

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held by the City of Balch Springs, Texas (the “City”), on April 19, 2021, at 11 a.m., at the City’s offices via teleconference. Pursuant to Revenue Procedure 2020-21, the public hearing may be accessed by dialing the Toll-free Number 1-877-746-4263, Access Code 2306122#. This hearing is for the purpose of considering the approval of the issuance of multifamily housing revenue bonds (the “Bonds”) to be issued by Texas Home Collaborative (the “Issuer”), a non-profit public facility corporation created by The Housing Authority of the City of Texarkana, Texas. The Bonds will be issued by the Issuer in one or more series of tax-exempt bonds in an aggregate principal amount not to exceed \$45,000,000. The proceeds of the Bonds will be loaned to LDG Oakwood, LP (or a related person or affiliate thereof) (the “Borrower”), to finance a portion of the costs of the acquisition and construction of a multifamily residential rental development to be known as Oakwood Apartments (the “Development”), containing approximately 288 units and located on approximately 18 acres at the southeast corner of Hickory Tree Rd & Quail Dr, Balch Springs, Texas 75180.

The Bonds will be issued pursuant to the provisions of the Texas Public Facility Corporations Act, Local Government Code, Chapter 303, Vernon’s Texas Code, as amended (the “Act”). The Bonds are expected to be issued as “exempt facility bonds” for a qualified residential rental project pursuant to Section 142(a)(7) and (d) of the Internal Revenue Code of 1986, as amended (the “Code”). The initial owner, operator or manager of the Development will be the Borrower identified above.

All interested persons are invited to attend such public hearing to express their views with respect to the Development and the issuance of the Bonds. Questions or requests for additional information may be directed to Chris Dyser, Community Development Department Director, City of Balch Springs, Texas 13503 Alexander Road, Balch Springs, TX 75181, or by phone at 972-286-4477 x.212 or email at CDyser@cityofbalchsprings.com.

Persons who intend to appear at the hearing and express their views are invited to contact Mr. Dyser in writing or by telephone or email in advance of the hearing. Any interested persons unable to attend the hearing may submit their views in writing to Mr. Dyser prior to the date scheduled for the hearing.

This notice is published and the above-described hearing is to be held in satisfaction of the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, regarding the public approval prerequisite to the exclusion from gross income for federal income tax purposes of the interest on the Bonds, other than any taxable bonds.