

CERTIFICATE AND SUMMARY OF PUBLIC HEARING

The undersigned Secretary to the Board of Commissioners for the Housing Authority of the City of Greensboro (the "Authority") hereby certifies:

1. Attached hereto as Exhibit A are Affidavits of Publication with respect to a notice of a public hearing (the "Hearing") that was held on May 25, 2017, with respect to the Authority's proposed plan to issue its multifamily housing revenue bonds in an amount up to \$38,000,000 (the "Bonds") to finance of the acquisition, rehabilitation and equipping by Greensboro Portfolio, LLC, a North Carolina limited liability company, or an affiliated or related entity (the "Company"), of the following low and moderate income multifamily residential rental facilities in Greensboro, Guilford County, North Carolina (collectively, the "Developments"): Woodberry Run, consisting of 39 units in 13 buildings located on a 5.95 acre site at 212 Berryman Street; Baylor Court, consisting of 11 units in 11 buildings located on a 5 acre site at 3911 Baylor Court; Laurel Oaks, consisting of 50 units in 11 buildings located on a 9.4 acre site at 12 Laurel Lee Terrace; Pear Leaf, consisting of 50 units in 12 buildings located on a 6.78 acre site at 2917 West Florida Street; Stoneridge, consisting of 50 units in 6 buildings located on a 5 acre site at 1900 Peale Terrace; Applewood, consisting of 50 units in 10 buildings located on 5 acres at 3501 Old Battleground Road; River Birch, consisting of 50 units in 12 buildings located on 8.5 acres at 312 N. Swing Road; Silverbriar, consisting of 50 units in 16 buildings located on 7.44 acres at 4807 Silver Briar Court; Ray Warren, consisting of 236 units in 72 buildings, located on 26 acres at 1306 East Gate City Boulevard; and Lakespring, consisting of 60 units in 16 buildings, located on 9.8 acres at 4 Lakespring Court.

2. The presiding officer of the Hearing was Chairman Manuel Dudley.

3. The following is a list of the names and addresses of all persons who spoke at the Hearing:
None.

4. The following is a summary of the oral comments made at the Hearing:
Please find attached.

WITNESS my hand and the official seal of the County this 29th day of June, 2017.



Secretary
Board of Commissioners
Housing Authority of the City of Greensboro

(SEAL)

Advertising Affidavit

4035878

May 11, 2017

PO Number	Order	Category	Description
HOUSING REVENUE BOND	00749620	Legal Notices	NOTICE OF PUBLIC HEARING ON PROPOSED MULTIFAMILY HOUSING REVENUE BOND

William A. Riddell
(Notary Public)

THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU

NOTICE OF PUBLIC HEARING ON
PROPOSED MULTIFAMILY HOUSING
REVENUE BONDS
FINANCING BY THE HOUSING
AUTHORITY OF THE CITY OF
GREENSBORO

Notice is hereby given that the Board of Commissioners of the Housing Authority of the City of Greensboro (the "Authority") will hold a public hearing on its proposed plan to issue its multifamily housing revenue bonds in an amount up to \$38,000,000 (the "Bonds") for the financing of the acquisition, rehabilitation and equipping by Greensboro Portfolio, LLC, a North Carolina limited liability company, or an affiliated or related entity (the "Company"), of the following low and moderate income multifamily residential rental facilities in Greensboro, Guilford County, North Carolina (collectively, the "Development"): Woodberry Run, consisting of 39 units in 13 buildings located on a 5.95 acre site at 212 Berryman Street; Baylor Court, consisting of 11 units in 11 buildings located on a 5 acre site at 3911 Baylor Court; Laurel Oaks, consisting of 50 units in 11 buildings located on a 9.4 acre site at 12 Laurel Lee Terrace; Pear Leaf, consisting of 50 units in 12 buildings located on a 6.78 acre site at 2917 West Florida Street; Stoneridge, consisting of 50 units in 6 buildings located on a 5 acre site at 1900 Peale Terrace; Applewood, consisting of 50 units in 10 buildings located on 5 acres at 3501 Old Battleground Road; River Birch, consisting of 50 units in 12 buildings located on 8.5 acres at 312 N. Swing Road; Silverbriar, consisting of 50 units in 16 buildings located on 7.44 acres at 4807 Silver Briar Court; Ray Warren, consisting of 236 units in 72 buildings, located on 26 acres at 1306 East Gate City Boulevard; and Lakespring, consisting of 60 units in 16 buildings, located on 9.8 acres at 4 Lakespring Court. The public hearing, which may be continued or adjourned, will be held on May 25, 2017, at 3:30 p.m. (or as soon thereafter as the hearing is held) at 450 North Church Street, Greensboro, North Carolina. The housing bonds, when and if issued by the Authority, will be issued pursuant to Chapter 157 of the General Statutes of North Carolina and shall not be a debt of the State of North Carolina (the "State"), the Authority or the City of Greensboro (the "City") or any political subdivision thereof and none of the State, the Authority, the City nor any political subdivision thereof shall be liable thereon, nor in any event shall such bonds be payable out of any funds or properties other than those of the

