PUBLIC NOTICE OF SPECIAL MEETING

A Special Meeting of the Board of Commissioners of
Corpus Christi Housing Authority
will be held at
Corpus Christi Housing Authority Boardroom
3701 Ayers Street
Corpus Christi, TX, 78415

ZOOM Meeting ID: 898 9316 1312
Passcode: 198151

Wednesday, August 19, 2026
5:00 PM

CORPUS CHRISTI HOUSING AUTHORITY
SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
CCHA BOARDROOM - 3701 AYERS STREET, CORPUS CHRISTI, TEXAS, 78415
August 19, 2026
5:00 p.m.

AGENDA

CALL TO ORDER
Roll Call/Confirmation of Quorum

PUBLIC COMMENTS (Note: There will be a three-minute time limitation)

EXECUTIVE SESSION
1) Legal Matters (Texas Government Code Ann. Section 551.071)
   a) Discuss matters in which the duty of the attorney to Corpus Christi Housing Authority under the Texas Disciplinary of Professional Conduct of the State Bar of Texas conflicts
2) Deliberations about Real Property (Texas Government Code Ann. Section 551.072)
   a) Discuss potential BBG developer proposals

NEW BUSINESS
No. 26-23: Consider and take possible action selecting the firms deemed responsive and responsible to the qualifications and authorizing its President and Chief Executive Officer to take the necessary steps to communicate such selection to the selected development firms, and further, authorizing the President and CEO to make assignments to engage services and other actions related thereto and accepting the qualifications determined to be in the best interest of and best value to the Housing Authority for Developer Services in response to its Request for Qualifications (RFQ) for Developer Partner Services

CEO COMMENTS
1. National NAHRO Conference
2. Office Visit to HUD Fort Worth
3. Tour of Austin Housing Authority

BOARD COMMENTS
1. Future Agenda Items

UPCOMING MEETINGS
September 2 – Regular Board Meeting

ADJOURNMENT

Action Item No. 26-23
Presented to the Board on August 19, 2026

A RESOLUTION OF THE CORPUS CHRISTI HOUSING AUTHORITY
SELECTION OF DEVELOPMENT FIRMS

A RESOLUTION OF THE CORPUS CHRISTI HOUSING AUTHORITY (THE "HOUSING AUTHORITY") SELECTING THE FIRMS DEEMED RESPONSIVE AND RESPONSIBLE TO THE QUALIFICATIONS AND AUTHORIZING ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER TO TAKE THE NECESSARY STEPS TO COMMUNICATE SUCH SELECTION TO THE SELECTED DEVELOPMENT FIRMS, AND FURTHER, AUTHORIZING THE PRESIDENT AND CHIEF EXECUTIVE OFFICER TO MAKE ASSIGNMENTS TO ENGAGE SERVICES AND OTHER ACTIONS RELATED THERETO AND ACCEPTING THE QUALIFICATIONS DETERMINED TO BE IN THE BEST INTEREST OF AND BEST VALUE TO THE HOUSING AUTHORITY FOR DEVELOPER SERVICES IN RESPONSE TO ITS REQUEST FOR QUALIFICATIONS FOR DEVELOPER PARTNER SERVICES.

WHEREAS, the Housing Authority has publicly and in accordance with its procurement policy requested submissions for developer services ("Services") for the rehabilitation and renovation of its public housing development under a certain Request for Qualifications for Developer Partner Services, RFQ No. 26023, issued on or about May 8, 2026 (the "RFQ"); and

WHEREAS, the time period for interested persons and firms to submit proposals in accordance with the terms of the RFQ has expired and the Housing Authority has reviewed the proposals, considered and evaluated in accordance with the RFQ and interviewed multiple firms that submitted proposals; and

