

**VIRTUAL****Number:** (346) 248-7799**Meeting ID:** 93839434337#**Passcode:** 654170#**IN PERSON**

818 S. Flores St.

San Antonio, TX 78204

BOARD OF DIRECTORSDr. Ana "Cha" Guzmán
ChairGabriel Lopez
Vice ChairGilbert Casillas
DirectorDalia Contreras
DirectorLoren D. Dantzler
DirectorOlga Kauffman
DirectorIgnacio Perez
Director**PRESIDENT & CEO**

Ed Hinojosa, Jr.

LAS VARAS PUBLIC FACILITY CORPORATION MEETING**1:00 p.m. | Wednesday | December 7, 2022**

At least four Directors will be physically present at this location, and up to three other Directors may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127, and the Presiding Officer will also be present at this location.

MEETING CALLED TO ORDER

1. The Board of Directors or its Committee may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board or Committee reserves the right to enter into closed meeting at any time during the course of the meeting.

PUBLIC COMMENT

2. **Public Comment** - Citizens are provided up to three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 12:45 p.m. A Spanish/English translator will be available to citizens needing translation.

Now is the time for public comments. The Board asks the public to address concerns related to Opportunity Home matters and policy and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to Opportunity Home staff for more prompt resolution. The Board will not discuss the comments of speakers or respond to speakers during the public comment portion of the agenda.

MINUTES

3. Minutes
 - Approval of the October 12, 2022, Las Varas Public Facility Corporation meeting minutes

CONSENT ITEM

4. Consideration and approval regarding Resolution 22LVPCF-11-17, authorizing the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Viento Apartments), Series 2022; and other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)
5. Adjournment

*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted.

“Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun.”
“Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly.”



MINUTES OF LAS VARAS PUBLIC FACILITY CORPORATION MEETING

I. Call to Order:

Chair Guzman called the Las Varas Public Facility Corporation Meeting to order at 1:42 PM CDT on October 12, 2022. The meeting was held at the Opportunity Home Central Office located at 818 S. Flores St. San Antonio, TX 78204.

Directors Present:

Chair Dr. Ana M. "Cha" Guzman, Vice-Chair Gabriel Lopez, Gilbert Casillas, Dalia Contreras, Loren D. Dantzler, and Ignacio Perez.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

President and CEO Ed Hinojosa, Jr. and Timothy E. Alcott, Chief Legal and Real Estate Officer.

Joaquin Toranzo, Interpreter, BCC Languages LLC.

Directors Absent:

Olga Kauffman.

Quorum:

A quorum was established with six (6) voting members present.

II. Public Comment

Citizens are provided three minutes each to speak to any agenda item. There were no individuals who spoke during the meeting. No individuals ceded their time.

III. Minutes

Director Contreras moved to approve the September 7, 2022, Las Varas Public Facility Corporation Meeting minutes. Vice-Chair Lopez seconded the motion. The motion carried with six (6) in favor and none against by a voice vote.

Consent Item

IV. Resolution 22LVPFC-09-19

Consideration and approval regarding Resolution 22LVPFC-09-19, authorizing (i) the Las Varas Public Facility Corporation to approve inducement resolutions for proposed tax credits and tax exempt multifamily housing revenue bonds for Costa Almadena (the "Bonds"); (ii) the Las Varas Public Facility Corporation to approve resolution 22LVPFC-09-19 authorizing the Bonds and authorizing its participation in the project; (iii) Opportunity Home partnering with Devco Preservation to acquire Costa Almadena and apply for new 4% tax credits to finance the rehabilitation of the project; (iv) and, other matters in connection therewith (Timothy E. Alcott, Chief Legal and Real Estate Officer)



Main Motion Regarding Item 4

Moved by Vice-Chair Lopez. Seconded by Director Contreras. The motion carried with six (6) in favor and none against by a voice vote.

V. Adjournment

The meeting adjourned at 1:43 PM CDT.

