

NOTICE OF PUBLIC HEARING OF THE  
CALIFORNIA HOUSING FINANCE AGENCY PURSUANT TO  
INTERNAL REVENUE CODE SECTION 147(f)

Notice is hereby given that the California Housing Finance Agency (the "Agency") will hold a public hearing on October 25, 2018, pursuant to Internal Revenue Code Section 147(f) with respect to the proposed plan of financing providing for the issuance by the Agency of one or more separate issues of housing revenue bonds or notes in an aggregate amount sufficient to finance loans for the construction, acquisition or rehabilitation of one or more multifamily housing developments located in California and/or to refund bonds previously issued to finance one or more multifamily housing developments located in California.

Each of the developments to be financed is/are identified on the attached list, which also provides a general, functional description of each development (including the approximate number of units in each development) and identifies the address, initial owner, operator and/or manager, and the maximum face amount of obligations to be issued with respect to each development. Inclusion on the list is neither a final commitment by the Agency to finance a development nor a final commitment by the owner to participate in the financing.

The hearing will commence at 10:00 a.m. and will be held in the California Housing Finance Agency Conference Room, 500 Capitol Mall, 14<sup>th</sup> Floor, Sacramento, California. Interested persons wishing to express their views on the issuance of such bonds or on the nature of the developments to be financed with the proceeds of the bonds, will be given the opportunity to do so at the public hearing or may, prior to the time of the hearing, submit written comments to the California Housing Finance Agency, Attention: Julie Dunann ([jdunann@calhfa.ca.gov](mailto:jdunann@calhfa.ca.gov)), 500 Capitol Mall, 14<sup>th</sup> Floor, Sacramento, California 95814. No particular form for the written comments is required. To allow all interested individuals a reasonable opportunity to express their views, the California Housing Finance Agency will impose the following requirements on persons who wish to participate in the hearing:

- (1) persons desiring to speak at the hearing must file with the Agency a request, in writing, at least 24 hours before the hearing; and
- (2) each person is to limit his/her oral remarks to a period no longer than ten (10) minutes.

DATED: October 5, 2018

TIA BOATMAN PATTERSON  
EXECUTIVE DIRECTOR

**CALIFORNIA HOUSING FINANCE AGENCY  
TEFRA HEARING**

<b><u>FACILITY NAME AND ADDRESS</u></b>	<b><u>INITIAL OWNER</u></b> <b><u>OPERATOR/MANAGER</u></b> <b><u>MAXIMUM AMOUNT OF BONDS TO BE ISSUED</u></b> <b><u>DESCRIPTION OF FACILITY</u></b>
Mulberry Gardens Apartments 655 Howe Avenue Sacramento, CA Sacramento County 95825	<b>OWNER:</b> Sacramento Affordable Communities, L.P. <b>OPERATOR/MANAGER:</b> Logan Property Management, Inc. \$28,000,000 126 Units/Family 2-Story Garden-Style Acquisition/Rehabilitation
Walnut Windmere Apartments 3101, 3100, and 3030 Fifth Street Davis, CA Yolo County 95618	<b>OWNER:</b> Walnut Windmere LP <b>OPERATOR/MANAGER:</b> Community Housing Opportunities Corp. \$35,000,000 106 Units/Family 30 Units/Senior 2-Story Walk-up and Townhomes Acquisition/Rehabilitation
Citrus Grove Apartments 8845 Citrus Avenue Fontana, CA San Bernardino County 92335	<b>OWNER:</b> Citrus II Preservation Limited Partnership <b>OPERATOR/MANAGER:</b> Preservation Partners Management Group, Inc. \$20,000,000 50 Units/Family 2-Story Walk-Up Acquisition/Rehabilitation
Sky Parkway Apartments 5414 Sky Parkway Sacramento, CA Sacramento County 95823	<b>OWNER:</b> Sky Parkway II Preservation Limited Partnership <b>OPERATOR/MANAGER:</b> Preservation Partners Management Group, Inc. \$14,000,000 59 Units/Senior 2-Story Low Rise Acquisition/Rehabilitation
Truckee Artist Lofts 10121 Church Street Truckee Nevada County 96161	<b>OWNER:</b> Downtown Truckee Investors, LP <b>OPERATOR/MANAGER:</b> Community Revitalization and Development Corporation \$30,000,000 90 Units / Family 4-Story Mid-Rise New Construction

**FACILITY NAME AND ADDRESS**

Redwood Oaks Apartments  
330-340 Redwood Avenue  
Redwood City  
San Mateo County  
94061

Heritage Plaza Apartments  
920-1180 Delta Street &  
1825-1875 Benton Drive  
Redding  
Shasta County  
96003

Gravenstein Apartments  
699 Gravenstein Highway North  
Sebastopol  
Sonoma County  
95472

Bernal Dwellings  
3138 Kamille Court  
San Francisco  
San Francisco County  
94110

1717 S Street  
1717 S Street  
Sacramento  
Sacramento County  
95811

**INITIAL OWNER  
OPERATOR/MANAGER  
MAXIMUM AMOUNT OF BONDS TO BE ISSUED  
DESCRIPTION OF FACILITY**

**OWNER:** Redwood Oaks Associates II LP  
**OPERATOR/MANAGER:** Redwood Oaks – HHDC  
LLC  
\$18,500,000  
36 Units / Family and Special Needs  
2-Story Garden Style  
Acquisition/Rehabilitation

**OWNER:** Heritage Plaza Redding, L.P.  
**OPERATOR/MANAGER:** FPI Management, Inc.  
\$15,000,000  
180 Units / Family  
2-Story Garden Style  
Acquisition/Rehabilitation

**OWNER:** Gravenstein Apartments, LP  
**OPERATOR/MANAGER:** Burbank Housing  
Management Corporation  
\$15,000,000  
60 Units / Family  
2-Story Garden Style  
Acquisition/Rehabilitation

**OWNER:** Bernal Homes, LP  
**OPERATOR/MANAGER:** McCormack Baron  
Management, Inc.  
\$50,000,000  
160 Units / Family  
3-Story Walk-up  
Acquisition/Rehabilitation

**OWNER:** 1717 S Street Investors, LP  
**OPERATOR/MANAGER:** Capitol Area Community  
Development Corporation  
\$60,000,000  
159 Units / Non-Targeted  
6-Story Mid-Rise  
New Construction