



November 15, 2017

The Honorable Dan A. Gattis  
Williamson County Judge  
Williamson County Courthouse  
710 S. Main Street, Suite 101  
Georgetown, Texas 78626

Re: Capital Area Housing Finance Corporation  
Multifamily Housing Revenue Bonds  
(Shadow Ridge Apartments), Series 2017

Dear Judge Gattis:

The Capital Area Housing Finance Corporation (the "*Corporation*") intends to issue the above captioned Bonds in an aggregate principal amount not to exceed \$48,000,000 in order to provide funds to finance the cost of a residential development that will provide decent, safe and sanitary housing at affordable prices for residents within the Corporation's jurisdiction. The Bonds will be special limited obligations of the Corporation payable solely from the collateral pledged to secure the Bonds. The sponsoring local political subdivisions of the Corporation are not in any way liable for the payment of the Bonds.

In connection with the issuance by the Corporation of the above-referenced Bonds, enclosed herewith are three (3) copies of the (i) General and No Litigation Certificate (the "*General Certificate*") and (ii) Certificate of Approval (the "*Approval*") for execution by you as the County Judge of the County of Williamson. I have included below for your convenience a description of the legal requirements behind the General Certificate and the Approval.

The General Certificate is required by 1 TX A.D.C. §53.229 (or 15 Tex. Reg. 6289) and must be submitted to the Attorney General of the State of Texas, who will approve all documentation relating to the Bonds prior to the issuance of the Bonds. Paragraph 8 of the General Certificate specifically gives the Attorney General the right to date the General Certificate on the date of closing. **Please do not date this Certificate.**

The Approval is required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "*Code*"). The Code requires that you, as the chief elected executive officer of the County of Williamson and "applicable elected representative" thereof, approve the issuance of



the Bonds after a public hearing following reasonable public notice. The Corporation conducted a public hearing on November 8, 2017, at the Round Rock Public Library (the “Public Hearing”). A notice for the Public Hearing was published in the *Austin American-Statesman* on October 16, 2017 and the *Round Rock Leader* on October 21, 2017. The minutes of the public hearing are enclosed.

Please review the General Certificate and the Approval and call me at (512) 349-9104 with any questions or comments you may have. Otherwise, if all is in order, please execute all three (3) signature pages for the General Certificate and the Approval and return them to Chapman and Cutler LLP, Bond Counsel to the Corporation, using the enclosed prepaid Federal Express envelope for delivery no later than December 15, 2017.

CAPITAL AREA HOUSING FINANCE  
CORPORATION

By   
M. John Trofa  
General Counsel

Enclosures

cc: Greg Boatright, Capital Area HFC Board Member for Williamson County  
Jim Shaw, Executive Director of Capital Area HFC

GENERAL AND NO LITIGATION CERTIFICATE OF WILLIAMSON COUNTY

We hereby certify that we are duly elected or appointed and acting officers of Williamson County, Texas (the "County"). We do hereby further certify that:

1. This Certificate is for the benefit of the Attorney General of the State of Texas (the "Attorney General") and all persons interested in the validity of the proceedings of the Capital Area Housing Finance Corporation (the "Corporation") related to the issuance by the Corporation of its bonds entitled "Capital Area Housing Finance Corporation Multifamily Housing Revenue Bonds (Shadow Ridge Apartments), Series 2017" issued in one or more series in an aggregate principal amount not to exceed \$48,000,000 (the "Bonds").

2. The Commissioners Court (the "Governing Body") of the County authorized the membership of the County in the Corporation, a joint housing finance corporation created pursuant to the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code, as amended (the "Act"), and approved the Articles of Incorporation and Bylaws of the Corporation (and all amendments thereto).

3. The officers and directors of the Corporation are currently as follows:

NAME	OFFICE
Greg Boatright	President
Mark A. Mayfield	Vice-President
Jim Wither	Secretary
Judge Ken Schawe	Director
Judge Edward Janecka	Director
Randy Leifeste	Director
Ryan Thomason	Director
Commissioner Mark Jones	Director
Commissioner Maurice Pitts, Jr.	Director

4. The Governing Body has taken no action pursuant to the Act, including Section 394.016(c) thereof, or otherwise, to limit the effectiveness of the resolution authorizing the issuance of the Bonds or in any way affecting the proceedings relating to the issuance of the Bonds.