ATTEST:

Ana M. "Cha" Guzman
Chair, Board of Directors

Date

Ed Hinojosa, Jr.
Secretary/Treasurer

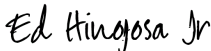
Date


Las Varas Public Facility Corporation

December 7, 2022

BOARD OF DIRECTORS
Las Varas Public Facility Corporation

RESOLUTION 22LVPFC-11-17, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (VIENTO APARTMENTS), SERIES 2022; AND OTHER MATTERS IN CONNECTION THEREWITH

DocuSigned by:

 D7D46F73613F4EA
Ed Hinojosa, Jr.
 President and CEO

DocuSigned by:

 4D4BA70BDE004B5...
Timothy E. Alcott
 Chief Legal and Real Estate Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 22LVPFC-11-17, authorizing the Las Varas Public Facility Corporation Multifamily Housing Revenue Bonds (Viento Apartments), Series 2022; and other matters in connection therewith.

SUMMARY:

Final approval of the issuance of the Bonds for the Viento Apartments (the "Project"), a new construction project proposed by The NRP Group LLC ("NRP"), located at approximately 10210 South Zarzamora, San Antonio, Texas. The Project will consist of 324 units, all of which will be low-income housing tax credit units serving families whose incomes average 60% or less of AMI, with 15% of the units set at 30% AMI or below, 50% of the units set at 60% AMI or below, and 35% of the units set at 70% AMI or below. All units will have restricted rent.

Up to \$38,000,000 of tax-exempt bonds will be issued by LVPFC and initially purchased by KeyBank National Association ("KeyBank"), to finance the construction and long-term operations. Huntington Community Development Corporation, as an investor limited partner, has issued a commitment to purchase the project tax credits. The land (the "Premises") will be owned by San Antonio Housing Trust Public Facility Corporation, which will lease the Premises to the Project partnership; the San Antonio Housing Facility Corporation will not participate in the project as either ground lessor or as a general partner of the partnership.

FINANCIAL IMPACT:

The total project cost is expected to be approximately \$82,250,500 or approximately \$253,860 per unit. NRP will give all required guarantees. The Issuer is expected to receive a fee of approximately \$760,000 in connection with the issuance of the Bonds.

STRATEGIC OUTCOMES:

Opportunity Home San Antonio residents have a sufficient supply of affordable housing options. Opportunity Home San Antonio residents live in quality housing.

Las Varas Public Facility Corporation

December 7, 2022

ATTACHMENTS:

Resolution 22LVPFC-11-17
Presentation

CERTIFICATE FOR RESOLUTION 22LVPFC-11-17

The undersigned officer of the Las Varas Public Facility Corporation (the “Issuer”) hereby certifies as follows:

1. In accordance with the bylaws of the Issuer, the Board of Directors of the Issuer (the “Board”) held a meeting on December 7, 2022 (the “Meeting”) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

RESOLUTION 22LVPFC-11-17, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (VIENTO APARTMENTS), SERIES 2022; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED this 7th day of December 2022.

Ed Hinojosa, Jr.
Secretary/Treasurer

Resolution 22LVPFC-11-17
Las Varas Public Facility Corporation

RESOLUTION 22LVPFC-11-17, AUTHORIZING THE LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (VIENTO APARTMENTS), SERIES 2022; AND OTHER MATTERS IN CONNECTION THEREWITH

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

WHEREAS, the Issuer has been requested to issue its "Multifamily Housing Revenue Bonds (Viento Apartments), Series 2022" in the aggregate principal amount not to exceed \$38,000,000 (the "Bonds"), the proceeds of which will be used to finance the cost of acquiring, constructing, and equipping a 324-unit apartment facility to be known as the Viento Apartments, located at approximately 10210 South Zarzamora, San Antonio, Bexar County, Texas (the "Project") for Viento Apartments Ltd., a Texas limited partnership (the "Borrower"); and

WHEREAS, the Issuer desires to issue the Bonds pursuant to a Trust Indenture (the "Indenture") between the Issuer and BOKF, NA, as trustee (the "Trustee"), and to loan (or otherwise make available) the proceeds thereof to the Borrower pursuant to a Loan Agreement (the "Loan Agreement") among the Issuer, the Trustee, and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") among the Issuer, the Trustee, and the Borrower, or any such similarly named or purposed documents (collectively, the "Documents"); and

WHEREAS, the loan will be evidenced by a Note issued under the Loan Agreement (the "Note"), and assignments of the Note and the Loan Agreement (the "Assignments") from the Issuer in favor of the Trustee; and

