

NOTICE OF PUBLIC HEARING

HOUSING AUTHORITY OF THE CITY OF AND COUNTY OF DENVER MULTIFAMILY HOUSING REVENUE BONDS (FLO SENIOR APARTMENTS 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, dba Denver Housing Authority (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 plan of financing providing for the issuance of one or more separate issues 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 Friday, April 28, 2023, at 11:00 a.m., Mountain Time. Note: This hearing was originally scheduled for Friday, April 14, 2023, but has been rescheduled. The hearing will be held via teleconference accessible to the public at the following toll-free telephone number: 1-888-475-4499, Meeting ID: 878 8704 2823, Passcode: 522166.

The Authority has been requested to make available proceeds of the Bonds, in a maximum stated principal amount not exceeding \$52,000,000, to finance a portion of the costs of the acquisition, construction and equipping of an approximately 212-unit affordable multifamily rental housing project for seniors in a residential building to be known as Flo Senior Apartments, together with any functionally related and subordinate facilities (the “Project”), to be located at 919 North Alcott Street, in Denver, Colorado. The expected initial legal owner and principal user of the Project will be Flo Housing Partners LLLP, a Colorado limited liability limited partnership, or another affiliated entity of the Authority.

THE BONDS SHALL BE SPECIAL, LIMITED 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. 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.

HOUSING AUTHORITY OF THE CITY OF
AND COUNTY OF DENVER

Dated April 18, 2023.

Posted at <https://www.denverhousing.org/public-notices/>

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