



REFUGIO STREET PUBLIC
FACILITY CORPORATION MEETING
MARCH 4, 2026



**JOIN MEETING
CENTRAL OFFICE**
818 S. Flores St.
San Antonio, TX 78204

BOARD OF DIRECTORS

**Estrellita
Garcia-Diaz**
President

Leilah Powell
Vice President

**Barbara Ankamah
Burford**
Director

Janet Garcia
Director

David Huete
Director

**Taneka "Nikki"
Johnson**
Director

Kayla Miranda
Director

SECRETARY/TREASURER

Michael Reyes

REFUGIO STREET PUBLIC FACILITY CORPORATION MEETING

1:00 p.m. | Wednesday | March 4, 2026

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

MEETING CALLED TO ORDER

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

CITIZENS TO BE HEARD

2. **Citizens to Be Heard** at approximately 1:00 p.m. (may be heard after this time). Citizens wishing to speak on any issues, including ones not related to items posted on the agenda, should personally request to be placed on the Citizens to be Heard roster or register online prior to 12:45 p.m. Citizens will be given up to three minutes to speak. Each citizen will be permitted to speak only once. A Spanish/English interpreter will be available to citizens.

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

MINUTES

3. Minutes
 - Approval of the November 9, 2021, Refugio Street Public Facility Corporation meeting minutes

CONSENT ITEM

4. Consideration and approval regarding Resolution 26RSPFC-03-01, authorizing the Hemisview Village Apartments debt payoff and limited partner interest acquisition (Bradford McMurray, Chief Asset Management Officer)
5. Adjournment



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Michael Reyes

Posted on 2/25/2026 5:00 PM

*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For 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 REFUGIO STREET PUBLIC FACILITY CORPORATION MEETING

I. Call to Order:

Vice President Kauffman called the Refugio Street Public Facility Corporation Meeting to order at 3:13 PM CST on November 9, 2021. The meeting was held at Opportunity Home San Antonio Central Office Boardroom, located at 818 S. Flores St., San Antonio, TX 78204, and via video conference.

Directors Present:

Vice President Olga Kauffman, Gilbert Casillas, Dalia Contreras, Gabriel Lopez, and Ignacio Perez.

Adviser Present:

Doug Poneck, General Counsel.

Guests Present:

Ed Hinojosa, Jr., Secretary/Treasurer; and Timothy E. Alcott, Chief Real Estate and Asset Management Officer.

Interpreter, BCC Communications.

Directors Absent:

President Dr. Ana “Cha” Guzman and Loren D. Dantzler.

Quorum:

A quorum was established with five (5) voting members present.

Public Comment

II. Public Comment

Citizens are provided three minutes each to speak to any agenda item. No citizens signed up to speak or spoke, and no citizens ceded their time.

Minutes

III. Minutes

Approval of the December 3, 2020, Refugio Street Public Facility Corporation meeting minutes.

Main Motion Regarding Item III

Moved by Director Lopez. Seconded by Director Perez. The motion carried with five (5) in favor and none against by a voice vote.

Consent Item

IV. Resolution 21RSPFC-10-21



Consideration and approval regarding Resolution 21RSPFC-10-21, approving the refinance of the existing mortgage debt on Refugio Place Apartments using the FHA 223(f) program; authorizing execution of all documentation necessary to carry out the transaction; and other matters in connection therewith (Timothy E. Alcott, Chief Real Estate and Asset Management Officer)

Main Motion Regarding Resolution 21RSPFC-10-21

Moved by Director Lopez. Seconded by Director Contreras. The motion carried with five (5) in favor and none against by a voice vote.

V. Adjournment

With no objections, the meeting adjourned at 3:15 PM CST.

