

## MINUTES OF PUBLIC HEARING

Re: Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds  
(Eagle's Landing Family Apartments) Series 2024

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 Friday, April 5, 2024, 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 8000 Decker Lane (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 8000 Decker Lane, Austin, Travis County, Texas 78724 (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 April 5, 2024.

  
Suzanne Schwertner  
Hearing Officer

**EXHIBIT A**

# LOCALiQ

Austin  
American-Statesman

PO Box 631667 Cincinnati, OH 45263-1667

## **AFFIDAVIT OF PUBLICATION**

Housing Authority  
Housing Authority  
1124 S Interstate 35  
APT HACA-FINANCE

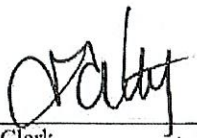
Austin TX 78704-2614

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 03/26/2024

and that the fees charged are legal.  
Sworn to and subscribed before on 03/26/2024

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$581.00

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PO #: Eagles Landing CITY

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1

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*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

## **NOTICE OF PUBLIC HEARING**

Austin Affordable PFC, Inc.  
(the "Issuer") will conduct a  
public hearing on April 5,  
2024 at 9:00 A.M. by telecon-  
ference 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 aggre-  
gate principal amount not to  
exceed \$45,000,000. The  
proceeds of the Bonds will be  
loaned to 8000 Decker Lane  
(TX) Owner LP (or a related  
person or affiliate thereof)  
(the "Borrower"), to finance  
a portion of the costs of the  
acquisition and rehabilitation  
of a multifamily residential  
rental development to be  
known as the Eagle's Land-  
ing Family Apartments (the  
"Development"), containing  
approximately 240 units and  
located at approximately  
8000 Decker Lane, Austin,  
Texas 78724.

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 will be the  
Borrower identified above.

The public and interested  
parties are invited to partici-  
pate 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.

9990742 3/26/24