

GENERAL AND NO LITIGATION CERTIFICATE OF BRAZORIA COUNTY

We hereby certify that we are duly elected or appointed and acting officers of Brazoria County, Texas (the "*County*"). We do hereby further certify that:

1. This Certificate is for the benefit of the Attorney General of the State of Texas (the "*Attorney General*") and all persons interested in the validity of the proceedings of The Southeast Texas Housing Finance Corporation (the "*Corporation*") related to the issuance by the Corporation of its tax-exempt obligations for the Bay Terrace Apartments project, to be issued in one or more series in an aggregate principal amount not to exceed \$22,500,000 (the "*Bonds*").

2. The Commissioners Court (the "*Governing Body*") of the County authorized the membership of the County in the Corporation, a joint housing finance corporation created pursuant to the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code, as amended (the "*Act*"), and approved the Corporation's articles of incorporation (and all amendments thereto).

3. The County has appointed Commissioner Donald "Dude" Payne to act as a member of the board of directors of the Corporation. The individual is a resident of a city or county which is a member of the Corporation.

4. The Governing Body has taken no action pursuant to the Act, including Section 394.016(c) thereof, or otherwise, to limit the effectiveness of the resolution authorizing the issuance of the Bonds or in any way affecting the proceedings relating to the issuance of the Bonds.

5. The Governing Body has not created any other Corporation that currently has the power to make home mortgages or loans to lending institutions, the proceeds of which are to be used to make home mortgage or loans on residential developments.

6. No litigation is pending, or to our knowledge threatened, in any court in any way affecting the existence of the Corporation or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds or the financing documents to which the Corporation is a party, or contesting in any way the completeness or accuracy of any disclosure document prepared in connection with the issuance of the Bonds, or contesting the powers of the Corporation or its authority with respect to the financing documents to which it is party.

7. Each of the undersigned officers of the County hereby certifies that he or she is the duly elected or appointed incumbent of the office appearing below his or her signature and that the signature of the other officer appearing below is the true and correct signature of such person.

8. The Attorney General of the State of Texas is hereby authorized and directed to date this Certificate concurrently with the date of his approval of the Bonds and this Certificate shall be deemed for all purposes to be accurate and correct on and as of that date and on and as of the date of the initial issuance and delivery of the Bonds to the initial purchasers thereof.

9. By his or her signature hereto, the undersigned representative of the Governing Body assumes no liability whatsoever with respect to the Bonds. The Bonds are not an indebtedness of the Governing Body or the County and the Governing Body and the County shall have no liability therefor.

[Remainder of Page Intentionally Left Blank]

EXECUTED AND DELIVERED AS OF THE DATE SET FORTH BELOW.

BRAZORIA COUNTY, TEXAS

By _____
Judge Matt Sebesta, Jr.

ATTEST

By _____
[Deputy] County Clerk

DATED: _____
[TO BE DATED BY ATTORNEY
GENERAL OF THE STATE OF TEXAS]

RESOLUTION NO. 2973

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BAYTOWN, TEXAS, REGISTERING NO OBJECTION TO THE ATRIUM BAY TERRACE, LP'S PROPOSED REHABILITATION OF THE BAY TERRACE APARTMENTS AND POSSIBLE ALLOCATION OF 4% AND 9% LOW INCOME HOUSING TAX CREDIT FOR THE PROJECT; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

WHEREAS, Atrium Bay Terrace, LP, is seeking a declaration from the City of Baytown that it does not object to the allocation of 4% and 9% Low Income Housing Tax Credit ("LIHTC") for its proposed rehabilitation of 130 affordable rental housing units at the Bay Terrace Apartments located at 1502 Nolan Road in the corporate limits City of Baytown, Harris County, Texas (the "Project"); and

WHEREAS, Resolution No. 1913 of the City Council of the City of Baytown, opposes any additional low income housing tax credit ("LIHTC") units within the City; and