ATTEST:

Estrellita Garcia-Diaz
 President, Board of Directors

Date

Michael Reyes
 Secretary/Treasurer

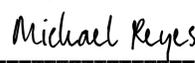
Date

REFUGIO STREET PUBLIC FACILITY CORPORATION

March 4, 2026

**BOARD OF DIRECTORS
Refugio Street Public Facility Corporation Meeting**

RESOLUTION 26RSPFC-03-01, AUTHORIZING THE EXPENDITURE OF UNENCUMBERED PROGRAM INCOME FUNDS TO PAY OFF THE SAN ANTONIO HOUSING FINANCE CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (DURANGO MIDRISE APARTMENTS PROJECT), SERIES 2008; THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

Signed by:


Michael Reyes
Secretary/Treasurer

Bradford McMurray
Chief Asset Management Officer

REQUESTED ACTION:

Consideration and approval regarding Resolution 26RSPFC-03-01, authorizing the expenditure of unencumbered program income funds to pay off the San Antonio Housing Finance Corporation multifamily housing revenue bonds (Durango Midrise Apartments Project), Series 2008; the execution of all documentation necessary to carry out such transaction; and other matters in connection therewith.

SUMMARY:

The Project is located at 401 Santos Street, San Antonio, Texas, comprising 245 units, including 184 market-rate units and 61 units (49 of which are public housing units) reserved for individuals and families earning at or below 50% AMI. The federal compliance period ended in 2025, and the extended affordability period ends in 2040.

The Project was financed, in part, with the proceeds of (i) the San Antonio Housing Finance Corporation (the "2008 Issuer") Multifamily Housing Revenue Bonds (Durango Midrise Apartments Project), Series 2008 (the "2008 Bonds"), originally issued in the aggregate principal amount of \$18,500,000 and currently outstanding in the aggregate principal amount of approximately \$14,300,000. The 2008 Bonds were issued pursuant to an Indenture of Trust, dated as of September 1, 2008, by and between the 2008 Issuer and Wells Fargo Bank, National Association, as trustee. The proceeds of the 2008 Bonds were loaned to the Partnership pursuant to a Loan Agreement, dated as of September 1, 2008, among the 2008 Issuer, Capital One, National Association, as bondholder representative, and the Partnership, and a promissory note made by the Partnership for the benefit of the 2008 Issuer (the "2008 Bond Note"). The Partnership seeks to exercise its option to prepay the 2008 Bond Note, redeem the 2008 Bonds prior to maturity, and pay costs related thereto (the "Payoff") using the proceeds of a disbursement of the MTW funds and/or any other available restricted or non-restricted funds by Opportunity Home.

The Project is owned by the Partnership, which is currently comprised of Durango Midrise GP, LLC, a Texas limited liability company of which LVPFC is sole member, as general partner (the

REFUGIO STREET PUBLIC FACILITY CORPORATION

March 4, 2026

“General Partner”), Alliant Tax Credit Fund 50, Ltd., as investor limited partner (“ILP”), Alliant ALP 50, LLC, as administrative limited partner (the “ALP”), Alliant Holdings of Durango, LLC, as special limited partner (“SLP”), and Carleton Durango, LLC, as Class B limited partner (“Class B LP”). SAHFC, through the Component Entity, desires to purchase and assume the ILP, ALP, SLP, and Class B LP interests in the Partnership (collectively, the “Transfer”) using the proceeds of a disbursement of the MTW funds and/or any other available restricted or non-restricted funds by Opportunity Home. Following the Transfer, the Partnership shall be converted into a single-member limited liability company (the “Partnership Conversion”).

In connection with the Payoff, the Transfer, and/or the Partnership Conversion, the Authority, the Partnership, the Component Entity, SAHFC, and LVPFC will be required to enter into certain agreements, including, but not limited to, an assignment and assumption agreement, an amended and restated limited partnership agreement, and an amendment to, or termination of, the existing ground lease.

CONTRACT OVERSIGHT:

Bradford McMurray, Chief Asset Management Officer

STRATEGIC OUTCOMES:

Residents have a sufficient supply of affordable housing options.
Residents live in quality, affordable housing.