5. The Governing Body has not created any other Corporation that currently has the power to make home mortgages or loans to lending institutions, the proceeds of which are to be used to make home mortgage or loans on residential developments.

6. No litigation is pending, or to our knowledge threatened, in any court in any way affecting the existence of the Corporation or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds or the financing documents to which the Corporation is a party, or contesting in any way the completeness or accuracy of any disclosure document prepared in connection with the

issuance of the Bonds, or contesting the powers of the Corporation or its authority with respect to the financing documents to which it is party.

7. Each of the undersigned officers of the County hereby certifies that he or she is the duly elected or appointed incumbent of the office appearing below his or her signature and that the signature of the other officer appearing below is the true and correct signature of such person.

8. The Attorney General of the State of Texas is hereby authorized and directed to date this certificate concurrently with the date of his approval of the Bonds and this Certificate shall be deemed for all purposes to be accurate and correct on and as of that date and on and as of the date of the initial issuance and delivery of the Bonds to the initial purchasers thereof.

9. By his or her signature hereto, the undersigned representative of the Governing Body assumes no liability whatsoever with respect to the Bonds. The Bonds are not an indebtedness of the Governing Body or the County and the Governing Body and the County shall have no liability therefor.

[Remainder of Page Intentionally Left Blank]

EXECUTED AND DELIVERED AS OF THE DATE SET FORTH BELOW.

WILLIAMSON COUNTY, TEXAS

By \_\_\_\_\_  
Judge Dan A. Gattis

ATTEST

By \_\_\_\_\_  
[Deputy] County Clerk

DATED: \_\_\_\_\_  
[TO BE DATED BY ATTORNEY  
GENERAL OF THE STATE OF TEXAS]

**CERTIFICATE OF APPROVAL  
FOR ISSUANCE OF TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS**

I, the chief elected executive officer of Williamson County, Texas, elected at-large by the voters of Williamson County, Texas, make this certificate solely to satisfy the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, with respect to the proposed issuance of a series of tax-exempt multifamily housing revenue bonds by the Capital Area Housing Finance Corporation in an aggregate face amount of not more than \$48,000,000 (the "*Bonds*"). The Bonds will be issued for the benefit of Pedcor Investments-2016-CLX, L.P., or an affiliate thereof (the "*Borrower*"), in connection with the construction of an approximately 316-unit multifamily development located at 2250 E. Old Settlers Boulevard, Round Rock, Texas 78664 (the "*Development*"). The Borrower will own the Development and the land on which the Development is to be constructed.

A public hearing was held on behalf of Williamson County, by James E. Shaw, the designated hearing officer, as described in the attached Certificate of Hearing Officer. As the "applicable elected representative" of Williamson County, Texas, I approve the issuance of the Bonds in the amount and for the purpose described above.

This approval is not: (1) a warranty by Williamson County, Texas, the County Judge of Williamson County, Texas, or of any agency, political subdivision, or instrumentality of the State of Texas that the Bonds will be paid or that any of the obligations assumed in connection with issuance of the Bonds will in fact be performed; (2) a pledge of the faith and credit of the State of Texas or of any agency, political subdivision, or instrumentality the State of Texas; or (3) a warranty of the validity of the corporate existence of the Capital Area Housing Finance Corporation or of the Bonds themselves.

IN WITNESS WHEREOF, I have officially signed my name in the City of Georgetown, Williamson County, Texas, on the date set forth below.

\_\_\_\_\_  
Dan A. Gattis, County Judge  
Williamson County, Texas

Dated: \_\_\_\_\_, 2017

## CERTIFICATE OF HEARING OFFICER

I, the undersigned, acting as hearing officer (the "*Hearing Officer*"), do hereby make and execute this certificate for the benefit of all persons interested in the proposed Capital Area Housing Finance Corporation Multifamily Housing Revenue Bonds (Shadow Ridge Apartments), Series 2017 to be issued in a principal amount not to exceed \$48,000,000 (the "*Bonds*") for the benefit of Pedcor Investments-2016-CLX, L.P., or an affiliate thereof, in connection with the acquisition, construction and equipping of an approximately 316-unit multifamily development located at 2250 E. Old Settlers Boulevard, Round Rock, Texas 78664 (the "*Development*").