WHEREAS, Resolution No. 2087 amends Resolution No. 1913 to provide a limited exception that allows the City Council to consider the approval of an application for low income housing tax credit units associated with the Texas Department of Housing and Community Affairs' Low Income Housing Tax Credit Program (LIHTC); and

WHEREAS, the Project in the City's corporate limits does not create new subsidized housing but merely proposes to upgrade the existing housing stock; NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAYTOWN, TEXAS:

Section 1: That in accordance with the requirements of Tex. Gov't Code §2306.67071 and Texas Administrative Code §11.204(4), the City Council hereby finds that:

- a. notice was provided to the City Council in accordance with Tex. Gov't Code, §2306.67071(a); and
- b. the City Council has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
- c. on February 13, 2025, the City Council held a hearing at which public comment may be made on the proposed Project in accordance with Tex. Gov't Code, §2306.67071(b); and
- d. after due consideration of the information provided by Atrium Bay Terrace, LP, and public comment, the City Council does not object to the proposed application for the allocation of 4% and 9% LIHTC for the Project.

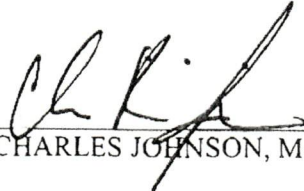
Section 2: That the City Council hereby registers no objection to the rehabilitation of the Piedmont Apartments pursuant to Tex. Gov't Code §2306.6703(a)(4) and no objection to Atrium Bay Terrace, LP applying and receiving the 4% and 9% Low Income Housing Tax

Credit (LIHTC) through the Texas Department of Housing and Community Affairs (TDHCA) to rehabilitate the Bay Terrace Apartments.

Section 3: That the City Clerk is hereby authorized and directed to send a certified copy of this resolution to the Texas Department of Housing and Community Affairs.

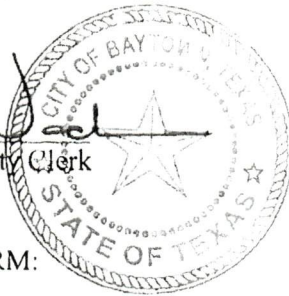
Section 4: This resolution shall take effect immediately from and after its passage by the City Council of the City of Baytown, Texas.

INTRODUCED, READ and PASSED by the City Council of the City of Baytown this the 13th day of February, 2025.

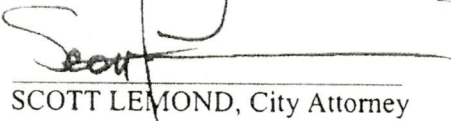

CHARLES JOHNSON, Mayor

ATTEST:


ANGELA JACKSON, City Clerk



APPROVED AS TO FORM:


SCOTT LEMON, City Attorney

CERTIFICATE OF HEARING OFFICER

I, the undersigned, acting as hearing officer (the "*Hearing Officer*"), do hereby make and execute this certificate for the benefit of all persons interested in the proposed issuance of one or more series of tax-exempt obligations by The Southeast Texas Housing Finance Corporation in an aggregate principal amount not to exceed \$22,500,000 (the "*Bonds*") for the benefit of Atrium Bay Terrace, Limited Partnership, or an affiliate thereof, in connection with the acquisition, rehabilitation and equipping of an approximately 130-unit multifamily housing development located at 1502 Nolan Road, Baytown, Texas 77520 (the "*Development*").

I hereby certify as follows:

1. That I am the duly appointed Hearing Officer for the public hearing that was held on April 2, 2025, at 11:00 a.m. Central time telephonically whereby all interested persons could monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#), in connection with the issuance of the Bonds.

2. That notice of the public hearing was published no less than seven days before the date of the public hearing in a newspaper or newspapers of general circulation available to residents of the Texas Counties of Austin, Brazoria, Chambers, Galveston, Liberty, Matagorda, Walker, Waller and Wharton and the Texas Cities of Baytown, Deer Park, Dickinson, La Marque, La Porte, Pasadena, Santa Fe, Shoreacres, Texas City and Tomball, as described in *Exhibit A* attached hereto; the notice included the date, time and place of the public hearing, the location, a description of the Development and the maximum aggregate principal amount of the Bonds.

