

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the South Carolina Jobs-Economic Development Authority (“JEDA”) will hold a public hearing **commencing at 11:00 AM or as soon thereafter as may be heard following other public hearings, on May 6, 2021 (the “Public Hearing”), and will be held telephonically by JEDA**, with respect to the proposed issuance by JEDA of not exceeding \$20,000,000 aggregate principal amount of its Economic Development Revenue Bonds or Notes (The Bluffs Apartments Project), in one or more series (collectively, the “Notes”). The Notes will be issued under Section 145 of the Internal Revenue Code of 1986, as amended (the “Code”). The proceeds of the Notes will be loaned to AHP of Spartanburg, LLC, a single-member Indiana limited liability company whose sole member is an organization described in Section 501(c)(3) of the Code (the “Borrower”), to finance the cost of acquisition, construction, renovation and equipment of an approximately 144-unit apartment community to provide affordable workforce housing and ancillary facilities, including but not limited to a clubhouse, office, swimming pool and other recreational areas (collectively, the “Project”), located at 100 Vanderbilt Lane, Spartanburg, South Carolina, 29301, in the City of Spartanburg, South Carolina (the “City”), to pay interest coming due on the Notes, to fund certain reserves and accounts, and to pay certain issuance costs related to the Notes (including credit enhancement fees or premiums, if any). The Project will be owned and operated by the Borrower.

The Notes will be payable by JEDA solely and exclusively out of payments to be made by the Borrower and are to be secured, *inter alia*, by a pledge of the revenues derived by JEDA from the Borrower in connection with the Project. The Notes will not constitute an indebtedness of JEDA, the State of South Carolina (the “State”) or the City within the meaning of any South Carolina constitutional provision or statutory limitation (other than Article X, Section 13(9) of the State Constitution permitting indebtedness payable from a source other than revenues derived from a tax or license) nor give rise to a pecuniary liability of JEDA, the State or the City. The Notes will not constitute a charge against the general credit of JEDA, the State or the City or the taxing powers of the State or the City. JEDA has no taxing powers.

Due to the current public health emergency, the Public Hearing will be conducted telephonically and the public will not be able to attend in person. However, all persons who wish to listen to the Public Hearing may join by calling toll free at 1-800-753-1965 and using access code 7370627. All persons who intend to present comments during the Public Hearing to express their views for or against the proposed issuance of the Notes, the location and nature of the Project, or the approval of the issuance of the Notes must contact JEDA, not less than 24 hours prior to the Public Hearing, via email to [cmiller@scjeda.com](mailto:cmiller@scjeda.com), to inform JEDA of their desire to do so. Those who present their comments during the Public Hearing will be permitted to address JEDA regarding the Project or the Notes. Members of the public may also submit views to JEDA in writing to the South Carolina Jobs-Economic Development Authority, 1201 Main Street, Suite 1600, Columbia, South Carolina 29201 or via email to [cmiller@scjeda.com](mailto:cmiller@scjeda.com).

SOUTH CAROLINA JOBS-ECONOMIC  
DEVELOPMENT AUTHORITY  
Harry A. Huntley, Executive Director