

NOTICE OF PUBLIC HEARING

COLORADO HOUSING AND FINANCE AUTHORITY  
MULTI-FAMILY PROJECT CLASS I BONDS

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 Colorado Housing and Finance Authority (the "Authority"), as the representative of the State of Colorado (the "State"), on Wednesday, May 29, 2019 at 10:00 a.m., at 1981 Blake Street, Denver, Colorado, 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 one or more series of the above-captioned exempt facility bonds, notes or other obligations (the "Bonds") for the qualified residential rental projects described below pursuant to Section 142(d) of the Tax Code. The Authority has been requested to make available proceeds of the Bonds, in a maximum stated principal amount not exceeding \$33,000,000, to (a) finance loans to pay the costs, or to reimburse the Authority for its costs, not to exceed the maximum amounts shown below, of acquiring, constructing, rehabilitating, converting and equipping certain housing facilities described below (collectively, the "New Money Project"), (b) refund certain outstanding obligations of the Authority consisting of its Multi-Family/Project Class I Adjustable Rate Bonds, 2008 Series C-3, and refinance certain projects described below financed with loans made with the proceeds of the prior bonds of the Authority being refunded with a portion of the Bonds (the "Refunding Project" and together with the New Money Project, the "Project"), (c) pay a portion of the costs of issuance of the Bonds and (d) fund certain reserves. The Bonds allocable to the New Money Project will be issued in the maximum stated principal amount of not to exceed \$29,000,000 (as further described below) and the Bonds allocable to the Refunding Project will be issued in the maximum stated principal amount of not to exceed \$4,000,000 (as further described below). The Projects expected to be financed or refinanced with a portion of the proceeds of the Bonds are the following:

HOUSING FACILITIES TO BE FINANCED

NAME	Casa del Sol
INITIAL LEGAL OWNER AND PRINCIPAL USER	Casa del Sol Community Partners, LP, a California limited partnership, or another affiliated entity of Community Preservation Partners, LLC, a WNC Company
LOCATION	1725 Constitution Road, Pueblo, Colorado
NUMBER OF UNITS	154 units (consisting of 18 studio units, 59 one-bedroom units, 44 two-bedroom units, 32 three-bedroom units and 1 manager unit) in 7 two- and three-story buildings
MAXIMUM BOND AMOUNT	\$17,500,000

NAME	Eiber Village at Garrison Station
INITIAL LEGAL OWNER AND PRINCIPAL USER	Everett Court Partners LLC, a Colorado limited liability company, or another affiliated entity of Hartman Ely Investments LLC
LOCATION	1310-1325 Everett Court, Lakewood, Colorado

NUMBER OF UNITS	50 units (consisting of 35 one-bedroom units, 14 two-bedroom units and 1 manager unit) in 3 one-story buildings
MAXIMUM BOND AMOUNT	\$11,500,000

PROJECTS TO BE REFINANCED

NAME	Payne Chapel
PRINCIPAL USER	RASA II Economic Development Corporation
LOCATION	1001 S. Institute Street (32 units), 415 N. Corona Street (24 units), and 811 S. Corona Street (16 units), Colorado Springs
NUMBER OF UNITS	72
MAXIMUM BOND AMOUNT	\$617,455

PRINCIPAL USER	Colorado Coalition for the Homeless
LOCATION	2101 and 2111 Champa Street, Denver
DESCRIPTION	Building to be used for administrative offices
MAXIMUM BOND AMOUNT	\$304,793

PRINCIPAL USER	Roundup Foundation, Inc.
LOCATION	2115 and 2121 E. LaSalle Street, Colorado Springs
DESCRIPTION	School for special needs children
MAXIMUM BOND AMOUNT	\$320,138

NAME	Archdiocesan Family Housing
PRINCIPAL USER	Single Asset Entity formed by Archdiocesan Family Housing, Inc.
LOCATION	1900 S. Raritan Street (30 units), 801-821 S. Monaco Parkway (26 units), 3700 Humboldt Street, (18 units), 1355 S. Irving Street (24 units), 3351 Lafayette Street (11 units) and 550-560 Ogden Street (22 units), Denver
NUMBER OF UNITS	131
MAXIMUM BOND AMOUNT	\$1,012,677

NAME	Hughes Station
PRINCIPAL USER	Hughes Station BHA 2017 LLC
LOCATION	231 North Main Street, Brighton
NUMBER OF UNITS	120
MAXIMUM BOND AMOUNT	\$1,744,937

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 OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE AUTHORITY) BE LIABLE FOR THE BONDS, AND THE BONDS SHALL NOT CONSTITUTE A DEBT OF THE STATE OR ANY 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 or refinance the Projects, 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 Governor of the State who will consider the issuance of the Bonds for approval. Approval by the State through its Governor 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: May 21, 2019

COLORADO HOUSING AND FINANCE  
AUTHORITY