

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
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 12/14/2022

and that the fees charged are legal.

Sworn to and subscribed before on 12/14/2022

Legal Clerk

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SARAH BERTELSEN
Notary Public
State of Wisconsin

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 develop-
ment to be known as the
Pathways at Rosewood
Courts East (the "Develop-
ment"), containing approxi-
mately 184 units and located
at approximately 2001 Rose-
wood 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 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 (and a lease-
hold interest in the Develop-
ment 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 teleconfer-
ence, call in toll-free at (877)
746-4263, access code
2082120#. Questions or
requests for additional infor-
mation 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