WHEREAS, The Michaels Organization, Volunteers of America National Services, Franklin Development Properties, and Madhouse Development (each of such firms being a "Developer", collectively, the "Developers") each submitted proposals which conform to the requirements of the RFQ and have been determined to be in the best interest of and best value to the Housing Authority considering experience, partnership strategy and other factors (referred to herein as the "highly responsive proposals"); and

WHEREAS, the Board of Commissioners of the Housing Authority (the "Board") desires to approve the Developers whose proposals were deemed as highly responsive proposals in accordance with the terms of the RFQ and desires to make assignments to a Developer or Developers to plan, acquire, develop, and/or redevelop certain properties in accordance with the requirements, terms, and conditions set forth in the RFQ subject to: 1) each assigned Developer entering into separate contracts with the Housing Authority regarding such Services (the "Contract") in a form approved by the Housing Authority's President & Chief Executive Officer that is consistent with the terms set forth in the RFQ; 2) the Housing Authority retaining the right to cancel any such award at any time before the execution of the Contract by the parties, and 3) the Housing Authority retaining the right to not make an assignment for the Services.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY, THAT:

Part 1. The proposals submitted by Developers in response to RFQ were evaluated to be highly responsive proposals and Developers are hereby approved and accepted as developer partners of the Housing Authority and its affiliates, subject to: 1) Developers entering into a Contract with the Housing Authority in a form approved by the Housing Authority's President & Chief Executive Officer that is consistent with the terms set forth in the RFQ; 2) the Housing Authority retaining the right to cancel any such award at any time before the execution of a Contract by the parties, and 3) the Housing Authority retaining the right to not make an assignment for the Services.

Part 2. Rhen Bass, the President & Chief Executive Officer of the Housing Authority, is authorized to make assignments with the Developer or Developers for specific properties and negotiate and execute the Contract on behalf of the Housing Authority.

Part 3. The President & Chief Executive Officer shall serve as the Contracting Officer for each Contract, subject to his discretion to assign this responsibility to another staff member.

PASSED AND APPROVED THIS 19TH DAY of August, 2026.

CORPUS CHRISTI HOUSING AUTHORITY

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Greg Smith, Chair
CCHA Board of Commissioners

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Rhen Bass, Secretary
Corpus Christi Housing Authority

BLUEBONNET GARDENS
AN AFFILIATE OF CORPUS CHRISTI HOUSING AUTHORITY
SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
CCHA BOARDROOM - 3701 AYERS STREET, CORPUS CHRISTI, TEXAS, 78415
August 19, 2026
5:00 p.m.

AGENDA

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PUBLIC COMMENTS (Note: There will be a three-minute time limitation)

EXECUTIVE SESSION
1) Legal Matters (Texas Government Code Ann. Section 551.071)
   a) Discuss matters in which the duty of the attorney to Corpus Christi Housing Authority under the Texas Disciplinary of Professional Conduct of the State Bar of Texas conflicts
2) Deliberations about Real Property (Texas Government Code Ann. Section 551.072)
   a) Discuss potential BBG developer proposals

NEW BUSINESS
No. 26-24: Consider and take possible action approving Bluebonnet Gardens to issue bonds to provide financing for a mulit-family residential rental development for persons of low and moderate income (La Armada IV); prescribing certain terms and conditions of such bonds; authorizing the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and containing other provisions relating to the subject.

No. 26-25 Consider and take possible action approving Bluebonnet Gardens to issue bonds to provide financing for a mulit-family residential rental development for persons of low and moderate income (Wiggins Homes II); prescribing certain terms and conditions of such bonds; authorizing the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and containing other provisions relating to the subject.

