

EXHIBIT A

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, March 12, 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: Andrew Kaplan (akaplan@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: February 26, 2025

REBECCA FRANKLIN
CHIEF DEPUTY 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>
Aero Drive Affordable Apartments 8575 Aero Drive San Diego San Diego County 92123	DEVELOPER: Mirka Investments, LLC \$69,000,000 190/Family 6 Story, Mid-Rise New Construction
Foothill Family Apartments 6886, 6920,6932,6946,6968,6976 and 6982 Foothill Boulevard 7011 and 7015 MacArthur Boulevard 2811 and 2812 69 th Avenue Oakland Alameda County 94605	DEVELOPER/GENERAL PARTNER: Oakland Housing Initiatives, Inc. \$47,000,000 65/Large Family 3 Story, Low-Rise Acquisition & Rehabilitation
Lido Square 2131 Crestview Lane Pittsburg Contra Costa County 94565	OWNER: Reliant - Lido Square, LP \$102,000,000 173/At-Risk 2 Story, Garden-Style, Walk-up Acquisition & Rehabilitation
Mirka Towers Phase 1 1430 and 1540 National Avenue 924-930 South 16 th Street San Diego San Diego County 92123	DEVELOPER/GENERAL PARTNER: Mirka Investments, LLC \$122,000,000 318/Large Family 28 Story, High Rise New Construction
Napa Creek Manor 1300 Jefferson Street Napa Napa County 94559	OWNER: Napa Creek Manor Housing Partners, LP \$35,000,000 84/Seniors 3 Story, Low-Rise Acquisition & Rehabilitation
Navajo Family Apartments 7005 Navajo Road San Diego San Diego County 92119	OWNER: Navajo Road Housing Associates, L.P. \$28,000,000 45/Large Family 4 Story, Mid-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>
Santa Monica Christian Towers 1233 6 th Street Santa Monica Los Angeles County 90401	OWNER: Santa Monica Towers LP \$117,000,000 163/At-Risk 13 Story, High-Rise Acquisition & Rehabilitation
Shiloh Crossing 295 Shiloh Road Windsor Sonoma County 95492	OWNER: 295 Shiloh Rd., L.P. \$76,000,000 173/Family 4-5 Story, Mid-Rise New Construction
Studio 15 II 1475 Imperial Avenue San Diego San Diego County 92101	OWNER: Studio 15 II, L.P. \$52,000,000 274/Non-Targeted/Family 4-6 Story, Mid-Rise Acquisition & Rehabilitation
U.S. VETS-WLAVA Building 256 11450 Vandergrift Avenue Los Angeles Los Angeles County 90049	GENERAL PARTNER: U.S. VETS-WLAVA Building 256, LLC \$30,000,000 41/Special Needs 3 Story, Low-Rise New Construction
VA Building 408 11301 Wilshire Boulevard Los Angeles Los Angeles County 90073	OWNER: VA Building 408 LP \$53,000,000 101/Special Needs 4 Story, Mid-Rise New Construction
West LA VA-Building 409 11301 Wilshire Boulevard, Building 409 Los Angeles Los Angeles County 90073	DEVELOPER/GENERAL PARTNER: Century Affordable Development, Inc. \$54,000,000 117/Special Needs 4 Story, Mid-Rise New Construction
Fair Oaks Senior Apartments 12057 Fair Oaks Boulevard Fair Oaks Sacramento County 95628	OWNER: Fair Oaks Senior LP \$24,000,000 110/Senior 1, 2, & 3 Story, Walk-up New Construction