

NOTICE OF PUBLIC HEARING

**HOUSING AUTHORITY OF THE CITY OF AND COUNTY OF DENVER
MULTIFAMILY HOUSING REVENUE BONDS
(THRIVE PROJECT)**

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Tax Code”) will be held by the Housing Authority of the City and County of Denver, Colorado (the “Authority”), for the purpose of providing a reasonable opportunity for interested individuals to express their views, either orally or in writing, on the proposed issuance of the above-captioned exempt facility bonds, notes or other obligations, in one or more series (the “Bonds”), for the qualified residential rental projects described below pursuant to Section 142(d) of the Tax Code.

The hearing will commence on Monday, October 5, 2020, at 11:00 a.m., Mountain Time, and will be held via teleconference accessible to the public at the following toll-free telephone number: 1-877-820-7831, Passcode: 1179525#.

The Authority has been requested to make available proceeds of the Bonds, in a maximum stated principal amount not exceeding \$29,000,000 to finance a portion of the costs of the acquisition, rehabilitation, construction, remodeling and equipping of a certain multifamily affordable rental housing project described below, together with any functionally related and subordinate facilities (collectively, the “Project”). The expected initial legal owner and principal user of the Project will be Thrive Housing Partners LLLP, a Colorado limited liability limited partnership, or another affiliated entity of the Authority. The Project expected to be financed with a portion of the proceeds of the Bonds is the following:

PROJECT TO BE FINANCED

NAME	Thrive Project
LOCATION	2660 West Holden Place, Denver, Colorado
NUMBER OF UNITS	Approximately 135 units (consisting of approximately 105 affordable housing units and 30 market rate units), including 45 single occupancy units and 45 two-bedroom units, 37 three-bedroom units, four four-bedroom units and four five-bedroom units in one 4/5 story adaptive reuse building
MAXIMUM BOND AMOUNT	\$29,000,000

THE BONDS SHALL BE SPECIAL OBLIGATIONS OF THE AUTHORITY. THE AUTHORITY WILL NOT BE OBLIGATED TO PAY THE BONDS OR THE INTEREST THEREON, EXCEPT FROM THE ASSETS OR REVENUES PLEDGED THEREFOR OR AS SET FORTH IN THE INDENTURE. IN NO EVENT SHALL THE STATE OF COLORADO, THE CITY AND

COUNTY OF DENVER OR ANY OTHER POLITICAL SUBDIVISION THEREOF (OTHER THAN THE AUTHORITY) BE LIABLE FOR THE BONDS, AND THE BONDS SHALL NOT CONSTITUTE A DEBT OF THE STATE OF COLORADO, THE CITY AND COUNTY OF DENVER, OR ANY OTHER SUCH POLITICAL SUBDIVISION. THE AUTHORITY DOES NOT HAVE THE POWER TO PLEDGE THE GENERAL CREDIT OR TAXING POWER OF THE STATE OR ANY POLITICAL SUBDIVISION THEREOF. THE AUTHORITY HAS NO TAXING POWER.

The Authority will, at the above time and place, receive any written comments from and hear all persons with views in favor of or opposed to the plan of financing, the proposed issuance of the Bonds and the use of the proceeds thereof to finance the Projects.

It is intended that the interest payable on the Bonds be excludable from the gross income of the owners thereof for federal income tax purposes pursuant to the applicable provisions of the Tax Code. A report of the hearing will be made to the Mayor of the City and County of Denver who will consider the issuance of the Bonds for approval. Approval by the City and County of Denver through its Mayor of the Bonds is necessary in order for the interest payable on the Bonds to qualify for exclusion from the gross income of the owners thereof for federal income tax purposes.

Dated September 25, 2020.

HOUSING AUTHORITY OF THE CITY OF
AND COUNTY OF DENVER