



Final Transcript

TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS: Murdeaux Tax Exempt Bond Hearing

April 22, 2025/10:00 a.m. CDT

PRESENTATION

Teresa

Good morning. This is Teresa Morales with the Texas Department of Housing and Community Affairs. The purpose of this call is to conduct a public hearing with respect to the Murdeaux Villas supplemental bond. To give folks a little bit more time to call in, we will get started in just a few minutes.

Good morning. This is Teresa Morales with the Texas Department of Housing and Community Affairs. The purpose of this call is to conduct a public hearing with respect to the Murdeaux Villas supplemental bond transaction. To give folks an idea as to the format of this hearing and how we will proceed, there is a brief speech that I need to read for purposes of meeting the requirements of the Internal Revenue Code. It will be at the conclusion of that speech, where I will unmute the lines, and if there are any individuals who would like to provide public comment with respect to the Murdeaux Villas transaction, that will be your opportunity to do so. We will now begin with the brief speech.

Good morning. My name is Teresa Morales. I would like to proceed with the public hearing. Let the record show that it is 10:04 am, Tuesday, April 22, 2025, and we are conducting a public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issue of supplemental tax exempt multifamily revenue bonds for a residential rental community. This hearing is required by the Internal Revenue Code. The sole purpose of this hearing is to provide a reasonable opportunity for interested individuals to express their views regarding the development and the proposed bond issue. No decisions regarding the development will

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be made at this hearing. The department's board is scheduled to meet to consider the transaction on May 8, 2025.

In addition to providing your comments at this hearing, the public is also invited to provide comment directly to the board at any of their meetings. The bonds will be issued as tax exempt multifamily revenue bonds in the aggregate principal amount not to exceed \$5 million and taxable bonds, if necessary, in an amount to be determined and issued in one or more series by the Texas Department of Housing and Community Affairs, the issuer. The proceeds of the bonds will be loaned to Murdeaux Rehab Development, LP, or a related person or affiliate entity thereof, to finance a portion of the costs of acquiring, rehabbing and equipping a multifamily rental housing community described as follows: A 301 unit multifamily residential rental development to be located on approximately 18.04 acres of land. Located at 125 Murdeaux Lane, Dallas, Dallas County, Texas, 75217. The proposed multifamily rental housing community will be initially owned and operated by the borrower or a related person or affiliate thereof.

I would now like to open the floor for public comment. Let the record show that the lines have been unmuted, and if there are any individuals on the line who would like to provide public comment with respect to this property, now is your time to do so.

Let the record show that there are no individuals on the line who would like to provide public comments, and therefore the meeting is now adjourned. The time is 10:07 am.

Thank you.