of resources that are unavailable. Disposing of the vacant, scattered sites within the Public Housing portfolio will enhance operational efficiency and reduce ongoing expenditures, allowing us to redirect those funds toward areas of greater need within Opportunity Home.

In an effort to maintain the affordability of these houses, Opportunity Home San Antonio has engaged with affordable housing providers to gauge their interest in acquiring these properties. Properties will be offered first to key affordable housing partners. Houses not sold to these providers would be listed for sale on our official website and through the San Antonio Multiple Listing Service (MLS) to the general public.

The primary costs associated with this disposition include property appraisals and environmental assessments, which will be covered by the Public Housing Capital Fund Program. Upon HUD approval of the application, sales proceeds will cover the closing costs and broker commissions associated with these transactions. The net proceeds generated from the sales will be dedicated to the repositioning and preservation of Public Housing assets.

The actual market value of the selected properties will be determined by individual appraisals. Net sale proceeds will be used to reposition Public Housing assets or reinvested in capital repair projects designed to preserve and extend the useful life of aging existing Public Housing units in the Opportunity Home portfolio.

The scattered location of the eighteen vacant homes in this portfolio does not allow for economies of scale or operating efficiencies. Therefore, it is recommended that staff obtain authorization from the Board of Commissioners to submit an Inventory Removals Application and Disposition Application to HUD to dispose of the eighteen homes in the scattered-site portfolio.

Because the eighteen properties are vacant, no resident relocation plan is necessary.

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.
- Strengthen Opportunity Home's financial sustainability and resiliency.

ATTACHMENTS:
Resolution 6980
Slides
Exhibit A

Exhibit A
18 Vacant Scattered Sites

Property Address	Zip Code
2227 Ramona	78201
14054 Greenjay	78217
2931 Wishing Lake	78222
9506 Showboat Dock	78223
4906 Chedder Dr	78229
5907 Kissing Oak	78233
15011 Eagle Run	78233
5730 Champions Hill	78233
3706 Zenia Circle	78237
10230 Athens Field	78245
10210 Barron Field	78245
16602 Boulder Ridge	78247
9354 Valley Gate	78250
7322 Lansbury Drive	78250
7771 Alverstone Way	78250
5943 Hidden Dale	78250
10145 Galesburg	78250
7239 Hardesty	78250

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6904, AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR A PORTION OF THE LINCOLN HEIGHTS COURTS TO INCLUDE THE CREEK BED; THE SALE OF SUCH PROPERTY AND ANY IMPROVEMENTS LOCATED THEREON TO THE SAN ANTONIO RIVER AUTHORITY OR AN AFFILIATE THEREOF; AND THE EXECUTION OF DOCUMENTS AND APPLICATIONS NECESSARY TO CONSUMMATE SUCH ACTIONS; AND OTHER MATTERS IN CONNECTION THEREWITH

Signed by: Michael Reyes	Signed by: Edgar Olivas
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Michael Reyes	**Edgar Olivas**
President and CEO	Assistant Director of Development Services and Neighborhood Revitalization

REQUESTED ACTION:
Consideration and approval regarding Resolution 6904, authorizing the submission of a disposition application to the U.S. Department of Housing and Urban Development for a portion of the Lincoln Heights Courts to include the creek bed; the sale of such property and any improvements located thereon to the San Antonio River Authority or an affiliate thereof; and the execution of documents and applications necessary to consummate such actions; and other matters in connection therewith.

SUMMARY:
Opportunity Home currently owns the Lincoln Heights Courts development. Part of the property is located within the Alazan Creek Bed and has been identified by the San Antonio River Authority ("SARA") (in collaboration with the Army Corp of Engineers and Bexar County) for its Westside Creeks Eco-Restoration Project, which consists of a pilot channel with slack water, riparian woody vegetation, and riparian meadow and recreational features such as trails, picnic tables, shade structures, signage, and water fountains.

SARA has delivered a letter to Opportunity Home dated November 5, 2025, outlining the terms on which it proposes to purchase the creek bed property. The property SARA proposes to purchase does not affect any operations or buildings; therefore, its disposition would neither affect the development nor any future redevelopment.

Opportunity Home has determined that the disposition of the property is in the best interest of the Organization, its residents, and this community. As a governmental entity, the Housing Authority can sell or exchange the property with another governmental entity so long as a public purpose is served; and, in this instance, it is for the provision of flood control and beautification for Lincoln Heights and the surrounding community.

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.

ATTACHMENTS:
Resolution 6904
Exhibit A
Slides

EXHIBIT A

Property Description

METES AND BOUNDS DESCRIPTION FOR AN
ALAZAN CREEK 1.745-ACRE TRACT

BEING A 1.745-ACRE TRACT OUT OF THE SAN ANTONIO TOWN TRACT SURVEY, ABSTRACT NUMBER 20, BEXAR COUNTY, TEXAS, CONVEYED TO HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO, TEXAS, ALAZAN CREEK FLOOD CONTROL CHANNEL, UNIT 4-C OF SAN ANTONIO CHANNEL IMPROVEMENT RECORDED IN VOLUME 4927, PAGE 253 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS [D.R.B.C.T.], BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS:

COMMENCING at a 1/2-inch iron rod with cap stamped "BGE INC" found (with coordinates: GRID NORTHING: 13,708,963.35',GRID EASTING: 2,118,470.09'), for the northwest corner of the Alazan Creek Flood Control Channel, Unit 4-C of San Antonio Channel Improvement, same point being in the existing south right-of-way line of Lombrano Street, a 55.6-foot-wide right-of-way at this point according to block map of New City Block (N.C.B.) 2102 of O.C.L. 139 Subdivision, same point for a southwest corner of an easement conveyed to San Antonio River Authority, described as "Parcel 12", as recorded in Volume 5233, Page 262 [D.R.B.C.T.];

THENCE, S84°14'36"E, along the existing southerly right-of-way line of Lombrano Street and with the north line of said Alazan Creek Flood Control Channel, Unit 4-C of San Antonio Channel Improvement, for a distance of 25.59 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, for the northwest corner of the tract described herein and for the **POINT OF BEGINNING** (with coordinates: GRID NORTHING:13,708,960.78', GRID EASTING: 2,118,495.54');

THENCE, S84°14'36"E, continuing along the existing southerly right-of-way line of Lombrano Street and with the north line of said Alazan Creek Flood Control Channel, Unit 4-C of San Antonio Channel Improvement, for a distance of 144.89 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, for the northeast corner of the tract described herein, from which a 1/2-inch iron rod with cap stamped "BGE INC" found for the northeast corner of said Alazan Creek Flood Control Channel, Unit 4-C of San Antonio Channel Improvement and for the southeast corner of said Parcel 12, bears S84°14'36"E, a distance of 30.78 feet;

THENCE, departing the existing southerly right-of-way line of Lombrano Street, over and across said Alazan Creek Flood Control Channel, Unit 4-C of San Antonio Channel Improvement, the following five (5) courses:

1) S24°59'05"W, for a distance of 100.97 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, for an angle corner of the tract described herein,
2) S08°04'25"W, for a distance of 81.09 feet to 1/2-inch iron rod with cap stamped "DOUCET" set, for the beginning of a curve to the left and for an angle point of the tract described herein,
3) With a curve to the left, defined by an arc length 229.61 feet, a radius of 471.50 feet, a delta angle of 27°54'08", and a chord which bears S07°26'50"E, for a distance of 227.35 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, for the beginning of a curve to the left and for an angle point of the tract described herein,
4) With a curve to the left, defined by an arc length 411.81 feet, a radius of 1128.40 feet, a delta angle of 20°54'36", and a chord which bears S35°30'03"E, for a distance of 409.53 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, for an angle point of the tract described herein, and

5) S42°52'00"E, for a distance of 43.99 feet to a to a 1/2-inch iron rod with cap stamped "DOUCET" set in the existing northerly right-of-way line of West Poplar Street, a 55.6-foot-wide right-of-way at this point according to block map of New City Block (N.C.B.) 2111 of O.C.L. 139 Subdivision, for the southeast corner of the tract described herein, from which a magnail found for the southeast corner of the Alazan Creek Flood Control Channel, Unit 4-C of San Antonio Channel Improvement and for the northeast corner of an easement conveyed to San Antonio River Authority, described as Parcel 11, as recorded in Volume 5233, Page 262 [D.R.B.C.T.], bears S84°11'56"E, a distance of 43.61 feet;

THENCE, N84°11'56"W, along the existing northerly right-of-way line of West Poplar Street, a 55.6-foot-wide right-of-way, for a distance of 131.07 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, for the southwest corner of the tract described herein, from which a chiseled "X" found for the southwest corner of the said Alazan Creek Flood Control Channel, Unit 4-C of San Antonio Channel Improvement and for the northwest corner of said Parcel 11, bears N84°11'56"W, a distance of 44.17 feet;

THENCE, departing the existing northerly right-of-way line of West Poplar Street, over and across said Alazan Creek Flood Control Channel, Unit 4-C of San Antonio Channel Improvement, the following five (5) courses:

1) N42°56'00"W, for a distance of 38.38 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, for the beginning of a curve to the right, an angle point of the tract described herein,
2) With a curve to the right, defined by an arc length 353.84 feet, a radius of 932.72 feet, a delta angle of 21°44'00", and a chord which bears N32°47'59"W, for a distance of 351.72 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, for the beginning of a curve to the right and for an angle point of the tract described herein,
3) With a curve to the right, defined by an arc length 272.63 feet, a radius of 482.12 feet, a delta angle of 32°24'00", and a chord which bears N07°04'08"W, for a distance of 269.01 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, for the beginning of a curve to the right and for an angle point of the tract described herein,
4) N07°21'24"E, for a distance of 77.93 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set, for an angle point of the tract described herein, and
5) N10°06'31"W, for a distance of 97.68 feet to a to the **POINT OF BEGINNING** of the tract described herein and containing 1.745-acres more or less.

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6967, ADOPTING THE UPDATED OPPORTUNITY HOME, INNOVATIVE TECHNOLOGY ACCEPTABLE USE POLICY

Signed by:
Michael Reyes
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Michael Reyes
President and CEO

DocuSigned by:
Jo Ana Alvarado
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Jo Ana Alvarado
Sr Director, Innovative Technology

REQUESTED ACTION:
Consideration and approval regarding Resolution 6967, adopting the updated Opportunity Home, Innovative Technology Acceptable Use Policy.

SUMMARY:
Digital network and internet access for Electronic mail, cloud-hosted shared file/computer, and database system access are resources available to Opportunity Home employees to communicate with each other, other government entities, companies, and individuals for the benefit of Opportunity Home. System databases are available to manage and house resident data. To protect the confidentiality, integrity, and availability of these assets, Opportunity Home requires users to uphold specific responsibilities.

The Organization's Computer Facility Usage Policy, now the Technology Acceptable Use Policy, governs how all users access and disclose information created, received, transmitted, or stored on Opportunity Home's computer systems, cloud-hosted servers and storage, email system, and internet-connected network services. Staff is requesting approval of the proposed policy updates. To outline these changes, a side-by-side crosswalk comparison is attached.

These updates to the Technology Acceptable Use Policy reflect current acceptable uses and responsibilities for today's technology. The policy will clarify the responsibilities and standards expected when utilizing Organization devices and software systems. The Board first approved this policy on December 4, 2008, as part of the Personnel Policies and Procedures manual, with the most recent updates completed on June 15, 2026.

STRATEGIC OUTCOMES:
Supports all strategic outcomes.

ATTACHMENTS:
Resolution 6967
Slides
Revised Policy
Previous Policy

Innovative Technology

Technology Acceptable Use Policy

Last Update: Jun 15, 2026

About this Manual

This document outlines the acceptable usage policy for computer systems and technology resources at Opportunity Home San Antonio. It covers topics such as authorized use of organization equipment, data storage, working remotely, cybersecurity, cloud environment usage, and artificial intelligence. The policy emphasizes the importance of safeguarding organization data, adhering to security protocols, and maintaining professional conduct online. Policy violations may result in disciplinary actions, including termination of employment or contractual relationships.

Statement of Purpose

Opportunity Home provides employees with email, internet, and cloud application/computer network access to facilitate communication that benefits the organization. To safeguard the confidentiality, integrity, and availability of these resources, employees must adhere to the responsibilities stated in this Policy.

This policy outlines the standards and responsibilities for using organization devices, ensuring their proper use, security, and maintenance to support business operations effectively and securely. It also establishes a comprehensive yet flexible governance structure for AI systems used by or on behalf of Opportunity Home. It enables Opportunity Home to use AI systems for the benefit of the community while safeguarding against potential harm. This policy defines objectives, principles, and expectations for the legal and ethical use of AI systems.

Scope

This policy applies to all individuals granted access to Opportunity Home's technology resources, including employees (full-time, part-time), contractors, and interns.
Access by third parties is restricted and may only be granted by the Innovative Technology department on an as-needed basis solely for conducting authorized business with Opportunity Home. All third-party users must adhere to this policy and any other applicable rules.

Table Of Contents

Acceptable Use

- Opportunity Home's technology resources, including computer systems, mobile devices, software, and networks, are provided exclusively for authorized business purposes. Personal use is limited to incidental and occasional activities that do not interfere with work responsibilities or compromise Organization resources. Employees may not use Organization technology for personal gain, private use (except what is permitted here), or to promote interests unrelated to Opportunity Home.

- Each employee will be provided with an Opportunity Home Google Workspace account, which includes a username, email address, and password. These credentials will also be used to log in to their business-assigned devices and to connect to other business applications, as required.

- To safeguard Organization data, all Opportunity Home business-related files must be exclusively stored in the Google Drive cloud storage application accessed through your assigned Google Workspace account. The use of alternative cloud storage solutions, including, but not limited to, Dropbox, Microsoft OneDrive, iCloud, Adobe Cloud, or personal Google accounts, is strictly prohibited.

- Do not use any software or web applications on Opportunity Home devices that have not been vetted or approved by the IT department.

- Use of external/personal devices is strictly prohibited on the Opportunity Home internal private networks.

Working Remotely

- Employees working remotely must establish a secure connection using the GlobalProtect VPN client before accessing Opportunity Home servers or resources.

- To prevent unauthorized access, remote workers should lock their computers when away, even for a short period. At the end of the workday, devices should be stored securely to prevent unauthorized use.

Communications

- By using Organization resources to send digital communications (such as email and chats), employees acknowledge and consent to Opportunity Home's right to monitor those communications for legitimate business retention and security purposes. Employees should be aware that Opportunity Home does not guarantee the privacy or confidentiality of communications transmitted through Organization systems. **The Organization reserves the right to review the use of its devices to ensure compliance with this policy.**

- All data, including email and associated documents, are subject to audit, review, archival, and retention in accordance with Organization policy. Communications related to illegal activities or illegal digital communications may be reported to law enforcement.

- Employees should be aware that deleting their e-mail or files stored on the network does not guarantee that they will be removed from the Organization's systems. According to Opportunity Home's data retention policy, deleted messages may remain in recipients' mailboxes, be forwarded to others, or be retained on backup systems. Additionally, these communications may be subject to disclosure under legal requirements.

- When sending sensitive PII to external recipients digitally, employees must use encrypted email with the Virtru Gmail extension. If you require Virtru to perform your duties, enter a help log to IT with your supervisor’s approval to obtain this product.

Cybersecurity

- The use of removable storage media, such as flash drives and external hard drives, on Opportunity Home devices is strictly prohibited without prior authorization from the Sr. Director of Innovative Technology. If there is a valid business reason or need to connect an external USB device, a help log should be submitted to obtain approval and/or get a USB device scanned BEFORE connecting a USB on any external device to any computer or device issued by Opportunity Home.

- Company laptops must have the Cortex XDR and GlobalProtect VPN applications installed upon initial setup to ensure device security. It is the employee’s responsibility to inform IT as soon as possible if they see that it is missing or non-functional.

- All devices must be protected with strong passwords and/or biometric authentication in accordance with the Organization's password policy.

  The following password procedures are to be implemented:

  1. Old passwords cannot be reused (password must be unique).
  2. Passwords have to be 12 characters in length (up to 28 characters can be used).
  3. The password must be changed annually (you will be prompted to change it when the time comes).
  4. Password must contain characters from **<u>at least three</u>** of the following categories:
     - Uppercase characters (A – Z)
     - Lowercase characters (a – z)
     - Numbers (0 – 9)
     - Non-alphanumeric characters (such as: !, $, #, and %)

- All staff are required to complete all mandatory security awareness training modules assigned to them by IT through the Wizer online platform. Staff will be notified via email when new training is assigned.

- Employees assigned a business phone must secure the device with a password, PIN code, or biometric lock.

- Users must ensure that all devices and applications are regularly updated with the latest security patches and software updates.

- Any cybersecurity incidents or suspected breaches, such as malware infection or phishing, must be reported immediately to the IT department.

- Device theft should be reported to the Security department, who will coordinate with IT to take necessary action.

- Since work accounts are created using the security principle of “least privilege,” employees should ask their supervisors for any additional online access they need to perform work duties.

Artificial Intelligence (AI)

Employees are expected to use all AI solutions ethically and responsibly. This includes, but is not limited to:

- Carefully reviewing AI-generated material to avoid the dissemination of false or misleading information generated by AI.
- Not using AI for malicious or harmful purposes.
- Maintaining transparency and accountability in the use of AI-generated content.
- Acknowledging and respecting intellectual property rights. This includes ensuring that content generated by Innovative Technology Approved AI does not infringe upon copyrights, trademarks, or other proprietary rights.
- Innovative Technology Approved AI systems should only be used with data obtained lawfully and in compliance with relevant data protection regulations. Opportunity Home PII data may not be used in any unregulated AI systems.
- Do not use personal accounts with AI tools for Organization-related purposes.
- Do not Share Sensitive Information on any large language model as it pertains to any Opportunity Home data.
- Do not create content that promotes hate speech, discrimination, harassment, or any form of offensive or illegal behavior.
- Do not use AI to generate any programming code unless approved by the Senior Director of Innovative Technology or the Manager of Software Development.
- Bias in AI systems is effectively managed to reduce harm to anyone impacted by their use. Guard against bias and discrimination, making fairness a top priority.

Compliance

Each department and individual user is responsible for complying with this and all other relevant policies when using Opportunity Home's resources to access the Internet. All employees are expected to use Opportunity Home San Antonio's technology resources ethically, professionally, and in accordance with legal regulations. **All users must acknowledge receipt and understanding of this policy by signing the Technology Usage Policy and Guidelines Acknowledgment form.**

WC-Technology-Usage-Policy-Guidelines-AcknowledgementForm-100325

Consequences of Policy Violations

Any violation of this Technology Acceptable Use Policy may result in disciplinary action, up to and including termination of employment or contractual relationship. The specific disciplinary actions taken will be determined based on the severity and nature of the violation, in accordance with Opportunity Home's policies, applicable laws, procedures and regulations. Opportunity Home reserves the right to investigate any suspected misuse of Organization technology resources and to take appropriate action to protect its interests and assets.

