

CERTIFICATE FOR RESOLUTION

The undersigned officer of the Housing Authority of Travis County, Texas (the "Authority") hereby certifies as follows:

1. In accordance with the bylaws of the Authority, the Board of Commissioners of the Authority (the "Board") held a meeting on February 5, 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

PUBLIC HEARING AND RESOLUTION AUTHORIZING (I) TRAVIS COUNTY FACILITIES CORPORATION MULTIFAMILY HOUSING TAX-EXEMPT REVENUE BONDS (BELMONT APARTMENTS) SERIES 2026A; (II) TRAVIS COUNTY FACILITIES CORPORATION MULTIFAMILY HOUSING TAXABLE REVENUE BONDS (BELMONT APARTMENTS) SERIES 2026B; (III) TRAVIS COUNTY FACILITIES CORPORATION TO APPROVE A RESOLUTION AUTHORIZING THE BONDS; (IV) TRAVIS COUNTY FACILITIES CORPORATION TO APPROVE A RESOLUTION AUTHORIZING ITS PARTICIPATION IN THE BELMONT APARTMENTS TRANSACTION; AND (V) 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 state statutes and the Bylaws of the Authority.

SIGNED February 6, 2026.

HOUSING AUTHORITY OF TRAVIS COUNTY,
TEXAS

By: Patrick Howard
Patrick Howard, Executive Director

RESOLUTION NO. HATC-2026-01

PUBLIC HEARING AND RESOLUTION AUTHORIZING (I) TRAVIS COUNTY FACILITIES CORPORATION MULTIFAMILY HOUSING TAX-EXEMPT REVENUE BONDS (BELMONT APARTMENTS) SERIES 2026A; (II) TRAVIS COUNTY FACILITIES CORPORATION MULTIFAMILY HOUSING TAXABLE REVENUE BONDS (BELMONT APARTMENTS) SERIES 2026B; (III) TRAVIS COUNTY FACILITIES CORPORATION TO APPROVE A RESOLUTION AUTHORIZING THE BONDS; (IV) TRAVIS COUNTY FACILITIES CORPORATION TO APPROVE A RESOLUTION AUTHORIZING ITS PARTICIPATION IN THE BELMONT APARTMENTS TRANSACTION; AND (V) OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Housing Authority of Travis County, Texas (the “Authority”) has created Travis County Facilities Corporation (the “Issuer” or “TCFC”) to finance affordable housing on its behalf;

WHEREAS, the Issuer has developed a program of issuing bonds and loaning their proceeds to defray, in whole or in part, all reasonable or necessary costs incidental to the acquisition, renovation, construction, and improvement of land, improvements, and related property which is intended to be occupied by persons of low or moderate income, as determined by the Issuer, all in order to alleviate a shortage of affordable rental housing within Travis County, Texas (the “County”), for such persons of low or moderate income, and to refund such bonds;

WHEREAS, the Issuer has been requested to issue its “Multifamily Housing Tax-Exempt Revenue Bonds (Belmont Apartments) Series 2026A” in a principal amount not to exceed \$60,000,000 (the “Tax-Exempt Bonds”), and its “Multifamily Housing Taxable Revenue Bonds (Belmont Apartments) Series 2026B” in a principal amount not to exceed \$20,000,000 (the “Taxable Bonds” and, together with the Tax-Exempt Bonds, the “Bonds”), the proceeds of which will be used to finance the cost of acquiring, constructing, and equipping a proposed 348-unit multifamily apartment facility, to be known as the Belmont Apartments and to be located at approximately 4401 East Slaughter Lane in Travis County, Texas (the “Project”) for Belmont Apartments, Ltd., a Texas limited partnership (the “Borrower”);

WHEREAS, the Issuer desires to issue the Bonds pursuant to an Trust Indenture (the “Indenture”) between the Issuer and Truist Bank or its affiliate, as trustee (the “Trustee”), and to loan (or otherwise make available) (the “Loan”) the proceeds thereof to the Borrower pursuant to a Financing Agreement (the “Financing Agreement”) among the Issuer, the Trustee and the Borrower, all subject to the terms of a Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) and a Tax Exemption Certificate and Agreement (the “TECA”), each among the Issuer, the Trustee, and the Borrower;