ADJOURNMENT

**A RESOLUTION OF BLUEBONNET GARDENS
A CORPUS CHRISTI HOUSING AUTHORITY AFFILIATE**

A RESOLUTION DECLARING INTENT TO ISSUE BONDS TO PROVIDE FINANCING FOR A MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME (LA ARMADA IV); PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS; AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the Corpus Christi Housing Authority (the "**Sponsor**") has, pursuant to the Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "**Act**"), sponsored the creation of Bluebonnet Gardens, a nonprofit public facility corporation (the "**Issuer**");

WHEREAS, the Issuer, on behalf of the Sponsor, is empowered to issue bonds to finance, refinance, or provide one or more public facilities, as such term is defined in the Act, which projects will be within the Issuer's jurisdiction;

WHEREAS, La Armada IV, Ltd., a to be formed Texas limited partnership, or such other entity as the Sponsor designates (the "**User**"), has requested that the Issuer finance a multifamily housing project to be located at approximately 1455 Southgate Drive, Corpus Christi, TX 78415 (the "**Project**"), and further that the Issuer adopt this Resolution with respect to the acquisition and rehabilitation and/or redevelopment of the Project;

WHEREAS, the User has advised the Issuer that a contributing factor which would further induce the User to proceed with providing for the acquisition and rehabilitation and/or redevelopment of the Project would be a commitment and agreement by the Issuer to issue revenue bonds pursuant to the Act (the "**Bonds**") to finance and pay for the Project;

WHEREAS, in view of a shortage of decent, safe and sanitary housing for persons and families of low and moderate income at prices or rentals that they can afford, it is considered essential that rehabilitation and/or redevelopment of the Project be completed at the earliest practicable date, but at the same time, the User wishes to begin rehabilitation and/or redevelopment of the Project after satisfactory assurances from the Issuer, subject to the conditions set forth herein, that the proceeds of the sale of the Bonds, or other obligations, of the Issuer in an amount necessary to pay the costs of the Project will be made available to finance the Project;

WHEREAS, the Issuer finds, intends, and declares that this Resolution shall constitute its official action, subject to the conditions set forth herein, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User not to exceed the maximum aggregate principal amount of $49,000,000 and to expend the proceeds thereof to acquire and rehabilitate and/or redevelop the Project and to pay all expenses and costs of the Issuer in connection with the issuance of the Bonds; and

WHEREAS, in order to finance and pay for the Project through the issuance of revenue bonds, the interest on which is excludable from the gross income of the holders thereof under the Internal Revenue Code of 1986, as amended (the "**Code**"), the Issuer must submit an Application for Allocation of Private Activity Bonds or an Application for Carryforward for Private Activity Bonds (the "**Application**") to the Texas Bond Review Board (the "**TBRB**") for a reservation of state ceiling available to "**private activity bonds**" (as defined in the Code) for a calendar year;

THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORPUS CHRISTI HOUSING THAT:

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

(a) Issue the Bonds, and if the User and the Issuer agree, other evidences of indebtedness providing temporary financing of the Project, which will be issued after the date hereof and be refunded by the Bonds pursuant to the Act, or any other Texas legislation heretofore or hereafter enacted which may provide a suitable method of financing in addition to or in substitution for the Act.

(b) Cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefor satisfactory to the User and the Issuer can be made, the Issuer will take such action and authorize the execution of such documents and will take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary or desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "**Contracts**"), providing among other things for payment of the principal of, interest on, redemption premiums, paying agents' charges, and Trustee's fees, if any, on the Bonds; payment of fees and charges of the Issuer or the Sponsor; acquisition and rehabilitation and/or redevelopment of the Project or reimbursement of Project costs; and use, operation, and maintenance of the Project (and the execution of any appropriate and necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be mutually satisfactory to the Issuer, the Sponsor, and the User.

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

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

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

The obligation of the Issuer to issue the Bonds is specifically subject to satisfaction of each of the following conditions:

(i) the receipt of a ruling from the Internal Revenue Service or an opinion from nationally recognized bond counsel, substantially to the effect that the interest on the Bonds is excludable from gross income tax purposes under existing law;

(ii) approval of the Bonds by all other governmental agencies required to approve the Bonds including, but not limited to, approval of the Bonds by the Mayor of the City of Corpus Christi, Texas, the Attorney General of the State of Texas and any other applicable governmental authority; and

(iii) any other conditions reasonably imposed by the Issuer.