3. That all interested persons who attended the public hearing telephonically were given an opportunity to comment on the proposed issuance of the Bonds and the Development. The names and comments of all interested persons appearing at the public hearing, if any, are set forth in *Exhibit A* attached hereto.

4. That after giving all interested persons an opportunity to attend the hearing telephonically by dialing into the toll-free telephone conference line number noted above and comment, the public hearing was declared closed.

5. That copies of the affidavits of publication of notice of public hearing are set forth in *Exhibit B* attached hereto.

[Remainder of Page Intentionally Left Blank]

WITNESS MY HAND this 2nd day of April, 2025.

A handwritten signature in black ink, appearing to read 'Ron Williams', written over a horizontal line.

Ron Williams, Hearing Officer

EXHIBIT A

MINUTES OF PUBLIC HEARING

A public hearing was held by The Southeast Texas Housing Finance Corporation (the "Issuer") telephonically whereby all interested persons could monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#), on April 2, 2025, beginning at 11:00 a.m. Central time.

The hearing was held with respect to the proposed issuance by the Issuer of not to exceed \$22,500,000 of tax-exempt obligations in one or more series (the "Bonds") in satisfaction of the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, regarding the public approval prerequisite to the excludability of the interest on the Bonds from gross income for federal income tax purposes.

The notice of public hearing published in the *Houston Chronicle* on March 14, 2025 and in *The Baytown Sun* on March 16, 2025 indicated that the proceeds of the Bonds will be used to finance the acquisition, rehabilitation and equipping of the Bay Terrace Apartments (the "Development"), located within the City of Baytown, Texas, by Atrium Bay Terrace, Limited Partnership, or an affiliate thereof (the "Borrower").

Present at the hearing on behalf of the Issuer were Ron Williams, the hearing officer for the Issuer (the "Hearing Officer") and Candace Carrier-Spencer, executive assistant, of the Issuer. Others present were Ryan J. Bowen and Michelle Krofel of Chapman and Cutler LLP, bond counsel, Sharon Rose, Community Development Supervisor, of the City of Baytown, and Steve Anderson of Atrium Housing, Inc., an affiliate of the Borrower.

The Hearing Officer called the meeting to order and asked if there were any interested persons present who wished to express their views with respect to the issuance of the Bonds, or the Development being financed.

No one expressed an interest to speak.

Whereupon the Hearing Officer closed the public hearing at 11:13 a.m.

EXHIBIT B

AFFIDAVITS OF PUBLICATION OF NOTICE OF PUBLIC HEARING

The Baytown Sun
1301 Memorial Drive
Baytown, Texas 77520
281-422-8302

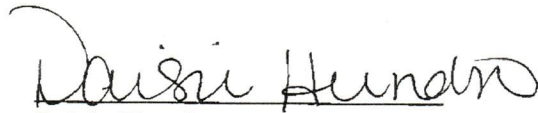
AFFIDAVIT OF PUBLICATION

Miller Advertising Agency
909 Third Avenue, 15th Floor
New York, New York 10022
Attn: Gus Egloff

COUNTY OF HARRIS

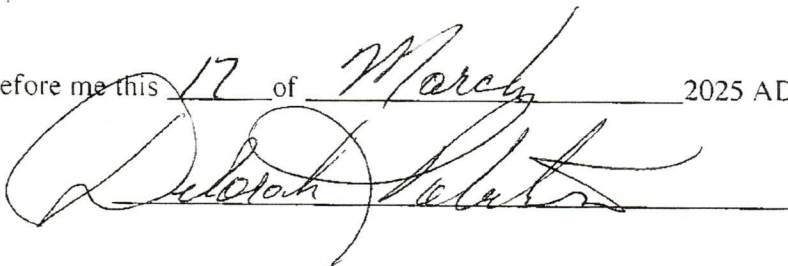
Reference: Southeast Texas Housing Finance Corporation Public Hearing – Atrium Bay Terrace

