

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING TO BE HELD BY MASSACHUSETTS DEVELOPMENT FINANCE AGENCY CONCERNING A PROJECT LOCATED AT 64-68 BEACH STREET, BOSTON, MASSACHUSETTS. Notice is hereby given that Massachusetts Development Finance Agency (the “Issuer”) will hold a public hearing on November 10, 2025 at 1:00 P.M. via the following telephonic conference line in lieu of physical presence at the public hearing:

US Toll free: 1-888-305-1655

Passcode: 309639

The purpose of the hearing will be to consider the issuance by the Issuer of qualified 501(c)(3) bonds (the “Bonds”) for a qualified 501(c)(3) project (the “Project”) under the provisions of Section 145 of the Internal Revenue Code of 1986, as amended. The Bonds will be issued in an amount not to exceed \$1,900,000 and used to finance and refinance the Project to be owned by ACDC 64 Beach LLC (the “Borrower” which term includes in this notice any related party thereto) and generally consists of the following: (i) the refinancing of certain indebtedness of the Borrower, the proceeds of which were originally used for the acquisition of a six-story residential rental housing facility consisting of approximately fourteen (14) units and functionally related and subordinate facilities, all located at 64-68 Beach Street, Boston, Massachusetts, and owned by the Borrower and used to provide affordable housing in accordance with the Borrower’s charitable mission; (ii) improvements to said residential rental housing units and functionally related and subordinate facilities; and (iii) the acquisition of furnishings, fixtures and equipment for said residential rental housing units and functionally related and subordinate facilities (collectively, the “Project”). The Bonds will not constitute a general obligation of the Issuer or a debt or pledge of the faith and credit of the Commonwealth.

(Notice date: October 31, 2025; 9:45 a.m.)

Interested persons wishing to express their views on such Project and the proposed issuance of the Bonds to finance and refinance the Project will be given the opportunity to do so at the public hearing (via the teleconference line); provided, any persons desiring to speak at the public hearing must make a written request at least 24 hours prior to the hearing by email to tefrahearinginfo@MassDevelopment.com or by mail to Massachusetts Development Finance Agency, 99 High Street, Boston, Massachusetts 02110, Attn: TEFRA Hearings. Alternatively, persons may, prior to the time of the public hearing, submit their views in writing to Massachusetts Development Finance Agency, 99 High Street, Boston, Massachusetts 02110.