ATTACHMENTS:

Resolution 26RSPFC-03-01
Slides

**CERTIFICATE FOR RESOLUTION
RESOLUTION 26RSPFC-03-01**

The undersigned officer of the Refugio Street Public Facility Corporation (“RSPFC”) hereby certifies as follows:

1. In accordance with the bylaws of RSPFC, the Board of Directors of RSPFC (the “Board”) held a meeting on March 4, 2026 (the “Meeting”) of the duly constituted officers and members of the Board at which a duly constituted quorum was present. Whereupon, among other business transacted at the Meeting, a written

RESOLUTION 26RSPFC-03-01, AUTHORIZING THE EXPENDITURE OF UNENCUMBERED PROGRAM INCOME FUNDS TO PAY OFF THE SAN ANTONIO HOUSING FINANCE CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (DURANGO MIDRISE APARTMENTS PROJECT), SERIES 2008; THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

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

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

SIGNED this 4th day of March 2026.

Michael Reyes
Secretary/Treasurer

**Refugio Street Public Facility Corporation
Resolution 26RSPFC-03-01**

RESOLUTION 26RSPFC-03-01, AUTHORIZING THE EXPENDITURE OF UNENCUMBERED PROGRAM INCOME FUNDS TO PAY OFF THE SAN ANTONIO HOUSING FINANCE CORPORATION MULTIFAMILY HOUSING REVENUE BONDS (DURANGO MIDRISE APARTMENTS PROJECT), SERIES 2008; THE EXECUTION OF ALL DOCUMENTATION NECESSARY TO CARRY OUT SUCH TRANSACTION; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “Act”), provides that certain non-profit corporations created by housing authorities shall constitute public facility corporations which are public corporations, constituted authorities, and instrumentalities authorized by the applicable housing authority; and

WHEREAS, the Housing Authority of the City of San Antonio, Texas a/k/a Opportunity Home San Antonio (the “Authority”) approved and created Las Varas Public Facility Corporation (“LVPFC”), San Antonio Housing Facility Corporation (“SAHFC”), and Refugio Street Public Facility Corporation (“RSPFC”) pursuant to and in accordance with the provisions of the Act; and

WHEREAS, LVPFC is the sole member of Durango Midrise GP, LLC, a Texas limited liability company, the general partner (the “General Partner”) of Durango Midrise LP, a Texas limited partnership (the “Partnership”), which is leasehold owner of the land and fee owner of the improvements comprising the Hemisview Village (formerly Durango Midrise) Apartments Project (the “Project”); and

WHEREAS, the Partnership is comprised of the General Partner, Alliant Tax Credit Fund 50, Ltd., as investor limited partner (“ILP”), Alliant ALP 50, LLC, as administrative limited partner (the “ALP”), Alliant Holdings of Durango, LLC, as special limited partner (“SLP”), and Carleton Durango, LLC, as Class B limited partner (“Class B LP,” and with the ILP, ALP, and SLP the “Limited Partners”); and

WHEREAS, the Limited Partners seek to sell, and SAHFC, through a newly formed limited liability company of which it shall serve as sole member (the “Component Entity”), seeks to purchase and assume the respective interests of the Limited Partners of the Partnership (the “Transfer”); and

WHEREAS, the Project was financed, in part, with the proceeds of the San Antonio Housing Finance Corporation Multifamily Housing Revenue Bonds (Durango Midrise Apartments Project), Series 2008 (the “2008 Bonds”), originally issued in the aggregate principal amount of \$18,500,000 and currently outstanding in the aggregate principal amount of approximately \$14,300,000, pursuant to a Trust Indenture dated as of September 1, 2008, by and between San Antonio Housing Finance Corporation, as issuer, and Wells Fargo Bank, National Association, as trustee; and

WHEREAS, the Partnership expects to pay off the 2008 Bonds (the “Payoff”), effect the Transfer, and pay costs related thereto using proceeds of a disbursement by the Authority of

approximately \$17,000,000 in funds sourced from Moving to Work funds (the “MTW Funds”) and/or any other available restricted or non-restricted funds in the amount of approximately \$17,000,000 (the “Other Funds”); and