WHEREAS, the Loan will be evidenced by promissory notes issued under the Financing Agreement (together, the “Bond Loan Notes”), and assignments of the Bond Loan Notes (the “Assignments”) from the Issuer in favor of the Trustee;

WHEREAS, the Issuer is authorized to issue the Bonds pursuant to the Texas Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the “Act”);

WHEREAS, pursuant to 303.071 of the Act, the Board of Commissioners of the Authority (the

“Board”) must approve and authorize the issuance of the tax-exempt bonds by the Issuer;

WHEREAS, the Issuer has determined that issuance of the Bonds is necessary to finance the costs of acquiring, constructing, and equipping the Project;

WHEREAS, the Board desires to approve and authorize the development of the Project and the participation by TCFC or an affiliate thereof as a partner in the Project;

WHEREAS, the Issuer conducted a public hearing on September 5, 2026, with respect to the Project;

WHEREAS, the Board has determined that it is in the public interest and to the benefit of the citizens and residents of the County for the various entities to enter into the transactions described above so that the Borrower may construct the Project;

WHEREAS, the Board has reviewed the foregoing and determined that the action herein authorized is in furtherance of the corporate purposes of the Issuer and that the terms and conditions of the Bonds and the above-described instruments, including without limitation the dates, interest rates, maturities, redemption terms, and sales price of the Bonds and the manner of disbursing the proceeds thereof are advisable;

BE IT THEREFORE RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF TRAVIS COUNTY, TEXAS, THAT:

Section 1. The proposed development and the terms of the Bonds, the Indenture, the Financing Agreement, the Bond Loan Notes, the Assignments, the Regulatory Agreement and TECA are hereby authorized and approved.

Section 2. The Chairman, any Vice Chairman, the Secretary, the Treasurer, the Executive Director, and each Assistant Secretary, or any of them, are authorized and directed to execute and deliver (or to accept, as the case may be) any documents and other instruments upon the conditions therein described or necessary or desirable in connection with the issuance of the Bonds and the financing of the Project or otherwise to give effect to the actions authorized hereby and the intent hereof.

Section 3. The Board has expressly determined and hereby confirms that the issuance of the Bonds to assist in the financing of the Project will promote the public purposes set forth in Section 303.002 of the Act and will accomplish a valid public purpose of the Issuer by assisting persons of low and moderate income in the County to obtain decent, safe, and sanitary housing at affordable prices, thereby helping to relieve unemployment, to preserve and increase the tax base of the County, and to reduce public expenditures for crime prevention and control, public health, welfare, and safety and for other valid public purposes.

Section 4. The Bonds and the interest thereon shall be limited obligations of the Issuer payable solely from the revenues, funds, and assets pledged under the Indenture to secure payment of the Bonds, and under no circumstances shall the Bonds be payable from any other revenues, funds, assets, or income of the Issuer.

Section 5. The Bonds shall not constitute an indebtedness, liability, general, special, or moral obligation or a pledge or loan of the faith or credit or taxing power, within the meaning of any constitutional or statutory provision whatsoever, of the United States of America or any agency or instrumentality thereof, the State of Texas, the County, the Authority, or any other political subdivision or governmental unit.

Section 6. After the Bonds are issued, this Resolution shall be and remain irrevocable until the Bonds or interest thereon shall have been fully paid or provision for payment shall have been made pursuant to the Indenture.

Section 7. The Board hereby approves the Issuer's Resolution, dated as February 5, 2026, and authorizes the Bonds to be issued in connection with the Project.

Section 8. The Board hereby approves TCFC's Resolution, dated as February 5, 2026, authorizing the transactions for the Project and the participation of TCFC or an affiliate thereof in the Project.

Section 9. 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. In case any obligation of the Issuer authorized or established by this Resolution or the Bonds is held to be in violation of law as applied to any person or in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

Section 10. The recitals of this Resolution are hereby found to be true and are incorporated herein for all purposes.

Section 11. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 12. This Resolution shall be in force and effect from and after its passage.

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