WHEREAS, the Issuer will be presented with a Bond Purchase Agreement(s) (singularly or collectively, the "Purchase Agreement"), setting forth certain terms and conditions upon which the Bond purchaser will purchase the Bonds and the Issuer will sell the Bonds to the Bond purchaser; and

WHEREAS, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended; and

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

WHEREAS, the members of the Board of Directors of the Issuer (collectively, the "Board") and their respective offices are as follows:

<u>Name of Director/Officer</u>	<u>Position</u>
Dr. Ana "Cha" Guzmán	Chair and Director
Gabriel Lopez	Vice Chair and Director
Ignacio Perez	Director
Dalia Contreras	Director
Gilbert Casillas	Director
Olga Kauffman	Director
Loren D. Dantzler	Director
Ed Hinojosa, Jr.	Secretary/Treasurer
Diana Fiedler	Asst. Secretary/Treasurer
Timothy E. Alcott	Asst. Secretary/Treasurer
Muriel Rhoder	Asst. Secretary/Treasurer
Brandee Perez	Asst. Secretary/Treasurer
Michael Reyes	Asst. Secretary/Treasurer
Richard Milk	Asst. Secretary/Treasurer

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

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

Section 1. The terms of the Loan Agreement, the Indenture, the Note, the Regulatory Agreement, the Assignments, and the Purchase Agreement are hereby authorized and approved when such documents are approved by the officer designated as the signatory on such document(s).

Section 2. The President, any Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized and directed to execute (to the extent required to be executed or acknowledged by the Issuer) and deliver (or to accept, as the case may be) the Indenture, the Loan Agreement, the Regulatory Agreement, the Documents, the Note, the Assignments, the Purchase Agreement and any and all certificates (including tax certificates) and other instruments described therein upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the loan of the proceeds thereof to the Borrower, all upon the terms herein approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are authorized to negotiate and approve such changes in the terms of or amendment to each such instrument as such officers shall deem necessary or appropriate upon the advice of counsel to the Issuer, and approval of the terms of each such instrument by such officers shall be conclusively evidenced by the execution and delivery of such documents.

Section 3. The Bonds, in the aggregate principal amount of not to exceed \$38,000,000, with an interest rate (not including applicable premium) not to exceed the maximum lawful amount of interest that may be charged, as set forth in the Indenture, and with

a maturity date not to exceed December 1, 2062, in substantially the form and substance set forth in the Loan Agreement, are hereby approved, and the President, the Vice President, the Secretary/Treasurer, and each Assistant Secretary/Treasurer, or any of them, are hereby authorized and directed, for and on behalf of the Issuer, to execute the Bonds or have their facsimile signatures placed upon them, and such officers are hereby authorized and directed to deliver the Bonds, and the seal of the Issuer is hereby authorized and directed to be affixed or placed by facsimile on the Bonds, if required. Authentication of the Bonds upon the terms and conditions and in the manner described in the Indenture as the same may be modified is authorized by this Resolution. The final principal amounts, interest rates, maturity dates (not to exceed the amounts, the rates, and the maximum term set forth above), and final redemption dates and prices for the Bonds shall be set forth in the final form of the Indenture, and the execution and delivery of the Indenture and any agreements relating to the purchase of the Bonds by the Bond Purchaser by the President, the Vice President, the Secretary/Treasurer, each Assistant Secretary/Treasurer, or any of them, shall constitute approval of the agreed final principal amounts of, interest rates on the Bonds, maturity dates of the Bonds, and the final redemption dates and prices for the Bonds. The proceeds of the Bonds are hereby authorized to be utilized as set forth herein and in the Loan Agreement and the Indenture.

Section 4. The Trustee shall be BOKF, NA.

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

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

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

Section 8. The Board has expressly determined and hereby confirms that the issuance of the Bonds to assist in the financing of the Project will promote the public purposes in the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the City to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the City, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 9. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Loan Agreement to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer.

Section 10. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the City, or any other political subdivision or governmental unit.

Section 11. After the Bonds are issued, this Resolution shall be and remain irrevocable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Loan Agreement.

Section 12. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

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

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

- 1) Approves Resolution 22LVPFC-11-17, authorizing the Las Varas Public Facility Corporation multifamily housing revenue bonds (Viento Apartments), Series 2022; and other matters in connection therewith.
- 2) Authorizes the Chair, Board of Commissioners or designee to execute all necessary documents and extensions.

