

**NOTICE OF A PUBLIC HEARING**  
**REGARDING**  
**NOT TO EXCEED \$400,000,000**  
**PUBLIC FINANCE AUTHORITY**  
**MULTIFAMILY HOUSING REVENUE AND REFUNDING BONDS**  
**(AFFORDABLE HOUSING PRESERVATION CORP – 2025 PORTFOLIO RESTRUCTURING)**

NOTICE IS HEREBY GIVEN that, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (“Code”) and the Treasury Regulations promulgated thereunder, the South Carolina Jobs-Economic Development Authority (“JEDA”) will hold a public hearing (“Public Hearing”) on behalf of the State of South Carolina, with respect to the proposed issuance by the Public Finance Authority (“Authority”), a commission organized under and pursuant to the provisions of Section 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, of its Multifamily Housing Revenue and Refunding Bonds (Affordable Housing Preservation Corp – 2025 Portfolio Restructuring), in one or more series (the “Bonds”). The Public Hearing will commence on **Thursday, May 1, 2025, at 11:00 a.m., or as soon thereafter as may be heard, and will be held telephonically by JEDA.**

The Bonds are expected to be issued pursuant to Section 66.0304 of the Wisconsin Statutes, as amended, and the proceeds of the Bonds will be used to

(i) finance the following

(A) a not exceeding \$68,000,000 loan to AHPC Prosper Fairways Apartments LLC (“Fairways 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 refinancing, rehabilitation and improvement of a 419-unit, affordable multifamily housing development known as Prosper Fairways Apartments (“Prosper Fairways”) located in Richland County, South Carolina (“Richland County”),

(B) a not exceeding \$24,500,000 loan to AHPC Parks at Rivercrest LLC (“River Crest Borrower”), a Delaware limited liability company, the sole member of which is AHPC, for the refinancing, rehabilitation and improvement of a 150-unit affordable multifamily housing development known as the Park at River Crest (“Park at River Crest”) located in Richland County,

(C) a not exceeding \$22,500,000 loan to AHPC Tropical Ridge Apartments LLC (“Tropical Borrower”), a Delaware limited liability company, the sole member of which is AHPC, for the refinancing, rehabilitation and improvement of a 138-unit affordable multifamily housing development known as Tropical Ridge Apartments (“Tropical Ridge Apartments”) located in Richland County,

(D) a not exceeding \$8,000,000 loan to AHPC Windridge Townhomes LLC (“Windridge Borrower”), a Delaware limited liability company, the sole member of which is AHPC, for the refinancing, rehabilitation and improvement of a 47-unit affordable multifamily housing development known as Windridge Townhomes (“Windridge Townhomes”) located in Richland County,

(E) a not exceeding \$68,000,000 loan to AHPC Vista Towers 2021 LLC (“Vista Borrower”), a Delaware limited liability company, the sole member of which is AHPC, for the refinancing, rehabilitation and improvement of a 288-unit affordable multifamily housing development known as Vista Towers Apartments (“Vista Towers”) located in Richland County,

(F) a not exceeding \$37,000,000 loan to AHPC Orchard Park 2021 LLC (“Orchard Park Borrower”), a Delaware limited liability company, the sole member of which is AHPC, for the refinancing, rehabilitation and improvement of a 172-unit affordable multifamily housing

development known as Orchard Park Apartments (“Orchard Park”) located in Greenville County, South Carolina (“Greenville County”), and

(G) a not exceeding \$31,000,000 loan to AHPC Willowbrook 2021 LLC (“Willowbrook Borrower,” and together with Fairways Borrower, River Crest Borrower, Tropical Borrower, Windridge Borrower, Vista Borrower, and Orchard Park Borrower, the “Borrower”), a Delaware limited liability company, the sole member of which is AHPC, for the refinancing, rehabilitation and improvement of a 144-unit affordable multifamily housing development known as Willowbrook Apartments (“Willowbrook Apartments,” and together with Prosper Fairways, Park at River Crest, Tropical Ridge Apartments, Windridge Townhomes, Vista Towers, and Orchard Park, the “Project”) located in Greenville County, South Carolina;

(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 are expected to qualify as “qualified 501(c)(3) bonds” within the meaning of Section 145 of the Code.

Prosper Fairways is located at 1800 Longcreek Drive, Columbia, South Carolina 29210 and will be initially owned and operated by the Fairways Borrower. Park at River Crest is located at 1510 St. Andrews Road, Columbia, South Carolina 29210 and will be initially owned and operated by the River Crest Borrower. Tropical Ridge Apartments is located at 167 Stoneridge Drive, Columbia, South Carolina 29210 and will be initially owned and operated by the Tropical Borrower. Windridge Townhomes is located at 3300 Kay Street, Columbia, South Carolina 29210 and will be initially owned and operated by the Windridge Borrower. Vista Towers is located at 900 Vista Towers Drive, Columbia, South Carolina 29201 and will be initially owned and operated by the Vista Borrower. Orchard Park is located at 49 Orchard Park, Greenville, South Carolina 29615 and will be initially owned and operated by the Orchard Park Borrower. Willowbrook Apartments is located at 130 Willow Forks Drive, Simpsonville, South Carolina 29681 and will be initially owned and operated by the Willowbrook Borrower.

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 made 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 maximum principal amount of the Bonds to be issued by the Authority for the Project is not to exceed \$400,000,000.

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](mailto: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](mailto:cmiller@scjeda.com).

Additional information concerning the Bonds may be obtained from Parker Poe Adams & Bernstein LLP, 1221 Main Street, Suite 1100, Columbia, South Carolina 29201; Phone (803) 255-8000; Email Address: [ColumbiaBondTeam@parkerpoe.com](mailto:ColumbiaBondTeam@parkerpoe.com).