

NOTICE OF PUBLIC HEARING

REISSUANCE OF COLORADO HOUSING AND FINANCE AUTHORITY MULTIFAMILY HOUSING REVENUE NOTE (KARL'S FARM APARTMENTS PROJECT) SERIES 2021

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"), 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 reissuance for federal tax purposes of one or more separate issues of the above-captioned exempt facility bonds, notes or other obligations, in one or more series (the "Note"), for the qualified residential rental project described below pursuant to Section 142(d) of the Tax Code.

The hearing will commence on Friday, May 2, 2025, at 9:00 a.m., Mountain Time, and will be held via teleconference accessible to the public at the following toll-free telephone number: 1-888-639-8129 Conference ID: 605 895 121#. Written comments to be presented at the public hearing may be emailed to the Authority prior to the hearing at the following email: dmaw@chfainfo.com.

The Authority has been requested to make available proceeds of the Note, to refinance, through the reissuance for federal tax purposes and associated extension of the weighted average maturity of the principal amount of the Note (as originally issued on December 8, 2021), in a maximum stated principal amount not exceeding \$26,440,741, a portion of the costs of the acquisition, construction and equipping of an approximately 164-unit multifamily rental housing project for seniors known as Karl's Farm 62+ Senior Apartments, together with any functionally related and subordinate facilities (the "Project"), located at 1601 E 121st Avenue in Northglenn, Colorado 80241. The initial legal owner and principal user of the Project is Karl's Farm Apartments LLLP, a Colorado limited liability limited partnership, an affiliated entity of DBG Properties LLC.

THE NOTE AS ISSUED (AND REISSUED) SHALL BE SPECIAL, LIMITED NOTE OF THE AUTHORITY. THE AUTHORITY WILL NOT BE OBLIGATED TO PAY THE NOTE 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 NOTE, AND THE NOTE 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 reissuance of the Note and the use of the proceeds thereof to finance the Project.

It is intended that the interest payable on the Note 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 reissuance of the Note for approval. Approval by the State through its Treasurer of the Note is necessary in order for the interest payable on the Note to qualify for exclusion from the gross income of the owners thereof for federal income tax purposes.

COLORADO HOUSING AND FINANCE
AUTHORITY

Dated: April 24, 2025

Posted at <https://www.chfainfo.com/public-notices>

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