

MINUTES OF PUBLIC HEARING

Re: Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds
(Eagle's Landing Family Apartments) Series 2024

The undersigned Hearing Officer of the Austin Affordable PFC, Inc. (the "Issuer") had the public hearing called to order at 9:02 a.m. on Friday, April 5, 2024, and conducted telephonically on behalf of the Issuer pursuant to Section 147(f) of the Internal Revenue Code and Revenue Procedure 2020-21.

The Hearing Officer declared that the public hearing, required under Section 147(f) of the Internal Revenue Code of 1986, was open for purposes of discussing the Bonds, the proceeds of which will be loaned to 8000 Decker Lane (TX) Owner LP (the "Borrower"), to finance a portion of the costs of the acquisition and rehabilitation of a multifamily residential rental development containing approximately 240 units and to be located at approximately 8000 Decker Lane, Austin, Travis County, Texas 78724 (the "Project"). The proposed multifamily residential rental development will be initially owned and operated by the Borrower.

The required notice of the public hearing for the Project was published in the *Austin American Statesman*, being a newspaper of general circulation in the specific location of the Project and in the jurisdiction in which the public hearing was held, as set forth in the affidavit of publication attached hereto as Exhibit A.

No comments were made by the general public at the public hearing with respect to the Project.

After sufficient time was given for all present to make their comments with respect to the Bonds and the Project, the Hearing Officer declared the Public Hearing closed.

Dated as of April 5, 2024.


Suzanne Schwertner
Hearing Officer

EXHIBIT A

LOCALiQ

Austin
American-Statesman

PO Box 631667 Cincinnati, OH 45263-1667

AFFIDAVIT OF PUBLICATION

Housing Authority
Housing Authority
1124 S Interstate 35
APT HACA-FINANCE

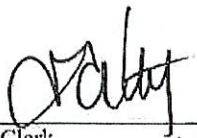
Austin TX 78704-2614

STATE OF TEXAS, COUNTIES OF BASTROP, BELL, BLANCO,
BURNET, CALDWELL, COMAL, CORYELL, FAYETTE,
GILLESPIE, GUADALUPE, HAYS, KERR, LAMPASAS, LEE,
LLANO, MILAM, TRAVIS & WILLIAMSON

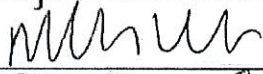
The Austin American Statesman, a newspaper that is generally
circulated in the counties of Bastrop, Bell, Blanco, Burnet,
Caldwell, Comal, Coryell, Fayette, Gillespie, Guadalupe, Hays,
Kerr, Lampasas, Lee, Llano, Milam, Travis and Williamson, State
of Texas, printed and published and personal knowledge of the
facts herein state and that the notice hereto annexed was
Published in said newspapers in the issues dated on:

ACO American Statesman 03/26/2024

and that the fees charged are legal.
Sworn to and subscribed before on 03/26/2024



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$581.00

Order No: 9990742

Customer No: 742676

PO #: Eagles Landing CITY

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING

Austin Affordable PFC, Inc.
(the "Issuer") will conduct a
public hearing on April 5,
2024 at 9:00 A.M. by telecon-
ference with respect to an
issue of multifamily housing
revenue bonds (the "Bonds")
to be issued by the Issuer in
one or more series of tax-
exempt bonds in an aggre-
gate principal amount not to
exceed \$45,000,000. The
proceeds of the Bonds will be
loaned to 8000 Decker Lane
(TX) Owner LP (or a related
person or affiliate thereof)
(the "Borrower"), to finance
a portion of the costs of the
acquisition and rehabilitation
of a multifamily residential
rental development to be
known as the Eagle's Land-
ing Family Apartments (the
"Development"), containing
approximately 240 units and
located at approximately
8000 Decker Lane, Austin,
Texas 78724.

The Bonds will be issued
pursuant to the provisions of
the Texas Public Facility
Corporations Act, Local
Government Code, Chapter
303, Vernon's Texas Code, as
amended (the "Act"). The
Bonds are expected to be
issued as "exempt facility
bonds" for a qualified resi-
dential rental project
pursuant to Section 142(a)(7)
and (d) of the Internal
Revenue Code of 1986, as
amended (the "Code"). The
Initial legal owner of the
Development will be the
Borrower identified above.

The public and interested
parties are invited to partici-
pate in the public hearing
regarding the residential
development and the
issuance of the Bonds. To
join the teleconference, call
in toll-free at 1-877-746-4263,
Passcode 0235201#. Questions
or requests for additional
information may be directed
to Ms. Suzanne Schwertner,
Housing Authority of the City
of Austin, 1124 S IH 35,
Austin, Texas 78704, (512)
477-4488.

9990742 3/26/24