

## MINUTES OF PUBLIC HEARING

Re: Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds  
(Heritage Pointe Seniors Apartments), Series 2025

The undersigned Hearing Officer of the Austin Affordable PFC, Inc. (the "Issuer") had the public hearing called to order at 9:00 a.m. on September 22, 2025, 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 1950 Webberville Road (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 1950 Webberville Road, Austin, Travis County, Texas 78721 (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 September 22, 2025.

  
Suzanne Schwertner  
Hearing Officer

**EXHIBIT A**

IPLAAS0100300 Coats Rose

Page 1 of 2

**AUSTIN AMERICAN STATESMAN**

**AFFIDAVIT OF PUBLICATION**

**STATE OF TEXAS:**

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 Austin American Statesman, a newspaper published in Travis County, Texas, and 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, and that the publication, of which the annexed herein, or attached to, is a true and correct copy, was published to wit.

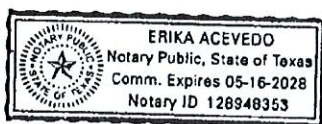
Coats Rose    SIZE BEING : 1.51" x 7.26"

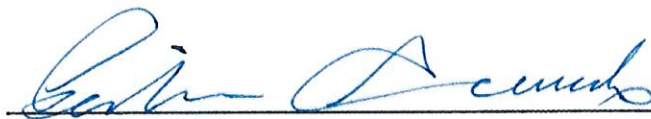
09/10/2025 Austin American-Statesman

  
NEWSPAPER REPRESENTATIVE (signature)

Monica Mendoza  
NEWSPAPER REPRESENTATIVE (printed)

Sworn and subscribed to before me, the 11<sup>th</sup> Day of SEPTEMBER A.D. 2025



  
Notary Public in and for the State of Texas

IPLAAS0100300

Page 2 of 2

Notice of Public Hearing  
Austin Affordable PFC, Inc. (the "Issuer") will conduct a public hearing on September 22, 2025 at 9:00 A.M. by teleconference with respect to an issue of multi-family housing revenue bonds (the "Bonds") to be issued by the Issuer in one or more series of tax-exempt bonds in an aggregate principal amount not to exceed \$10,000,000. The proceeds of the Bonds will be loaned to 1950 Webberville Road (TX) Owner LP (or a related person or affiliate thereof) (the "Borrower"), to finance and/or refinance a portion of the costs of the acquisition and rehabilitation of a multi-family residential rental development to be known as the Heritage Pointe Seniors Apartments (the "Development"), containing approximately 240 units and located at approximately 1950 Webberville Road, Austin, Texas 78721.

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 residential 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 participate 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. September 10 2025  
IPLAAS0100300