Section 2. The Issuer hereby authorizes the submission of an Application to the TBRB for a reservation of the state ceiling for "private activity bonds" for program year 2026 (or other available bond funds administered by the TBRB) and each subsequent calendar year at the User's request to finance the Project. Any officer of the Issuer is hereby authorized to execute and submit an Application to the TBRB in such form as may be approved by the TBRB for such purpose.

Section 3. It is understood by the Issuer and the Sponsor, and the User has represented to the Issuer, that in consideration of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that:

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

(b) The User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times, indemnify and hold harmless the Issuer against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the issuance, offering, sale, or delivery of the Bonds, or the design, rehabilitation and/or redevelopment, operation, use, occupancy, maintenance, or ownership of the Project.

(c) The User will provide to the Issuer all information required to be submitted to the TBRB and any other governmental agencies for approval of the Project or the Bonds and will execute all necessary documents in connection therewith.

Section 4. The Issuer finds, determines, recites and declares that the issuance of the Bonds to provide financing for the Project will promote the public purposes set forth in Section 303 of the Act, including, without limitation, assisting persons of low and moderate income to obtain decent, safe and sanitary housing at rentals they can afford.

Section 5. **Neither the User nor any other party is entitled to rely on this Resolution as a commitment to loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor any one claiming by, through or under the User, nor any investment banking firm or potential purchaser of the Bonds shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.**

Section 6. It is understood by the Issuer that all commitments of the Issuer and the User with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than three years from the date of this Resolution, or such other date as shall be mutually satisfactory to the Issuer and the User.

Section 7. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any of its wholly-owned subsidiaries; (iii) any "related person" as defined in Section 144(a)(3) of the Code; or (iv) any legal successor thereto, respectively, subject to approval of the Issuer's bond counsel and, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 8. The adoption of this Resolution, as requested by the User, shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project and this Resolution shall constitute an agreement between the Issuer and the

User effective on the date that this Resolution is adopted. This Resolution is affirmative of official action taken by the Issuer towards the issuance of the Bonds within the meaning of Section 1.142-4 and 1.150-2, Title 26, Code of Federal Regulations, as amended, and applicable rulings of the Internal Revenue Service thereunder, to the end that Bonds issued to reimburse Project costs may qualify for the exemption provisions of Section 142(a)(7) of the Code and that the interest on the Bonds will therefore be excludable from the gross incomes of the holders thereof under the provisions of Section 103(a)(1) of the Code.

Section 9. That the Issuer hereby authorizes the filing and any resubmission of an Application with the TBRB and that Coats Rose, P.C. be designated as the authorized representative of the Issuer for purposes of an Application ("**Bond Counsel**"). Any officer of the Issuer is hereby authorized and directed to execute an Application on behalf of the Issuer and to take any and all other actions related to such Application or necessary or desirable to carry out the provisions of this Resolution.

Section 10. Notwithstanding any other provision of this Resolution, the officers of the Issuer are each hereby authorized to make or approve such revisions to this Resolution and in the form of the documents hereby approved, in the opinion of Bond Counsel, as may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution; and approval of such changes by the Issuer shall be indicated by such officers' execution of the documents.

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PASSED this 19TH day of August, 2026.