I hereby certify as follows:

1. That I am the duly appointed Hearing Officer for the public hearing that was held on November 8, 2017, at 5:00 p.m. at the Round Rock Public Library, Room B, 216 E. Main Street, Round Rock, Texas 78664, in connection with the issuance of the Bonds.

2. That notice of the public hearing was published no less than 14 days before the date of the public hearing in a newspaper or newspapers of general circulation available to residents of Williamson County, Texas, as described in *Exhibit A* attached hereto; the notice included the date, time and place of the public hearing, the location, a description of the Development and the maximum aggregate principal amount of the Bonds.

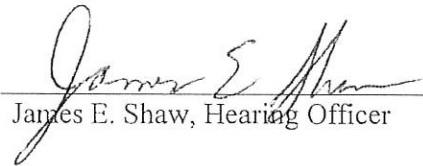
3. That all interested persons appearing at the public hearing were given an opportunity to comment on the proposed issuance of the Bonds and the Development. The names and comments of all interested persons appearing at the public hearing, if any, are set forth in *Exhibit A* attached hereto.

4. That after giving all interested persons an opportunity to appear and comment, the public hearing was declared closed.

5. That a copy of the Affidavit of Publication of Notice of Public Hearing is set forth in *Exhibit B* attached hereto.

[Remainder of Page Intentionally Left Blank]

WITNESS MY HAND this 15th day of November, 2017.

  
James E. Shaw, Hearing Officer

## EXHIBIT A

### MINUTES OF PUBLIC HEARING

A public hearing was held by the Capital Area Housing Finance Corporation (the "Issuer") at Round Rock Public Library, Room B, 216 E. Main Street, Round Rock, Texas 78664, on November 8, 2017, beginning at 5:00 p.m.

The hearing was held with respect to the proposed issuance by the Issuer of not to exceed \$48,000,000 of its Multifamily Housing Revenue Bonds (Shadow Ridge Apartments), Series 2017 (the "Bonds") in satisfaction of the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, regarding the public approval prerequisite to the excludability of the interest on the Bonds from gross income for federal income tax purposes.

The Notices of Public Hearing published in the *Austin American-Statesman* on October 16, 2017 and in the *Round Rock Leader* on October 21, 2017 indicated that the proceeds of the Bonds will be used to finance the acquisition, construction and equipping of the Shadow Ridge Apartments (the "Development"), located within the geographic limits of Williamson County, Texas, by Pedcor Investments-2016-CLX, L.P., or an affiliate thereof (the "Borrower").

Present at the hearing on behalf of the Issuer were James E. Shaw, the hearing officer for the Issuer (the "Hearing Officer"), M. John Trofa, general counsel to the Issuer and Thomas Crowe and Craig Lintner of Pedcor Investments, A Limited Liability Company, an affiliate of the Borrower.

The Hearing Officer called the meeting to order and asked if there were any interested persons present who wished to express their views with respect to the issuance of the Bonds, or the Development being financed.

No one expressed an interest to speak.

Whereupon the Hearing Officer closed the public hearing at 5:30 p.m.

EXHIBIT B

AFFIDAVIT OF PUBLICATION OF NOTICE OF PUBLIC HEARING



Austin American-Statesman austin360 | ahora sí

# PROOF OF PUBLICATION

## STATE OF TEXAS

### PUBLIC NOTICE

Before the undersigned authority personally appeared Alejandro Cado, who on oath says that he/she is a Legal Advertising Agent of the Austin American-Statesman, a daily published newspaper that is generally circulated in Bastrop, Bell, Blanco, Brazos, Burleson, Burnet, Caldwell, Colorado, Comal, Coryell, Fayette, Gillespie, Gonzales, Guadalupe, Hays, Kerr, Lampasas, Lee, Llano, Milam, Nueces, San Saba, Travis, Washington and Williamson Counties, and State of Texas, and that the attached advertisement was published in said newspaper, to wit: Chapman & Cutler LLP, first date of publication 10/16/2017, last date of publication 10/16/2017, published 1 time(s), and that the attached is a true copy of said advertisement.