Authority derived solely from payments received from or with respect to the Development. Any person interested in the issuance of the Bonds or the Development may appear and be heard at the public hearing.

HOUSING AUTHORITY OF THE CITY
OF GREENSBORO

Tina Akers Brown
President/Chief Executive Officer

Carolina Peacemaker
807 Summit Avenue
Greensboro, NC 27405
Tel: 336-274-6210/274-7829
Email: ads@carolinapeacemaker.com

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

NOTICE OF PUBLIC HEARING ON PROPOSED
Multifamily Housing Revenue Bonds
FINANCING BY THE HOUSING AUTHORITY OF THE CITY OF GREENSBORO

Notice is hereby given that the Board of Commissioners of the Housing Authority of the City of Greensboro (the "Authority") will hold a public hearing on its proposed plan to issue its multifamily housing revenue bonds in an amount up to \$38,000,000 (the "Bonds") for the financing of the acquisition, rehabilitation and equipping by Greensboro Portfolio, LLC, a North Carolina limited liability company, or an affiliated or related entity (the "Company"), of the following low and moderate income multifamily residential rental facilities in Greensboro, Guilford County, North Carolina (collectively, the "Development"): Woodberry Run, consisting of 39 units in 13 buildings located on a 5.95 acre site at 212 Berryman Street; Baylor Court, consisting of 11 units in 11 buildings located on a 5 acre site at 3911 Baylor Court; Laurel Oaks, consisting of 50 units in 11 buildings located on a 9.4 acre site at 12 Laurel Lee Terrace; Pear Leaf, consisting of 50 units in 12 buildings located on a 6.78 acre site at 2917 West Florida Street; Stoneridge, consisting of 50 units in 6 buildings located on a 5 acre site at 1900 Peale Terrace; Applewood, consisting of 50 units in 10 buildings located on 5 acres at 3501 Old Battleground Road; River Birch, consisting of 50 units in 12 buildings located on 8.5 acres at 312 N. Swing Road; Silverbriar, consisting of 50 units in 16 buildings located on 7.44 acres at 4807 Silver Briar Court; Ray Warren, consisting of 236 units in 72 buildings, located on 26 acres at 1308 East Gate City Boulevard; and Lakespring, consisting of 60 units in 16 buildings, located on 9.8 acres at 4 Lakespring Court. The public hearing, which may be continued or adjourned, will be held on May 26, 2017, at 3:30 p.m. (or as soon thereafter as the hearing is held) at 450 North Church Street, Greensboro, North Carolina. The housing bonds, when and if issued by the Authority, will be issued pursuant to Chapter 157 of the General Statutes of North Carolina and shall not be a debt of the State of North Carolina (the "State"), the Authority or the City of Greensboro (the "City") or any political subdivision thereof and none of the State, the Authority, the City nor any political subdivision thereof shall be liable thereon, nor in any event shall such bonds be payable out of any funds or properties other than those of the Authority derived solely from payments received from or with respect to the Development. Any person interested in the issuance of the Bonds or the Development may appear and be heard at the public hearing.

HOUSING AUTHORITY OF THE CITY OF GREENSBORO
Tina Akers Brown
President/Chief Executive Officer

Peacemaker 5016

EDITOR'S AFFIDAVIT

AFRIQUE I. KILIMANJARO

of lawful age, being duly sworn according to law, doth depose and say that she is Editor of **Carolina Peacemaker** a newspaper published in the City of Greensboro and County of Guilford and State of North Carolina, and that notice, of which the annexed printed slip is a true copy, has been published in said newspaper, successively, for the period of 1 week commencing on the 18th day of May, 2017 and that the said newspaper in which such notice was published, was, at the time of each and every publication, a newspaper meeting all the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina.