Violation of this policy by contractors or third-party users may result in the following consequences:

- Revocation of access privileges to Opportunity Home's computer systems.
- Termination or non-renewal of vendor contracts.
- Potential legal action, as deemed appropriate by Opportunity Home.

PROCEDURE NUMBER: 5.9.6
TITLE: COMPUTER FACILITIES
EFFECTIVE DATE: DECEMBER 4, 2008
POLICY REFERENCE: POLICY NO. 004

REVISED
PROCEDURE FOR COMPUTER FACILITY USAGE – INCLUDING INTERNET, INTERNAL E-MAIL AND SHARED-FILE/COMPUTER NETWORK USAGE

January 30, 2009

Statement of Purpose

- Electronic mail, Internet and shared file/computer network access are resources available to SAHA employees to communicate with each other, other government entities, companies and individuals for the benefit of SAHA. To ensure the confidentiality, integrity and availability of such resources, SAHA must impose certain responsibilities upon the users of these assets. The policy for computer facility usage defines some of these responsibilities. Every employee is responsible for ensuring that the electronic communications systems are used in accordance with this policy. This policy applies to all users regarding the access to and disclosure of information created, transmitted, received and stored through the use of the internet, SAHA e-mail system, and other computer systems (collectively referred to as "Computer Facilities"). Any questions regarding this policy should be directed to the Vice President of Human Resources.

SAHA Business/Property

- The Computer Facilities are intended for SAHA business only and are SAHA property. These systems are not to be used for employee personal gain and/or private use (except as permitted herein) or to advocate for any non-SAHA related business or purpose.

Employees' Use of SAHA's Computer Facilities and SAHA's right to Monitor/Intercept Electronic Communications

- Employees who use Computer Facilities in their transmission of electronic communications automatically consent to SAHA's interception, disclosure or use of their electronic communications. Employees are notified that NO facilities for the sending of private or confidential communications are provided by SAHA. All data including any that is stored or data printed as a document is subject to audit and review. Electronic communications pertaining to illegal activities or illegal electronic communication interceptions may be reported to the appropriate authorities. Any electronic communication, which is intercepted for the purpose of committing a criminal or tortious act, is considered an illegal interception.

- Employees may use Computer Facilities (except e-mail and shared file/computer network access) for personal activities during periods of uncompensated personal time, if such usage is not prohibited by

SAHA Management, including the department Director or supervisory personnel. "Uncompensated personal time" shall mean time when the employee is "off the clock" and not earning compensation. For example, before or after work or during the employee's lunch period would be considered "uncompensated personal time." Personal use of Computer Facilities during break times or periods when the employee is earning compensatory time would not be considered to be during uncompensated personal time and is therefore, prohibited. All personal use permitted herein must comply with this policy and the employee shall have no expectation of privacy related to this use. Files generated, downloaded or otherwise transferred for personal use must not be placed on the shared file/computer network for any reason, but may be saved on the local ("C:\") drive or stored on the employee's own "floppy" disk which must be scanned before every use for viruses using SAHA's standard virus prevention software. Employees are reminded that personal files or documents may be considered "public" therefore subject to disclosure pursuant to legal requirements. SAHA Management reserves the right and shall have the discretion to restrict or prohibit personal use for any reason or particular circumstance, especially where such use is in an area visible to the public or would otherwise interfere with SAHA's professional atmosphere or the productivity of its employees.

Passwords

- You should safeguard your password and not share it. Your Computer Facilities usage privileges are not for personal, confidential communications. The Computer Facilities (including Internet e-mail, internal e-mail, Internet and shared-file/computer network systems) are not intended for private use. Passwords will be periodically changed to help ensure security of these facilities. Employees must report any observations of attempted security violations to a supervisor, manager or director.

The following password procedures are to be implemented SAHA-wide:

1. Old passwords cannot be reused (password must be unique).

2. Passwords have to be **8 characters in length** (up to 28 characters can be used).

3. Password must be changed every 90 days. (You will be prompted to change your password as the time comes)

4. Password must be complex and **must** contain characters from **at least three** of the following categories:

    - **Uppercase characters (A – Z)**
    - **Lowercase characters (a – z)**
    - **Numbers (0 – 9)**
    - **Non-alphanumeric characters (such as: !, $, #, and %)**

The following examples are appropriate passwords that will meet our SAHA password policies:

P@ssw0rd passWord#5 SpursR#1 spursAre2003Champ$
J@nu@ry09 Janu@rY2009

Note: All of the above passwords are 8 characters or greater, and they contain at least one or more uppercase letters, one or more lowercase letters, one or more numbers, and one or more special characters.

Here is a list of password “don’ts”:

- Don't reveal your password to anyone
- Don't talk about your password in front of others
- Don't reveal your password in an e-mail message
- Don't write down your password and store them anywhere in your office

If you feel that your account or password is suspected to have been compromised, report the incident to the Information Technology Department.

- **Employees have no expectation of privacy when communicating electronically using SAHA's Computer Facilities.** Employees should be aware that deleting their E-mail or files placed on the network does not guarantee that it has been removed from the computer system. The message may be in the recipient's mailbox or forwarded to other recipients. The message or file may be stored on the computer's back-up system and retained pursuant to SAHA's retention policy. Furthermore, the message or file may be subject to disclosure pursuant to legal requirements.

Communications

- Internet provides SAHA employees with significant access and dissemination of information to persons outside of SAHA and SAHA's internal e-mail system and shared-file/computer network provides SAHA employees with significant access and dissemination of information company-wide. These communications risk interference by other users and are capable of being forwarded without the original author's consent. Therefore, employees must always be aware of this and use caution in the transmission of their messages.

SAHA Policies

- SAHA policies on employee behavior, sexual harassment and related issues apply to electronic communications as well as other verbal or written communications. Since there is no user privacy, refrain from transmitting sensitive messages, such as personnel decisions and other sensitive information that may be more appropriately communicated by written memorandum or personal conversation.

Applicability to Employees, Part-time Employees, Contractors and Other Users

- The Computer Facilities usage policy applies to all employees, contractors, part-time employees, volunteers, interns and other individuals who are provided access to SAHA's Computer Facilities. Third parties should only be provided access to the SAHA Computer Facilities by the T&T department, as necessary for their business purpose with SAHA, and only if they abide by all applicable rules. Contractors and third-party users who are in violation of this policy may lose their privilege to use the Computer Facilities and/or have their contract revoked. In addition, other legal remedies may be pursued.

Employee Termination, Leave of Absence, Vacation and Other

- Employees who are terminated or laid off have no right to the contents of their Internet e-mail messages or computer files, and are not allowed access to the Computer Facilities. To conduct SAHA business, <u>supervisors or management may access an employee's Internet</u> account whether the employee is in or out of the office, on leave of absence; vacation or they are transferred from one department to another department.

Principles of Acceptable Use:

- Respect the privacy of other users; for example, users shall not intentionally seek information, obtain copies or modify files or data belonging to other users, unless express permission to do has been obtained.

- Downloading a file from the internet can bring viruses with it, therefore cannot be done without prior permission from the Network Administration Manager or T&T Department Head.

- Respect the legal protection provided to programs and data by copyright and license.

- Protect data from unauthorized use or disclosure as required by state and federal laws and agency regulations.

- Respect the integrity of computing systems. (i.e. Refraining from 'hacking"[1] or infiltrating or damaging computing systems.)

Prohibited Use:

- Sending, posting or providing access to any confidential SAHA materials or information.

- Sending threatening, slanderous, racially and/or sexually harassing, embarrassing, obscene, intimidating or discriminatory messages.

- Private business purposes (e.g., Non-agency marketing or business transactions, including, but not limited to consulting for pay, sale or purchase of goods such as Avon and Amway products.)

- Not for profit business, political and/or charitable activities, including solicitation of contribution of funds without prior authorization from the Human Resources Dept.

- Private advertising of products or services.

- Posting, publishing, circulating, or printing obscene or derogatory remarks about trustees, directors, managers, supervisors, employees, patrons, vendors or any relative of these individuals.

- Accessing sexually explicit websites.

- Forwarding e-mail without the sender's permission, if the e-mail knowingly contains confidential or privileged information, trade secrets, copyrights or other proprietary information.

- Interfering with or disrupting network users, services or equipment. Such disruptions could include, but are not limited to: 1) distribution of unsolicited advertising or messages; 2) generation or dispersal of computer worms or viruses; 3) using the network to gain unauthorized entry into other directories, files or servers; 4) unauthorized attempts to copy, modify files, data or passwords; 5) attempts to hack,

[1] Hacking is the unauthorized attempt or entry into any other computer. Such an action is a violation of the Federal Electronic Communications Privacy Act, 18 U.S.C. § 2510.

modify or alter any servers; and 6) using any program, utility or file that can access unauthorized files, servers and directories.

- Installing, downloading or transferring any program files (including but not limited to "plug-ins", games and specifically, audio/video file playback/transfer programs, such as those for use with "MP3" file format) to the Computer Facilities (including "C:\" drive and shared file/computer network) unless specifically authorized by the Vice President of Technology and Communications.

- Any unreasonable activity that causes a complaint by other users or account.

Compliance

- Each individual user is responsible for complying with this and all other relevant policies when using SAHA's resources for accessing the Internet. All users of SAHA-provided Internet services are required to acknowledge acceptance of an intention to comply with this policy by signing the "SAHA Computer Facilities Consent Statement" below.

Penalties

- The Use of the Computer Facilities in violation of this policy or of applicable department policies is grounds for disciplinary action in accordance with SAHA's policies and/or other applicable rules or laws.

SAHA COMPUTER FACILITIES CONSENT ACKNOWLEDGEMENT

I have read this administrative procedure and agree to comply with all its terms and conditions. I agree that all programs, documents, emails, or other computer products that I have created, while using SAHA computer equipment is the property of San Antonio Housing Authority ("SAHA"). I acknowledge that SAHA reserves the right to monitor, log, and intercept all use of SAHA Computer Facilities including email (both on SAHA's internal email system and the Internet), with or without notice and therefore as a User, I should have no expectations of privacy in the use of these resources.

Signed: ___________________________

Date: _____________________________

Printed Name: ______________________

Employee #: ________________________

OPPORTUNITY HOME SAN ANTONIO **September 2, 2026**

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6975, AUTHORIZING THE PRESIDENT AND CEO TO APPROVE AND PROCEED WITH VARIOUS PROVIDERS OF EMPLOYEE PRIMARY HEALTH PLANS, INCLUDING MEDICAL, PHARMACEUTICAL, DENTAL, AND VISION PLANS; OTHER EMPLOYER-PROVIDED PLANS PROVIDE FOR SHORT-TERM DISABILITY, LONG-TERM DISABILITY, LIFE INSURANCE, ANCILLARY BENEFIT PLANS, AND AN ELECTRONIC BENEFITS ENROLLMENT PLATFORM FOR CALENDAR YEAR 2027 AT A PROJECTED COST TO THE EMPLOYEE AND EMPLOYER OF $12,544,220

Signed by: Michael Reyes 33A0F1EEDAA1479...	Signed by: Marcus Peoples D318778C9CD147E...
Michael Reyes	**Marcus Peoples**
President and CEO	Senior Director of Human Resources

REQUESTED ACTION:
Consideration and approval regarding Resolution 6975, authorizing the President and CEO to approve and proceed with various providers of Employee Primary Health Plans, including Medical, Pharmaceutical, Dental, and Vision Plans; other Employer-Provided Plans provide for Short-Term Disability, Long-Term Disability, Life Insurance, Ancillary Benefit Plans, and an Electronic Benefits Enrollment Platform for Calendar Year 2027, at a projected cost to the Employee and Employer of $12,544,220.

SUMMARY:
McGriff Marsh McLennan is the current Benefits Consultant. In mid-year 2023, they issued a Request for Proposals on the Organization's behalf for the Medical, Dental, Vision, Legal Plan, and Employee Assistance Program. Opportunity Home staff reviewed the three proposals for medical and dental administration, and Blue Cross Blue Shield of Texas (BCBS) prevailed as the most responsive and competitive bidder for the medical plan. In early 2027, the Organization intends to issue Requests for Proposals concerning the administration of disability coverage and flexible spending accounts. This procurement effort will encompass various ancillary products, such as life insurance, accidental death and dismemberment, and critical illness benefits.

The Organization will continue with Arag Legal for access to attorneys and legal document review. AllOne Health will continue to provide a range of programs, including counseling, ride-sharing, and other supportive services.

In 2027, Opportunity Home will continue to offer two plans to employees:

> Blue Essentials, a standard lower-cost plan that coordinates care through a Primary Care Physician (PCP) across the vast network of providers.
>
> Preferred Provider Organization (PPO), a higher cost plan, for which the employee bears a higher cost through their payroll deduction for the benefit of direct specialist visits and in-and-out-of-network benefits. Some specialists may still require a PCP referral.

Estimated participation for 2027 encompasses 449 total staff members. Of these participants, 337 employees are expected to transition to the Blue Essentials medical plan, while the remaining 112 may move to the BCBS Preferred Provider Organization option.

For 2027, the BCBS medical plan's rates are guaranteed. The plan details are reviewed quarterly to ensure proper oversight of benefits and funding. Employee contributions to the medical plans will rise by an average of 11% for Blue Essentials for Spouse and Family Coverage, and by an average of 25% for High Plan Preferred Provider Organization (PPO) across all dependent tiers.

Employer contributions will increase by an average of 2.5% for Blue Essentials and decrease by 3% for the High Plan Preferred Provider Organization.

Opportunity Home must shift from the average employer-to-employee contribution levels of 83% and 17% that were in place for 2026. A shift to 81.4% and 18.6% is in place for 2027. The plan design for co-pays, deductibles, and out-of-pocket maximums will remain the same. The pharmacy tiers will be adjusted to address the increased cost.

The proposed benefits program for Opportunity Home employees in 2027 will include:

- Provider for the primary health plans for medical, pharmacy, dental, and vision plans
- Provider of employee long-term and short-term disability plans
- Provider for employee life insurance and accidental death and dismemberment
- Provider for enhanced voluntary products
- Provider for employee Section 125 Flexible Spending Plan
- Provider for 3rd-party FMLA and ADA administration
- Provider for an employee assistance program
- Reimbursements for certified weight loss programs and gym memberships
- Reimbursements for participation in health and wellness events

These costs are included in the Salaries and Benefits category of the approved FY 2026 – 2027 budget.

CONTRACT OVERSIGHT:

Marcus Peoples, Senior Director, Human Resources

STRATEGIC OUTCOME:

Live the BLUE (Build, Learn, Unite, Excel) Sky experience by delivering every interaction and operation with respect, innovation, impact, and accountability.

ATTACHMENTS:

Resolution 6975
Slides

OPPORTUNITY HOME SAN ANTONIO **September 2, 2026**

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6979, AUTHORIZING THE EXPENDITURE OF ADDITIONAL FUNDS FOR MOVING AND TEMPORARY STORAGE SERVICES FOR RAVELLO APARTMENTS TO SWIFT MOVERS LLC FOR AN AMOUNT NOT TO EXCEED $86,584

Signed by:
Michael Reyes
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Michael Reyes
President and CEO

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Vanessa Caballero
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Vanessa Caballero
Interim Director of Procurement

REQUESTED ACTION:
Consideration and approval regarding Resolution 6979, authorizing the expenditure of additional funds for moving and temporary storage services for Ravello Apartments to Swift Movers LLC for an amount not to exceed $86,584.

SUMMARY:
The Ravello Apartments, located in City Council District 3, comprises 252 senior units (84 one-bedroom and 168 two-bedroom apartments among 49 buildings). On November 12, 2025, through Resolution 6832, the Board approved a comprehensive renovation of the community. This project includes exterior repairs to the roof, siding, brick, windows, and doors, as well as interior unit renovations to flooring, paint, kitchens, and bathrooms. It also incorporates MEP system upgrades and elevator modernization to satisfy accessibility and building code requirements. To accommodate these extensive renovations, 133 units must be temporarily vacated.

Opportunity Home received Board approval on February 4, 2026 (Resolution 6902), authorizing the award of a contract to Swift Movers LLC for an amount not to exceed $415,601, to provide packing, temporary off-site storage, and unpacking the personal property of residents. This amount included an approximate 20% contingency in the amount of $69,267.

The project was scheduled to begin on February 10, 2026, with an estimated completion date of December 15, 2026. Upgrades were planned in phases of 12 units at a time, with approximately two weeks allocated for each group.

Numerous issues have been encountered, resulting in project delays:

- Fire suppression and alarm system deficiencies
- Fire lane signage and mechanical inspection requirements

Additionally, there were inaccuracies in the moving estimates provided by the vendor.

- Packing Labor: Inventory packing labor was originally estimated at 7.25 hours, but actually required closer to 14.5 hours.
- Moving Crew Personnel: The required crew size doubled from the initial estimate of 3

movers to 6 movers.
- Transportation: Equipment requirements increased from one 26-foot truck to two trucks.
- Storage Duration: The initial 30-day temporary storage period required an extension.

To date, 37 units have been completed, with an amount expended of $122,922.58. Staff is requesting approval to increase the Board-approved amount for this project by $86,584, representing the maximum statutory increase permitted under Texas Local Government Code § 252.048(d), which limits original contract price increases to 25 percent.

Moving and temporary storage expenditures exceeding the requested amount will be provided under Swift's Master Agreement for temporary storage and moving services (Resolution 6792), authorized on July 18, 2025, through the delegated authority of the President and CEO.

CONTRACT OVERSIGHT:
Victoria Febus, Assistant Director of Affordable Housing Communities

STRATEGIC OUTCOMES:
Revitalize 2,500 homes within the Affordable Housing Communities — the organization's nonprofit portfolio — transforming aging infrastructure into modern, sustainable housing.

ATTACHMENTS:
Resolution 6979
Slides

BOARD OF COMMISSIONERS
Regular Board Meeting

RESOLUTION 6982, RATIFYING THE AWARD OF A CONTRACT FOR NATURAL GAS SYSTEM INSPECTION, PATROLS, AND REPORTING TO CHAPMAN ENGINEERING FOR AN ANNUAL AMOUNT NOT TO EXCEED $350,000; 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...	Signed by: Marisa Smithwick D73E3CF7177849F...
Michael Reyes	**Vanessa Caballero**	**Marisa Smithwick**
President and CEO	Interim Director of Procurement	Senior Director of Public Housing

REQUESTED ACTION:
Consideration and approval regarding Resolution 6982, ratifying the award of a contract for Natural Gas System Inspection, Patrols, and Reporting to Chapman Engineering for an annual amount not to exceed $350,000; for a period of one year, with the option to renew up to four additional one-year terms.

SUMMARY:
Opportunity Home is mandated by the Railroad Commission of Texas (RRCT) to maintain and inspect the natural gas piping of its owned master-metered properties. This infrastructure totals approximately 26,500 feet of 1-inch to 4-inch underground pipe. Additionally, Opportunity Home is responsible for inspecting the natural gas infrastructure of other Opportunity Home-related Public Housing properties serviced by CPS Energy.

Opportunity Home requires the services of a contractor to ensure the Organization is in compliance with RRCT requirements for both inspection and recordkeeping, and to ensure all manuals/plans are in accordance with regulatory requirements and are maintained in both electronic and binder/paper formats.