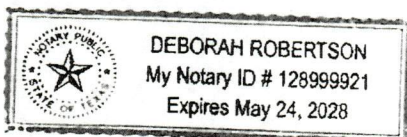
Before me, the undersigned authority, on this day personally appeared, Daisie Herndon who being duly sworn, deposes and says that she is an agent of the Baytown Sun: that said newspaper is regularly published in Harris County and generally circulated in Harris and Chambers Counties, Texas: that the attached notice was published on the following date.


Daisie Herndon, Agent

Printed: March 16, 2025

Subscribed and sworn before me this 17 of March 2025 AD





6B

Sunday
March 16, 2025

Classifieds

The Baytown Sun

GARAGE SALES

501 E. Wright St.
Sat. 15th 9-3pm.
Misc. house hold
items & more**Big Spring Sale**
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Methodist Church,
10629 Eagle Dr.
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Legal Notice

THE SOUTHEAST TEXAS HOUSING FINANCE CORPORATION
NOTICE OF PUBLIC HEARING

In accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") and Section 394.9025 of the Texas Housing Finance Corporations Act, Chapter 394, Texas Local Government Code, as amended, notice is hereby given that The Southeast Texas Housing Finance Corporation (the "Corporation") will hold a public hearing telephonically at 11:00 a.m. Central time on Wednesday, April 2, 2025. All persons interested may monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a four-digit key (8) promptly at 11:00 a.m. Central time on Wednesday, April 2, 2025. The Corporation's designated hearing officer will conduct the hearing on behalf of the Texas Counties of Austin, Brazoria, Chambers, Galveston, Liberty, Matagorda, Walker, Waller and Wharton and the Texas Cities of Baytown, Deer Park, Dickinson, La Marque, La Porte, Pasadena, Santa Fe, Shoreacres, Texas City and Tomball (the "Sponsoring Political Subdivisions").

The purpose of the hearing is to provide residents of the Sponsoring Political Subdivisions an opportunity to comment on the proposed issuance by the Corporation of its tax-exempt obligations to be issued in one or more series pursuant to Section 142(a)(7) of the Code (the "Bonds") in an aggregate principal amount of not more than \$20,000,000. The Bonds will be issued for the benefit of Pillar Hospitality LP or an affiliate thereof (the "Borrower"), in connection with the acquisition, rehabilitation and equipping of a multifamily housing development known as Wyndham Park located at 2700 Rollingbrook Drive, City of Baytown, Texas 77521 and consisting of approximately 184 units (the "Development"). The Borrower will own the Development. It is anticipated that a wholly-owned affiliate of Southeast Texas Multifamily Resources, Inc., an affiliate of the Corporation, will own the land on which the Development will be located and lease such land to the Borrower. Further, it is anticipated that the general partner of the Borrower will be wholly-owned by Southeast Texas Multifamily Resources, Inc.

The Bonds will be limited obligations of the Corporation, payable solely from the revenues, receipts and resources of the Corporation pledged to their payment. The Bonds will not constitute an indebtedness or obligation of any of the Sponsoring Political Subdivisions (or any other city, county or other municipal or political corporation or subdivision of the State of Texas) or of the State of Texas, or a loan of credit of any of them, within the meaning of any constitutional or statutory provision.

All interested persons are invited to attend the hearing telephonically by dialing into the toll-free telephone conference line number noted above and to give the opportunity to express their views on the proposed issuance of the Bonds. Questions or written comments prior to 4:00 p.m. Central time on Tuesday, April 1, 2025 may be directed to the Corporation, 1111 South Houston Parkway East, Houston, Texas 77089. Attention: Ron Williams at (281) 484-4663, ext. 108 or via e-mail at rwilliams@stefhc.com.

