

MINUTES OF PUBLIC HEARING

Re: Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds
(Cameron HiLine Apartments)

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 Wednesday, June 18, 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 public hearing, required under Section 147(f) of the Internal Revenue Code of 1986, was declared open for purposes of discussing the bonds, the proceeds of which will be loaned to TX Clayton 2024 Ltd. (the "Borrower"), to finance a portion of the costs of the acquisition and construction of a multifamily residential rental development containing approximately 227 units and to be located at approximately 1124 Clayton Lane, Austin, Texas 78723 (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 bonds or the Project.

After sufficient time was given for all present to make their comments with respect to the bonds and the Project, the public hearing was declared closed.

Dated as of June 18, 2025.



Suzanne Schwertner
Hearing Officer

EXHIBIT A

LOCALIQ
Austin
American-Statesman

PO Box 631667 Cincinnati, OH 45263-1667

AFFIDAVIT OF PUBLICATION

Suite 350
Coats Rose
4704 Palisade Dr
Austin TX 78731

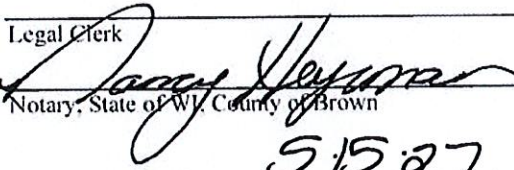
STATE OF TEXAS, COUNTIES OF BASTROP, BELL, BLANCO,
BURNET, CALDWELL, COMAL, CORYELL, FAYETTE,
GILLESPIE, GUADALUPE, HAYS, KERR, LAMPASAS, LEE,
LLANO, MILAM, TRAVIS & WILLIAMSON

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 06/10/2025

and that the fees charged are legal.
Sworn to and subscribed before on 06/10/2025

Legal Clerk


Notary, State of WI, County of Brown

5.15.27

My commission expires

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NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC
HEARING

Austin Affordable PFC, Inc. (the "Issuer") will conduct a public hearing on June 18, 2025 at 9:00 A.M. by teleconference 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 aggregate principal amount not to exceed \$40,000,000. The proceeds of the Bonds will be loaned to TX Clayton 2024 Ltd. (or a related person or affiliate thereof) (the "Borrower"), to finance a portion of the costs of the acquisition and construction of a multifamily residential rental development to be known as the Cameron HiLine Apartments (the "Development"), containing approximately 227 units and located at approximately 1124 Clayton Lane, Austin, Texas 78723.

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 Schwerthner, Housing Authority of the City of Austin, 1124 S IH 35, Austin, Texas 78704, (512) 477-4488.
June 10 2025
LACO0309442