

NOTICE OF PUBLIC HEARING

**WITH RESPECT TO
NOT TO EXCEED \$45,000,000
SOUTH CAROLINA JOBS-ECONOMIC DEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT HOUSING REVENUE BONDS
(ATLANTIC HOUSING FOUNDATION - PALMS AT WILDEWOOD PROJECT)**

NOTICE IS HEREBY GIVEN that, 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, 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 3, 2025, and will be held telephonically by the Authority**, regarding the issuance by the Authority of its economic development housing revenue bonds in one or more taxable or tax-exempt series in a maximum aggregate principal amount not to exceed \$45,000,000 (“Bonds”).

The Authority will loan the proceeds of the Bonds to The Palms at Wildewood LLC (“Borrower”), a South Carolina limited liability company, of which Atlantic Housing Foundation, Inc., a South Carolina nonprofit corporation and an organization described in Section 501(c)(3) of the Code and exempt from taxation under Section 501(a) of the Code, is the sole member. The Borrower expects to use the proceeds of the Bonds to (i) pay all or a portion of the costs of the acquisition, improvement and equipping of a 240-unit multifamily housing development located in Richland County, South Carolina (“County”), to be owned by the Borrower and known as The Palms at Wildewood (the “Development”), (ii) fund capitalized interest for the Bonds, (iii) fund certain reserve funds relating to the issuance of the Bonds and the acquisition, improvement and operation of the Development, including a debt service reserve fund for the Bonds and an operating reserve for the Development, and (iv) provide for the payment of certain fees and expenses to be incurred in connection with the issuance of the Bonds (collectively, (i), (ii), (iii) and (iv) are the “Project”).

The Development is located at 1155 Clemson Frontage Road, Columbia, South Carolina 29229.

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 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, the State or any political subdivision thereof. The Bonds will not constitute a charge against the general credit of the Authority, the State or any political subdivision thereof or the taxing powers of the State or any political subdivision thereof. The Authority has no taxing powers.

The Public Hearing will be conducted telephonically. **All persons who wish to present comments at the Public Hearing or listen to the Public Hearing may join by calling toll free at 1-888-547-5999 and using access code 960347.** 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 Development, 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 their desire to speak at the Public Hearing. Those who present comments during the Public Hearing will be permitted to address the Authority regarding the Project or the Bonds for no more than five minutes. Members of the public may also submit written comments to the Authority by mail to South Carolina Jobs-Economic Development Authority, 1201 Main Street, Suite 1600, Columbia, South Carolina 29201 or via email to cmiller@scjeda.com.