

A G E N D A
CAMERON COUNTY HOUSING FINANCE CORPORATION

Held at 216 S Sam Houston, TX 78586, Suite 2-B
On June 29, 2026,
THE MEETING IS SCHEDULED TO BEGIN AT 5:30 PM

1. Call to Order
 - a. Gavino Sotelo, President
 - b. Eduardo Campirano, Vice President
 - c. Louis Tijerina, Treasurer
 - d. Cyndi Wyche, Secretary
 - e. Armando Recio, MemberOthers present in person or by Phone/video
 - i. Mark Yates, Executive Director
 - ii. Ismael Hinojosa, CCHFC Attorney
 - iii. Dan Lecavalier/Blake Stribling CCHFC Attorney

EXECUTIVE SESSION

2. Report on selection of contractor for the Site Development Bids for Bobcat Estates, V.T.C.A., Government Code, Section 551.072.
3. Report by legal counsel concerning representation and results of that representation in actions with regards to property tax exemptions challenges brought by Texas County Appraisal Districts.

GENERAL SESSION

4. Possible action on item 2
5. Possible action on item 3
6. Presentation of the 5-31-2026 financial report and related information.
7. Possible approval of April 9, 2026, Meeting minutes.

8. A. RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR RESERVATION WITH THE TEXAS BOND REVIEW BOARD WITH RESPECT TO QUALIFIED MORTGAGE BONDS OR MORTGAGE CREDIT CERTIFICATES; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
B. RESOLUTION APPROVING DELEGATION OF BOND ISSUANCE AUTHORITY AND ASSIGNMENT OF PRIVATE ACTIVITY BOND AUTHORITY TO TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AUTHORIZING THE EXECUTION AND DELIVERY OF AN ASSIGNMENT AGREEMENT; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
C. This ASSIGNMENT AGREEMENT (this "Agreement") is made as of the 29th day of June 2026 by and between CAMERON COUNTY HOUSING FINANCE CORPORATION ("HFC"), a Texas non-profit housing finance corporation and the TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS ("TDHCA"), a public and official agency of the State of Texas.
D. Authorization allowing the President of the Cameron County Housing Finance Corporation to execute related documents to affect this allocation of bonds issued by TDHCA.

9. Discussion and Possible approval for a Memorandum of Understanding dated June 29, 2026, between the AMD Development, LLC (the "*Developer*"), a Texas limited liability company, and The Cameron County Housing Finance Corporation ("*CCHFC*"), a Texas public nonprofit housing finance corporation created by Cameron County, Texas, pursuant to Chapter 394, Local Government Code, Authorizing and directing the execution of Documents and instruments necessary or convenient to

accomplish said transactions; and containing other provisions relating to the acquisition and operation of said, as amended (the “*Act*”) as an entity to be named CCHFC Sonrisa Village, GP, LLC to acquire, construct equip and operate a low, moderate, and market rent income multifamily residential rental development comprised of 324 units to be known as Sonrisa Village Apartments located at approximately 5000 Bowie Road, Cameron County, Texas 78521, in the unincorporated area of Cameron County, Texas.