Passed and approved the 7th day of December 2022.

Ana M. "Cha" Guzman
Chair, Board of Directors

Attested and approved as to form:

Ed Hinojosa, Jr.
Secretary/Treasurer

Viento Apartments

Timothy E. Alcott

Chief Legal and Real Estate Officer



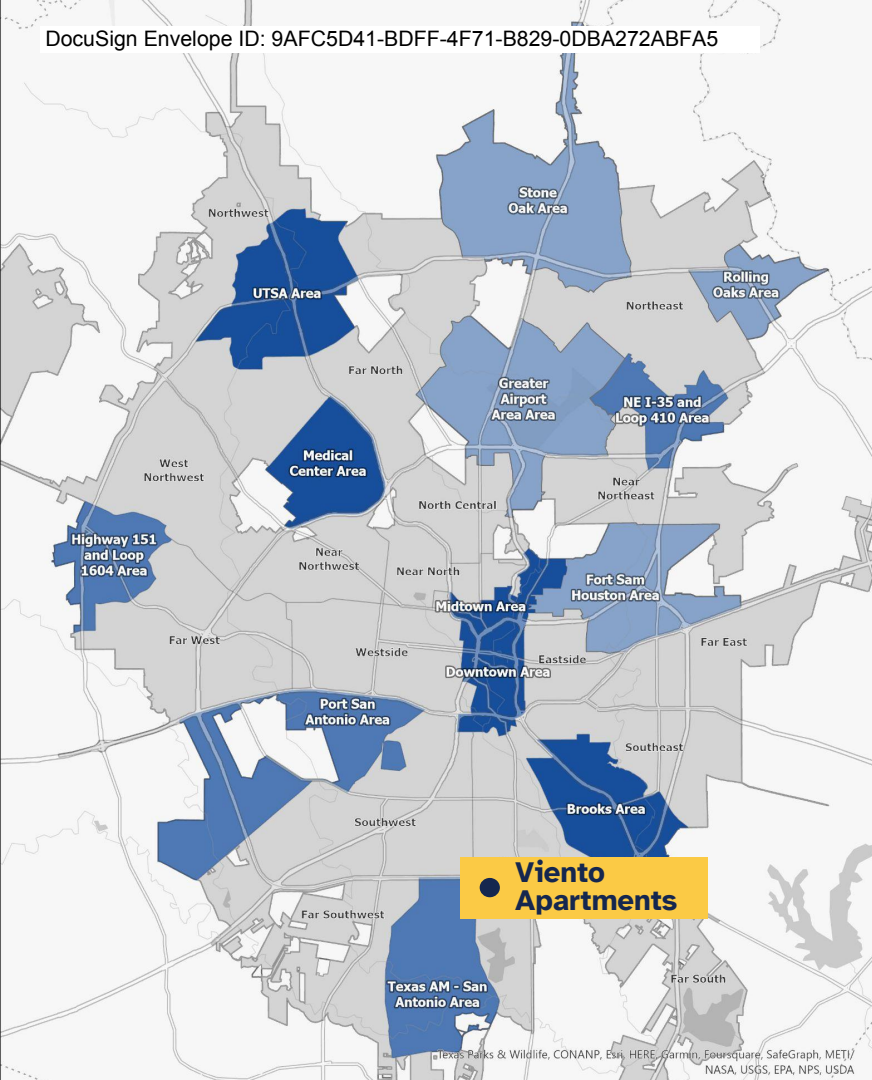
Lorraine Robles

Director of Development Services
and Neighborhood Revitalization



Viento Apartments

Page 14 of 17



Regional Centers

PHASE 1 CENTERS

Downtown
Medical Center
UTSA
Midtown
Brooks

PHASE 2 CENTERS

NE I-35 and Loop 410
Highway 151 and Loop 1604
Texas A&M — San Antonio
Port San Antonio

PHASE 3 CENTERS

Greater Airport Area
Fort Sam Houston
Rolling Oaks
Stone Oak

OVERALL PLAN



City Council District 4

Southwest ISD

324 Units

49 units at 30% AMI

161 units at 60% AMI

114 units at 70% AMI

Bond Inducement

\$38,000,000

Total Development Cost

\$82,000,000

QUESTIONS?