Greg Smith, Chair
CCHA Board of Commissioners

Rhen C. Bass, Secretary
Corpus Christi Housing Authority

Action Item No. 26-25
Presented to the Board on August 19, 2026

A RESOLUTION OF BLUEBONNET GARDENS
A CORPUS CHRISTI HOUSING AUTHORITY AFFILIATE

A RESOLUTION DECLARING INTENT TO ISSUE BONDS TO PROVIDE FINANCING FOR A MULTIFAMILY RESIDENTIAL RENTAL DEVELOPMENT FOR PERSONS OF LOW AND MODERATE INCOME (WIGGINS HOMES II); PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS; AUTHORIZING THE FILING OF AN APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the Corpus Christi Housing Authority (the "**Sponsor**") has, pursuant to the Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "**Act**"), sponsored the creation of Bluebonnet Gardens, a nonprofit public facility corporation (the "**Issuer**");

WHEREAS, the Issuer, on behalf of the Sponsor, is empowered to issue bonds to finance, refinance, or provide one or more public facilities, as such term is defined in the Act, which projects will be within the Issuer's jurisdiction;

WHEREAS, Wiggins Homes II, LP, a to be formed Texas limited partnership, or such other entity as the Sponsor designates (the "**User**"), has requested that the Issuer finance a multifamily housing project to be located at approximately 2320 Buford St., Corpus Christi, TX 78405 (the "**Project**"), and further that the Issuer adopt this Resolution with respect to the acquisition and rehabilitation and/or redevelopment of the Project;

WHEREAS, the User has advised the Issuer that a contributing factor which would further induce the User to proceed with providing for the acquisition and rehabilitation and/or redevelopment of the Project would be a commitment and agreement by the Issuer to issue revenue bonds pursuant to the Act (the "**Bonds**") to finance and pay for the Project;

WHEREAS, in view of a shortage of decent, safe and sanitary housing for persons and families of low and moderate income at prices or rentals that they can afford, it is considered essential that rehabilitation and/or redevelopment of the Project be completed at the earliest practicable date, but at the same time, the User wishes to begin rehabilitation and/or redevelopment of the Project after satisfactory assurances from the Issuer, subject to the conditions set forth herein, that the proceeds of the sale of the Bonds, or other obligations, of the Issuer in an amount necessary to pay the costs of the Project will be made available to finance the Project;

WHEREAS, the Issuer finds, intends, and declares that this Resolution shall constitute its official action, subject to the conditions set forth herein, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User not to exceed the maximum aggregate principal amount of $50,000,000 and to expend the proceeds thereof to acquire and rehabilitate and/or redevelop the Project and to pay all expenses and costs of the Issuer in connection with the issuance of the Bonds; and

WHEREAS, in order to finance and pay for the Project through the issuance of revenue bonds, the interest on which is excludable from the gross income of the holders thereof under the Internal Revenue Code of 1986, as amended (the "**Code**"), the Issuer must submit an Application for Allocation of Private Activity Bonds or an Application for Carryforward for Private Activity Bonds (the "**Application**") to the Texas Bond Review Board (the "**TBRB**") for a reservation of state ceiling available to "**private activity bonds**" (as defined in the Code) for a calendar year;

THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORPUS CHRISTI HOUSING AUTHORITY THAT:

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

(a) Issue the Bonds, and if the User and the Issuer agree, other evidences of indebtedness providing temporary financing of the Project, which will be issued after the date hereof and be refunded by the Bonds pursuant to the Act, or any other Texas legislation heretofore or hereafter enacted which may provide a suitable method of financing in addition to or in substitution for the Act.

(b) Cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefor satisfactory to the User and the Issuer can be made, the Issuer will take such action and authorize the execution of such documents and will take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary or desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "**Contracts**"), providing among other things for payment of the principal of, interest on, redemption premiums, paying agents' charges, and Trustee's fees, if any, on the Bonds; payment of fees and charges of the Issuer or the Sponsor; acquisition and rehabilitation and/or redevelopment of the Project or reimbursement of Project costs; and use, operation, and maintenance of the Project (and the execution of any appropriate and necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be mutually satisfactory to the Issuer, the Sponsor, and the User.