10. Discussion and possible approval of A RESOLUTION AUTHORIZING THE ISSUANCE, SALE, AND DELIVERY OF MULTIFAMILY HOUSING MORTGAGE REVENUE BONDS (SONRISA VILLAGE APARTMENTS) SERIES 2026; APPROVING THE FORM AND SUBSTANCE OF A TRUST INDENTURE, A LOAN AGREEMENT, AND OTHER DOCUMENTS RELATED TO THE MATTER; MAKING CERTAIN FINDINGS AND DETERMINATIONS; AUTHORIZING THE EXECUTION OF DOCUMENTS AND INSTRUMENTS NECESSARY OR CONVENIENT TO ACCOMPLISH THE FOREGOING; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
11. Discussion and possible approval for THIS FIRST AMENDMENT TO AMENDED AND RESTATED AGREEMENT OF LIMITED PARTNERSHIP (the “First Amendment”) of VDC Minnesota Southmost, LP, a Texas limited partnership (the “Partnership”), is entered into effective as of June 11, 2026, by and among PNC MIDDLE TIER 7, LLC, a Delaware limited liability company (the “ILP”), COLUMBIA HOUSING SLP CORPORATION, an Oregon corporation (the “SLP”), VDC MINNESOTA SOUTHMOST GP, LLC, a Texas limited liability company (the “General Partner”) and CCHFC LALITA GENERAL PARTNER, LLC, a Texas limited liability company (the “CCHFC SLP”) to allow creation of necessary entities and authorized the president to execute documents consistent with the completion of this Senior Living Facility
12. Discussion and possible approval of a Written Consent between Cameron County Housing Finance Corporation and the Members of Tides on Park Lane LLC for a loan Modification authorizing and directing the execution of Documents and instruments necessary or convenient to accomplish said transaction of Tides on Park Lane located at 8780 Park Lane, Dallas, TX which has been in partnership with CCHFC since March 2025 and no Exemption has been granted.
13. Discussion and possible approval for the sale/foreclosure resolutions and related documents of five properties currently in partnership between CCHFC and LoanCore Capital Company and waiver of ROFA (Right of First Refusal Agreement) for each of the following properties:
 - a. 4804 Haverwood Apartments located at 4804 Haverwood Ln, Dallas, TX 75287 (Collin)
 - b. Oaks of North Dallas Apts, located at 4701 Haverwood Ln., Dallas, TX 75287 (Collin)
 - c. Falls on Bull Creek Apts, located at 8527 N. Capital of Texas Hwy, Austin TX 78759 (Travis)
 - d. Park at Walnut Creek Apts, located at 12113 Metric Blvd., Austin, TX 78578 (Travis)
 - e. Solara Apartments, located at 11710 Parliament St. San Antonio TX 78213 (Bexar)As per MOU and related documents, Developer is in agreement to pay legal fees incurred, as well as any prorated ground lease and management fees, for any property that qualifies as tax-exempt upon closing. Approval of release of Escrow amounts by CCHFC or third party for properties not receiving their tax exemption.
14. Discussion and possible approval for the sale/foreclosure resolutions of two properties currently in partnership between CCHFC and LeavenWealth and waiver of ROFA (Right of First Refusal Agreement) for each of the following properties:
 - a. Sierra Gardens Woods at Ridgemar Apartments - 2200 Taxco Rd, Fort Worth TX 76116
 - b. Estrellas at Kiest Apts, located at 4542 W Kiest Blvd, Dallas TX 75236

As per MOU and related documents, Developer is in agreement to pay legal fees incurred, as well as any prorated ground lease and management fees, for any property that qualifies as tax-exempt upon closing. Approval of release of Escrow amounts by CCHFC or third party for properties not receiving their tax exemption.

15. Discussion and possible approval authorizing CCHFC Board members to travel, attend and fund travel for the 2026 Texas Housing Conference on July 20th to 22nd at the JW Marriott, Austin.

16. Report to Cameron County Housing Finance Corporation Board regarding the transfer and sale of:
 - a. The Fiji Loft Apts. was transferred to DCHFC – to allow owners to seek additional Attorney General authorized bonds to complete the project – legal fees of \$10,000 were collected
 - b. The Frederick Apartments located in 4801 Gus Eckert Rd. San Antonio, TX 78240, – legal fees of \$3,529 were collected
 - c. Renewal of CCHFC Mailbox contract for Calander year May 2026-2027 located at 1327 East Washington Ave, PMB 110, Harlingen, TX 78550

17. Discussion and approval to deposit overpaid property taxes paid to CCHFC for the Park at Walnut Creek located at 12113 Metric Blvd., Austin TX 78578 and remit overpayment to LoanCore Capital Company net of any fees/costs associated with each property's property tax exemption. Related to Item 12

18. Discussion and approval of Engagement Agreement with Chasnoff/Stribling Law Firm to represent CCHFC properties in Bexar County to address the Bexar Appraisal District's appeal. Our representation of CCHFC properties in Bexar CAD was successful in defending our tax-exempt status. An appeal was filed against the ARB ruling granting the tax-exempt status for 2026. *Post Investments/Texas Workforce Coalition has agreed to pay for the entire cost of this legal defense.

19. New Business, discussion of items, projects, opportunities, administration that will require additional action at subsequent meetings.

20. Adjournment

MARK YATES

Mark Yates, Executive Director CCHFC