On February 12, 2026, Opportunity Home issued “Invitation For Bids” (IFB) #2602-5643 for Natural Gas System Inspection, Patrols and Reporting, which closed on March 17, 2026. The IFB was published on Opportunity Home’s E-Procurement Website, the Hart Beat, and directly solicited to 33 vendors. Two proposals were received in response to this solicitation from Alisto Inc dba Alisto Engineering Group (MBE) and Chapman Engineering Inc.

The contract for this service was approved for award to the lowest-cost respondent on May 27, 2026 (Resolution 6935). Following the initiation of inspection services, the vendor submitted a formal Amendment request seeking to incorporate additional services into the agreement. The solicitation mandated that all submitted pricing be fully burdened. Additionally, respondents were required to disclose any potential extra expenses that the firm had not explicitly accounted for in its bid.

Based on the reasons detailed above, approval is requested to award this service to Chapman Engineering. Because this contract pertains to natural gas services, it qualifies as a procurement necessary to preserve or protect the public health or safety of the municipality's residents pursuant to the State of Texas Local Government Code, Section 252.022(a)(2). Approval was received under the authority of the President and CEO, per Resolution 6983, to proceed to contract award, with ratification by the Board of Commissioners at the September 2026 Board meeting.

COMPANY PROFILE:
Founded in 1988 and headquartered in Boerne, Texas, Chapman Engineering is a professional environmental and corrosion control engineering firm. They provide asset integrity, cathodic protection, regulatory compliance support, and environmental remediation services primarily for the oil and gas, utility, and municipal sectors. This firm has worked with Housing Authorities, including, but not limited to, Baytown Housing Authority, Corpus Christi Housing Authority, Eagle Pass Housing Authority, Harlingen Housing Authority, Seguin Housing Authority, Waco Housing Authority, and Yorktown Housing Authority.

PRIOR AWARDS:
Chapman Engineering assisted Opportunity Home with compliance services for the master meter natural gas system at Madonna Apartments, building on previous contract awards to perform natural gas system patrols and reporting.

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.

CONTRACT OVERSIGHT:
Marisa Smithwick, Senior Director of Public Housing

ATTACHMENTS:
Resolution 6982
Slides

OPPORTUNITY HOME SAN ANTONIO **September 2, 2026**

MEMORANDUM

To:	Board of Commissioners
From:	Michael Reyes, President and CEO Initial MR
Presented by:	Aaron Sladek, Senior Director of Finance and Accounting
RE:	Update and discussion regarding the Quarterly Financial Performance Report for Opportunity Home San Antonio

SUMMARY:

Financial Performance Highlights

The Quarterly Financial Report for Opportunity Home San Antonio for the fiscal year ended June 30, 2026, is attached. The Financial Performance Report includes condensed statements of revenue and expenses for each line of business. The report summarizes the lines of business into two categories: one for Opportunity Home's core activities—housing, management, and resident services (referred to as "Operations")—and another for Real Estate Services and Capital Funds (referred to as "Capital").

For the fiscal year ended June 30, 2026, the Operations segment generated a Surplus Before Non-Cash Items of $54.9 million, which was $52.9 million above budget. The surplus was supported by MTW funding, including $13.6 million for Public Housing operations and capital investments; $27.4 million for the Amara acquisition; $1.6 million for the Artisan at Creekside acquisition; $16.2 million for the HemisView Village acquisition; $2.2 million for Community Development Initiatives; and $1.0 million in matching funds for the Ravello and Midcrown Housing Bond rehabilitation projects. Total Operating Revenue was $6.9 million below budget, primarily due to lower Section 8 voucher utilization, which was fully offset by a corresponding reduction in HAP Expense. Total Operating Expenses were $16.0 million below budget, primarily due to favorable variances in Salaries and Benefits and Other Expenses, partially offset by unfavorable variances in Ordinary Maintenance and Repairs and Utilities.

The Capital segment generated a Surplus Before Non-Cash Items of $7.1 million, which was $0.2 million above budget. Total Operating Revenue was $2.4 million above budget, primarily due to higher developer fees, partnership distributions, and a multi-year PILOT catch-up. Total Operating Expenses were $1.0 million above budget, primarily due to an unbudgeted allowance for notes receivable associated with Tampico Apartments, LP.

Total Assets and Deferred Outflows of Resources increased by $133.4 million (22.9%), driven primarily by acquisitions, capital investments, and new notes receivable. Fixed Assets increased $77.1 million, reflecting the acquisitions of Amara, Artisan at Creekside, and HemisView, as well as capitalized project costs. Other Non-Current Assets increased $67.3 million, primarily due to notes receivable related to Central at Commerce.

Total Liabilities and Deferred Inflows of Resources increased by $86.4 million (37.2%), primarily due to new debt issued during the fiscal year. This included $29.5 million in bonds for the Amara acquisition, $13.2 million of new debt from the Artisan at Creekside refinancing, and $64.0 million in bonds issued for Central at Commerce. These increases were partially offset by debt repayments and reclassifications to current liabilities.

Total Net Position increased by $47.0 million (13.4%), reflecting the combined impact of the year's operating results, acquisitions, capital investments, new financing, and debt repayments.

Supplemental Information–Funding Environment
The federal funding environment remains uncertain as Congress considers Fiscal Year (FY) 2027 appropriations. The President's FY2027 budget request proposes $73.5 billion in discretionary funding for HUD, approximately 13% below the FY2026 enacted level, while increasing funding for the Housing Choice Voucher and Public Housing programs. The House FY2027 Transportation, Housing and Urban Development, and Related Agencies (THUD) appropriations bill would provide approximately $71.4 billion for HUD, including $4.7 billion for the Public Housing Operating Fund and $2.3 billion for the Public Housing Capital Fund. The Senate has not yet released its FY2027 THUD appropriations bill. Most recently, the Senate passed a Continuing Resolution on August 8 that would generally maintain FY2026 funding levels through December 11, 2026, although differences with the House version remain unresolved. As a result, final FY2027 HUD funding levels remain uncertain and are expected to be addressed later this year.

STRATEGIC OUTCOMES:
Supports all strategic outcomes.

ATTACHMENTS:
Financial Performance Report
Cash and Investment Summary
Grants Report
Presentation

Opportunity Home San Antonio
Financial Performance Report
Condensed Statement of Revenue and Expenses - Operations
(For the Fiscal Year Ended 06/30/2026)
(Unaudited)

Account Description	Public Housing			Housing Voucher Services			Affordable Housing Communities		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance
Operating Revenue									
Tenant Revenue	$ 12,550,969	$ 13,470,050	$ (919,081)	$ -	$ -	$ -	$ 48,718,159	$ 46,662,308	$ 2,055,851
Grants	31,525,615	30,973,815	551,801	14,730,201	13,895,257	834,944	5,641,026	4,670,227	970,798
HAP Revenue	-	-	-	128,293,139	139,025,964	(10,732,825)	90,021	-	90,021
Miscellaneous Revenue	253,756	134,354	119,402	235,867	70,500	165,367	507,501	205,769	301,732
Total Operating Revenue	$ 44,330,340	$ 44,578,218	$ (247,879)	$ 143,259,207	$ 152,991,721	$ (9,732,514)	$ 54,956,707	$ 51,538,304	$ 3,418,403
Operating Expenses									
Salaries and Benefits	$ 14,512,020	$ 16,634,061	$ (2,122,041)	$ 6,781,625	$ 7,699,503	$ (917,878)	$ 10,710,165	$ 11,392,345	$ (682,179)
Ordinary Maintenance and Repairs	11,812,340	12,325,495	(513,155)	33,429	56,431	(23,002)	9,828,192	8,317,398	1,510,794
Utilities	6,888,589	6,367,129	521,460	-	-	-	5,787,581	5,003,149	784,431
Other Expenses	5,990,195	7,375,969	(1,385,775)	1,758,627	1,998,084	(239,457)	6,654,280	6,565,135	89,145
HAP Expense	-	-	-	128,293,139	139,024,962	(10,731,823)	-	-	-
Management Fees	6,312,841	6,430,737	(117,896)	3,904,663	3,795,138	109,524	3,669,248	3,996,381	(327,133)
Total Operating Expenses	$ 45,515,984	$ 49,133,391	$ (3,617,406)	$ 140,771,483	$ 152,574,118	$ (11,802,635)	$ 36,649,467	$ 35,274,408	$ 1,375,058
Net Operating Income	$ (1,185,645)	$ (4,555,172)	$ 3,369,528	$ 2,487,723	$ 417,603	$ 2,070,121	$ 18,307,240	$ 16,263,896	$ 2,043,344
Non-Operating Income (Expenses)									
Interest Expense	$ (179,739)	$ (177,238)	$ (2,500)	$ (5,608)	$ (1,518)	$ (4,089)	$ (8,363,637)	$ (5,760,018)	$ (2,603,619)
Interest Income	1,846,538	1,377,595	468,944	180,789	279,200	(98,411)	957,897	1,097,269	(139,372)
Other Income (Expenses)	(7,930,402)	(7,356,200)	(574,202)	(108,606)	(85,000)	(23,606)	(7,211,234)	(4,732,291)	(2,478,943)
Transfers	13,849,316	10,711,016	3,138,300	(58,424,178)	(9,577,966)	(48,846,212)	28,394,803	-	28,394,803
HUD-Held Fund Draws	-	-	-	58,424,178	9,577,965	48,846,213	-	-	-
Total Non-Operating Income (Expenses)	$ 7,585,714	$ 4,555,172	$ 3,030,542	$ 66,575	$ 192,681	$ (126,106)	$ 13,777,829	$ (9,395,040)	$ 23,172,869
Surplus (Deficit) Before Non-Cash Items	$ 6,400,069	$ -	$ 6,400,069	$ 2,554,298	$ 610,284	$ 1,944,015	$ 32,085,069	$ 6,868,856	$ 25,216,213
Non-Cash Items									
Depreciation and Amortization	$ (9,906,063)	$ (8,511,300)	$ (1,394,763)	$ (98,516)	$ (53,945)	$ (44,571)	$ (11,487,014)	$ (6,610,878)	$ (4,876,136)
Non-Operating Income (Expense)	14,556,941	20,007,481	(5,450,540)	-	-	-	(1,463,521)	10,278,229	(11,741,750)
Total Non-Cash Items	$ 4,650,878	$ 11,496,181	$ (6,845,303)	$ (98,516)	$ (53,945)	$ (44,571)	$ (12,950,535)	$ 3,667,351	$ (16,617,886)
Change in Net Position	$ 11,050,948	$ 11,496,181	$ (445,233)	$ 2,455,782	$ 556,339	$ 1,899,444	$ 19,134,534	$ 10,536,207	$ 8,598,327

Opportunity Home San Antonio
Financial Performance Report
Condensed Statement of Revenue and Expenses - Operations (continued)
(For the Fiscal Year Ended 06/30/2026)
(Unaudited)

Account Description	Central Office Actual	Central Office Budget	Central Office Variance	Community Development Initiatives Actual	Community Development Initiatives Budget	Community Development Initiatives Variance	Total - Operations Actual	Total - Operations Budget	Total - Operations Variance	Highlights Section
Operating Revenue										
Tenant Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ 61,269,128	$ 60,132,358	$ 1,136,770	I(a)(1)
Grants	-	-	-	1,647,374	2,135,322	(487,948)	52,512,274	50,629,033	1,883,241	I(a)(2)
HAP Revenue	-	-	-	-	-	-	128,383,160	139,025,964	(10,642,804)	I(a)(3)
Miscellaneous Revenue	1,674,167	1,858,500	(184,333)	491,468	400,000	91,468	2,038,041	1,322,223	715,818	I(a)(4)
Total Operating Revenue	$ 1,674,167	$ 1,858,500	$ (184,333)	$ 2,138,843	$ 2,535,322	$ (396,479)	$ 244,202,602	$ 251,109,578	$ (6,906,975)	
Operating Expenses										
Salaries and Benefits	$ 13,863,091	$ 14,002,915	$ (139,824)	$ 2,674,204	$ 3,331,006	$ (656,803)	$ 48,541,104	$ 53,059,830	$ (4,518,725)	I(b)(1)
Ordinary Maintenance and Repairs	262,624	403,800	(141,176)	13,899	11,762	2,137	21,950,484	21,114,887	835,598	I(b)(2)
Utilities	180,953	214,500	(33,547)	-	-	-	12,857,123	11,584,778	1,272,345	I(b)(3)
Other Expenses	2,181,807	3,084,013	(902,206)	883,961	1,479,883	(595,922)	16,191,244	19,069,344	(2,878,100)	I(b)(4)
HAP Expense	-	-	-	-	-	-	128,293,139	139,024,962	(10,731,823)	I(a)(3)
Management Fees	(15,065,848)	(15,389,024)	323,176	13,764	14,085	(321)	745,506	722,506	22,999	
Total Operating Expenses	$ 1,422,627	$ 2,316,204	$ (893,577)	$ 3,585,827	$ 4,836,737	$ (1,250,909)	$ 228,578,600	$ 244,576,307	$ (15,997,707)	
Net Operating Income	$ 251,540	$ (457,704)	$ 709,244	$ (1,446,984)	$ (2,301,414)	$ 854,430	$ 15,624,002	$ 6,533,271	$ 9,090,731	
Non-Operating Income (Expenses)										
Interest Expense	$ (4,898)	$ (2,916)	$ (1,982)	$ (945)	$ (839)	$ (106)	$ (7,911,472)	$ (5,602,930)	$ (2,308,542)	I(c)(1)
Interest Income	157,093	185,142	(28,050)	29,075	33,040	(3,966)	2,718,378	2,632,646	85,731	
Other Income (Expenses)	(55,620)	(33,200)	(22,420)	(5,578)	-	(5,578)	(14,279,499)	(11,161,103)	(3,118,396)	
Transfers	16,600	-	16,600	1,810,584	2,269,213	(458,629)	335,168	-	335,168	
HUD-Held Fund Draws	-	-	-	-	-	-	58,424,178	9,577,965	48,846,213	I(c)(1)
Total Non-Operating Income (Expenses)	$ 113,174	$ 149,026	$ (35,852)	$ 1,833,136	$ 2,301,414	$ (468,278)	$ 39,286,752	$ (4,553,422)	$ 43,840,174	
Surplus (Deficit) Before Non-Cash Items	$ 364,715	$ (308,678)	$ 673,392	$ 386,152	$ -	$ 386,152	$ 54,910,755	$ 1,979,849	$ 52,930,905	
Non-Cash Items										
Depreciation and Amortization	$ (247,906)	$ (157,300)	$ (90,606)	$ (29,935)	$ (24,289)	$ (5,645)	$ (21,769,434)	$ (15,357,713)	$ (6,411,721)	
Non-Operating Income (Expense)	-	-	-	-	-	-	13,093,420	30,285,710	(17,192,290)	
Total Non-Cash Items	$ (247,906)	$ (157,300)	$ (90,606)	$ (29,935)	$ (24,289)	$ (5,645)	$ (8,676,013)	$ 14,927,998	$ (23,604,011)	
Change in Net Position	$ 116,809	$ (465,978)	$ 582,786	$ 356,217	$ (24,289)	$ 380,507	$ 46,234,742	$ 16,907,847	$ 29,326,894	I(c)(1)

Financial Performance Report
Condensed Statement of Revenue and Expenses - Capital Activities
(For the Fiscal Year Ended 06/30/2026)
(Unaudited)

Account Description	Real Estate Actual	Real Estate Budget	Real Estate Variance	Capital Funds Actual	Capital Funds Budget	Capital Funds Variance	Total - Capital Activities Actual	Total - Capital Activities Budget	Total - Capital Activities Variance	Highlights Section
Operating Revenue										
Grants	$ -	$ -	$ -	$ 8,603,834	$ 8,301,250	$ 302,583	$ 8,603,834	$ 8,301,250	$ 302,583	II(a)(1)
Miscellaneous Revenue	8,050,841	5,761,340	2,289,501	-	106,016	(106,016)	8,000,074	5,882,355	2,117,719	II(a)(2)
Total Operating Revenue	$ 8,050,841	$ 5,761,340	$ 2,289,501	$ 8,603,834	$ 8,407,266	$ 196,568	$ 16,603,908	$ 14,183,606	$ 2,420,302	
Operating Expenses										
Salaries and Benefits	$ 2,970,683	$ 3,461,499	$ (490,816)	$ 192,622	$ 105,940	$ 86,682	$ 3,163,305	$ 3,567,438	$ (404,134)	II(b)(1)
Ordinary Maintenance and Repairs	74,071	64,700	9,371	(14,839)	-	(14,839)	59,232	64,700	(5,468)	
Utilities	1,049	3,000	(1,951)	-	-	-	1,049	3,000	(1,951)	
Other Expenses	3,980,081	1,681,772	2,298,309	2,250,156	3,180,191	(930,034)	6,179,755	4,781,580	1,398,175	II(b)(2)
Management Fees	23,503	6,836	16,667	1,719,713	1,701,132	18,582	-	-	-	
Total Operating Expenses	$ 7,049,387	$ 5,217,806	$ 1,831,580	$ 4,147,652	$ 4,987,262	$ (839,610)	$ 9,403,340	$ 8,416,718	$ 986,622	
Net Operating Income	$ 1,001,454	$ 543,533	$ 457,921	$ 4,456,181	$ 3,420,004	$ 1,036,178	$ 7,200,568	$ 5,766,887	$ 1,433,680	
Non-Operating Income (Expenses)										
Interest Expense	$ (361,399)	$ (292)	$ (361,107)	$ (17,741)	$ (17,741)	$ -	$ (379,140)	$ (18,033)	$ (361,107)	II(c)(1)
Interest Income	2,056,644	1,450,396	606,248	49,566	63,742	(14,176)	1,930,869	1,499,138	431,731	
Transfers	18,127,467	-	18,127,467	(3,774,594)	(3,402,263)	(372,330)	(335,168)	-	(335,168)	
Other Income (Expenses)	(419,125)	(272,400)	(146,725)	(863,501)	-	(863,501)	(1,282,626)	(272,400)	(1,010,226)	II(c)(1)
Total Non-Operating Income (Expenses)	$ 19,403,587	$ 1,177,704	$ 18,225,883	$ (4,606,270)	$ (3,356,262)	$ (1,250,008)	$ (66,065)	$ 1,208,705	$ (1,274,770)	
Surplus (Deficit) Before Non-Cash Items	$ 20,405,041	$ 1,721,237	$ 18,683,804	$ (150,089)	$ 63,742	$ (213,830)	$ 7,134,503	$ 6,975,592	$ 158,911	
Non-Cash Items										
Depreciation and Amortization	$ (81,178)	$ (78,213)	$ (2,966)	$ -	$ -	$ -	$ (81,178)	$ (78,213)	$ (2,966)	
Non-Operating Income (Expense)	(19,350,397)	-	(19,350,397)	(7,302,466)	(63,742)	(7,238,725)	(26,652,863)	(63,742)	(26,589,121)	II(c)(1)
Total Non-Cash Items	$ (19,431,575)	$ (78,213)	$ (19,353,362)	$ (7,302,466)	$ (63,742)	$ (7,238,725)	$ (26,734,041)	$ (141,954)	$ (26,592,087)	
Change in Net Position	$ 973,466	$ 1,643,025	$ (669,558)	$ (7,452,555)	$ -	$ (7,452,555)	$ (19,599,538)	$ 6,833,638	$ (26,433,176)	II(c)(1)

