



A Not For Profit Affordable Housing Corporation

April 3, 2018

Board of Commissioners
County of Mecklenburg, North Carolina
600 East Fourth Street
Charlotte, North Carolina 28202

Re: Request for public hearing at the Board of Commissioner's meeting on May 1, 2018 to approve the issuance of tax-exempt bonds on behalf of AHF-Timber Ridge, LLC and Atlantic Housing Foundation, Inc.

Ladies and Gentlemen:

On behalf of AHF Timber Ridge, LLC, a Delaware limited liability company, and its sole member, Atlantic Housing Foundation, Inc., a South Carolina nonprofit corporation and organization described in Section 501(c)(3) of the Internal Revenue Code, 1986, as amended (collectively, the "*Borrower*"), I am writing to request that the Board of Commissioners (the "*Board*") of Mecklenburg County (the "*County*") host a public hearing at the Board's meeting on May 1, 2018, and approve, in accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the "*Code*") and Section 66.0304(11)(a) of the Wisconsin Statutes and Section 4 of the Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority dated as of September 28, 2010 (the "*Authority Requirements*"), the financing of the costs associated with the acquisition of an 101-unit, multi-family affordable housing development, known as Timber Ridge Apartments, located at 7123 Barrington Drive, Charlotte, North Carolina 28215 (the "*Project*") with proceeds from the proposed issuance of tax-exempt bonds (the "*Bonds*") by the Public Finance Authority, a commission organized under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes (the "*Authority*").

As you know, Section 147(f) of the Code requires all private activity bonds, such as the Bonds, to be approved by (1) the governmental unit issuing the bonds, and (2) each governmental unit having jurisdiction over the area in which the bond-financed facilities are located. In this case, Section 147(f) of the Code and the Authority Requirements, require the Borrower to obtain the approval of the Authority, as the issuer of the Bonds, and the County, as the governmental unit having jurisdiction over the area in which Project is located.

Accordingly, the Borrower is requesting that the Board hold a public hearing and approve the issuance of the Bonds in order to comply with the hearing and approval requirements of Section 147(f) of the Code and the Authority Requirements. As the Board's approving resolution will expressly state, the Board's approval will in no way cause the County to become responsible for or liable with respect to the Bonds. Hosting the public hearing and approving the issuance of the Bonds are merely ministerial acts that will enable the Borrower to comply with the provisions of the Code and the Authority Requirements. A preliminary draft of the Board's approval resolution is attached to this letter.

Parker Poe Adams & Bernstein LLP, as our counsel, will cause the required notice of public hearing to be published in the *Charlotte Observer* at least 14 days before the public hearing in accordance with the Code. A draft of the notice of public hearing is also attached to this letter.

The principal amount of the Bonds will not exceed \$22,000,000, and approximately \$944,000 of the proceeds from the Bonds will be loaned to the Borrower to finance the Project, as more particularly described in the attached notice.

I hope this letter provides you the information you need in order to hold the public hearing at the Board's May 1, 2018, meeting, but please call me if you need any additional information from the Borrower. I am happy to answer any questions you might have regarding the Borrower or the Bonds. A representative from Parker Poe will be present at your May 1, 2018, meeting should you have any questions at that time.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael N. Nguyen", with a long horizontal flourish extending to the right.

Michael N. Nguyen
President and CEO
Atlantic Housing Foundation, Inc.

Enclosures