THE SOUTHEAST TEXAS HOUSING FINANCE CORPORATION
NOTICE OF PUBLIC HEARING

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The purpose of the hearing is to provide residents of the Sponsoring Political Subdivisions an opportunity to comment on the proposed issuance by the Corporation of its tax-exempt obligations to be issued in one or more series pursuant to Section 142(a)(7) of the Code (the "Bonds") in an aggregate principal amount of not more than \$22,500,000. The Bonds will be issued for the benefit of Atrium Bay Terrace, Limited Partnership or an affiliate thereof (the "Borrower"), in connection with the acquisition, rehabilitation and equipping of a multifamily housing development known as Bay Terrace Apartments located at 1502 N. Main Road, City of Baytown, Texas 77520 and consisting of approximately 130 units (the "Development"). The Borrower will own the Development. It is anticipated that a wholly-owned affiliate of Southeast Texas Multifamily Resources, Inc., an affiliate of the Corporation, will own the land on which the Development will be located and lease such land to the Borrower. Further, it is anticipated that the general partner of the Borrower will be wholly-owned by Southeast Texas Multifamily Resources, Inc.

The Bonds will be limited obligations of the Corporation, payable solely from the revenues, receipts and resources of the Corporation pledged to their payment. The Bonds will not constitute an indebtedness or obligation of any of the Sponsoring Political Subdivisions (or any other city, county or other municipal or political corporation or subdivision of the State of Texas) or of the State of Texas, or a loan of credit of any of them, within the meaning of any constitutional or statutory provision.

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Legal Notice

NOTICE OF PUBLIC HEARING OF THE
ZONING BOARD OF ADJUSTMENT

Notice is hereby given that the La Porte Zoning Board of Adjustment will conduct public hearings at 6:00 P.M. on the March 27, 2025, in the Council Chambers of City Hall located at 604 West Fairmont Parkway, La Porte, Texas, in accordance with the provisions in Section 106-171 of the City of La Porte Code of Ordinances and the provisions of the Texas Local Government Code, giving all interested persons the right to appear and be heard on the following items:

- The purpose of the public hearing is to receive public input on Special Exception Request #SE-2025-0004, a request by Margaret Holloway, applicant, on behalf of Mary Marguerite Holloway Revocable Trust, owner, for a special exception to deviate yard requirements and to waive or reduce off-street parking and loading requirements in accordance with Sec. 106-191 within the Low Density Residential (R-1) zoning district, on an approximately 0.17-acre tract of land located at 1614 Roscoe St. and legally described as Lots 22 & 23 Block 28 Bay Front to La Porte, Harris County, Texas.
- The purpose of the public hearing is to receive public input on Special Exception Request #SE-2025-0005, by Susan Briscoe, applicant, on behalf of Mayela Calderon, owner, for a special exception to allow for an enlargement of a nonconforming structure in accordance with Sec. 106-262, and an exemption from extended useful life requirement of Sec. 106-265 to provide a schedule to eliminate nonconformity in the General Commercial (GC) zoning district, on a 0.287-acre tract of land located at 332 N. 8th St. and legally described as Lots 1, 2, 3 & 4 Block 77 La Porte, Harris County, Texas.

Following the public hearing, the Zoning Board of Adjustment will act upon the public hearing item and conduct other matters pertaining to the Board.

Citizens wishing to address the Board prior or on during the public hearing are required to sign in before the meeting is convened.

The purpose of the public hearing is to receive public input on Special Exception Request #SE-2025-0006, by Daphne Roscoe, applicant, on behalf of Wanda Roscoe-McCarthy, owner, for a special exception to allow for an enlargement of a nonconforming structure in accordance with Sec. 106-262, and an exemption from extended useful life requirement of Sec. 106-265 to provide a schedule to eliminate nonconformity in the General Commercial (GC) zoning district, on a 0.287-acre tract of land located at 332 N. 8th St. and legally described as Lots 1, 2, 3 & 4 Block 77 La Porte, Harris County, Texas.

