NOTICE OF PUBLIC HEARING

HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER MULTIFAMILY HOUSING REVENUE BONDS (4965 WASHINGTON STREET 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, September 12, 2025, at 8 a.m., Mountain Time, and will be held via teleconference accessible to the public at the following toll-free telephone number: 833-548-0282, Passcode: 338 667 0230#. Written comments to be presented at the public hearing may be emailed to the Authority prior to the hearing at the following email: khartman@denverhousing.org.

The Authority has been requested to make available proceeds of the Bonds, in a maximum stated principal amount not exceeding $85,000,000, to (a) finance or reimburse a portion of the costs of the acquisition, construction and equipping of an approximately 170-unit affordable multifamily rental housing project in one residential building to be known as 4965 Washington Street Apartments, together with any functionally related and subordinate facilities (the "Project"), the overall development of which will include a new Denver Public Library branch and community-oriented commercial/café space on the ground floor, all to be located at 4965 Washington Street, in the Globeville community in Denver, Colorado, (b) pay a portion of the costs of issuance of the Bonds, and (c) fund certain reserves. The expected initial legal owner and principal user of the Project will be 4965 Washington Street LLLP, a Colorado limited liability limited partnership, or another affiliated entity of Evergreen Real Estate Group and Rocky Mountain Communities.

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 THEREOF. 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, the use of the proceeds thereof to finance the Project, or any other matter related thereto.

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 September 4, 2025.

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