

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on June 18, 2025, a public hearing, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”), and in accordance with IRS Rev. Proc. 2020-21 (as modified by IRS Rev. Proc. 2020-49, Rev. Proc. 2021-39 and Rev. Proc. 2022-20), will be held by Texas Home Collaborative (the “**Issuer**”), a non-profit, public facility corporation created by The Housing Authority of the City of Texarkana, Texas (the “**Housing Authority**”), on behalf of the Hidalgo County, Texas with respect to the proposed issuance of its tax-exempt bonds, in one or more series under a plan of financing, as “qualified exempt facility bonds” (as defined in Section 142(a)(7) of the Code) in an aggregate maximum stated principal amount not to exceed \$12,000,000 (the “**Bonds**”). The hearing will commence at 3:15 pm central time or as soon thereafter as the matter can be heard. Interested parties may join the public hearing on the date and time indicated above by dialing 1-877-746-4263 (a U.S. Toll Free) and, when prompted, entering the meeting code 2325331#. The public will not be able to attend in person.

The Issuer proposes to issue the Bonds and to loan the proceeds thereof to Tx Jackson Apartments, LP, a Texas limited partnership (or a related person or affiliate thereof) (the “**Borrower**”), to finance (i) the acquisition, construction and equipping of a qualified residential rental project (within the meaning of Section 142(d) of the Code) that is a multifamily residential rental development to be known as “Jackson Road Apartments” for occupancy partially by persons and/or families of low or moderate income and located at 2200 South Jackson Road, McAllen, Hidalgo County, Texas 78577 (the “**Project**”), (ii) costs of issuance of the Bonds and (iii) any required reserves and other costs related to the financing of the Project. The initial owner, operator or manager of the Project will be the Borrower identified above. 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 and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the Hidalgo County, Texas, the Housing Authority, the State of Texas or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Issuer, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

The hearing will provide a reasonable opportunity to be heard for persons wishing to express their views on the merits of the Project, its location, the issuance of the Bonds or related matters. Oral comments will be limited to 10 minutes per speaker. A person wishing to speak at the hearing will be asked to provide his or her name, address and the person(s) or entity(ies) he or she represents, if any, prior to speaking. **All persons who wish to submit oral comments during the hearing must contact the hearing officer, not less than 24 hours prior to the hearing, via email to Mr. Antonio Williams at awilliams@vcofft.org to inform the hearing officer of their desire to speak at the hearing.** Additional information concerning the above matter may be obtained from and written comments will be accepted by the hearing officer on behalf of the Hidalgo County, Texas at The Housing Authority of the City of Texarkana, Texas, 1611 N. Robison Road, Texarkana, Texas 75501 or (903) 838-8548, Attention: Mr. Antonio Williams, but must be received on or before the time and date of the hearing.

This notice is published and the above-described hearing is to be held in accordance with IRS Rev. Proc. 2020-21 (as modified by IRS Rev. Proc. 2020-49, Rev. Proc. 2021-39 and Rev. Proc. 2022-20) and in satisfaction of the requirements of section 147(f) of the Code regarding the public approval prerequisite to the exemption from federal income taxation of the interest on the Bonds.