

**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 June 18, 2025, 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: June 9, 2025

REBECCA FRANKLIN
CHIEF DEPUTY DIRECTOR

**CALIFORNIA HOUSING FINANCE AGENCY
TEFRA HEARING**

June 18, 2025

<u>FACILITY NAME AND ADDRESS</u>	<u>INITIAL OWNER OPERATOR/MANAGER MAXIMUM AMOUNT OF BONDS TO BE ISSUED DESCRIPTION OF FACILITY</u>
The A.J. 251 6 th Street Sacramento, CA Sacramento County 95811	OWNER: Sacramento 695, L.P. \$110,000,000 345 Units/Non-Targeted/Family Individual 6-Stories/Mid-Rise New Construction
Banana Belt Apartments 917,919 & 923 Water Street Santa Cruz, CA Santa Cruz County 95062	OWNER: CRP Banana Belt LP \$60,000,000 83 Units/Large Family 6-Story/Mid-Rise New Construction
Bayshore Apartments 2011 Bayshore Blvd. San Francisco, CA San Francisco County 94124	DEVELOPER: Mirka Investments, LLC \$72,000,000 119 Units/Large Family 7-Story/ High-Rise New Construction
Creekside Commons Two Parcels Bounded by Sierra Hwy to the NE, Flying Tiger Drive to the SE, Metrolink Antelope Valley Rail Line to the North, Sierra Hwy Express Carwash to the West, the Oaks Apartments to the East, & Canyon Country Senior Apartments to the South Santa Clarita, CA Los Angeles County 91351	OWNER: Creekside Commons LP \$77,000,000 128 Units/Large Family 4-Story/Mid-Rise New Construction
Francis Avenue Apartments 2859 Francis Avenue Los Angeles, CA 90005 Los Angeles County	OWNER: Francis Venture LP \$53,000,000 232 Units/Non-Targeted 8-Story/ High-Rise New Construction
Gateway Tower 470 South Market Street San Jose, CA Santa Clara County 95113	OWNER: Gateway Tower SJ, LP \$126,000,000 220 Units/Non-Targeted 15-Story/ High-Rise New Construction

La Estancia
7004,7008,7012
& 7018 Baird Avenue
Los Angeles, CA
Los Angeles County
91335

DEVELOPER: AMCAL Multi-Housing Inc.
\$51,000,000
190 Units/Family
6-Story/ High-Rise
New Construction

Marinwood Plaza
121,155,175, &
197 Marinwood Avenue
San Rafael, CA
Marin County
94903

DEVELOPER: Marinwood Propco, L.P.
\$49,000,000
125 Units/Large Family
3-Story/Low-Rise
New Construction

Market Two
3275-3295 Market Street
San Diego, CA
San Diego County
92102

DEVELOPER: MRK Partners, Inc.
\$76,000,000
272 Units/Non-Targeted
6-Story/High-Rise
New Construction

Mira Mesa
9999 Mira Mesa Blvd.
San Diego, CA
San Diego County
92131

OWNER: Mira Mesa CIC, LP
\$46,000,000
90 Units/Large Family
7-Story/ High-Rise
New Construction

Mirka Tower 1
1430 National Avenue
1540 National Avenue
924-930 South 16th Street
San Diego, CA
San Diego County
92123

OWNER: MirKa Tower 1, LP
\$122,000,000
318 Units/Large Family
28-Story/ High-Rise
New Construction

Napa Creek Manor
1300 Jefferson Street
Napa, CA
Napa County
94559

OWNER: Napa Creek Housing Partners, LP
\$35,000,000
84 Units/Seniors
3-Story/ Low-Rise (Garden Style)
Acquisition/Rehabilitation

Pinnacle Pass Apartments
75 Mt. Hermon Road
Scotts Valley, CA
Santa Cruz County
95066

OWNER: CRP Pinnacle Pass, LP
\$30,000,000
40 Units/Family
3-Story/Low-Rise
New Construction

SDSU Mission Valley
The Block bounded by
Jacaranda Street to the North,
Wildrose Road to the East, a
Future detention basin to the South,
& Coffeeberry Road to the West.
San Diego, CA
San Diego County
92108

OWNER: SDSU MV CIC, LP
\$70,000,000
126 Units/ Family
5-Story/ Mid-Rose
New Construction

Sheridan Apartments
320 Sheridan Apartments
Menlo Park, CA
San Mateo County
94205

OWNER: 320 Sheridan LP
\$34,000,000
88 Units/Large Family
3-Story/Low-Rise (Corridor)
New Construction

Sherman Apartments
19300 & 19320 Sherman Way
7143 Tampa Avenue
Los Angeles, CA
Los Angeles County
91335

OWNER: Tampa Sherman, LP
\$68,000,000
244 Units/Non-Targeted
6-Story/Mid-Rise
New Construction

Sierra Vista Apartments
SW Corner of Pleasant Grove Blvd.
& Fiddymont Road
Roseville, CA
Placer County
95747

OWNER: Sierra Vista LP
\$52,000,000
192 Units/Large Family
3-Story/Low-Rise
New Construction

Southern Hotel Affordable Apartments
611 B Street & 1153-1165 6th Avenue
San Diego, CA
San Diego County
92101

OWNER: MirKa Southern Hotel LP
\$25,000,000
89 Units/At-Risk
4-Story/Mid-Rise
Acquisition/Rehabilitation

Studio 15 II
1475 Imperial Avenue
San Diego, CA
San Diego County
92101

OWNER: Studio 15 II, L.P.
\$52,000,000
274 Units/Non-Targeted/Family
5-Story/Mid-Rise
Acquisition/Rehabilitation

The Walk Residences
12700 Norwalk Blvd.
Norwalk, CA
Los Angeles County
90650

OWNER: Residences at the Walk, LP
\$30,000,000
56 Units/Non-Targeted
7-Story/High-Rise
New Construction

Victoria Flats
Northeast of Intersection of
Victoria Ave. & Olivas Park Drive
Ventura, CA
Ventura County
93003

OWNER: FLT Olivas Partners, L.P.
\$33,000,000
104 Units/Family
4-Story/Mid-Rise
New Construction

Sutter Street
1101-1123 Sutter Street
San Francisco, CA
San Francisco County
94109

OWNER: Sutter BMR, LP
\$86,000,000
102 Units/ Family
22-Story/ High-Rise
New Construction