WHEREAS, pursuant to the Mixed-Finance to Consolidated Annual Contributions Contract by and between the U.S. Department of Housing and Urban Development (HUD) and the Authority, dated as of February 6, 2004, as amended by that First Amendment to Mixed-Finance to Consolidated Annual Contributions Contract, dated August 18, 2022 (the “Contract”), RSPFC has \$8,140,299.47 in unencumbered program income funds eligible to be used for any affordable housing purpose (the “RSPFC Funds”); and

WHEREAS, the Partnership has requested that, should the MTW Funds and/or the Other Funds be insufficient or unavailable to effect the Payoff and/or the Transfer, the RSPFC Funds be applied to the Payoff and/or the Transfer; and

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Refugio Street Public Facility Corporation, hereby:

- 1) Authorizes and approves the expenditure of the RSPFC Funds as set forth in the recitals to effect the Payoff and/or the Transfer.
- 2) Authorizes and directs the Secretary/Treasurer, and each Officer of RSPFC (each an “Executing Officer”), or any of them, to negotiate, execute, and deliver (or to accept, as the case may be), any documents and other instruments necessary or desirable to give effect to the actions authorized hereby and carry out the intent hereof, and approval of the terms of any of the documents by the Executing Officer and the Board shall be conclusively evidenced by the execution and delivery of such documents.
- 3) Determines and confirms that the RSPFC Funds will be used for affordable housing purposes as required by the Contract.
- 4) Authorizes the Officers of the Board, or any of them, to take any and all action necessary to carry out and consummate the transactions described in or contemplated by the documents approved hereby or otherwise to give effect to the actions authorized hereby and the intent hereof.
- 5) Authorizes, ratifies, confirms, and approves all acts heretofore taken by the Officers of the Board in connection with the matters authorized by this Resolution.
- 6) Resolves that if any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

- 7) Resolves that the recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board.
- 8) Resolves that all resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.
- 9) Resolves that this Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- 10) Resolves that this Resolution shall be in force and effect from and after its passage.

