

**NOTICE OF PUBLIC HEARING BEFORE  
THE CITY COUNCIL OF THE CITY OF ANN ARBOR  
REGARDING THE PROPOSED ISSUANCE OF QUALIFIED 501(c)(3) BONDS BY  
THE ANN ARBOR HOUSING COMMISSION  
(DR. WILLIS C. PATTERSON PROJECT)**

**TO ALL INTERESTED PERSONS IN THE CITY OF ANN ARBOR:**

**PLEASE TAKE NOTICE** that the Ann Arbor City Council (the “City Council”), in accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), will hold and conduct a public hearing on July 20, 2026, beginning at 7:00 p.m. Michigan time, in the City Hall Council Chamber, 2<sup>nd</sup> floor of the Guy C. Larcom, Jr. Municipal Building, 301 E. Huron Street, Ann Arbor, or as soon thereafter as such matters may be heard.

The purpose of the public hearing is to receive comments and hear discussion concerning the proposed issuance by the Ann Arbor Housing Commission (the “AAHC”) of its limited obligation qualified 501(c)(3) bonds, as defined in Section 145 of the Code (the “Bonds”), for the benefit of the Ann Arbor Housing Development Corporation, a Michigan nonprofit corporation and a charitable organization under Section 501(c)(3) of the Code (the “Corporation”). The AAHC proposes to issue the Bonds in one or more series, in an aggregate principal amount not to exceed Eighteen Million Dollars (\$18,000,000).

The Bonds are expected to be issued pursuant to Act 18 of the Public Acts of Michigan of 1933 (Ex. Sess.), as amended. The proceeds of the Bonds are expected to be used by AAHC to make one or more loans to the Corporation to finance, refinance, or reimburse a portion of the costs of acquiring, owning, improving, furnishing, equipping, financing, refinancing, and paying related reserves, escrows, costs of issuance, and other transaction costs with respect to an approximately 114-unit multifamily residential rental housing facility known as AVIA Lofts, located at 800 Victors Way, Ann Arbor, Michigan 48103 (the “Project”), all in furtherance of the Corporation’s charitable purposes. The Project will be owned and operated by the Corporation or a nonprofit affiliate of the Corporation, and used as a multifamily residential rental housing facility, including units reserved for occupancy by households meeting applicable federal income restrictions and additional units intended to serve moderate-income households, in each case in accordance with applicable federal tax requirements and related regulatory restrictions. All or a portion of the Bonds are expected to be issued as “qualified 501(c)(3) bonds” within the meaning of Section 145 of the Code. The Project may also be financed with other sources, including subordinate loan proceeds, borrower or affiliate contributions, and other available funds.

Information related to the Project is available for public inspection at the offices of the City Clerk located at 301 E. Huron Street, 2<sup>nd</sup> Floor, Ann Arbor, Michigan.

The Bonds will be limited obligations of the AAHC, payable solely from loan repayments to be made by the Corporation and certain funds and accounts pledged pursuant to the

bond documents. The Bonds may be further secured by other collateral relating to the Project, as provided in the bond documents. The Bonds will not constitute an indebtedness of the City of Ann Arbor (the "City"), the State of Michigan (the "State"), the AAHC or any political subdivision thereof within the meaning of any constitutional or statutory provision and will not constitute or give rise to a charge against the general credit of the City, the AAHC or the credit or taxing power of the State or any political subdivision thereof. The AAHC has no taxing power, and the issuance of the Bonds will not obligate the City or any political subdivision of the State to levy or pledge any form of taxation for the Bonds or to make any appropriations for the payment of the Bonds. The Bonds will not constitute a debt or liability of any member of the AAHC. The Bonds will not be paid by taxes.

The hearing will provide a reasonable opportunity for interested persons to express their views on the proposed issuance of the Bonds, the nature and location of the Project, and the proposed use of Bond proceeds. After the hearing, the City Council will consider approval of the issuance of the Bonds, solely for purposes of satisfying the approval requirements of Section 147(f) of the Code. The Housing Commission will consider authorization of the issuance of the Bonds at a future meeting.

Public comment will also be available remotely if you do not wish to attend in person. Please note it is possible that remote public comment may encounter technical difficulties that prevent your participation. To guarantee your comments are received, you must submit them in writing ahead of the meeting or attend in person. Remote comments may be made during the public comment portion of the meeting by calling the following number 877-853-5247 and entering the meeting ID: 942 1273 2148 or online at [www.a2gov.org/CouncilZoom](http://www.a2gov.org/CouncilZoom)

Written comments may be submitted until 4pm on the day of the meeting using the City's eComment system, which will be available alongside the agenda when it is published at <http://a2gov.legistar.com/Calendar.aspx>.

Written comments can also be directed to the City Clerk's Office, 2nd floor of City Hall, 301 E. Huron Street, Ann Arbor, MI 48107-8647 or emailed to [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org), up until the date of City Council's final decision on this matter.

Jacqueline Beaudry, City Clerk

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