CHAPMAN & CUTLER LLP  
111 WEST MONROE ST  
CHICAGO, IL 60603

Invoice/Order Number:	0000236032
Ad Cost:	\$874.30
Paid:	\$874.30
Balance Due:	\$0.00

Signed \_\_\_\_\_

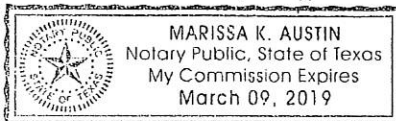
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 18th day of October, 2017 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed \_\_\_\_\_

(Notary)

Please see Ad on following page(s).



Invoice/Order Number: 0000236032  
Ad Cost: \$874.30  
Paid: \$874.30  
Balance Due: \$0.00

**CAPITAL AREA HOUSING  
FINANCE CORPORATION  
NOTICE OF PUBLIC HEARING**

In accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), notice is hereby given that the Capital Area Housing Finance Corporation (the "Corporation") will hold a public hearing at 5:00 p.m. on Wednesday, November 8, 2017, at the Round Rock Public Library, Room B, 216 E. Main Street, Round Rock, Texas 78664. The Corporation's designated hearing officer will conduct the hearing on behalf of the Texas Counties of Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Williamson and the Texas City of San Marcos (the "Sponsoring Political Subdivisions").

The purpose of the hearing is to provide residents of the Sponsoring Political Subdivisions an opportunity to comment on the proposed issuance by the Corporation of its Multifamily Housing Revenue Bonds to be issued in one or more series (the "Bonds") in an aggregate face amount of not more than \$48,000,000. The Bonds will be issued for the benefit of Pedcor Investments-2016-CLX, L.P., or an affiliate thereof (the "Borrower"), in connection with the acquisition, construction and equipping of a multifamily housing development to be located at 2250 E. Old Settlers Boulevard, Round Rock, Texas 78664 and consisting of approximately 316 units (the "Development"). The Borrower will own the Development and the land on which the Development will be situated.

The Bonds will be limited obligations of the Corporation, payable solely from the revenues, receipts and resources of the Corporation pledged to their payment. The Bonds will not constitute an indebtedness or obligation of any of the Sponsoring Political Subdivisions (or any other city, county or other municipal or political corporation or subdivision of the State of Texas) or of the State of Texas, or a loan of credit of any of them, within the meaning of any constitutional or statutory provision.

All interested persons are invited to attend the hearing and present written or oral comments on the proposed issuance of the Bonds. Questions or written comments prior to the date of the hearing may be directed to the Capital Area Housing Finance Corporation, 4101 Parkstone Heights Drive, Suite 280, Austin, Texas 78746. Attention: James E. Shaw at (512) 347-9953.  
10-16, 10-21/2017  
0000236032-01



**PROOF OF PUBLICATION STATE OF TEXAS**

**PUBLIC NOTICE**

Before me, the undersigned authority, a Notary Public in and for the County of Williamson, State of Texas, on this day personally appeared Alejandro Cado, Advertising Agent of the Round Rock Leader, which is a newspaper of general circulation published in the county of Williamson in the state of Texas, who being duly sworn by me, states that the attached advertisement was published at the lowest published rate for Classified advertising in said newspaper on the following date(s), to wit, and that the attached is a true copy of said advertisement: the following date(s), CAPITAL AREA HOUSING FINANCE CORPORATION NOTICE OF PUBLIC HEARING In accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the Code, first date of Publication 10/21/2017, last date of Publication 10/21/2017, web and print times Published 1, Legal ads 6 C.

CHAPMAN & CUTLER LLP  
111 WEST MONROE ST  
CHICAGO, IL 60603

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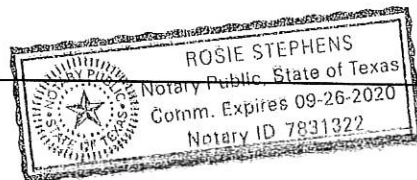
Signed \_\_\_\_\_

(Legal Advertising Agent)

Sworn or affirmed to and subscribed before me, this 25th day of October, 2017 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed \_\_\_\_\_

(Notary)



Please see Ad on following page(s).

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10-16, 10-21/2017  
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