

MINUTES OF PUBLIC HEARING

Re: Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds
(Pathways at Rosewood Courts East) Series 2023

The undersigned Hearing Officer of the Austin Affordable PFC, Inc. (the "Issuer") had the public hearing called to order at 9:09 a.m. on Thursday, December 22, 2022, 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 Pathways at Rosewood Courts East, LP (the "Borrower"), to finance a portion of the costs of the acquisition, constructing and equipping of a multifamily residential rental development containing approximately 184 units and to be located at approximately 2001 Rosewood Avenue, Austin, Texas 78702 (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 December 22, 2022.


Suzanne Schwertner
Hearing Officer

LOCALiQ

Austin
American-Statesman

PO Box 631667 Cincinnati, OH 45263-1667

PROOF OF PUBLICATION

Housing Authority
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STATE OF TEXAS, COUNTIES OF BASTROP, BELL, BLANCO,
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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 12/14/2022

and that the fees charged are legal.
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SARAH BERTELSEN
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NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held by Austin Affordable PFC, Inc. (the "Issuer"), on Thursday, December 22, 2022, 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 \$5,000,000. The proceeds of the Bonds will be loaned to Pathways at Rosewood Courts East, LP (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 Pathways at Rosewood Courts East (the "Development"), containing approximately 184 units and located at approximately 2001 Rosewood Avenue, Austin, Texas 78702. The Development will be initially owned by the Borrower.

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 (and a leasehold interest in the Development site) will be the Borrower identified above. All interested persons are invited to participate in the public hearing or submit comments in writing to express their views with respect to the Development and the issuance of the Bonds. To join the teleconference, call in toll-free at (877) 746-4263, access code 2082120#. Questions or requests for additional information may be directed to Ms. Suzanne Schwertner, Housing Authority of the City of Austin, 1124 South IH-35, Austin, Texas 78704 or (512) 477-4488.
December 14, 2022 #8188737