

**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 Wednesday, October 30, 2024, pursuant to Internal Revenue Code (the "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 rental housing developments located in California and/or to refund bonds previously issued to finance one or more such multifamily rental housing developments located in California.

Each of the developments to be financed are "qualified residential rental projects" as described in Section 142(d) of the Code and are identified on the attached list. The attached list also provides a general, functional description of each development (including the approximate number of units in each development) and identifies the address, initial owner (or developer or general partner of the to-be-formed entity which shall own the development), and the maximum face amount of obligations to be issued with respect to each development (or the maximum amount for each site within a scattered site development, if applicable). 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.

In accordance with I.R.S. Revenue Procedure 2022-20, this meeting will be held by teleconference only with no physical public location.

TELECONFERENCE
Call-in-Number: 1-888-559-9629
Passcode: 8245634#

The hearing will commence at 10:00 a.m. 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, by accessing the teleconference as indicated above 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), 500 Capitol Mall, 14th 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 21, 2024

TIENA JOHNSON HALL
EXECUTIVE DIRECTOR

**CALIFORNIA HOUSING FINANCE AGENCY
TEFRA HEARING**

| <u>FACILITY NAME AND ADDRESS</u> | <u>INITIAL OWNER OPERATOR/MANAGER MAXIMUM AMOUNT OF BONDS TO BE ISSUED DESCRIPTION OF FACILITY</u> |
|---|---|
| 8911 Ramsgate 8911-8917 Ramsgate Avenue Los Angeles Los Angeles County 90045 | DEVELOPER: HVN Development, LLC \$24,000,000 77 Units/Non-Targeted 4 Story, Mid-Rise New Construction |
| 3981 Meier 3981 Meier Street Los Angeles Los Angeles County 90066 | DEVELOPER: HVN Development, LLC \$21,000,000 75 Units/Non-Targeted 4 Story, Mid-Rise New Construction |
| 3412 Victoria 3412 S. Victoria Avenue Los Angeles Los Angeles County 90016 | DEVELOPER: HVN Development, LLC \$17,000,000 58 Units/Non-Targeted 4 Story, Mid-Rise New Construction |
| 5749 Brynhurst 5749 Brynhurst Avenue Los Angeles Los Angeles County 90043 | DEVELOPER: HVN Development, LLC \$18,000,000 53 Units/Non-Targeted 4 Story, Mid-Rise New Construction |
| 4345 Matilija 4345 Matilija Avenue Los Angeles Los Angeles County 91423 | DEVELOPER: HVN Development, LLC \$21,000,000 75 Units/Non-Targeted 4 Story, Mid-Rise New Construction |
| 5625 Case 5625 Case Avenue Los Angeles Los Angeles County 91601 | DEVELOPER: HVN Development, LLC \$24,000,000 70 Units/Non-Targeted 4 Story, Mid-Rise New Construction |
| Mission Village Affordable Phase I Intersection of Commerce Center Drive & Navigation Avenue Valencia Los Angeles County 91355 | OWNER: Mission Village Affordable I Housing Partners, L.P. \$39,000,000 100 Units/Family 3 Story, Low-Rise New Construction |

| <u>FACILITY NAME AND ADDRESS</u> | <u>INITIAL OWNER OPERATOR/MANAGER MAXIMUM AMOUNT OF BONDS TO BE ISSUED DESCRIPTION OF FACILITY</u> |
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| The Grant at Mission Trails 5945 Mission Gorge Road San Diego San Diego County 92120 | OWNER: The Grant at Mission Trails LP \$23,000,000 48 Units/Family 7 Story, High-Rise New Construction |
| 300 De Haro 300 De Haro Street San Francisco San Francisco County 94103 | GENERAL PARTNER: Pacific Southwest Community Development Corporation \$153,000,000 425 Units/Non-Targeted 11 Story, High-Rise New Construction |
| 4575 Scotts Valley Apartments 4575 Scotts Valley Drive Scotts Valley Santa Cruz County 95066 | OWNER: 4575 Scotts Valley Apartments LP \$58,000,000 100 Units/Family 3 Story, Low-Rise New Construction |
| Avanzando San Ysidro 210-240 S. Vista Ave and 317 Cottonwood Road ¹ 125 Cypress Drive ² San Diego San Diego County 92173 | OWNER: Avanzando San Ysidro, LP \$44,820,000 ¹ \$38,180,000 ² 57 ¹ Units/Non-Targeted 46 ² Units/Non-Targeted 3 Stories, Walk-up New Construction |
| SDSU Mission Valley Approximately 600 ft southeast of the corner of Jacaranda and Innovation Parkway San Diego San Diego County 92108 | OWNER: SDSU MV CIC, LP \$70,000,000 126 Units/Family 5 Story, Mid-Rise New Construction |
| VA Building 408 11301 Wilshire Boulevard Los Angeles Los Angeles County 90073 | OWNER: VA Building 408 LP \$51,000,000 101 Units/Special Needs 4 Story, Mid-Rise New Construction |
| Owl's Landing 860 Herman Avenue Livermore Alameda County 94551 | OWNER: Owls Landing, L.P. \$34,000,000 72 Units/Family 2-3 Story, Low-Rise Acquisition/Rehabilitation |

| <u>FACILITY NAME AND ADDRESS</u> | <u>INITIAL OWNER OPERATOR/MANAGER MAXIMUM AMOUNT OF BONDS TO BE ISSUED DESCRIPTION OF FACILITY</u> |
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| Westside Village 850 Almar Avenue Santa Cruz Santa Cruz County 95060 | OWNER: CRP Westside Village LP \$26,000,000 38 Units/Family 3 Story, Walk-up New Construction |
| Santa Monica Christian Towers 1233 6 th Street Santa Monica Los Angeles County 90401 | OWNER: Santa Monica Towers LP \$117,000,000 163 Units/Senior 13 Story, High-Rise Acquisition/Rehabilitation |
| U.S. VETS-WLAVA Building 300 11410 Patton Avenue Los Angeles Los Angeles County 90049 | DEVELOPER: U.S. VETS Housing Corporation \$32,000,000 44 Units/Special Needs/Homeless 3 Story, Low-Rise New Construction/Adaptive Re-Use |
| Mendelsohn House 737 Folsom Street San Francisco San Francisco County 94107 | OWNER: Mendelsohn House Partners LP \$101,000,000 190 Units/Senior 9 Story, High-Rise Acquisition/Rehabilitation |
| Foothill Family Apartments 2812 69 th Avenue, 6886-6946 Foothill Boulevard, 6968-6982 Foothill Boulevard, 7011-7015 MacArthur Boulevard Oakland Alameda County 94605 | DEVELOPER: Oakland Housing Initiatives, Inc. \$47,000,000 65 Units/Family 3 Story, Walk-up Acquisition/Rehabilitation |
| Wakeland Riverwalk 6364 Village Drive San Diego San Diego County 92108 | OWNER: Riverwalk Family LP \$96,000,000 190 Units/Family 4-5 Story, Mid-Rise New Construction |
| Monarch Hillside 4850 Market Street San Diego San Diego County 92102 | OWNER: Monarch Hillside Affordable Partners, LP \$114,000,000 249 Units/Non-Targeted 5 Story, Mid-Rise New Construction |

FACILITY NAME AND ADDRESS

College Creek Apartments
2150 West College Avenue
Santa Rosa
Sonoma County
95401

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

OWNER: Santa Rosa 669, L.P.
\$46,000,000
164 Units/Family
3 Story, Walk-Up & 4 Story Mid-Rise
New Construction