

NOTICE OF PUBLIC HEARING

COLORADO HOUSING AND FINANCE AUTHORITY MULTIFAMILY TAX-EXEMPT MORTGAGE-BACKED BONDS (M-TEMS) (SPRING CREEK 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 Colorado Housing and Finance Authority (the "Authority"), as the representative of the State of Colorado (the "State"), on Wednesday, April 24, 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 delivery of the above-captioned exempt facility bonds (the "Bonds") for the qualified residential rental project 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 \$19,500,000, to finance a portion of the costs of the acquisition, construction and equipping of an approximately 150-unit multifamily affordable rental housing project (consisting of 73 one-bedroom units, 71 two-bedroom units and 6 three-bedroom units) in five buildings to be known as Spring Creek Apartments (the "Project"), to be located at 750 Sunny Avenue, in Gypsum, Colorado. The expected initial legal owner and principal user of the Project will be Spring Creek Gypsum LLLP, a Colorado limited liability limited partnership, or another affiliated entity of Polar Star Development LLC.

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 and the use of the proceeds thereof to finance the Project.

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 Treasurer of the State who will consider the issuance of the Bonds for approval. Approval by the State through its Treasurer 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: April 16, 2019

COLORADO HOUSING AND FINANCE
AUTHORITY