Opportunity Home San Antonio
Financial Performance Report
Comparative Balance Sheet
As of June 30, 2026
(Unaudited)

	6/30/2026	6/30/2025	Increase (Decrease)	%	Highlights Section
Assets					
Current Assets	$ 122,438,099	$ 132,423,610	$ (9,985,511)	-7.5%	
Fixed Assets	480,519,863	403,406,642	77,113,221	19.1%	
Other Non-Current Assets	112,512,959	45,230,581	67,282,378	148.8%	
Total Assets	$ 715,470,921	$ 581,060,833	$ 134,410,088	23.1%	
Deferred Outflows of Resources					
Deferred Charges on Refunding	$ 126,863	$ 875,990	$ (749,127)	-85.5%	
Deferred Swap Outflows	86,134	339,328	(253,194)	-74.6%	
Total Deferred Outflows of Resources	$ 212,997	$ 1,215,318	$ (1,002,321)	-82.5%	
Total Assets and Deferred Outflows of Resources	$ 715,683,918	$ 582,276,151	$ 133,407,767	22.9%	III(a)
Liabilities					
Current Liabilities	$ 32,618,374	$ 40,738,460	$ (8,120,087)	-19.9%	
Non-Current Liabilities	215,420,423	123,835,958	91,584,465	74.0%	
Total Liabilities	$ 248,038,797	$ 164,574,418	$ 83,464,379	50.7%	
Deferred Inflows of Resources					
Leased Assets	$ 70,340,880	$ 67,410,350	$ 2,930,530	4.3%	
Deferred Swap Inflows	179,080	126,481	52,599	41.6%	
Total Deferred Inflows of Resources	$ 70,519,960	$ 67,536,831	$ 2,983,129	4.4%	
Total Liabilities and Deferred Inflows of Resources	$ 318,558,757	$ 232,111,249	$ 86,447,508	37.2%	III(b)
Net Position					
Net Investment in Capital Assets	$ 246,873,737	$ 265,738,532	$ (18,864,795)	-7.1%	
Restricted Net Position	50,197,007	47,669,632	2,527,375	5.3%	
Unrestricted Net Position	100,054,418	36,756,738	63,297,680	172.2%	
Total Net Position	$ 397,125,162	$ 350,164,902	$ 46,960,260	13.4%	III(c)
Total Liabilities, Deferred Inflows of Resources, and Net Position	$ 715,683,918	$ 582,276,151	$ 133,407,767	22.9%	

Opportunity Home San Antonio
Financial Performance Report
As of June 30, 2026
(Unaudited)

HIGHLIGHTS

For the Fiscal Year ended June 30, 2026, the Operations segment generated a surplus before non-cash items of $54.9 million, which was $52.9 million above budget. Total Operating Revenue was below budget by $6.9 million or 2.8%, and Total Operating Expenses were below budget by $16.0 million, or 6.5%.

For the Fiscal Year ended June 30, 2026, the Capital segment produced a surplus before non-cash items of $7.1 million, which was $0.2 million above budget. Total Operating Revenue was above budget expectations by $2.4 million, or 17.0%, and Total Operating Expenses were above budget by $1.0 million, or 11.7%.

Total Assets and Deferred Outflows of Resources increased by $133.4 million, or 22.9%. Total Liabilities and Deferred Inflows of Resources increased by $86.4 million, or 37.2%. Presented below are explanations that summarize the results of operations (Operations and Capital segments) and the combined changes in financial condition.

I. Income Statement (Operations)

Total Operating Revenue was below budget by $6.9 million and Total Operating Expenses were below budget by $16.0 million.

(a) Operating Revenue

(1) Tenant Revenue was $1.1 million favorable to budget. The favorable variance was primarily driven by the Affordable Housing Communities ("AHC") segment, which was $2.1 million above budget and more than offset a $0.9 million unfavorable variance in Public Housing. AHC results benefited from the Amara acquisition and the delayed sales of Highland Park and Costa Valencia, which continued to contribute revenue through June 2026. Both properties were sold on July 1, 2026. These favorable results were partially offset by the accelerated vacancy of Homestead in preparation for demolition and the Mission Creek acquisition not closing, which was subsequently replaced by Artisan at Creekside.

(2) Grant revenue exceeded the budget by $1.9 million, driven primarily by $0.8 million in additional Section 8 administrative fees. This increase reflects HUD's reconciliations for 2025, as well as an increased proration rate for Calendar Year ("CY") 2025. Project-based Section 8 HAP subsidies in the AHC portfolio were $0.9 million over budget, reflecting increases in contract rents. Public Housing operating subsidy was $0.4 million below budget. For CY 2025, the interim proration was 102.58%, above the budgeted

96.97%. In contrast, the interim proration for CY 2026 was 86.83%, below the full budget level. Public Housing also recognized $0.9 million in shortfall funding, which partially offset the impact of the lower operating subsidy proration.

(3) Section 8 Housing Assistance Payment (HAP) Revenue ended the period $10.7 million below budget. This was offset by a corresponding $10.7 million positive variance in Section 8 HAP Expense. The variances in both revenue and expense were primarily driven by decreased voucher utilization in the Housing Choice Voucher program during the period, resulting in fewer payments to landlords and lower subsidy revenue from HUD.

(4) Miscellaneous Revenue exceeded budget by $0.7 million, primarily due to higher Public Housing lease revenue from rooftop and commercial space, increased Section 8 reinspection fee revenue, and miscellaneous post-acquisition adjustments in the AHC portfolio.

(b) **Operating Expenses**

(1) Salaries and Benefits ended the period $4.5 million under budget, with favorable performance across all segments, demonstrating effective cost management and efficiency in staffing costs.

(2) Ordinary Maintenance and Repairs ended the period $0.8 million over budget, primarily due to an unfavorable $1.5 million variance in the AHC portfolio, partially offset by a favorable $0.5 million variance in Public Housing. The AHC variance was primarily driven by $1.0 million in higher unit make-ready costs, $0.2 million in maintenance supplies and materials, and $0.3 million in plumbing and painting services. The favorable Public Housing variance was primarily due to $0.3 million in unit make-ready savings and $0.8 million in lower window/door, electrical, and other maintenance supply costs, partially offset by $0.5 million in higher plumbing repair costs.

(3) Utilities surpassed the budget by $1.3 million, a variance largely attributed to sewer, gas, and water costs that outpaced estimates. Furthermore, the San Antonio Water System (SAWS) has updated its timeline and is requesting City approval for a water rate increase effective January 2027. If approved, the increase is expected to result in additional costs during the next fiscal year.

(4) Other Expenses came in $2.9 million under budget, driven by favorable variances of $0.9 million in technology/licensing fees, $1.2 million in protective services, and $0.8 million in combined administrative costs, training, and supplies.

Opportunity Home San Antonio
Financial Performance Report
As of June 30, 2026
(Unaudited)

(c) **Summary of Change in Net Position**

(1) Change in Net Position was $29.3 million above budget. Net Operating Income exceeded budget by $9.1 million, while HUD-Held Fund Draws were $48.9 million higher than budgeted. A detailed breakdown of HUD-Held Fund Draws is provided in Section IV of this report. Interest Expense in the AHC portfolio was $2.6 million over budget, primarily due to bond issuance costs related to the Amara acquisition and unbudgeted interest expense on the Costa Valencia and Rosemont at Highland Park bonds. Other Income (Expenses) in the AHC portfolio was $2.5 million over budget, primarily due to costs associated with the demolition of Homestead. Non-Operating Income (Expense) was $17.2 million below budget, primarily due to non-cash losses recognized in connection with the Artisan at Creekside and HemisView acquisitions, as well as the timing of equity transfers.

II. Income Statement (Capital)

Total Operating Revenue was above budget by $2.4 million, while Total Operating Expenses were above budget by $1.0 million.

(a) **Operating Revenue**

(1) Grant revenue was $0.3 million above budget in the Capital Fund Program (CFP), primarily due to unbudgeted Community Project Funding grant revenue.

(2) Miscellaneous Revenue exceeded budget by $2.1 million, primarily due to higher developer fee revenue, a multi-year PILOT catch-up spanning 2020 through 2025, and additional partnership distributions.

(b) **Operating Expenses**

(1) Salaries and Benefits were under budget by $0.4 million as a result of lower staffing costs than anticipated.

(2) Other Expenses were $1.4 million over budget, primarily due to an unbudgeted $2.4 million bad debt expense associated with establishing an allowance for notes receivable due from Tampico Apartments, LP.

(c) **Summary of Changes in Net Position**

(1) Change in Net Position was $26.4 million unfavorable to budget for the period. Net Operating Income was $1.4 million favorable to budget, partially offset by Interest

Expense, which was $0.4 million unfavorable to budget due to Snowden loan extension fees and the underwriting fee for the Amara bonds. Other Income (Expenses) was $1.0 million unfavorable to budget, primarily due to unbudgeted legal settlements and environmental remediation costs at various Public Housing properties. Non-Operating Income (Expense) was $26.6 million unfavorable to budget, primarily due to unbudgeted equity transfers in the Real Estate segment and lower-than-budgeted capital grant revenue.

III. Balance Sheet

Total Assets and Deferred Outflows of Resources increased by $133.4 million, Total Liabilities and Deferred Inflows of Resources increased by $86.4 million, and Total Net Position increased by $47.0 million.

(a) Total Assets and Deferred Outflows of Resources increased by $133.4 million, or 22.9%. Current Assets decreased by $10.0 million (7.5%), Fixed Assets rose by $77.1 million (19.1%), and Other Non-Current Assets increased by $67.3 million (148.8%). Current Assets decreased by $10.0 million, primarily due to a $6.5 million decrease in amounts due from HUD and a $3.5 million decrease in other receivables, largely due to an accounting presentation adjustment. Fixed Assets increased by $77.1 million during the period. The increase was primarily driven by a $111.1 million rise in buildings, largely attributable to the acquisitions of Amara, Artisan at Creekside, and HemisView within the AHC portfolio, as well as capitalized project costs across both the AHC and Public Housing portfolios. Land increased by $11.4 million, driven by the Amara acquisition and the addition of a ground lease for Central at Commerce. The overall increase in Fixed Assets was partially offset by routine depreciation. Other Non-Current Assets increased by $67.3 million primarily due to new notes receivable related to Central at Commerce. Proceeds from the $50.0 million Series 2026A and $14.0 million Series 2026B bonds were loaned by Las Varas PFC to the Central at Commerce partnership.

(b) Total Liabilities and Deferred Inflows of Resources increased by $86.4 million, or 37.2%. Current Liabilities decreased by $8.1 million, or 19.9%, primarily due to the payoff of $11.3 million in bonds for Rosemont at Highland Park, the payoff of the $3.3 million San Juan II mortgage, a $3.9 million decrease in accounts payable, and a $1.9 million reduction in unearned Section 8 revenue. These decreases were partially offset by the reclassification of long-term debt to current liabilities for Costa Valencia ($9.2 million) and Springhill/Courtland Heights PFC ($4.0 million). Non-Current Liabilities increased by $91.6 million, or 74.0%, primarily due to new debt issued during the period. This included $29.5 million in bonds issued to finance the acquisition of Amara Apartments, $13.2 million in new debt from the refinancing of Artisan at Creekside, and

$64.0 million in bonds issued for Central at Commerce, LP. These increases were partially offset by the reclassification of $9.4 million and $4.3 million of long-term debt for Costa Valencia and Springhill/Courtland Heights PFC, respectively, to current liabilities, as well as ongoing principal payments on existing debt.

(c) Total Net Position increased by $47.0 million, or 13.4% as a result of the changes described above.

IV. MTW Expenditures

Project	Draws as of 6/30/2026	
	HUD-Held Funds	Capital Fund Program
Public Housing Operating Shortfall	$10,200,000	$3,439,426
Investment in MTW Units at Tax Credit/AHC Properties:		
Amara Apartments Acquisition	$27,354,369	
Artisan at Creekside Apartments Acquisition	$1,586,870	
HemisView Village Apartments Acquisition	$16,246,671	
Community Development Initiatives	$2,230,889	
Investment for City Bond Matching Funds:		
Midcrowne - Housing Bond Rehab	$98,286	
Ravello - Housing Bond Rehab	$942,138	
Total	**$58,659,223**	**$3,439,426**

Summary of Major Changes in Cash and Investment Balance

For the Quarterly Period Ended June 30, 2026

The total cash and investment balance increased by $2.6 million from the previous quarter, primarily due to $1.2 million in restricted cash and investments added as a result of the HemisView acquisition, as well as the timing of reimbursements from operating properties.

Unrestricted Cash and Investments

- **Public Housing -** Net cash increased approximately $1.6 million during the quarter, driven primarily by $6.4 million in operating subsidy receipts, $6.1 million in MTW funding to support Public Housing deficits, and $3.4 million in tenant rent collections. These inflows were substantially offset by $12.9 million in operating and capital outlays and a $1.2 million transfer of cash from unrestricted to restricted in connection with the ARDC San Marcos land note.

- **Central Office Cost Center -** Net cash decreased by approximately $1.7 million during the quarter, primarily due to a $0.7 million increase in management fee receivables and $1.0 million in higher operating costs, including approximately $0.6 million attributable to an additional pay period during the quarter.

- **Centralized Bank Account -** Net cash increased by $2.0 million, mainly reflecting the timing of reimbursements from operating properties.

Restricted Cash and Investments

- **Public Housing -** Net cash increased by approximately $1.4 million, primarily due to the transfer of approximately $1.2 million of cash from unrestricted to restricted in connection with the ARDC San Marcos land note, $0.1 million in Family Self-Sufficiency escrow deposits, and $0.1 million from the sale of a home through the Westside Reinvestment Initiative.

- **Section 8 -** Net cash decreased approximately $1.0 million during the quarter, primarily due to $29.6 million in program disbursements and a $22.0 million transfer from Section 8 to MTW. These outflows were substantially offset by $50.7 million in HCV/VASH subsidy and funding receipts, including $30.0 million in subsidy and $19.9 million in HCV funding requests.

- **AHC Project Based Properties** - Net cash decreased by approximately $0.6 million as a result of a HUD-approved draw from the Cottage Creek II residual receipts fund.

- **AHC Properties under SAHFC** - Net cash increased by $1.2 million, primarily due to restricted cash and reserve balances recognized as part of the HemisView acquisition.

Opportunity Home San Antonio
Cash and Investment Summary
June 30, 2026

	Balance 3/31/2026	Deposits	Withdrawals	Balance 6/30/2026
Cash				
Unrestricted Cash:				
Public Housing (1)	559,798	18,468,356	16,826,139	2,202,015
Section 8 (1)	8,559,152	3,047,797	3,204,353	8,402,596
AHC Project Based Properties (1)	5,342,471	2,661,983	2,431,467	5,572,987
AHC Properties under SAHFC	5,141,954	7,494,762	5,176,287	7,460,430
Other AHC Properties	4,406,250	7,433,363	9,702,004	2,137,609
Central Office Cost Center (1)	3,994,297	4,958,382	6,709,804	2,242,875
Central Office- Health Insurance (2)	1,222,075	3,270,023	3,011,271	1,480,827
Community Development Initiatives	136,232	22,364,662	22,388,029	112,865
Real Estate Services	2,850,338	26,048,515	26,502,587	2,396,266
Capital Fund Program (1)	-	956,569	956,569	-
Opportunity Home Community Fund	148,468	89,476	2,625	235,319
Centralized Bank Account	7,881,683	60,359,080	58,393,070	9,847,693
Sub-Total:	40,242,719	157,152,967	155,304,204	42,091,482
Restricted Cash:				
Public Housing (1)	13,376,092	1,760,567	383,831	14,752,828
Section 8 (1)	12,110,111	57,047,739	57,995,913	11,161,937
AHC Project Based Properties (1)	2,486,447	160,859	775,007	1,872,300
AHC Properties under SAHFC	3,556,862	1,501,924	300,221	4,758,566
Other AHC Properties	1,121,475	2,839,895	2,819,829	1,141,541
Central Office Cost Center (1)	1,079,481	-	9,068	1,070,413
Restricted for Development	10,479,848	18,813	2,500	10,496,161
Capital Fund Program (1)	1,445,948	15,619	3,883	1,457,683
Other Restricted Cash	1,654,294	241,041	124,135	1,771,200
Endowment Trust	104,855	688	35,954	69,590
Sub-Total:	47,415,413	63,587,146	62,450,341	48,552,219
Total Unrestricted & Restricted Cash:	87,658,132	220,740,113	217,754,545	90,643,701
Investments				
Restricted Investments at Various Banks:				
Central Office Cost Center	65,229	394,824	460,052	2
Properties under SAHFC	1,232,948	314,917	678,884	868,981
Other Restricted Investments	865,294	221,578	215,310	871,562
Sub-Total:	2,163,471	931,319	1,354,246	1,740,544
Total Cash & Investments:	89,821,602	221,671,432	219,108,791	92,384,245

Footnotes:

(1) Cash and Investments related to federal programs

(2) Cash and Investments related to self-insurance program

Opportunity Home San Antonio
Collateralization
June 30, 2026

	Total Deposits	Deposits Covered by FDIC	Deposits Covered by Collateral	Pledged Collateral
Frost National Bank	**$ 86,288,562**	**$ 500,000**	**$ 86,288,562**	**$ 128,885,116**
Lument Capital, LLC	**$ 2,797,947**	**$ 1,038,161**	**$ -**	**$ -**
US Bank	**$ 25,333**	**$ -**	**$ -**	**$ -**
Wells Fargo - Rosemont at Highland Park	**$ 146,854**	**$ -**	**$ -**	**$ -**
Walker & Dunlop - Converse Ranch I	**$ 405,233**	**$ 384,360**	**$ -**	**$ -**
Total Collateralized deposits:	**$ 89,663,929**	**$ 1,922,521**	**$ 86,288,562**	**$ 128,885,116**

FDIC has made permanent the standard coverage - all funds in noninterest-bearing accounts are fully insured up to $250,000
The accompanying Cash and Investment Summary Report has been prepared in accordance with the compliance requirements of the Texas Public Funds Investment Act, Chapter 2256. As the Investment Officer for the Opportunity Home San Antonio I certify that all investments in our portfolio comply with the investment strategy expressed in Opportunity Home's Investment Policy dated March 4, 2026 and with the relevant provisions of the State of Texas, Government Code, Chapter 2256, Public Funds Investment.

