

## NOTICE OF PUBLIC HEARING

**WITH RESPECT TO  
NOT TO EXCEED \$70,000,000  
SOUTH CAROLINA JOBS-ECONOMIC DEVELOPMENT AUTHORITY  
ECONOMIC DEVELOPMENT REVENUE BONDS  
(ORCHARD PARK AND WILLOWBROOK APARTMENTS PROJECT)**

Notice is hereby given that a public hearing (“Public Hearing”), as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (“Code”), and Chapter 43 of Title 41 of the Code of Laws of South Carolina 1976, as amended (“Act”), will be held by the South Carolina Jobs-Economic Development Authority (“Authority”) with respect to the proposed issuance by the Authority of its Economic Development Revenue Bonds (Orchard Park and Willowbrook Apartments Project), in one or more taxable or tax-exempt series (“Bonds”), in an amount not to exceed \$70,000,000. The hearing will commence on **December 2, 2021, at 11:00 a.m., or as soon thereafter as the matter can be heard, and will be held telephonically by the Authority.**

The Bonds are expected to be issued pursuant to the Act, and the proceeds from the sale of the Bonds will be used to (i) finance (A) a not exceeding \$37,000,000 loan to AHPC Willowbrook 2021 LLC (“Willowbrook Borrower”) a Delaware limited liability, the sole member of which is The Affordable Housing Preservation Corporation, a Florida not-for-profit corporation and a public benefit corporation described in Section 501(c)(3) of the Code (“AHPC”) for the acquisition, rehabilitation and improvement of a 144-unit, affordable multifamily housing development known as Willowbrook Apartments (“Willowbrook”) located in Greenville County, South Carolina (“County”), and (B) a not exceeding \$43,000,000 loan to AHPC Orchard Park 2021 LLC (“Orchard Park Borrower”, together with AHPC and Willowbrook Borrower, the “Borrower”) a Delaware limited liability company, the sole member of which is AHPC, for the acquisition, rehabilitation and improvement of a 172-unit affordable multifamily housing development known as Orchard Park Apartments (“Orchard Park,” together with Willowbrook, “Project”) located in the County, (ii) fund certain accounts and funds related to the acquisition, rehabilitation and improvement of the Project and the issuance of the Bonds, and (iii) provide for the payment of certain fees and expenses to be incurred in connection with the issuance of the Bonds. The tax-exempt Bonds will qualify as “qualified 501(c)(3) bonds” within the meaning of Section 145 of the Code.

Orchard Park is located at 49 Orchard Park Drive, Greenville, South Carolina 29615 and will be initially owned and operated by the Orchard Park Borrower. Willowbrook is located at 130 Willow Forks Drive, Simpsonville, South Carolina 29681 and will be initially owned and operated by the Willowbrook Borrower.

The Bonds will be limited obligations of the Authority payable solely from the loan payments to be made by the Borrower to the Authority pursuant to a loan agreement between the Borrower and the Authority and certain funds and accounts established under the trust indenture for the Bonds. The Bonds will not constitute a general obligation or indebtedness of the Authority, the State of South Carolina (“State”) or any other governmental entity within the meaning of any state constitutional provisions (other than indebtedness payable only from a revenue-producing project or special source within the meaning of Article X, Section 13(9) of the Constitution of the State, 1895, as amended) or statutory limitation nor give rise to a pecuniary liability of the Authority or the State. The Bonds will not constitute a charge against the general credit of the Authority or the State or the taxing powers of the State. The Authority has no taxing power.

Pursuant to IRS Revenue Procedure 2021-39 allowing remote telephonic hearings to qualify as “public hearings” under Section 147(c) of the Code, 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 wish to present comments during the Public Hearing to express their views for or against the proposed issuance of the Bonds, the location and nature of the Project, or the approval of the issuance of the Bonds must contact the Authority, not less than 24 hours prior to the Public Hearing, via email to [cmiller@scjeda.com](mailto:cmiller@scjeda.com) to inform the Authority of their desire to do so. Those who present comments during the Public Hearing will be permitted to address the Authority regarding the Project or the Bonds. Members of the public may also submit views to the Authority

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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*.