



Final Transcript

TEXAS DEPT. OF HOUSING & COMMUNITY AFFAIRS: 4th Quarter 2023

March 6, 2024/11:00 a.m. CST

PRESENTATION

Liz

Hello, this is Liz Cline with the Texas Department of Housing and Community Affairs. The purpose of this call is to conduct a public hearing with respect to the proposed Gulfway Manor multi-family development.

To give you an idea as to how we're going to proceed, there is a brief speech that I have to read for purposes of meeting the requirements of the Federal Code with respect to the public hearing. At the conclusion of the speech, I will unmute the lines and if there is anybody that would like to make public comment, that will be your opportunity to do so.

I will now begin with a brief speech.

Good morning, my name is Liz Cline. I would like to proceed with the public hearing. Let the record show that it is 11:03 a.m. Wednesday, March 6, 2024. We are conducting a public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issue of Tax Exempt Multi-Family 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 be made at this hearing. The department's board is scheduled to meet to consider the transaction on April 11, 2024.

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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.

For Gulfway Manor, the bonds will be issued as tax exempt multi-family revenue bonds in the aggregate principal amount not to exceed \$29 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 Gulfway Housing Partners, LP or a related person or affiliated entity thereof to finance a portion of the costs of acquiring, constructing and equipping a multi-family rental housing community described as follows: a 151-unit multi-family residential rental development to be located on approximately 9.54 acres of land located at or near 1750 Treyway Lane, Corpus Christi, Nueces County, Texas 78412. The proposed multi-family rental housing community will be initially owned and operated by the borrower or a related person or affiliate thereof.

At this point, I would now like to open the floor for public comment. I will unmute all the lines. So, if there are any individuals on the call who would like to make public comment, you may do so at this time.

Again, all of the lines are unmuted. So, if there are any individuals on the call who would like to make the public comment, you may do so at this time.

Let the record show that there are no individuals on the call who have expressed a desire to make public comment. Therefore, the meeting is now adjourned. The time is 11:06 a.m. Thank you.