DocuSigned by:
Aaron Sladek
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8/13/2026

Aaron Sladek
Senior Director of Finance and Accounting

DocuSigned by:
Diana Fiedler
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8/13/2026

Diana K. Fiedler, CPA, CGMA
Investment Officer and Executive Vice President, Chief Financial Officer

GRANTS REPORT AS OF June 30, 2026

CAPITAL FUND GRANTS

CAPITAL GRANTS
- Unmet expenditure deadline approaching within 6 Months
- Unmet obligation deadline approaching within 12 Months
- Grant expenditure is not progressing as planned

Grant Number	Obligation End Date	Expenditure End Date	Amount to be Obligated by End Date	LOCCS Authorized	Cumulative PHA Obligated	Unobligated Amount	Obligation Percentage	Cumulative GL PHA Expended	Expended Percentage	LOCCS Disbursement	
Capital Fund Program (CFP) Capital Projects at various PH Properties											
TX59P006501-20 *Major Projects: Madonna, L.C. Rutledge	03/25/24	03/25/26	$ 11,827,386.00	$ 13,141,540.00	$ 13,141,540.00	$ -	100%	$ 13,141,540.00	100%	$ 13,141,540.00	(1)
TX59P006501-22 *Major Projects: Villa Veramendi, Riverside	05/11/24	05/11/26	$ 14,590,927.80	$ 16,212,142.00	$ 16,212,142.00	$ -	100%	$ 16,212,142.00	100%	$ 16,212,142.00	(1)
TX59P006501-23 *Major Projects: Fair Avenue, Villa Hermosa	02/16/25	02/16/27	$ 14,882,453.10	$ 16,536,059.00	$ 16,536,059.00	$ -	100%	$ 16,536,059.00	100%	$ 16,536,059.00	(1)
TX59P006501-24 *Major Projects: Cassiano, Riverside	05/05/26	05/05/28	$ 15,310,184.40	$ 17,011,316.00	$ 15,324,201.15	$ 1,687,114.85	90%	$ 12,617,590.30	74%	$ 12,231,034.55	
TX59P006501-25 *Major Projects: Morris C. Beldon,Villa Hermosa	05/12/27	05/12/29	$ 15,623,816.40	$ 17,359,796.00	$ 5,481,075.91	$ 11,878,720.09	32%	$ 5,313,733.87	31%	$ 5,303,986.03	
TX59P006501-26 *Major Projects: To Be Determined	03/31/28	03/31/30	$ 15,495,876.90	$ 17,217,641.00	$ -	$ 17,217,641.00	0%	$ -	0%	$ -	
TX59E006501-21 *Safety and Security Grant at Village East	08/28/25	08/28/26	$ 9,778.10	$ 10,864.56	$ 10,864.56	$ -	100%	$ 10,864.56	100%	$ 10,864.56	(1)
TX59E006501-24 *Safety and Security Grant at Westway, Mission Park, Cheryl West	06/19/25	06/19/26	$ 105,530.00	$ 56,345.82	$ 56,345.82	$ -	100%	$ 56,345.82	100%	$ 56,345.82	(1)
TX59E006501-25 *Safety and Security Grant at Alazan	09/17/26	09/17/27	$ 220,941.00	$ 245,490.00	$ 176,488.49	$ 69,001.51	72%	$ 46,340.14	19%	$ 46,340.14	(2)
TX59H006501-22 *Housing-Related Hazards Grant at Blanco, Matt Garcia	09/07/26	09/07/28	$ 4,064,580.00	$ 4,516,200.00	$ 690,000.00	$ 3,826,200.00	15%	$ 619,000.00	14%	$ 619,000.00	(3)
TX59H006501-24 *Housing-Related Hazards Grant at Villa Hermosa	09/16/26	09/16/28	$ 4,320,000.00	$ 4,800,000.00	$ 885,000.00	$ 3,915,000.00	18%	$ 610,000.00	13%	$ 610,000.00	(3)
TX59L006501-20 *Lead Based Paint Grant at Lincoln Heights, Riverside	11/10/25	11/10/27	$ 2,211,363.54	$ 2,457,070.60	$ 2,161,773.50	$ 295,297.10	88%	$ 2,161,773.50	88%	$ 2,161,773.50	(1) (4)
TX59L006501-22 *Lead Based Paint Grant at Cassiano	09/07/25	09/07/27	$ 1,223,465.85	$ 1,359,406.50	$ 1,359,406.50	$ -	100%	$ 454,472.49	33%	$ 454,472.49	
TX59L006501-24 *Lead Based Paint Grant at Alazan	09/16/26	09/16/28	$ 5,650,029.00	$ 6,277,810.00	$ 1,523,727.65	$ 4,754,082.35	24%	$ 622,169.96	10%	$ 622,169.96	(5)

CHOICE NEIGHBORHOOD GRANT

Grant Number	Obligation End Date	Expenditure End Date	Amount to be Obligated by End Date	LOCCS Authorized	Cumulative PHA Obligated	Unobligated Amount	Obligation Percentage	Cumulative GL PHA Expended	Expended Percentage	LOCCS Disbursement	
Urban Revitalization Program (URP)/(Hope 6) Choice Neighborhood Grant											
TX59URD006N102 *Implementation grant for Victoria Neighborhood	09/26/03	09/30/08		$ 200,000.00	$ 200,000.00	$ -	100%	$ 200,000.00	100%	$ 200,000.00	(1)

(1) This grant is expended and disbursed at 100%; however, HUD requests monthly updates in eLOCCS until the grant is fully closed out. Staff is working with HUD to close out the grant.
(2) The project intended to be obligated under this grant does not meet the original obligation amount. Staff is working with HUD on the recapture of $67,151.51.
(3) The project intended to be obligated under this grant is currently in the design and permitting process. Staff anticipates meeting the 90% obligation requirement by the Obligation End Date deadline.
(4) As of 06/08/2026, HUD accepted the voluntary recapture of the unobligated amount, $295,297.10. The obligation percentage will reflect 88% until eLOCCS is updated, after which obligation and expenditures will be 100%.
(5) The scope of the project intended to be obligated under this grant was less extensive than originally anticipated. Staff is working with HUD on the recapture of $4,063,126.02.

CAPITAL GRANTS
Grant expenditure is not progressing as planned

CONGRESSIONAL GRANTS

Grant Number	Contract Effective Date	Contract End Date	Award Amount	Cumulative Expended	Expended Percentage	Remaining to Expend	Reimbursement Received	
Economic Development Initiative/Community Project Funding (EDI/CPF) Grants provide investment in a wide variety of projects such as housing, homelessness prevention, workforce training, public facilities, parks, resilience planning and other critical infrastructure and services								
B-23-CP-TX-1393 ***Major Projects: Generator Install at Highview, Fair, Riverside, Window at Linda Lou and Highview**	09/30/23	08/31/31	$ 2,160,000.00	$ 258,424.00	12%	$ 1,901,576.00	$ 239,061.60	
B-24-CP-TX-2061 ***Major Projects: Alazan Community Improvements**	08/13/24	08/31/32	$ 850,000.00	$ -	0%	$ 850,000.00	$ -	
B-24-CP-TX-2068 ***Major Projects: Critical Needs Infrastructure Work at Towering Oaks**	08/13/24	08/31/32	$ 850,000.00	$ -	0%	$ 850,000.00	$ -	

CITY OF SAN ANTONIO FUNDS

Grant Number	Construction Start Date	Construction End Date	Award Amount	Cumulative Expended	Expended Percentage	Remaining to Expend	Reimbursement Received	
City of San Antonio Affordable Housing Bond Program City Housing Bond Funds (CHB)								
FY22 Housing Bond Rental Acquisition, Rehabilitation and Preservation *Cottage Creek I and Cottage Creek II - Apartment Rehabilitation	09/27/24	08/15/25	$ 1,740,069.00	$ 1,740,069.00	100%	$ -	$ 1,566,062.10	(6)
FY22 Housing Bond Rental Acquisition, Rehabilitation and Preservation *Pecan Hill - Elevator Modernization	04/25/23	03/30/26	$ 438,431.00	$ 438,431.00	100%	$ -	$ 394,588.00	(6)
FY22 Housing Bond Rental Acquisition, Rehabilitation and Preservation *Woodhill - Apartment Rehabilitation	11/12/24	04/03/26	$ 6,794,712.00	$ 6,794,712.00	100%	$ -	$ 6,041,243.55	(6)
FY22 Housing Bond Rental Acquisition, Rehabilitation and Preservation *Midcrowne - Apartment Rehabilitation	12/09/24	04/30/26	$ 2,500,000.00	$ -	0%	$ 2,500,000.00	$ -	(7)
FY22 Housing Bond Rental Acquisition, Rehabilitation and Preservation *Ravello - Apartment Rehabilitation	12/09/24	04/30/26	$ 2,500,000.00	$ -	0%	$ 2,500,000.00	$ -	(7)
City of San Antonio Grants Monitoring and Administration HOME Funds								
HOME Investment Partnerships Program from HUD (ALN 14.239) *Westside Reinvestment Initiative (Palm Lake) - Homebuyer Assistance & Construction Reimbursement	03/17/25	07/01/26	$ 440,669.00	$ 160,247.00	36%	$ 280,422.00	$160,247.00	(8)

PROGRAM GRANTS
Grant expenditure is not progressing as planned

OTHER CAPITAL GRANTS

Grant Number	Contract Effective Date	Contract End Date	Award Amount	Cumulative Expended	Expended Percentage	Remaining to Expend	Reimbursement Received	
FHLB Dallas FORTIFIED Fund Rental Program Grants to support the upgrade of existing roofs on affordable rental housing to FORTIFIED Roofs								
FHLB Dallas Fortified Fund *Pecan Hill Roof Replacement	11/12/25	08/30/26	$ 1,000,000.00	$ -	0%	$ 1,000,000.00	$ -	(9)

(6) Staff has been in communication with City staff to provide updates on the status of the project and to have the remaining funds disbursed.
(7) Staff is working with the City to finalize the contracts and extend the construction end date.
(8) The HOME grant is for eleven homes in the Palm Lake Subdivision. Construction is complete for all homes and 4 homes have sold.
(9) Staff has been in communication with FHLB to reallocate this grant from Cassiano to Pecan Hill.

HUD - PROGRAM GRANTS

Grant Number	Effective Date	Expenditure End Date	LOCCS Authorized	Cumulative Expended	Expended Percentage	Remaining to Expend	LOCCS Disbursement	
Resident Opportunities & Self Sufficiency (ROSS) Funding for Family Self Sufficiency (FSS) Coordinators								
ROSS221724-01-00 *2021 ROSS Service Coordinators	06/01/22	05/31/25	$ 621,050.50	$ 610,699.53	98%	$ 10,350.97	$ 610,699.53	(10)
ROSS252123 *2024 ROSS Service Coordinators	06/01/25	05/31/28	$ 739,349.00	$ 153,792.15	21%	$ 585,556.85	$ 138,634.85	
FSS25TX6212 *PH & HCV Combined FSS 2024	01/01/25	12/31/25	$ 1,179,749.00	$ 1,173,301.66	99%	$ 6,447.34	$ 1,173,301.66	(11)
FSS25TX6212 *PH & HCV Combined FSS 2025	01/01/26	12/31/26	$ 1,297,627.00	$ 595,474.66	46%	$ 702,152.34	$ 520,078.73	
Jobs Plus Funding for PHAs to develop locally-based approaches to increase earnings and advance employment outcomes for Public Housing residents								
TX006FJP6JPH20 *Jobs Plus - Lincoln Heights	05/14/21	12/31/26	$ 2,300,000.00	$ 1,536,799.37	67%	$ 763,200.63	$ 1,323,714.26	(12)

NON-HUD - PROGRAM GRANTS

Grant Number	Performance Date	Award Amount	Cumulative Expended	Expended Percentage	Remaining to Expend	Reimbursement Received	
VIA Metropolitan Transit Authority Capital Assistance Program For Elderly Persons and Persons With Disabilities							
TX-2021-010-00 *VIA Grant 2021	09/20/21 - 04/30/26	$ 79,110.00	$ 68,951.86	87%	$ 10,158.14	$ 67,677.00	(13)
Loss Prevention Fund Intended to upgrade our central office Palo Alto Firewall and procure dedicated cloud storage for longer firewall log retention							
2025 Loss Prevention Fund *Cybersecurity Reimbursement Grant	10/09/25 - 09/01/27	$ 200,000.00	$ -	0%	$ 200,000.00	$ -	

(10) The 2021 ROSS grant ended on 05/31/25 and $10,350.97 remained unexpended. Unexpended funds will remain in eLOCCS until the grant is officially closed out.
(11) The 2024 FSS grant ended on 12/31/25 and $6,447.34 remained unexpended. Unexpended funds will remain in eLOCCS until the grant is officially closed out.
(12) Grant expenditures are approximately $560K short of the projected average cumulative expended amount or expended percentage of 91%.
(13) The VIA grant performance period ended on 04/30/2026. Staff is requesting a period extension from VIA.

LIST OF GRANT APPLICATIONS

Grant Name	Description	Award Amount	Match Amount	Date Submitted	Application Status
FY25 Texas Cavaliers	Texas Cavaliers Foundation	$9,982	**N/A**	03/31/25	Not Awarded
FY25 Section 5310 Grant	Federal Transit Administration/VIA	$6,680	**N/A**	04/04/25	Pending
FY 26 Congressional Allocation - Casar	HUD Congressional Grant	$2,451,253	**N/A**	05/16/25	Pending
FY 27 Congressional Allocation - Castro	HUD Congressional Grant	$1,500,000	**N/A**	03/06/26	Pending
FY 27 Congressional Allocation - Casar	HUD Congressional Grant	$590,000	**N/A**	03/06/26	Pending

OPPORTUNITY HOME SAN ANTONIO **September 2, 2026**

MEMORANDUM

To: Board of Commissioners

From: Michael Reyes, President and CEO

Initial
MR

Presented by: Vanessa Caballero, Interim Director of Procurement

RE: Procurement Activity Report

CURRENT SOLICITATIONS:
There is one Invitation for Bids (IFB) and two Requests for Proposals (RFPs) currently being advertised. The IFB is for Background Investigation Services. The RFPs are for the Blanco and Matt Garcia Apartments Fire Alarm and Protection Upgrades and the Villa Hermosa Fire Protection and HVAC Retrofit Project.

CLOSED/PENDING SOLICITATIONS:
There are two solicitations that have closed and are currently being evaluated. The solicitations are for Real Estate Appraisal Services and First Aid and CPR Training.

SOLICITATIONS IN DEVELOPMENT:
Procurement is currently working on several advertisement solicitations. These include: Commercial Property Management; Human Resources Remodel; Board Counsel; Legal Services; Litigation Services; Elevator Inspection Services; Natural Gas Operator Qualification Training; Water Treatment Program; 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.

PROPOSED ACTION:
None at this time.

STRATEGIC OUTCOMES:
Supports all strategic outcomes

Procurement Activity Report as of August 14, 2026

Department	**Type**	**Solicitation Name**	**Bidders Conference**	**Closes**
Capital Projects Division	RFP	Blanco and Matt Garcia Apartments Fire Alarm and Protection Upgrades	7/21/2026	08/19/2026
Capital Projects Division	RFP	Villa Hermosa Fire Protection and HVAC Retrofit Project	7/23/2026	08/19/2026
Human Resources	IFB	Background Investigation Reporting Services	N/A	08/20/2026
Board Items			**Date Closed**	
Public Housing	IFB	Exterior Painting and Structural Repairs for Villa Veramendi	07/28/2026	Regular Board Meeting September 2, 2026
Affordable Housing Communities	N/A	Expenditure of Additional Funds for Moving and Temporary Storage Services for Ravello	N/A	
Solicitations Under Evaluation				
Development Services and Neighborhood Revitalization	RFQ	Real Estate Appraisal Services	6/23/2026	Procurement Negotiations, Due Diligence, and Evaluation
Risk Management	RFQ	First Aid and CPR Training	8/14/2026	
Future Solicitations		Solicitation Name	**Anticipated Month of Release**	
Executive Office		Commercial Property Management	Department Hold	
General Services		Human Resources Remodel	August 2026	
Legal Services		Board Counsel	August 2026	
		Legal Services	August 2026	
		Litigation Services	August 2026	
Public Housing		Elevator Inspection Services	August 2026	
		Natural Gas Operator Qualification Training	August 2026	
		Water Treatment Program	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 Authority				
Public Housing	Resident Hotel Accommodations for Lead Hazard Removal at Alazan Apache Courts	Candlewood Suites	$212,415	8/3/2026
Public Housing	Renovation of Four Units at Cassiano Homes	R&J Muniz Remodeling	$141,600	8/14/2026
Public Housing	Renovation of Two Units at Alazan Apache Courts	BR Texas Inc	$151,230	8/14/2026
Affordable Housing Communities	Swimming Pool Chemicals Supplies and Equipment	BG Interpool Inc through The Local Government Purchasing Cooperative	$250,000	8/14/2026
Awards Under Contracting Officer Authority				
Innovative Technology	Core Management Module Software	Scribe	$21,312	8/3/2026
Government and Community Affairs	Event Planning Services	CE Group and Lasting Impressions	$100,000	8/4/2026
General Services	Beautification Project at Central Office	DNS Landscaping	$100,000	8/6/2026
General Services	Office Renovation Suite 207 at Central Office	Lexar Contracting	$70,044	8/6/2026
Capital Projects Division	Fortified Multi Family Evaluator	AEI Consultants	$20,000	8/6/2026
Communications	Public Relations Consulting Services	Alexander-Williams Design House LLC, MDG Productions, Inc, and Balam Brand Strategy	$100,000	8/6/2026
Housing Voucher Services	Purchase of two vehicles	GilChrist Automotive through BuyBoard	$75,492	8/13/2026
Human Resources	Retirement Investment Advisory Services	Gallagher Fiduciary Advisors LLC	$40,000	8/13/2026
IT Purchases awarded under Cooperative Purchasing Contracts and General Services Administration				
There were no awards under this category during the reporting period				

Calls By Disposition Report: July 12, 2026 - August 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 35 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 received.
- **'ML Calls No Answer'** refers to calls in which an agent attempted to return 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, thereby reducing overall call volumes.

As a result, the list has been significantly streamlined from 70 disposition codes to 35 by merging similar categories or removing unused codes, as reflected in these monthly reports going forward.