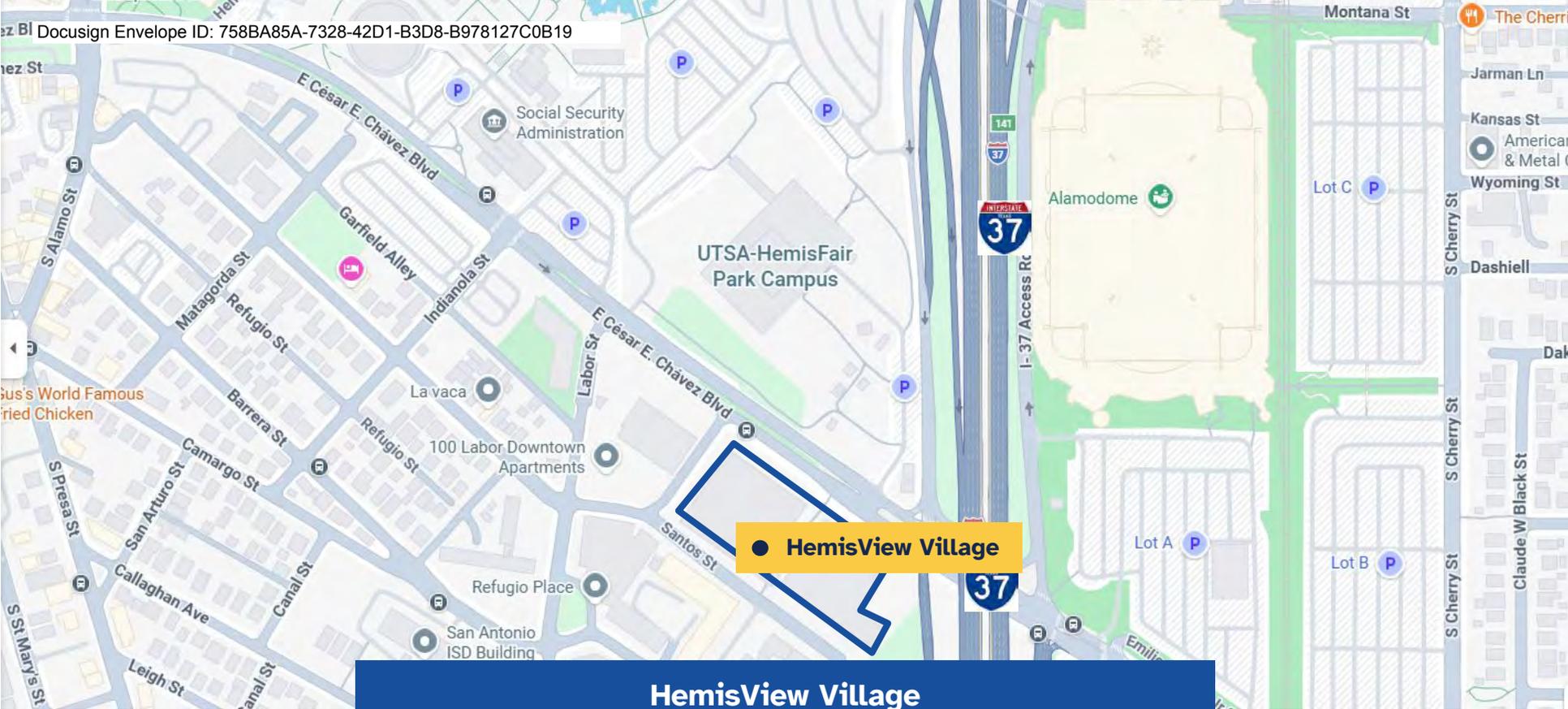
Passed and approved this 4th day of March 2026.

Estrellita Garcia-Diaz
President, Board of Directors

Attested and approved as to form:

Michael Reyes
Secretary/Treasurer

HemisView Village Apartments Acquisition of Ownership Interest



HemisView Village
401 Santos, San Antonio, TX 78210

HemisView Village

History Of Project

The Project is owned by the Partnership, Durango Midrise, LP with Las Varas Public Facility Corporation (LVPFC) as the sole member of Durango Midrise GP, LLC.

The Project was constructed in 2010 and was financed, in part, with SAHFC Multifamily Housing Revenue Bonds (Durango Midrise Apartments Project), Series 2008, originally issued in an aggregate principal amount of \$18,500,000.

The LIHTC qualified affordability period is set to end in 2039, during which a total of 61 units (12 Tax Credit plus 49 Public Housing) will continue to serve individual families earning at or below 50% of the Area Median Income (AMI) until expiration.

Construction Date: 2010

Total Units: 245

Market: 184 units

**Tax Credit: 12 units at
50% AMI**

Public Housing: 49 units

HemisView Village



Requesting Board authorization for the following actions:

- Acquire all ownership interest to convert partnership to a Single Member LLC
- Acquisition of Class B LP, Administrative LP and ILP interest in an amount not to exceed \$2,500,000
- The Payoff and the Transfer will be effected using the proceeds of a disbursement by the Authority of Moving to Work funds or any other available restricted or non restricted funds in a total amount of approximately \$17,000,000

HemisView Village



Planned renovation of the asset:

Further Board approval will be required to secure a loan, not to exceed \$10,000,000, to facilitate the future renovation of the asset. The renovation scope will encompass emergent repairs to the roof, foundation, and siding, as well as the comprehensive renovation of the exterior, mechanical systems, and common area elements. Due to current monetary constraints, unit interiors will continue to be upgraded incrementally at turnover. The final renovation scope is not yet formalized, this action will be presented to the Board at a subsequent date.