

**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 July 3, 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: June 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>
Healdsburg Scattered Site 1689 Canyon Run ¹ 1302 Prentice Drive ² 500 Piper Street ³ 531-535 University Street ⁴ Healdsburg Sonoma County 95448	OWNER: Monte Vina, L.P. \$14,000,000 ¹ \$9,700,000 ² \$2,400,000 ³ \$2,500,000 ⁴ 90 Units/Family 1 & 2 Story Walk-Up Acquisition/Rehabilitation
54 th and El Cajon 5474 El Cajon Blvd. San Diego San Diego County 92115	DEVELOPER: Community HousingWorks \$45,000,000 95 Units/Non-Targeted 5 Story, Mid-Rise New Construction
121 N. Mathews 121 N. Mathews St. Los Angeles Los Angeles County 90033	GENERAL PARTNER: Affordable Housing Alliance II, Inc. \$12,000,000 40 Units/Non-Targeted 4 Story, Mid-Rise New Construction
831 Water Street 823-833 Water Street Santa Cruz Santa Cruz County 95060	OWNER: 831 Water Street, L.P. \$68,000,000 120 Units/Family & Special Needs 5 Story, Mid-Rise New Construction
6018 Brynhurst 6018 Brynhurst Ave Los Angeles Los Angeles County 90043	GENERAL PARTNER: Affordable Housing Alliance II, Inc. \$15,000,000 50 Units/Non-Targeted 4 Story, Mid-Rise New Construction
Aero Drive Affordable Apartments 8575 Aero Drive San Diego San Diego County 92123	DEVELOPER: Mirka Investments, LLC \$114,000,000 400 Units/Non-Targeted 6 Story, Mid-Rise New Construction

FACILITY NAME AND ADDRESS

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

BUSD Workforce Housing
1701 San Pablo Avenue
Berkeley
Alameda County
94702

OWNER: 1701 San Pablo, L.P.
\$53,000,000
110 Units/Family
6 Story, Mid-Rise
New Construction

Holt & Main
221 and 237 W Holt Street
Pomona
Los Angeles County
91768

OWNER: Holt & Main, LP
\$62,000,000
160 Units/Family
6 Story, Mid-Rise
New Construction

Julian Street Studios
1271 and 1279 E. Julian St.
San Jose
Santa Clara County
95116

OWNER: 1271 E. Julian St., L.P.
\$101,000,000
305 Units/Family
7 Story, High-Rise
New Construction

Kindred Apartments
1501 6th Avenue
San Diego
San Diego County
92101

OWNER: Kindred Cortez Hill LP
\$60,000,000
126 Units/Family and Special Needs
8 Story, High-Rise
New Construction

Maison's Village - Phase II
Plot to the East of Bell Avenue and
Hudsonia St
Palmdale
Los Angeles County
93552

DEVELOPER: Ravello Holdings, Inc.
\$54,000,000
191 Units/Non-Targeted
1 Story, Family Homes
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, Mid-Rise
New Construction

Monarch
805 R Street
Sacramento
Sacramento County
95811

OWNER: 805 R Mutual Housing Associates, L.P.
\$74,000,000
241 Units/Family
5 Story, Mid-Rise
New Construction

FACILITY NAME AND ADDRESS

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

Monterey Family Apartments
6730, 6630, 6680 Monterey Rd.
Gilroy
Santa Clara County
95020

GENERAL PARTNER: ROEM West, LLC
\$44,000,000
94 Units/Family
3 Story, Garden Style
New Construction

North City Affordable
337 E. Carmel Street
San Marcos
San Diego County
92078

OWNER: Rise Carmel LP
\$78,000,000
224 Units/Family
4 Story, Mid-Rise
New Construction

Residency at Sky Village Hollywood –
Phase I
5645 Fernwood Ave
Los Angeles
Los Angeles County
90028

DEVELOPER: ABS Properties, Inc.
\$129,000,000
237 Units/Special Needs & Seniors
17 Story, High-Rise
New Construction

Residency at Sky Village Hollywood –
Phase II
5645 Fernwood Ave
Los Angeles
Los Angeles County
90028

DEVELOPER: ABS Properties, Inc.
\$125,000,000
245 Units/Special Needs & Seniors
17 Story, High-Rise
New Construction

Sandstone Valley Apartments
41705 Hawthorn Street
Murrieta
Riverside County
92562

OWNER: Sandstone Valley Apartments LP
\$34,000,000
96 Units/Family
3 Story, Mid-Rise
New Construction

Seaward Affordable Apartments
158 W Seaward Avenue
San Ysidro
San Diego County
92173

DEVELOPER: Mirka Investments, LLC
\$50,000,000
85 Units/Family
9 Story, High-Rise
New Construction

Sisal Apartments
2250 Sisal Lane
San Diego
San Diego County
92154

OWNER: CR Epoca L Communities, LP
\$42,000,000
120 Units/Non-Targeted
4 Story, Mid-Rise
New Construction

FACILITY NAME AND ADDRESS

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

St. Luke's Affordable
Southeast Corner of 30th Street & Gunn
Street
San Diego
San Diego County
92104

OWNER: Rise 30th St LP
\$22,000,000
78 Units/Non-Targeted
8 Story, High-Rise
New Construction

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

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

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

The Pardes 2
8335 Tarak Drive
Elk Grove
Sacramento County
95757

OWNER: CRP The Pardes 2 LP
\$57,000,000
140 Units/Family
3 and 4 Story, Mid-Rise
New Construction

The Trails at Carmel Mountain Ranch
NW Corner of Rancho Carmel Drive and
Sabre Springs Parkway
San Diego
San Diego County
92128

OWNER: The Trails at CMR CIC, LP
\$78,000,000
125 Units/Family
5 Story, Mid-Rise
New Construction

The Walk Residences
12700 Norwalk Blvd
Norwalk
Los Angeles County
90650

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

Vera Avenue Apartments
112 Vera Avenue
Redwood City
San Mateo County
94061

OWNER: 112 Vera Ave., L.P.
\$71,000,000
178 Units/Non-Targeted
7 Story, High-Rise
New Construction