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

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

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

The obligation of the Issuer to issue the Bonds is specifically subject to satisfaction of each of the following conditions:

(i) the receipt of a ruling from the Internal Revenue Service or an opinion from nationally recognized bond counsel, substantially to the effect that the interest on the Bonds is excludable from gross income tax purposes under existing law;

(ii) approval of the Bonds by all other governmental agencies required to approve the Bonds including, but not limited to, approval of the Bonds by the Mayor of the City of Corpus Christi, Texas, the Attorney General of the State of Texas and any other applicable governmental authority; and

(iii) any other conditions reasonably imposed by the Issuer.

Section 2. The Issuer hereby authorizes the submission of an Application to the TBRB for a reservation of the state ceiling for "private activity bonds" for program year 2026 (or other available bond funds administered by the TBRB) and each subsequent calendar year at the User's request to finance the Project. Any officer of the Issuer is hereby authorized to execute and submit an Application to the TBRB in such form as may be approved by the TBRB for such purpose.

Section 3. It is understood by the Issuer and the Sponsor, and the User has represented to the Issuer, that in consideration of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that:

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

(b) The User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times, indemnify and hold harmless the Issuer against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the issuance, offering, sale, or delivery of the Bonds, or the design, rehabilitation and/or redevelopment, operation, use, occupancy, maintenance, or ownership of the Project.

(c) The User will provide to the Issuer all information required to be submitted to the TBRB and any other governmental agencies for approval of the Project or the Bonds and will execute all necessary documents in connection therewith.

Section 4. The Issuer finds, determines, recites and declares that the issuance of the Bonds to provide financing for the Project will promote the public purposes set forth in Section 303 of the Act, including, without limitation, assisting persons of low and moderate income to obtain decent, safe and sanitary housing at rentals they can afford.

Section 5. **Neither the User nor any other party is entitled to rely on this Resolution as a commitment to loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor any one claiming by, through or under the User, nor any investment banking firm or potential purchaser of the Bonds shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.**

Section 6. It is understood by the Issuer that all commitments of the Issuer and the User with respect to the Project and the Bonds are subject to the condition that the Bonds shall have been issued no later than three years from the date of this Resolution, or such other date as shall be mutually satisfactory to the Issuer and the User.

Section 7. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any of its wholly-owned subsidiaries; (iii) any "related person" as defined in Section 144(a)(3) of the Code; or (iv) any legal successor thereto, respectively, subject to approval of the Issuer's bond counsel and, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 8. The adoption of this Resolution, as requested by the User, shall be deemed to constitute the acceptance of the User's proposal that it be further induced to proceed with providing the Project and this Resolution shall constitute an agreement between the Issuer and the User effective on the date that this Resolution is adopted. This Resolution is affirmative of official action taken by the Issuer towards the issuance of the Bonds within the meaning of Section 1.142-4 and 1.150-2, Title 26, Code of Federal Regulations, as amended, and applicable rulings of the Internal Revenue Service thereunder, to the end that Bonds issued to reimburse Project costs may qualify for the exemption provisions of Section 142(a)(7) of the Code and that the interest on the Bonds will therefore be excludable from the gross incomes of the holders thereof under the provisions of Section 103(a)(1) of the Code.

Section 9. That the Issuer hereby authorizes the filing and any resubmission of an Application with the TBRB and that Coats Rose, P.C. be designated as the authorized representative of the Issuer for purposes of an Application ("**Bond Counsel**"). Any officer of the Issuer is hereby authorized and directed to execute an Application on behalf of the Issuer and to take any and all other actions related to such Application or necessary or desirable to carry out the provisions of this Resolution.

Section 10. Notwithstanding any other provision of this Resolution, the officers of the Issuer are each hereby authorized to make or approve such revisions to this Resolution and in the form of the documents hereby approved, in the opinion of Bond Counsel, as may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution; and approval of such changes by the Issuer shall be indicated by such officers' execution of the documents.

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PASSED this 19th day of August, 2026.

Greg Smith, Chair
CCHA Board of Commissioners

Rhen C. Bass, Secretary
Corpus Christi Housing Authority