Following the public hearing, the Zoning Board of Adjustment will act upon the public hearing item and conduct other matters pertaining to the Board.

Citizens wishing to address the Board prior or on during the public hearing are required to sign in before the meeting is convened.

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Houston Chronicle
AFFIDAVIT OF PUBLICATION

STATE OF TEXAS:
COUNTY OF HARRIS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, a Newspaper Representative for the Hearst Newspapers, LLC – dba: Houston Chronicle, a newspaper published in Harris County, Texas and generally circulated in the Counties of: Harris, Trinity, Walker, Grimes, Polk, San Jacinto, Washington, Montgomery, Liberty, Austin, Waller, Chambers, Colorado, Brazoria, Fort Bend, Galveston, Wharton, Jackson, and Matagorda and that the publication, of which the annexed herein, or attached to, is a true and correct copy, was published to wit:

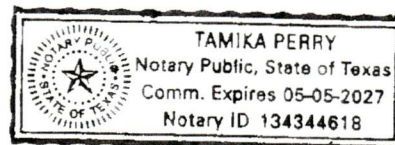
Customer ID	Customer	Campaign ID	Publication	Pub Date
21035429	THE SOUTHEAST TEXAS HOUSING	11035214	Houston Chronicle	3/14/2025

Victoria Bond
Newspaper Representative (signature)

Victoria Bond
Newspaper Representative (printed)

Sworn and subscribed to before me, this 17th day of March A.D. 2025

Tamika Perry
Notary Public in and for the State of Texas



**THE SOUTHEAST TEXAS HOUSING FINANCE CORPORATION
NOTICE OF PUBLIC HEARING**

In accordance with Section 147.09 of the Internal Revenue Code of 1986, as amended, the "Code", and Section 394.9025 of the Texas Housing Finance Corporation Act, Chapter 394, Texas Local Government Code, as amended, notice is hereby given that The Southeast Texas Housing Finance Corporation (the "Corporation") will hold a public hearing telephonically at 11:00 a.m. Central time on Wednesday, April 2, 2025. All persons interested may monitor and participate in the hearing by calling (877) 464-6247, a toll-free telephone number, and entering 902-469-2463, followed by a pound key (#), immediately at 11:00 a.m. Central time on Wednesday, April 2, 2025. The Corporation is designating hearing officer will conduct the hearing on behalf of the Texas Counties of Austin, Bexar, Chambers, Galveston, Liberty, Matagorda, Walker, Waller and Wharton and the Texas Cities of Baytown, Deer Park, Dickinson, La Marque, La Porte, Pasadena, Santa Fe, Shoreacres, Texas City and Tomball (the "Sponsoring Political Subdivisions").

The purpose of the hearing is to provide residents of the Sponsoring Political Subdivisions an opportunity to comment on the proposed issuance by the Corporation of its tax-exempt obligations to be issued in one or more series pursuant to Section 14.2(a)(7) of the Code (the "Bonds") in an aggregate principal amount of not more than \$22,500,000. The Bonds will be issued for the benefit of Alhambra Bay Terrace Limited Partnership or an affiliate thereof (the "Borrower") in connection with the acquisition, rehabilitation and equipping of a multifamily housing development known as Bay Terrace Apartments located at 1302 Nolan Road, City of Baytown, Texas 77520 and consisting of approximately 100 units (the "Development"). The Borrower will own the Development, its anticipated that it will own a "Mortgage of Southeast Texas Multifamily Resources, Inc., an affiliate of the Corporation, will own the land on which the Development will be located and lease such land to the Borrower. Further, it is anticipated that the general partner of the Borrower will be wholly-owned by Southeast Texas Multifamily Resources, Inc.

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