Disposition	Inbound Handled	Outbound Handled
BLANK	192	121
Inspection- Status	336	45
Landlords - Concern	11	3
Landlords - Landlord Inquiry	48	5
ML - COFC Status	14	3
ML - COI Status	25	2
ML - FRCN Document Request	65	13
ML - Program Policies / Procedures	337	52
ML - RTA Status	30	7

ML - Utility Allowance / Debit Card Status	3	1
ML- OB Call No Answer	2,408	341
ML-Informal Conference / Hearing Status	7	
ML-Lease Violations / Eviction Concerns	1	
ML-Portability Status	40	9
ML-Program Information / Resources	289	42
ML-RAD10 Clarification	13	1
ML-Recertification Assistance	65	8
ML-Request to Move Status	25	2
ML-Termination Concerns	7	2
PH-Concern	36	16
PH-Inquiry	19	3
WL - PH Continued Interest Letter	10	2
WL - S8 Continued Interest Letter	1	
WL - Update Application / Portal Assistance	29	5
WL- Apply for Housing	159	13
WL- PH Pre-Eligibility	33	2
WL- Wait List Status	872	123
WL-PH Eligibility	12	1
WL-S8 Eligibility	14	1
WL-S8 Pre-Eligibility	9	1
Grand Total	**5,110**	**824**

Legend:
BLANKS = NO Disposition was selected by the Agent
ML = Main Line
PH = Public Housing
WL = Waitlist

OPERATIONS REPORT
FY 2025 – 2026
April – June 2026

OPPORTUNITY™ HOME SAN ANTONIO

REPORT OVERVIEW

DELIVERED TO

- Opportunity Home Board of Commissioners
- President and CEO, Michael Reyes
- Community Partners

REPORTING DEPARTMENTS

- Public Housing (PH)
- Housing Voucher Services (HVS)
- Community Development Initiatives (CDI)
- Affordable Housing Communities (AHC)

REPORT PRODUCTION

- Jose Mascorro, Chief Operating Officer
- Sarah Semo, Executive Project Manager
- Strategy, Data and Innovation (SDI) Department
- HVS Policy and Program Analysts
- PH Policy and Program Analysts

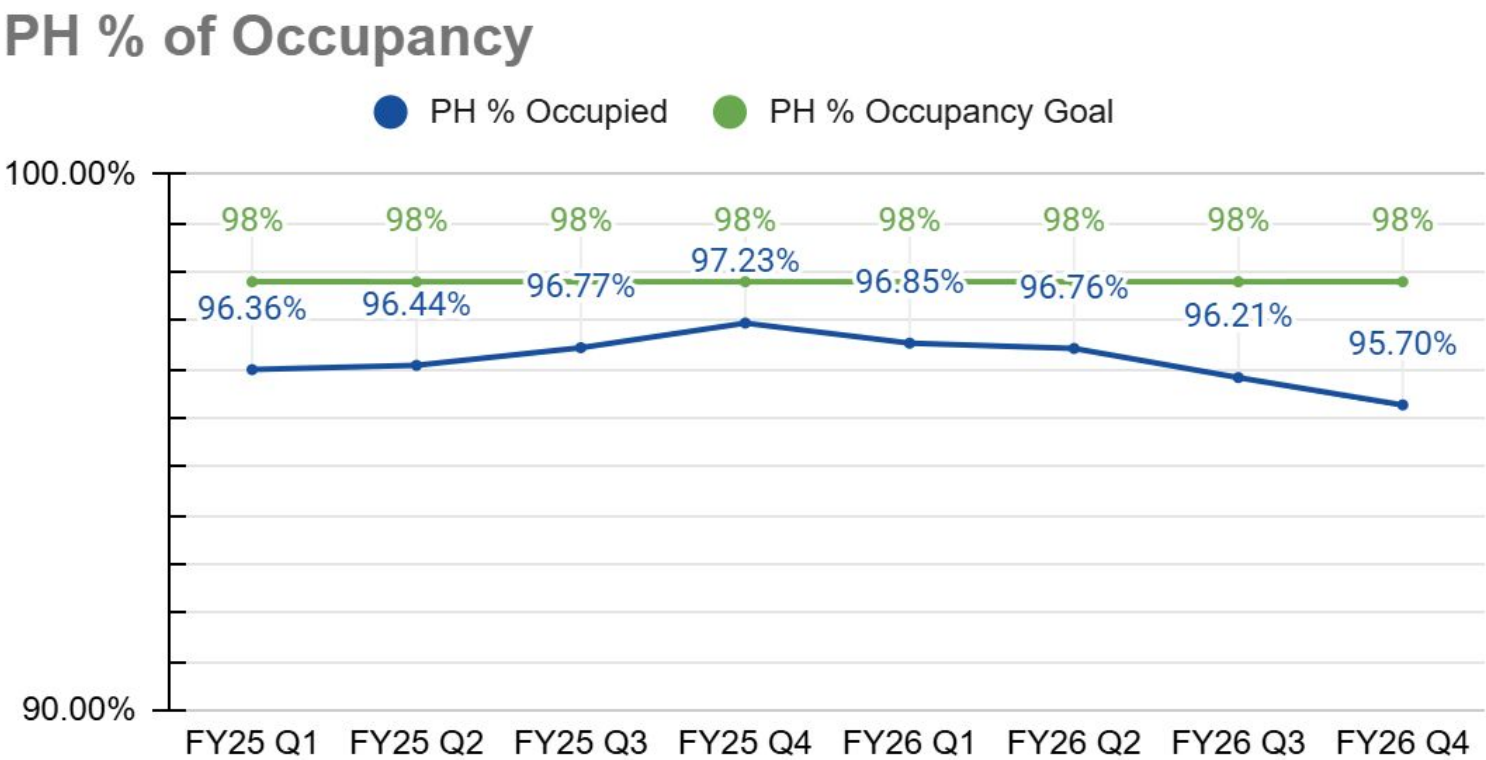
REPORTING PERIOD

Fiscal Year 2025 - 2026
Q4 (April - June 2026)

OCCUPANCY AND UTILIZATION

PUBLIC HOUSING

Occupancy dropped over the last quarter from 96.21% in Q3 to 95.70% in Q4. Having reached a peak of 97.23% in FY25 Q4, occupancy has continued a downward trend alongside rising evictions. The immediate focus remains on filling these vacancies to push occupancy back toward 97%, with the ultimate target remaining at 98%.



PUBLIC HOUSING MOVE-INS, MOVE-OUTS, AND REPAYMENT AGREEMENT **BREAKDOWN**

Move-Ins

Public Housing had 159 move-ins for Q4 2026, excluding unit transfers.

Move-Outs and Evictions

Q4 2026 saw 197 total move-outs, with 40 (or 20%) for eviction reasons; 149 (76%) were voluntary; and 8 (4%) were for termination reasons.

Of the 40 Q4 evictions, reasons include: nonpayment (24 or 60%), criminal drug activity (8 or 20%), lease noncompliance (6 or 15%), and housekeeping (2 or 5%).

Of the 197 voluntary and termination move-outs, top reasons include: 30-day notice given without reason (28 or 18%), abandon/skip out (26 or 17%), resident deceased (26 or 17%), moved in with family (25 or 16%), moved without notice (22 or 14%), and rented elsewhere (9 or 6%).

***Transfers are excluded from this count.**

Repayment Agreements

The number of residents on a Repayment Agreement (RPA) has decreased from April 2026 (526) to June 2026 (451).

As of Q4 2026, the total amount of unbilled Repayment Agreements is $510,404.

FY25-26 Q4 Overview

159
Move-Ins

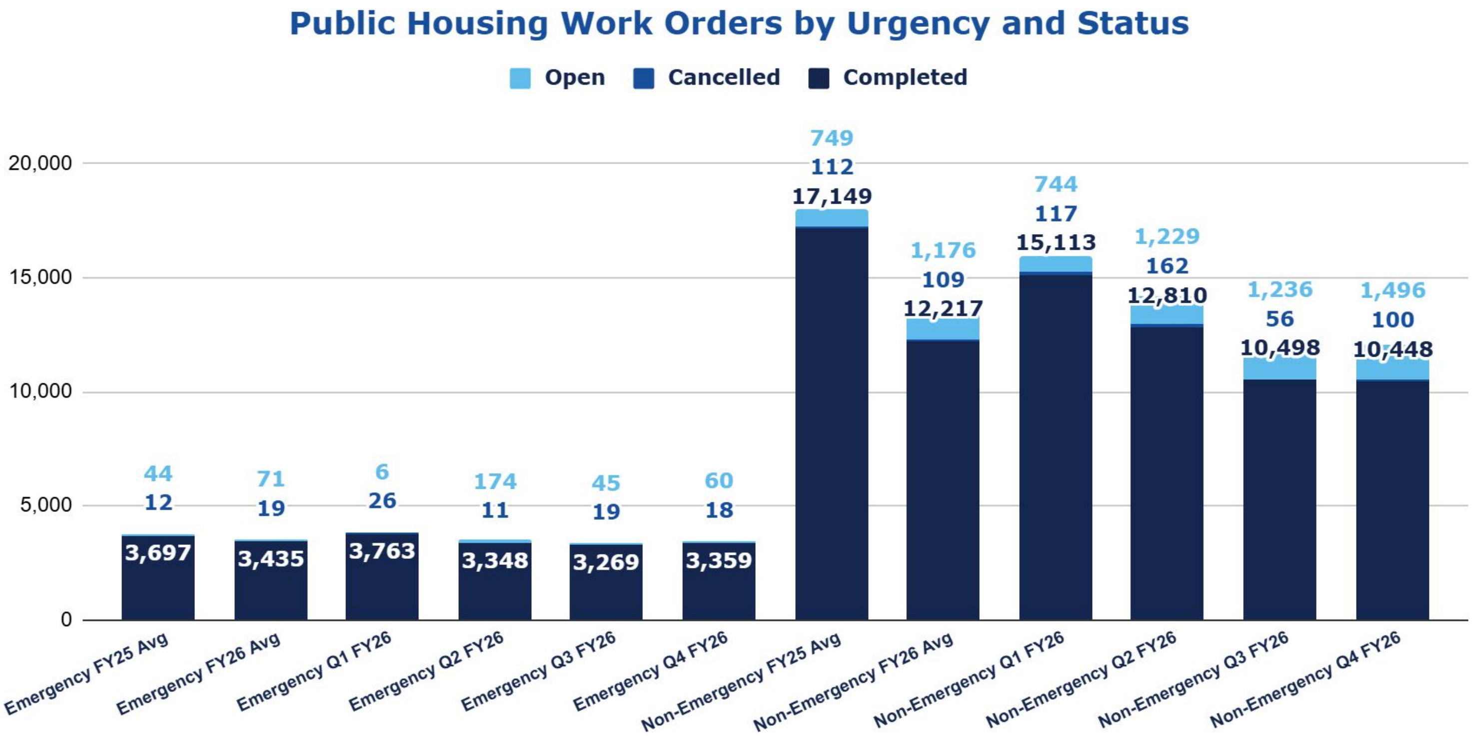
197
Move-Outs

40
Evictions

451
Total PH RPAs

Total unbilled Repayment Agreements
$510,404

PUBLIC HOUSING MAINTENANCE AND WORK ORDERS



Public Housing received a total of 15,481 maintenance requests, which reflects an increase from the Q3 2026 total of 15,123. Of these, 78% were classified as non-emergency and 22% as emergency.

The work order closure rate for the quarter was 89.9%, with the **remaining 10.1% carried over** as open and scheduled for resolution in the next quarter.

Maintenance Staff focus on doing the oldest work order to the newest. The timeframe is five days to complete regular non-emergency work orders, 24 hours for all emergency (regular, UPCS, REAC emergencies), and 20 days for UPCS and REAC inspections. If a unit has multiple work orders, maintenance staff will complete all requests together so they don't have to come back to the same unit multiple times.

PUBLIC HOUSING CAPITAL IMPROVEMENTS

IN THE WORKS

Cassiano Roofing Updates

Opportunity Home plans to utilize a capital fund grant of $650,000 to begin roof updates this year.

Morris Beldon Renovations

Opportunity Home will utilize a combination of Capital Funds and an awarded Congressional Grant to address a variety of interior and exterior renovations to substantially upgrade the property. This project is estimated to be completed in 2027.

CONSTRUCTION IN PROGRESS

Alazan Apache Guadalupe Alazan Lead Based Paint (LBP) Improvements

Opportunity Home was awarded the 2024 HUD Lead Based Paint (LBP) Grant towards LBP Abatement across the site. The Environmental Review process has been completed. Procurement in progress.

Alazan and Fair Avenue Security Procedures

Opportunity Home was granted $245K toward security improvements at Alazan and Fair Avenue. This will include security cameras, fencing, window film, and evacuation chairs. Procurement in progress.

COMPLETED

Villa Hermosa Boiler Renovation

Opportunity Home utilized a capital fund grant of $200,000 to renovate the boiler for the property. This project was completed May 2026.

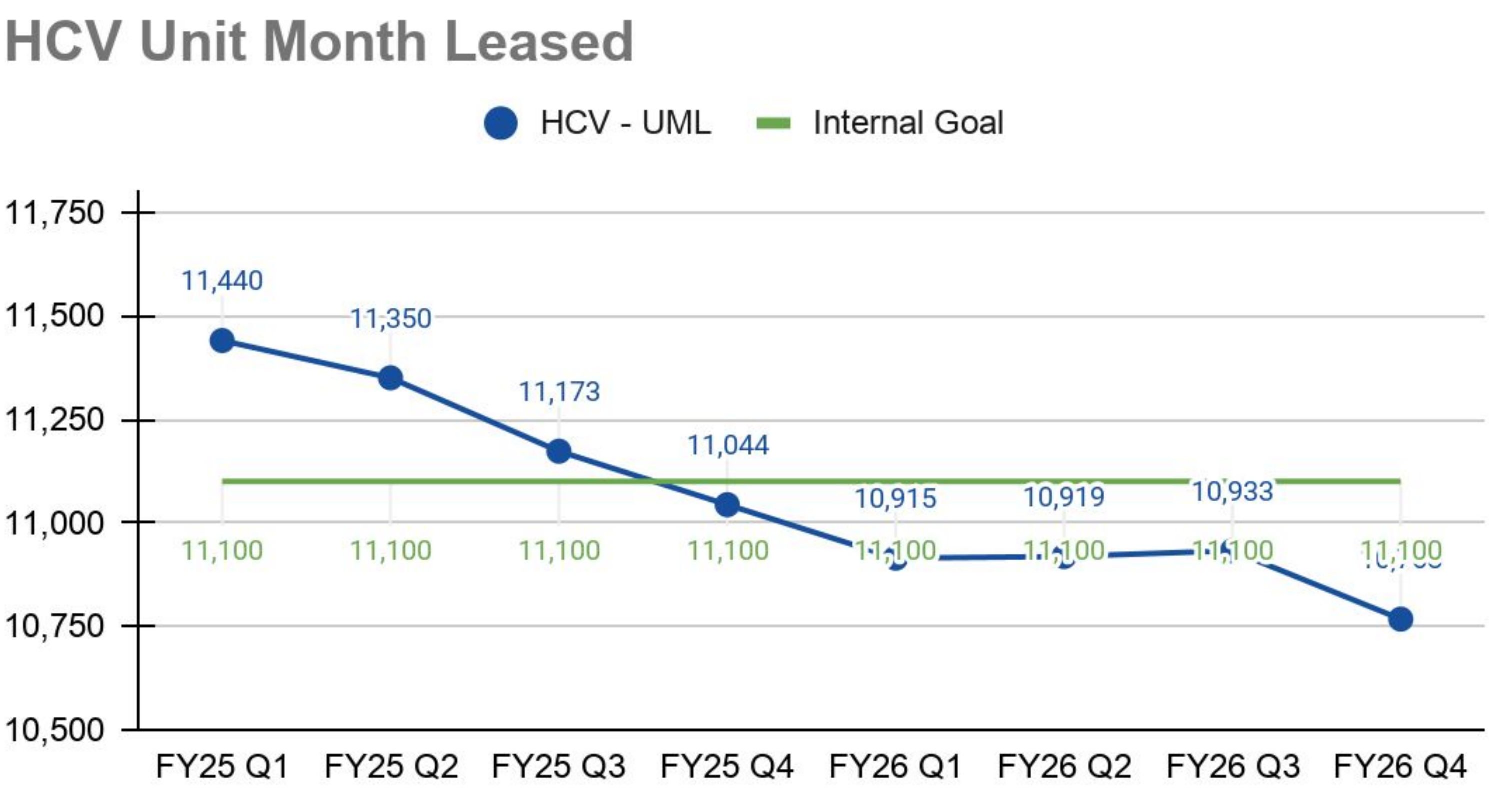
OCCUPANCY AND **UTILIZATION**

HOUSING VOUCHER SERVICES (HVS) PROGRAM

Opportunity Home's Housing Choice Voucher (HCV) utilization rate goal is 11,100 vouchers. **As of Q4, utilization is 10,768 (97.01%), a decrease from Q3.** This decrease can be attributed to the reservation of Tenant Protection Vouchers (TPVs) for Woodlawn Ranch Apartment residents following their transition from Project-Based Rental Assistance (PBRA), as well as absorbing port-ins from neighboring Public Housing agencies facing shortfalls. However, the absorption of these port-in residents has been delayed until a later date.

While HVS utilization declined, MTW utilization has increased from 103% to 106% and remains in compliance with HUD requirements.

