

ORDINANCE

2022-12-01-0900

**BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO, TEXAS  
APPROVING THE ISSUANCE OF REVENUE BONDS DESIGNATED AS  
"LAS VARAS PUBLIC FACILITY CORPORATION MULTIFAMILY  
HOUSING REVENUE BONDS (VIENTO APARTMENTS) SERIES 2022"  
BY LAS VARAS PUBLIC FACILITY CORPORATION IN SATISFACTION  
OF THE REQUIREMENTS CONTAINED IN SECTION 147(f) OF THE  
INTERNAL REVENUE CODE OF 1986, AS AMENDED**

\* \* \* \* \*

**WHEREAS**, Opportunity Home San Antonio (the "Housing Authority") has, pursuant to the Texas Public Facility Corporation Act, Chapter 303 Texas Local Government Code, as amended (the "Act"), approved and created Las Varas Public Facility Corporation, a Texas nonstock, nonprofit public facility corporation (the "Issuer"); and

**WHEREAS**, the Issuer is empowered to issue revenue bonds to finance the costs of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of the City of San Antonio, Texas (the "City"), and in furtherance of the public purposes of the Act; and

**WHEREAS**, the Issuer has approved and intends to issue Multifamily Housing Revenue Bonds (Viento Apartments) Series 2022 (the "Bonds") pursuant to the terms of the Act, to finance the costs of acquisition, rehabilitation, construction, and equipping of a proposed 324-unit affordable housing facility located at approximately 10210 South Zarzamora, San Antonio, Bexar County, Texas 78224 to be known as the Viento Apartments (the "Project"), for the benefit of Viento Apartments Ltd. (the "Borrower"); and

**WHEREAS**, pursuant to section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), the Issuer conducted a public hearing on September 8, 2022 (the "Hearing"), following reasonable public notice with respect to the Bonds and the Project in the City; and

**WHEREAS**, in order to satisfy the requirements of section 147(f) of the Code, it is necessary for the City Council or the Mayor of the City in which the Project is located to approve the Bonds after the Hearing has been held, together with any other necessary elected official or governing body pursuant to the Code; and

**WHEREAS**, it is deemed necessary and advisable that this Ordinance be adopted; now, therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO, TEXAS  
THAT:**

**SECTION 1.** This Ordinance is adopted for the purposes of section 147(f) of the Code and the regulations promulgated thereunder.

**SECTION 2.** The Bonds, which will be issued in a maximum aggregate principal amount not to exceed \$38,000,000 to finance and refinance the costs associated with the Project and to pay certain costs of issuance of the Bonds, are hereby approved pursuant to section 147(f) of the Code.

**SECTION 3.** The approvals herein given are in accordance with the provisions of section 147(f) of the Code and the Certificate of Formation of the Issuer, and are not to be construed as any undertaking by the City, and the Bonds shall never constitute an indebtedness or pledge of the City, or the State of Texas, within the meaning of any constitutional or statutory provision, and the holders of the Bonds shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any part out of any funds raised or to be raised by taxation or any other revenues of the Issuer, the City, or the State of Texas, except those revenues assigned and pledged by the Issuer in the Indenture of Trust to be executed by the Issuer in connection with the issuance of the Bonds.

**SECTION 4.** The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the City Council.

**SECTION 5.** All resolutions or ordinances, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

**SECTION 6.** This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

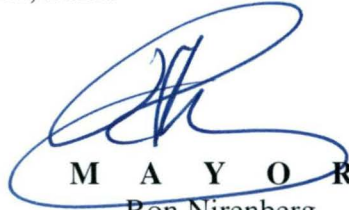
**SECTION 7.** If any section, paragraph, clause, or provision of this Ordinance shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance and the City Council hereby declares that this Ordinance would have been enacted without such invalid provision. In case any obligation of the Issuer authorized or established by this Ordinance, 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 8.** It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

**SECTION 9.** The effective date of this Ordinance shall be governed by the provisions of Section 1-15 of the City Code of San Antonio, Texas. This Ordinance shall take effect immediately if passed by eight (8) affirmative votes; otherwise, this Ordinance shall take effect ten (10) days from the date of passage.



**PASSED AND ADOPTED** by an affirmative vote of 10 members of the City Council of the City of San Antonio, Texas, this the 1<sup>st</sup> day of December, 2022.




**M A Y O R**  
Ron Nirenberg

**ATTEST:**



Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**



Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting December 1, 2022

22.

**2022-12-01-0900**

Ordinance approving the issuance by the Las Varas Public Facility Corporation of its "Multifamily Housing Revenue Bonds (Viento Apartments) Series 2022" (the "Bonds") and for purposes of Section 147 (f) of the Internal Revenue Code [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,  
Cabello Havrda, Sandoval, Pelaez, Courage

**Absent:** Perry