

Texas Workforce Housing Foundation
Tuesday, October 12, 2021 12:00 PM Central

Locke Lord LLP
600 CONGRESS AVE
STE 2200
Austin, TX 78701

1. Call to order and determine if a quorum is present
2. Call to order and administration of oath of office.
3. Consideration and adoption of Texas Essential Housing Public Facility Corporation's articles and bylaws.
4. Election of officers of Texas Essential Housing Public Facility Corporation
5. Establishing the fiscal year of the corporation to match the SH130 Municipal Management District No. 1's fiscal year, authorizing the corporation to open a bank account, designating Locke Lord LLP as the corporation's attorneys, consideration and authorization regarding external oversight and compliance of essential housing covenants and requirements, authorizing the corporation to interview accounting firms for consideration at future board meeting(s), authorizing the corporation to interview financial advisors for consideration at future board meeting(s), and approving an administrative services agreement to reimburse SH130 Municipal Management District No. 1.
6. Adam Harden with Locke Lord LLP will present the proposed economic terms for standard transactions and standard application.
7. Executive session, if needed, pursuant to Section 551.071, consultation with attorney, and Section 551.087, economic development matters, of the Texas Government Code.
8. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into a binding agreement with Civicap or its affiliates to effectuate the acquisition, development, and/or rehabilitation of essential housing in the State of Texas and to serve as the general contractor on such; (2) an inducement resolution authorizing Civicap or its affiliates to apply for volume cap for tax-exempt bonds and other debt and equity financing in connection therewith; (3) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the general partner or the special limited partner for to-be-formed partnerships between the Texas Essential Housing Public Facility Corporation, Civicap or its affiliates, and potential tax credit investors that shall acquire, develop, own, and operate essential housing; and (4) authorizing execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transaction and other matters in connection therewith.
9. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into a binding agreement with Z Modular or its affiliates to effectuate the acquisition, development, and/or rehabilitation of essential housing in the State of Texas and to serve as the general contractor on such; (2) an inducement resolution authorizing Z Modular or its affiliates to apply for volume cap for tax-exempt bonds and other debt and equity financing in connection therewith; (3) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the general partner or special limited partner for to-be-formed partnerships between the Texas Essential Housing Public Facility Corporation, Z Modular or its

affiliates, and potential tax credit investors that shall acquire, develop, own, and operate essential housing; and (4) authorizing execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transaction and other matters in connection therewith.

10. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into a binding agreement with Ojala Holdings, LLC or its affiliates to effectuate the acquisition, development, and/or rehabilitation of essential housing in the State of Texas and to serve as the general contractor on such; (2) an inducement resolution authorizing Ojala Holdings, LLC or its affiliates to apply for volume cap for tax-exempt bonds and other debt and equity financing in connection therewith; (3) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the general partner or special limited partner for to-be-formed partnerships between the Texas Essential Housing Public Facility Corporation, Ojala Holdings, LLC or its affiliates, and potential tax credit investors that shall acquire, develop, own, and operate essential housing; and (4) authorizing execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transaction and other matters in connection therewith.

11. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into a binding agreement with San Marcos Jyad Ventures, LLC or its affiliates to effectuate the acquisition, development, and/or rehabilitation of essential housing in the State of Texas and to serve as the general contractor on such; (2) an inducement resolution authorizing San Marcos Jyad Ventures, LLC or its affiliates to apply for volume cap for tax-exempt bonds and other debt and equity financing in connection therewith; (3) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the general partner or special limited partner for to-be-formed partnerships between the Texas Essential Housing Public Facility Corporation, San Marcos Jyad Ventures, LLC or its affiliates, and potential tax credit investors that shall acquire, develop, own, and operate essential housing; and (4) authorizing execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transaction and other matters in connection therewith.

12. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into a binding agreement with Vaquero Ventures, LLC or its affiliates to effectuate the acquisition, development, and/or rehabilitation of essential housing in the State of Texas and to serve as the general contractor on such; (2) an inducement resolution authorizing Vaquero Ventures, LLC or its affiliates to apply for volume cap for tax-exempt bonds and other debt and equity financing in connection therewith; (3) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the general partner or special limited partner for to-be-formed partnerships between the Texas Essential Housing Public Facility Corporation, Vaquero Ventures, LLC or its affiliates, and potential tax credit investors that shall acquire, develop, own, and operate essential housing; and (4) authorizing execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transaction and other matters in connection therewith.

13. Consideration and possible approval of and allowance for (1) the Texas Essential Housing Public Facility Corporation to enter into a binding agreement with Sabot Development or its affiliates to effectuate the acquisition, development, and/or rehabilitation of essential housing in the State of Texas and to serve as the general contractor on such; (2) an inducement resolution authorizing Sabot Development or its affiliates to apply for volume cap for tax-exempt bonds

and other debt and equity financing in connection therewith; (3) the Texas Essential Housing Public Facility Corporation to serve as the sole member of the general partner or special limited partner for to-be-formed partnerships between the Texas Essential Housing Public Facility Corporation, Sabot Development or its affiliates, and potential tax credit investors that shall acquire, develop, own, and operate essential housing; and authorizing execution of all documentation and agreements, including interlocal agreements, necessary to carry out the transaction and other matters in connection therewith.

14. Adjournment