***11,100 represents the total number of vouchers the Organization has the capacity to support. Utilization is based on the total number of Housing Choice Vouchers served versus the target established by the Organization. Additionally, HVS's ability to exceed this goal is limited by the need to conserve funding reserves and cover development costs, as well as potential operational losses from PH or CDI.**



SPECIAL PURPOSE VOUCHER **UTILIZATION BREAKDOWN**

		Avg FY25	April	May	June
Close to Home (CTH) (250 Vouchers)	Utilization (UML)	194	219	221	222
	UMA	250	250	250	250
	% Utilization	77.6%	87.6%	88.4%	88.8%
Move On (40 Vouchers)	Utilization (UML)	36	33	33	33
	UMA	40	40	40	40
	% Utilization	90.0%	82.5%	82.5%	82.5%
Family Homeless (73 Vouchers)	Utilization (UML)	37	68	68	70
	UMA	73	73	73	73
	% Utilization	50.7%	93.2%	93.2%	95.9%
Stability Vouchers (41 Vouchers)	Utilization (UML)	1	18	18	20
	UMA	41	41	41	41
	% Utilization	2.4%	43.9%	43.9%	48.8%
College and University (100 Vouchers)	Utilization (UML)	29	60	66	68
	UMA	100	100	100	100
	% Utilization	29.0%	60.0%	66.0%	68.0%
SHVP (SAMMs) (100 Vouchers)	Utilization (UML)	79	88	92	98
	UMA	100	100	100	100
	% Utilization	79.0%	88.0%	92.0%	98.0%
SHVP (CHCS) (100 Vouchers)	Utilization (UML)	100	88	91	92
	UMA	100	100	100	100
	% Utilization	100%	88.0%	91.0%	92.0%
Homeless Services Vouchers (470 Vouchers)	Utilization (UML)	438	422	419	417
	UMA	470	470	470	470
	% Utilization	93.2%	89.8%	89.1%	88.7%

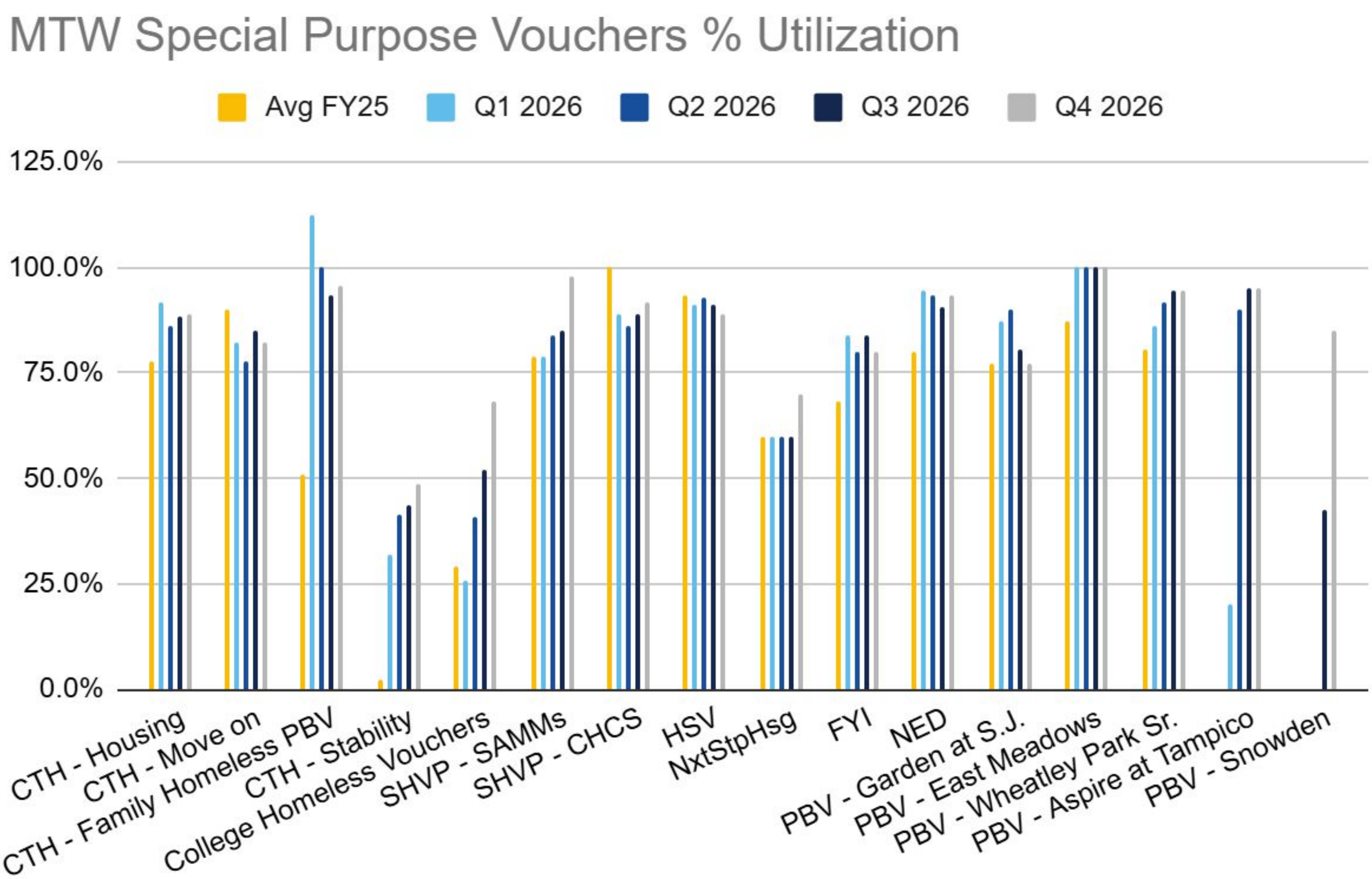
SPECIAL PURPOSE VOUCHER **UTILIZATION BREAKDOWN**

		Avg FY25	April	May	June
Next Step Housing (Thru Project) (10 Vouchers)	Utilization (UML)	6	6	6	7
	UMA	10	10	10	10
	% Utilization	60.0%	60.0%	60.0%	70.0%
Foster Youth to Independence (FYI) (25 Vouchers)	Utilization (UML)	17	21	21	20
	UMA	25	25	25	25
	% Utilization	68.0%	84.0%	84.0%	80.0%
NED Vouchers (75 Vouchers)	Utilization (UML)	60	68	67	70
	UMA	75	75	75	75
	% Utilization	80.0%	90.7%	89.3%	93.3%
Garden at San Juan (PBV) (31 Vouchers)	Utilization (UML)	24	24	24	24
	UMA	31	31	31	31
	% Utilization	77.4%	77.4%	77.4%	77.4%
East Meadows (PBV) (8 Vouchers)	Utilization (UML)	7	8	8	8
	UMA	8	8	8	8
	% Utilization	87.5%	100.0%	100.0%	100.0%
Wheatley Park Senior (PBV) (36 Vouchers)	Utilization (UML)	29	35	35	34
	UMA	36	36	36	36
	% Utilization	80.6%	97.2%	97.2%	94.4%
Aspire at Tampico (PBV) (20 Vouchers)	Utilization (UML)	N/A	19	19	19
	UMA	N/A	20	20	20
	% Utilization	N/A	95.0%	95.0%	95.0%
Snowden Living (PBV) (54 Vouchers)	Utilization (UML)	N/A	46	46	46
	UMA	N/A	54	54	54
	% Utilization	N/A	85.2%	85.2%	85.2%

SPECIAL PURPOSE VOUCHER **UTILIZATION BREAKDOWN**

The Housing Voucher Services (HVS) Department began issuing **Project-Based Vouchers (PBVs)** at Snowden Senior Living near the conclusion of Q3 and has since stabilized at 85.2%. HVS plans to convert the remaining units to PBV status as they become available through unit turnover. Meanwhile, the **Stability Vouchers (SV)** program has shown a gradual increase in utilization since its launch. HVS continues to prioritize community outreach and is currently developing new referral pathways with CoC partner, Endeavors.

The **College and University Homeless Assistance Program** has seen a steady increase in utilization from 26% in Q1 to 68% by Q4. HVS plans to finalize the inclusion of the University of Texas at San Antonio (UT San Antonio) and Texas A&M University - San Antonio (TAMUSA) to this program.



PH AND HVS HOUSING **INSPECTIONS**

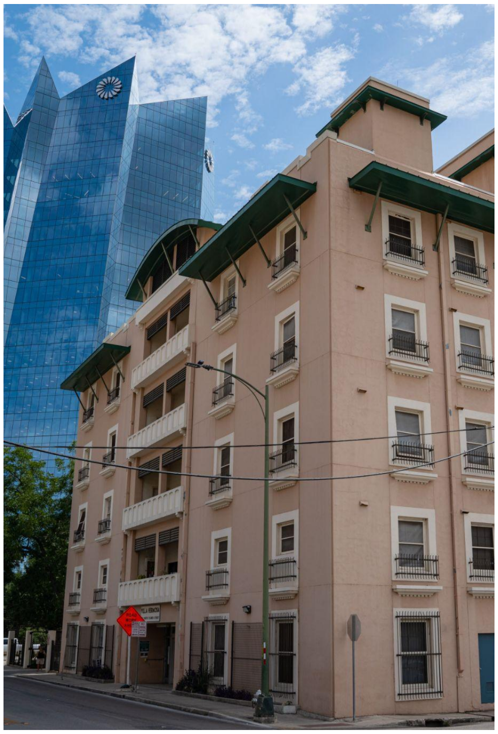
HOUSING VOUCHER SERVICES (HVS)

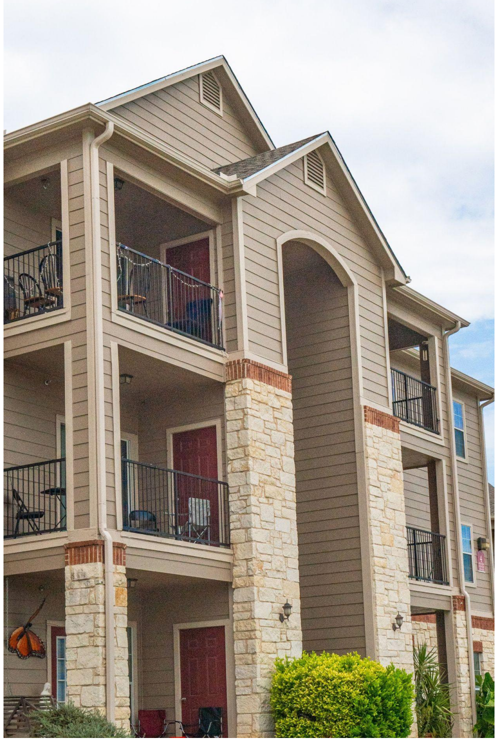
The average inspection pass rate for Q4 remained consistent with Q3 at 93%. The average number of inspections in Q4 increased to 698, compared to 511 in Q3. The fluctuation in scheduled inspections is related to the number of Request for Tenancy Approval (RTA) submissions for new tenancies and moves, as well as bi-annual inspections.

HVS began preparing for NSPIRE-V by providing landlords and partners with information regarding the new inspections protocol. Opportunity Home will begin conducting NSPIRE-V inspections on February 1, 2027.

PUBLIC HOUSING

Two NSPIRE inspections were conducted during Q3 2026, resulting in **one passing score and one automatic failure.** Olive Park/Village East successfully passed its inspection with a **score of 72.** Refugio St. Apartments received a **failing score of 7 after incurring a 70-point deduction due to an inability to inspect required units.** **It should be noted that Refugio is a third-party managed property. This outcome was triggered by NSPIRE protocols, which mandate an automatic failure for any property that loses more than 30 points across all combined units.





WAITLIST **OVERVIEW**

Program Specific Applications per Waitlist	FY 24-25 Q4	FY 25-26 Q4
Total	78,509	**80,737**
Public Housing	46,085	**47,876**
Housing Choice Voucher (HCV)	17,123	**17,140**
Project-Based Voucher (PBV)	6,638	**7,840**
Moderate Rehabilitation (Mod-Rehab)	8,633	**7,881**

***Total Unique Applicants Across all Waitlists is 80,737 as of 6/30/2026.** This represents the total number of individual families who've applied across all waitlists, regardless of how many programs they applied to.

PUBLIC HOUSING

No new draws from the general Public Housing waitlists were required this quarter, as current applicant pools remain sufficient to meet occupancy needs. Following the transition of Operations Support staff to the Public Housing department, all previously drawn and pre-screened applicants have been successfully migrated to the appropriate housing teams. To further streamline the leasing process, we are decentralizing the eligibility function. Property-level staff have been trained and have assumed full responsibility for the end-to-end eligibility process.

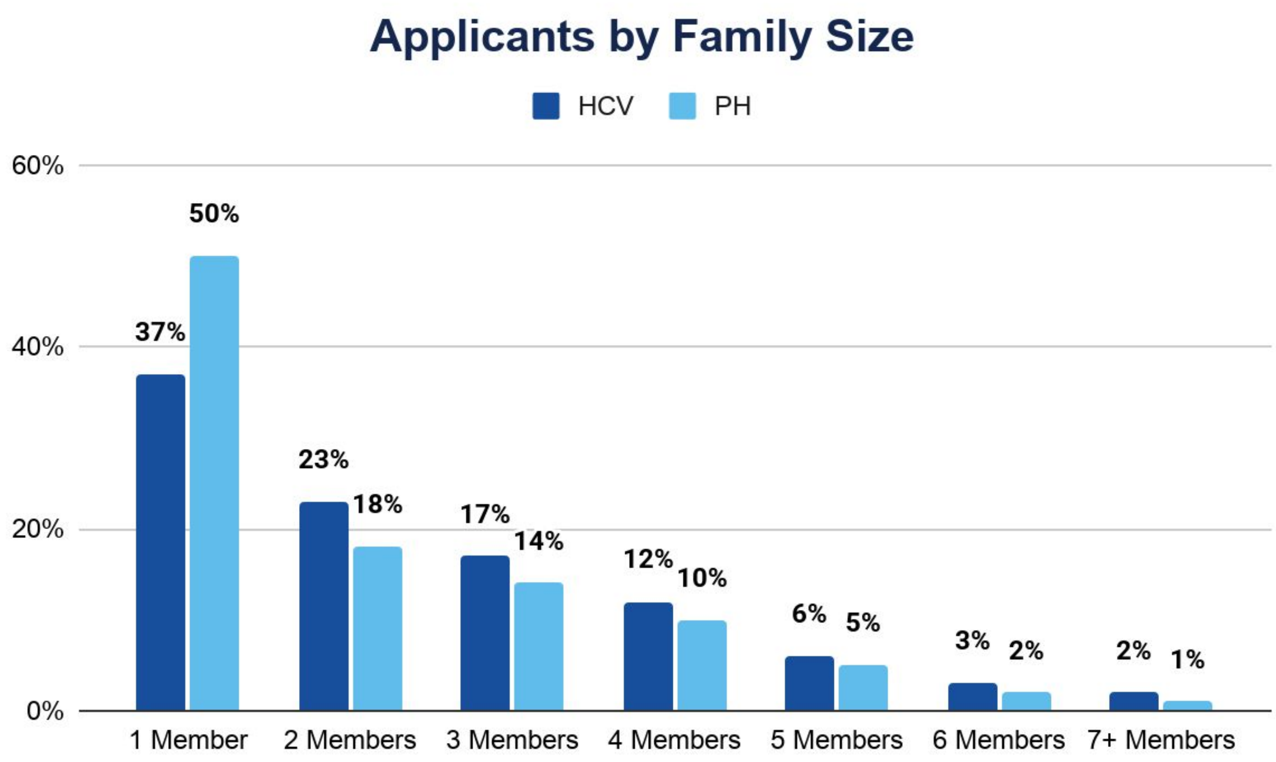
On June 1, a Notice of Continued Interest was mailed to all active Family Public Housing (FPH) applicants, requesting that they complete an online Google Form to confirm their desire to remain on the waitlist. Following the June 30 response deadline, **12,914 applicants confirmed their continued interest** and remain active on the FPH waitlist as of July 31, 2026. PH waitlist numbers will show a significant decrease in the first quarter of FY26/27.

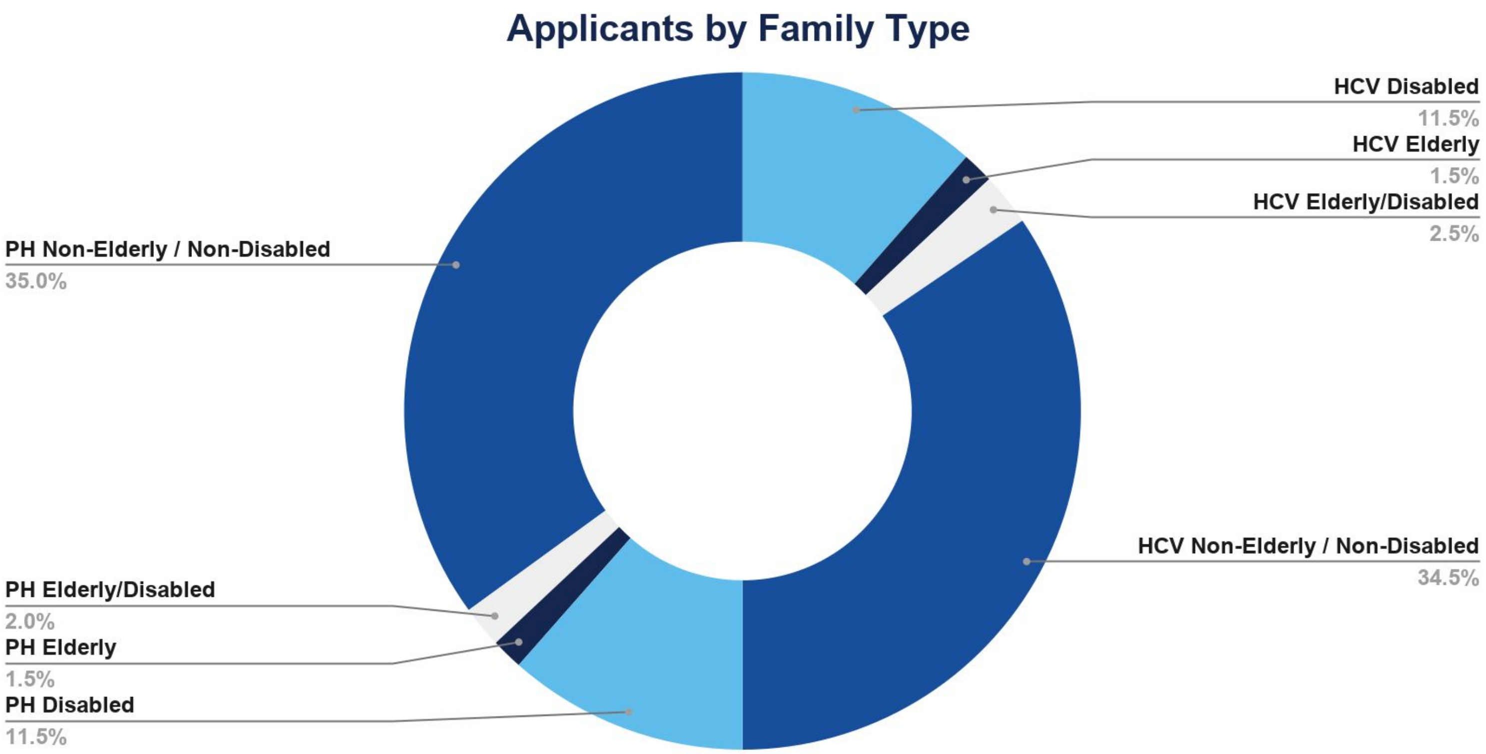
HOUSING VOUCHER SERVICES (HVS)

During Q4, HVS experienced an increase in referrals from partner organizations for special purpose vouchers such as the College and University Homeless Assistance Program, the Set Aside Homeless Voucher Program, and Stability Vouchers, among others. The Moderate Rehabilitation (Mod-Rehab) program waitlist decreased between Q3 and Q4, reflecting consistent applicant draws conducted to fulfill property vacancy requests.

The Project-Based Voucher (PBV) waitlist increased between quarters following the reopening of the Wheatley Senior Living waitlist. The waitlist was reopened to expand the pool of available applicants.