Subscribe and sworn to before me

This 18th day of May, 2017.

CULEY V. KILIMANJARO
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires July 17, 2020


Culey V. Kilimanjaro
NOTARY PUBLIC


Afriqué I. Kilimanjaro
EDITOR & AFFIANT

**Greensboro Housing Authority
Board of Commissioners
TEFRA Public Hearing
May 25, 2017
Greensboro Housing Authority Board Room**

The TEFRA Public Hearing was called to order at 3:30 p.m. in the Greensboro Housing Authority's Board Room.

Attending Greensboro Housing Authority (GHA) staff included: Tina Akers Brown, Chief Executive Officer; James Cox, Chief Operating Officer; William Stone, Chief Financial Officer; Tina Gray, Vice President of Assisted Housing; Jaymar Joseph, Vice President of Real Estate Development and Erica Moore, Executive Assistant. GHA Board of Commissioners in attendance were Manuel Dudley, Chairman; Gary Hill, Vice-Chairman, Nancy Hunter, Sandy Neerman, Doug Thorne and Woodrow Dawkins.

Manuel Dudley, Chairman, gave introduction and stated that the public hearing is mandated by the IRS in accordance with the Tax Equity and Fiscal Responsibility Act (TEFRA) to provide a reasonable opportunity for interested individuals to express their views on the issuance of bonds and the nature of the improvements for which the bond funds will be allocated. The Greensboro Housing Authority plans to issue multi-family housing revenue bonds in an amount up to \$38,000,000 to finance a portion of the cost of the acquisition, rehabilitation and equipping of low and moderate income multifamily residential rental facilities known as Woodberry Run, Baylor Court, Laurel Oaks, Pear Leaf, Stoneridge, Applewood, River Birch, Silverbriar, Ray Warren Homes, and Lakespring Apartments, consisting of approximately 645 units located at 212 Berryman Street, 3911 Baylor Court, 12 Laurel Lee Terrace, 2917 West Florida Street, 1900 Peale Terrace, 3501 Old Battleground, 312 North Swing Road, 4807 Silverbriar Court, 1303 East Gate City Boulevard, and 4 Lakespring Court Greensboro, North Carolina (the "Bonds").

The proceeds of the Bonds will be loaned to the "To-be-created" individual companies associated with the aforementioned multifamily residential rental facilities and used by the companies, together with equity from related 4% low income housing tax credits and other funds, to rehabilitate Woodberry Run, Baylor Court, Laurel Oaks, Pear Leaf, Stoneridge, Applewood, River Birch, Silverbriar, Ray Warren Homes, and Lakespring Apartments, which will continue to be operated as affordable housing.

The "To-be-created" companies will be owned by Greensboro Portfolio, LLC, which will consist of (a) Greensboro Housing Management Corporation, a North Carolina non-profit corporation an instrumentality of the Housing Authority of the City of Greensboro ("GHA"), (b) an affiliate or related entity of Greystone Affordable Housing Initiatives LLC ("Greystone"), a North Carolina limited liability company and experienced affordable housing developer, and (c) a to-be-determined low-income housing tax credit investor.

Under the federal tax code, the issuance of the Bonds would be approved by the City Council or the Mayor of the City of Greensboro following a public hearing by the issuer of the Bonds. Notice of the public hearing was published in the Greensboro News and Record on May 11, 2017 and The Carolina Peacemaker on May 18, 2017.

The public hearing with respect to the issuance by GHA of its Bonds to finance the renovation of Woodberry Run, Baylor Court, Laurel Oaks, Pear Leaf, Stoneridge, Applewood, River Birch, Silverbriar, Ray Warren Homes and Lakespring Apartments was hereby opened.

The Chairman then called for public comments and there being no comments, guests present or further issues raised, Mr. Dudley remarked that the public hearing with respect to the issuance by GHA of its bonds to finance the renovation of Woodberry Run, Baylor Court, Laurel Oaks, Pear Leaf, Stoneridge, Applewood, River Birch, Silverbriar, Ray Warren Homes and Lakespring Apartments was hereby closed.