

NOTICE OF PUBLIC HEARING
REGARDING
NOT TO EXCEED \$85,000,000
SOUTH CAROLINA JOBS-ECONOMIC DEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT REVENUE BONDS
(HAWTHORN SPRINGS APARTMENT HOMES PROJECT)
SERIES 2023

NOTICE IS HEREBY GIVEN that, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “*Code*”), and Title 41, Chapter 43 of the Code of Laws of South Carolina 1976, as amended, the South Carolina Jobs-Economic Development Authority (“*Authority*”) will hold a public hearing (“*Public Hearing*”) **commencing at 11:00 AM, or as soon thereafter as may be heard following other public hearings, on April 6, 2023, and will be held telephonically by the Authority,** regarding the issuance by the Authority of its Economic Development Revenue Bonds (Hawthorn Springs Apartment Homes Project) Series 2023, in one or more taxable or tax-exempt series in a maximum aggregate principal amount of not to exceed \$85,000,000 (collectively, “*Bonds*”).

The Authority will loan the proceeds of the Bonds (“*Loan*”) to AHP – Hawthorn Springs, LLC, the sole member of which is Affordable Housing Partners, Inc., an Indiana not-for-profit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (collectively, “*Borrower*”). Borrower intends to use the proceeds of the Bonds to (i) finance a portion of the costs of the acquisition, construction and equipping of an approximately 240-unit multifamily housing development located in Lexington County, South Carolina, and to be known as Hawthorn Springs Apartment Homes (“*Development*”), to provide safe and decent affordable housing for residents of the County, all of which, based on representations made by the Borrower, constitutes property eligible to be financed with revenue bonds of the Authority, (ii) fund certain accounts and funds related to the acquisition and construction of the Development 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 (collectively, (i), (ii) and (iii) are the “*Project*”).

The Development will be initially owned and operated by the Borrower and will be located at 5700 Platt Springs Road, Lexington, South Carolina 29073.

The Bonds, when issued, will be special, limited obligations of the Authority payable solely out of the revenues derived from the repayment of the Loan by the Borrower. 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 powers.

The Public Hearing will be conducted telephonically. 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 Facility, 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 to inform the Authority of your 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 in writing to Harry A. Huntley, Executive Director, South Carolina Jobs-Economic Development Authority, 1201 Main Street, Suite 1600, Columbia, South Carolina 29201 or via email to cmiller@scjeda.com.