WAITLIST **BREAKDOWN**





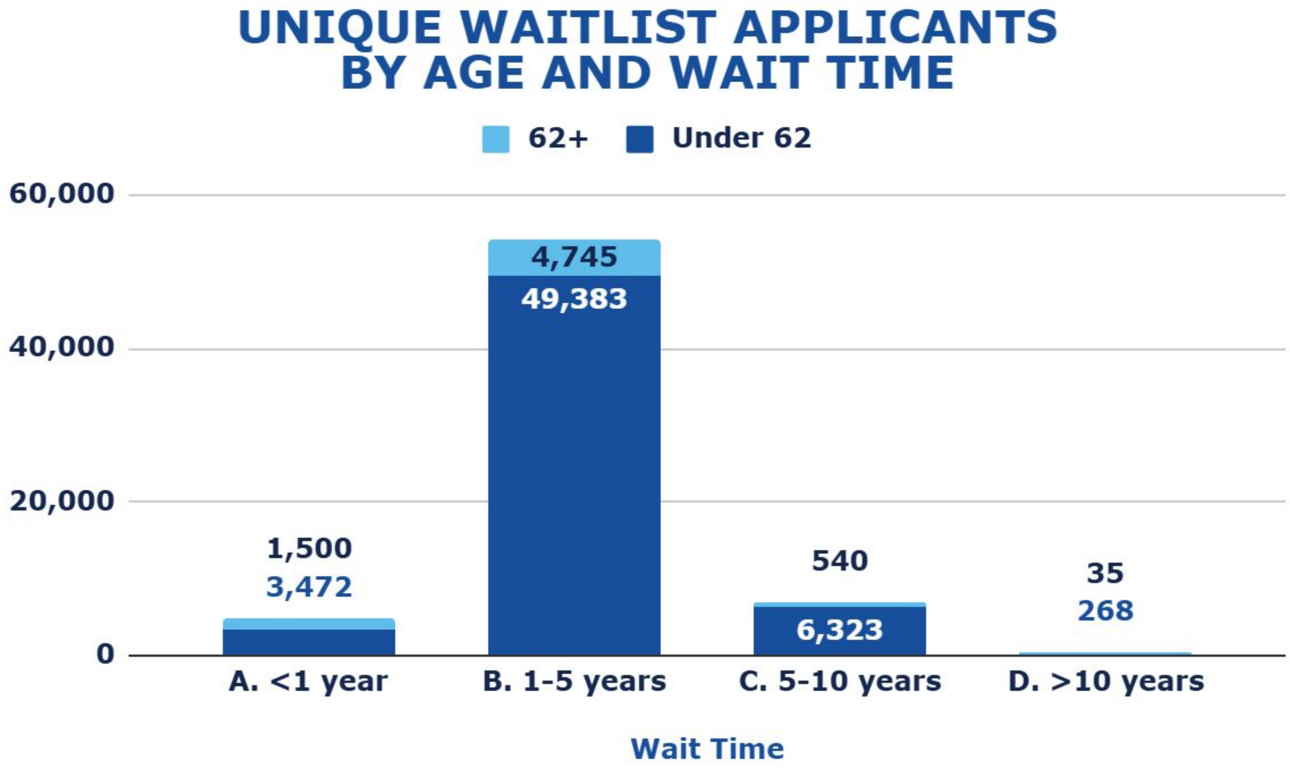
WAITLIST **BREAKDOWN**

Waitlist by Applicant Age

Wait Time*	Under 62	62+	Total
<1 year	3,472	1,500	**4,972**
1-5 years	49,383	4,745	**54,128**
5-10 years	6,323	540	**6,863**
>10 years	268	35	**303**
Total	59,446	6,820	**66,266**

The waitlists included in the total are the Public Housing, Housing Choice Voucher, Project-Based Voucher and Moderate Rehabilitation (Mod-Rehab) waitlists.

*** Length of Wait Time as of July 1, 2026**

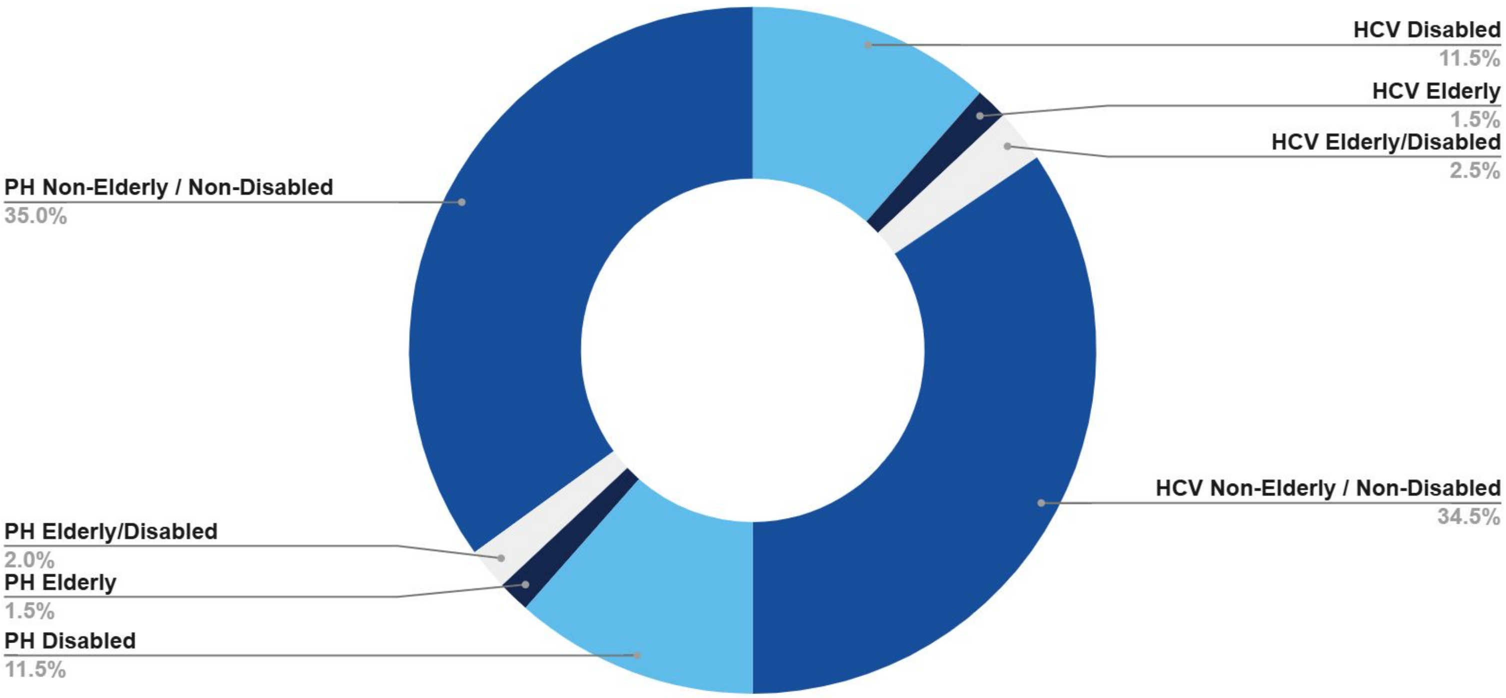


WAITLIST **BREAKDOWN**

PH Supply and Demand

BR Size	PH Unit Count	PH Waitlist BR Count
0-1 Bedroom	2,592	24,400
2 Bedroom	1,946	10,777
3 Bedroom	1,265	8,969
4 Bedroom	225	2,432
5 Bedroom	44	148
6 Bedroom +	0	6

Applicants by Family Type



HOUSING INFORMATION HUB

	FY 24-25 - Q4	FY 25-26 - Q4
Total # lobby visits	9,408	6,406
Total # emails	671	385
Total # phone calls	57,751	42,860
Total # live chats	0	734
Total # live texts	0	1,146
Total # of inquiries	**67,830**	**51,531**

***In FY 24-25, inquiries totaled 206,202 and increased to 209,971 in FY 25-26, resulting in a total increase of 3,769 between years.**

The Housing Information Hub (HIH) manages lobby, phone, chat, text, and email inquiries from applicants, residents, and landlords for PH and HVS.

In comparing the fourth quarter of FY24-25 and FY25-26, total inquiries decreased by 16,299. This overall decrease can be attributed to the introduction of new communication channels to enhance support for residents and landlords, including SMS and WhatsApp text features, as well as a website chat feature on homesa.org.

Furthermore, the call center has enhanced its phone operations by introducing a callback and voicemail system. This upgrade allows participants to request a return call rather than waiting on hold or placing multiple calls, which was previously necessary due to the lack of a tracking system. Callers can now anticipate a callback within a set timeframe, allowing the call center to manage inquiries more efficiently.

TOP INQUIRIES

Program Information

Applicants frequently call the Organization to inquire about housing programs and how to start the application process.

Waitlist Status

The majority of applicants lack immediate access, software resources, or the technical capability needed to set up and update their application portal accounts.

Inspection Status

Participants inquire about the status of their Inspection following the approval of their Request for Tenancy Approval (RTA).

COMMUNITY DEVELOPMENT **INITIATIVES (CDI)**

Community Development Initiatives (CDI)

During Q4, CDI programs collaborated on promoting Mental Health Awareness Month in May. Promotional activities included informational resources, Mental Health Awareness fairs, virtual workshops with community partners, and exercise and self-care initiatives. The awareness campaign included 106 activities across 57 Public Housing communities. 56 activities at 24 family sites, and 50 activities at 33 elderly sites. A total of 665 residents attended an activity, and 48 partners were engaged. In addition, to celebrate the mothers and fathers in our programs, CDI hosted a Mother's Day Celebration with 436 attendees and a Father's Day Fiesta with 156 attendees.

Family Self-Sufficiency (FSS)

FSS served 1,165 participants this quarter, ending Q4 with 1,081 enrolled. During this quarter, there was an increase in community engagement events and access to community resources in support of the pursuit of self-sufficiency. Moving forward, personnel will continue to identify avenues for service growth by adopting a comprehensive service delivery methodology.

Resident Opportunities and Self Sufficiency (ROSS)

ROSS served 449 participants this quarter, concluding Q4 with 425 enrolled. The ROSS program continues to connect Public Housing residents to vital services designed to foster self-reliance and economic independence.

Jobs Plus

Jobs Plus served 134 participants this quarter, ending Q4 with 132 enrolled. The program continually seeks employment opportunities for its participants through proactive outreach to local employers and partners. Jobs Plus also maintains its focus on skills development and job readiness to prepare residents for a changing employment environment.

FY 25-26 Q4 Program Participation

—

Family Self-Sufficiency Program
1,081

Resident Opportunities and Self-Sufficiency
425

Jobs Plus Program
132

AFFORDABLE HOUSING **COMMUNITIES (AHC)**

Occupancy and Leasing

Affordable Housing Communities (AHC) manages 3,860 units. The portfolio maintained a leased occupancy rate of 79.5% in Q4 and a pre-leased rate of 82.3%.

Team AHC continues to partner with the City of San Antonio (CoSA) to drive occupancy and support community members in need, including families associated with The Preston, The Salvation Army, and SAMMinistries. Through participation in local housing fairs alongside organizations like Haven for Hope and the Neighborhood and Housing Services Department, we have successfully connected with prospects and provided access to safe, affordable housing.

Additionally, AHC implemented site-specific marketing strategies this quarter. By tailoring promotions—such as targeted specials for specific floor plans and bedroom sizes—to individual property needs, we achieved a noticeable increase in occupancy.

Proactive staff collection efforts directly impacted overall occupancy this quarter. Q4 leasing activity reflected a net gain across the portfolio, driven by 225 new move-ins against 213 move-outs. Notably, aggressive collection strategies accounted for 66 of these departures through skips and evictions, accounting for 31% of our move out.

Collection Efforts

The fourth quarter closed with an Outstanding Accounts Receivable balance of $1,076,393.05—a 16.99% increase over Q3. Over $153,000 of this balance is actively managed under structured repayment plans. The overall growth in accounts receivable stems primarily from outstanding rent associated with SAMMinistries, which last submitted a payment for Woodhill in March 2026.

FY25-26 Q4 Occupancy and Leasing Overview

—

Occupancy
80.0%

225
Move-Ins

213
Move-Outs

66
Collection Efforts

AFFORDABLE HOUSING **COMMUNITIES (AHC)**

Maintenance and Work Orders

In the fourth quarter, the AHC maintenance team completed 8,357 work orders. Utilizing Yardi's maintenance software, the team successfully resolved and closed 85% of all requests. Included were 1,997 Emergency work orders, with 95.3% closed within the preferred time frame. This efficient turnaround meaningfully elevated overall customer service standards.

Inspections

During Q4, NSPIRE inspections were completed for the following properties, yielding the following scores:

- Pecan Hill - 89
- Sunshine - 97
- Rosemont at Highland Park - 93

Monitoring File Reviews

- Burning Tree Apartments: Received a Confirmation of Compliance for its AHP Annual Review completed by MDSI, with zero non-compliance findings.
- Claremont Townhomes: Successfully completed an annual HOME program desk review conducted by TDHCA with no findings reported.

Compliance

- Standard Operating Procedures: AHC Compliance refreshed SOPs for PBRA processes, Eligibility, Grievances, and EIV Multifamily Coordination.
- Leasing Efficiency: Launched new DocuSign templates for Tax Credit and PBRA prospect applications to streamline the application process.

FY25-26 Q4 Work Orders and Inspections Overview

Emergency Work Orders

95.3%

*Closed/abated in 24 hours

85%

Work orders closed

AHC
CAPITAL IMPROVEMENTS

COMPLETED

Mailboxes at Midcrown

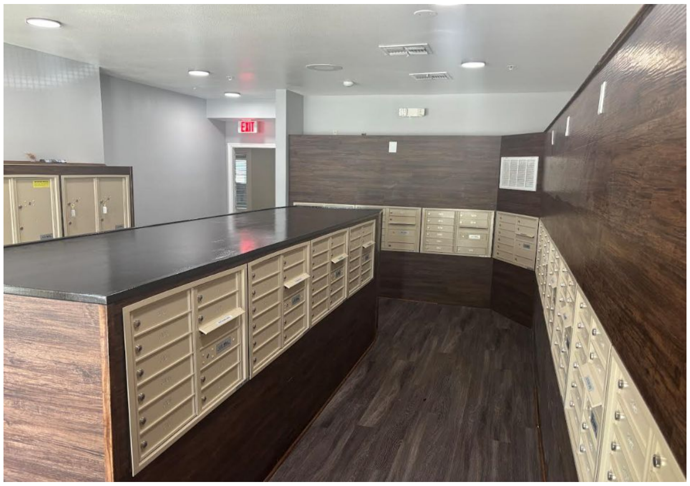
Following severe break-in damage to the previous mail area earlier this year, a newly completed mail center was officially unveiled with a ribbon-cutting ceremony.

Throughout the construction process, community management maintained steady communication with residents to ensure uninterrupted mail service. Converted from a former on-site beauty salon, the upgraded facility incorporates enhanced security features and surveillance to better safeguard mail and support daily property operations.

COMPLETED

Midcrown Walk Bridge

AHC Superintendent Keith Winsett and the Midcrown team were instrumental in repairing and replacing the walk bridge at Midcrown Senior Pavilion. This bridge provides residents with direct access between Buildings 1 and 3, eliminating the need to use stairs to move between the buildings.



SPECIAL PURPOSE VOUCHERS **GLOSSARY**

COLLEGE AND UNIVERSITY HOMELESS ASSISTANCE PROGRAM

The College and University Homeless Assistance Program are set-aside vouchers for homeless students attending any of the Alamo Community Colleges.

FAMILY HOMELESS PROGRAM | PBV

The Family Homeless program is for families certified by a designated social service agency, such as Haven for Hope, San Antonio Metropolitan Ministries, and the Center for Health Care Services, as homeless, and referred to Opportunity Home for assistance.

FOSTER YOUTH TO INDEPENDENCE (FYI)

The FYI Program serves youth between the ages of 18 and 24 who have left or will leave foster care, those at risk of becoming homeless or who are homeless, and are aged 16 or older. These vouchers must be administered in partnership with Public Child Welfare Agencies.

HOMELESS SERVICES VOUCHER (HSV)

The Homeless Services Voucher (HSV) Program provides rental voucher assistance to homeless individuals through a collaborative referral process. Haven for Hope refers applicants to the City of San Antonio, which then screens the applicants to ensure they have met all criteria and forwards the application packets to Opportunity Home.

MAINSTREAM

Mainstream Program vouchers enable income-eligible disabled families to lease affordable private housing and are administered using the same rules as Housing Choice Vouchers. Applicant families with a disabled household member over the age of 18 qualify for the program.

MOVE ON

The Move On Program provides vouchers for families currently residing in Permanent Supportive Housing (PSH) who are certified as no longer requiring supportive services by a designated PSH provider currently partnered with Opportunity Home.

NON-ELDERLY DISABLED (NED)

The NED Voucher Program has set-aside vouchers that assist non-elderly disabled families in leasing affordable private housing and persons with disabilities who often face difficulty locating accessible housing in the private market.

SET ASIDE HOMELESS VOUCHER PROGRAM (SHVP)

The Set Aside Homeless Voucher Program (SHVP) provides rental voucher assistance to homeless individuals through a collaborative referral process. San Antonio Metropolitan Ministries (SAMMs) and the Center for Health Care Services (CHCS) screen applicants to ensure they meet all eligibility criteria and then forward referral packets to Opportunity Home.

STABILITY VOUCHERS

The Stability Voucher Program is for individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. Close to Home refers eligible families for assistance to Opportunity Home.

																	Affordabity 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
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
Total														**$0**	**$0**	**325**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Board Consideration													**Targeted Construction Date**																
Total														**$0**	**$0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Board Approved - Bond Inducement,Developer - Potential Partnership, Acquisition													**Anticipated Partnership Agreement**																
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)	Volunteers of America	Tax Credit	9% Tax Credits	TBD	TBD	TBD	TBD	TBD	0	0	0	0	0	0	0	0	0	0	0	0	TBD
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	Sept 2026	$57,988,449	$1,000,570	272	0	0	0	0	0	0	0	0	27	0	109	136	136
The Silo	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	$6,480,000	324	0	0	0	0	0	0	0	0	324	0	0	0	324
San Juan I	1938 S. Zarzamora St, San Antonio, TX 78207		TBD	D5 (Castillo)	D20 (Castro)	D26 (Menendez)	D123 (Bernal)	PCT 2 (Rodriguez)	Opportunity Home San Antonio							143													
San Juan II	2404 South Calaveras, San Antonio, TX 78207		TBD	D5 (Castillo)	D20 (Castro)	D26 (Menendez)	D123 (Bernal)	PCT 2 (Rodriguez)	Opportunity Home San Antonio							144													
Total														**$ 703,220,365**	**$39,582,444**	**3,558**	**0**	**0**	**0**	**0**	**0**	**50**	**70**	**80**	**1134**	**85**	**804**	**1048**	**2223**
Under Construction													**Estimated Completion Date**																
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	8/4/2026	$66,019,066	$7,150,000	290	0	0	0	0	0	29	0	0	261	0	0	0	290
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
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
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														**$489,543,336**	**$16,923,784**	**2,035**	**0**	**0**	**0**	**0**	**0**	**157**	**0**	**31**	**974**	**313**	**233**	**327**	**1708**
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														**$1,407,240,387**	**$59,201,034**	**6874**	**0**	**0**	**0**	**0**	**0**	**223**	**86**	**143**	**2414**	**426**	**1285**	**1685**	**4577**

																	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
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 Communities	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
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
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 (Tax Credit)	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														**$553,525,679**	**$32,270,259**	**2,846**	**154**	**44**	**0**	**0**	**2**	**64**	**70**	**253**	**1,183**	**186**	**384**	**660**	**2,142**
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	August 4, 2026	August 2026	August 2027	February 2028		
Rio Crossing	September 2026										
Rio Landing	September 2026										
The Silo	March 2026	May 2026	N/A	August 2026							
San Juan I	August 2026	August 2026	August 2026								
San Juan II	August 2026	August 2026	August 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
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	Sept 2026	Sept 2026	May 2028	October 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	June 12, 2026	June 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	August 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 & 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 & 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 & 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 & 2 are dead deals however LVPFC still has the 3 year Carryforward of bonds it may utilize for other projects.