

**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 8, 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](mailto: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 1, 2025

REBECCA FRANKLIN  
CHIEF DEPUTY DIRECTOR

**FACILITY NAME AND ADDRESS****DESCRIPTION OF FACILITY****16<sup>th</sup> & Island Apartments**

1625 Island Avenue  
San Diego, CA  
San Diego County  
92101

**OWNER:** 16th & Island, LP  
\$19,000,000  
123 Units/Non-Targeted  
8-Story, High-Rise  
New Construction

**101 Ash Street**

101 Ash St.  
San Diego, CA  
San Diego County  
92101

**DEVELOPER:** MRK Partners Inc.  
\$106,000,000  
250 Units/Non-Targeted  
21-Story, High-Rise  
Adaptive Reuse

**321 Florida**

321 Florida St.  
San Francisco, CA  
San Francisco County  
94102

**OWNER:** Aspire Housing LLC  
\$42,000,000  
176 Units/Non-Targeted  
9-Story, High-Rise  
New Construction

**Anton Mosaic**

7243 Power Inn Rd.  
Sacramento, CA  
Sacramento County  
95828

**OWNER:** Power Inn Sacramento L.P.  
\$27,000,000  
194 Units/Family  
3-Story, Low-Rise  
New Construction

**Bayshore Apartments**

2011 Bayshore Blvd.  
San Francisco, CA  
San Francisco County  
94124

**DEVELOPER:** MirKa Investments, LLC  
\$46,000,000  
119 Units/Family  
7-Story, High-Rise  
New Construction

**West LA VA- Building 404**

11301 Wilshire Blvd., Parking Lot 48  
Unincorporated Los Angeles, CA  
Los Angeles County  
90073

**OWNER:** Century WLAVA 1 LP  
\$28,000,000  
73 Units/Special Needs  
4-Story, Mid-Rise  
New Construction

**Francis Avenue Apartments**

2859 Francis Ave.  
Los Angeles, CA  
Los Angeles County  
90005

**OWNER:** Francis Venture LP  
\$53,000,000  
232 Units/Non-Targeted  
7+ Stories, High-Rise  
New Construction

**Kelsey Ayer Station**

457 N. 1<sup>st</sup> Street  
San Jose, CA  
Santa Clara County  
95112

**OWNER:** The Kelsey Ayer Station LP  
\$17,000,000  
115 Units/Family & Special Needs  
6-Story, High-Rise  
New Construction

**FACILITY NAME AND ADDRESS****Kimball Highland**

14<sup>th</sup> Street & Kimball Way<sup>1</sup>  
1221 D Avenue<sup>2</sup>  
National City, CA  
San Diego County  
91950

**Marina Village**

201 Marina Blvd.  
Suisun City, CA  
Solano County  
94585

**Marinwood Plaza**

121,155,175, and 197 Marinwood Ave.  
San Rafael, CA  
Marin County  
94903

**Mirka Tower 1**

1430 and 1540 National Ave.  
924-930 South 16<sup>th</sup> St.  
San Diego, CA  
San Diego County  
92123

**Napa Creek Manor**

1300 Jefferson St.  
Napa, CA  
Napa County  
94559

**Owls Landing**

842-898 Herman Ave.  
Livermore, CA  
Alameda County  
94550

**Parkview Apartments**

817 N Parkway Dr.<sup>1</sup>  
1444 W. White Ave.<sup>2</sup>  
NW Corner of W. Dennett Ave. &  
N. Parkway Drive.<sup>3</sup>  
Fresno, CA 93728  
Fresno County

**DESCRIPTION OF FACILITY**

**OWNER:** D Avenue Housing Associates, L.P.

\$25,000,000<sup>1</sup>  
\$29,000,000<sup>2</sup>  
145 Units/Family  
5-Story, Mid-Rise  
New Construction

**OWNER:** Marina Village Suisun Partners, L.P.

\$29,000,000  
160 Units/Family  
3-Story, Garden Style  
New Construction

**OWNER:** Marinwood Propco, L.P.

\$24,000,000  
125 Units/Large Family  
3-Story, Low-Rise  
New Construction

**OWNER:** Mirka Tower 1, LP

\$122,000,000  
318 Units/Large Family  
28-Story, High-Rise  
New Construction

**OWNER:** Napa Creek Manor Housing Partners, LP

\$30,000,000  
84 Units/Senior  
3-Story, Garden-Style  
Acquisition/Rehab

**OWNER:** Owls Landing, L.P.

\$17,000,000  
72 Units/Large Family  
3-Story, Low-Rise  
Acquisition/Rehab

**DEVELOPER:** Cesar Chavez Foundation

\$7,000,000<sup>1</sup>  
\$9,000,000<sup>2</sup>  
\$4,000,000<sup>3</sup>  
158/Non-Targeted  
Low Rise, 3-Story  
New Construction

**FACILITY NAME AND ADDRESS****Sarah's Court Apartments**

200 N. Salma Ave.  
Fresno, CA  
Fresno County  
93727

**Southern Hotel**

611 B Street & 1153-1165 6<sup>th</sup> Ave.  
San Diego, CA  
San Diego County  
92101

**Studio 15 II**

1475 Imperial Ave.  
San Diego, CA  
San Diego County  
92101

**Terracina at the Dunes**

SEC Imjin Parkway at 4<sup>th</sup> Ave.<sup>1</sup>  
SWC 2<sup>nd</sup> Ave. at 6<sup>th</sup> St.<sup>2</sup>  
Marina, CA  
Monterey County  
93933

**The Junction**

601 North Central Ave.  
Tracy, CA  
San Joaquin County  
95376

**Vista Woods**

600 Roble Ave.  
Pinole, CA  
Contra Costa County  
94564

**DESCRIPTION OF FACILITY****OWNER:** FCTC Family, LP

\$7,000,000  
120 Units/Family  
3-Story, Low-Rise  
New Construction

**OWNER:** Mirka Southern Hotel LP

\$20,000,000  
89 Units/Non-Targeted  
4-Story, Mid-Rise  
Acquisition/Rehab

**OWNER:** Studio 15 II, L.P.

\$33,000,000  
274 Units/Non-Targeted/Family  
4-6 Story, Mid-Rise  
Acquisition/Rehab

**OWNER:** Marina 706, L.P.

\$26,000,000<sup>1</sup>  
\$15,000,000<sup>2</sup>  
142 Units/Non-Targeted  
2-3 Story, Walk-Up  
New Construction

**OWNER:** CRP The Junction LP

\$14,000,000  
46 Units/Large Family  
4-Story, Mid-Rise  
New Construction

**OWNER:** Pinole Venture LP

\$41,000,000  
179 Units/Senior  
4-Story, Mid-Rise  
New Construction