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## NOTICE OF PUBLIC HEARING

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The Wisconsin Health and Educational Facilities Authority (the “Authority”) will hold a public hearing on June 25, 2026, at 9:30 a.m., Central Time, in person and via teleconference (as described below), at its offices at 18000 West Sarah Lane, Suite 300, Brookfield, Wisconsin 53045.

The public hearing will be to consider the issuance by the Authority of its qualified 501(c)(3) revenue bonds, in one or more series, in an aggregate principal amount of not to exceed \$88,000,000 (the “Bonds”) for the benefit of (i) Bedford Arbor Ridge, LLC, a Delaware limited liability company (“Arbor Ridge Borrower”) and (ii) Bedford St James, LLC, a Delaware limited liability company (“St. James Borrower,” together with the Arbor Ridge Borrower, the “Borrowers”), the sole member of each of which is Bedford Affordable Housing Foundation, a California nonprofit, public benefit corporation and organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

The proceeds of the Bonds will be loaned by the Authority to the Borrowers and are expected to be used for one or more of the following purposes: (i) to finance or reimburse the Borrowers for costs associated with the acquisition, improvement and equipping of (a) a 138-unit multifamily residential rental property known as Arbor Ridge Apartments (“Arbor Ridge”) in an amount not exceeding \$35,000,000, and (b) a 236-unit multifamily residential rental property known as St. James Place (“St. James Place”, together with Arbor Ridge, the “Project”) in an amount not exceeding \$53,000,000; (ii) to fund a debt service reserve fund, if any; (iii) to pay capitalized interest, if any; (iv) to pay working capital, if any; and (v) to pay certain costs of issuance of the Bonds.

Arbor Ridge is located at 7960–7972 N 107th Street, Milwaukee, Wisconsin and will be initially owned and operated by the Arbor Ridge Borrower. St. James Place is located at 10300 W Fountain Avenue, Milwaukee, Wisconsin and will be initially owned and operated by the St. James Borrower.

The Bonds, if issued, will not constitute an indebtedness of the State of Wisconsin within the meaning of any Wisconsin constitutional provision or statutory limitation or constitute or give rise to a pecuniary liability of the State of Wisconsin or a charge against its general credit or taxing powers.

The public hearing will be conducted by the Authority in person at its offices and via teleconference. Access to the teleconference can be achieved by dialing (312) 626-6799 and entering Meeting ID: 812 776 4248; and Passcode: 677328 when prompted. At the public hearing, all persons will be afforded a reasonable opportunity to express their views on the proposed issuance of the Bonds and the location and nature of the facilities to be financed with the proceeds of the Bonds. At or prior to the public hearing, written comments may be submitted to the

Executive Director of the Wisconsin Health and Educational Facilities Authority at 18000 West Sarah Lane, Suite 300, Brookfield, Wisconsin 53045.