

## MINUTES OF PUBLIC HEARING

Re: Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds  
(Estates at Norwood) Series 2023

The undersigned Hearing Officer of the Austin Affordable PFC, Inc. (the "Issuer") had the public hearing called to order at 9:07 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.

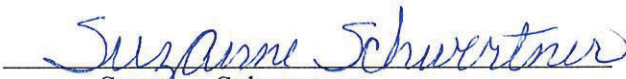
The Hearing Officer declared that the public hearing, required under Section 147(f) of the Internal Revenue Code of 1986, was open for purposes of discussing the Bonds, the proceeds of which will be loaned to LDG Estates at Norwood, LP (the "Borrower"), to finance a portion of the costs of the acquisition, constructing and equipping of a multifamily residential rental development containing approximately 228 units and to be located at approximately 916 and 918 Norwood Park Blvd., Austin, Texas 78753 (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**

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Housing Authority  
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STATE OF TEXAS, COUNTIES OF BASTROP, BELL, BLANCO,  
BURNET, CALDWELL, COMAL, CORYELL, FAYETTE,  
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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

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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  
\$6,000,000. The proceeds of  
the Bonds will be loaned to  
LDG Estates of Norwood, 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 Estates at  
Norwood (the "Develop-  
ment"), containing approxi-  
mately 228 units and located  
at approximately 916 and 918  
Norwood Park Blvd., Austin,  
Texas 78753. The Develop-  
ment 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  
20821209. Questions or  
requests for additional infor-  
mation may be directed to  
Ms. Suzanne Schwerthner,  
Housing Authority of the City  
of Austin, 1124 South IH-35,  
Austin, Texas 78704 or (512)  
477-4488.  
December 14, 2022 #8188794