

NOTICE OF PUBLIC HEARING ON PROPOSED

BOND FINANCING OF MULTI-FAMILY DEVELOPMENTS

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Internal Revenue Code of 1986, as amended (the “Code”), that Virginia Housing Development Authority (“Virginia Housing”) is considering the issuance of one or more series of bonds, pursuant to a common plan of financing, in an aggregate amount not to exceed \$985,640,000 to retire and refund certain multi-family notes and bonds and/or to provide additional funds to purchase or finance multi-family rental housing developments for low and moderate income persons and families, including in some cases group facilities for persons with physical or mental disabilities. The issuance of such bonds is expected (1) to refinance, in whole or in part, one or more of such developments hereinafter set forth, (2) to finance the construction or rehabilitation and/or the ownership of one or more of such developments hereinafter set forth which may include one or more of said developments to be owned by governmental entities or charitable organizations exempt from federal income taxation under Section 501(c)(3) of the Code and/or (3) to finance reserve funds and costs of issuance related to the bonds. The bonds will not constitute a debt or obligation of the Commonwealth of Virginia. Virginia Housing will conduct a hearing to receive comments from the general public on the proposed bonds and multi-family housing developments and will provide for a question and answer period. In addition, persons will have an opportunity to make brief statements on the bonds and the purpose for which they are to be issued. Written comments may also be submitted prior to or at the hearing. This hearing will be held on January 22, 2025, at 10:00 a.m. in the offices of Virginia Housing Development Authority, 601 South Belvidere Street, Richmond, Virginia. Further information with respect to the bonds and their purpose will be available at the hearing or upon written request prior thereto addressed to the Legal Division, Virginia Housing, 601 South Belvidere Street, Richmond, Virginia 23220, or Bonds@VirginiaHousing.com. The names of the existing or proposed developments, the existing or estimated number of units or other property description, the owner-developers, the existing or approximate locations (in certain cases the on-site rental offices) of the developments, and the existing or proposed mortgage loan amounts are as listed below (although Virginia Housing may not, and is not required to, finance or refinance any or all such developments):

Alexandria GMV 4B, 231 units, Alexandria GMV 4B, LLC, a Virginia limited liability company, 3600 Mount Vernon Avenue, Alexandria, Virginia (City of Alexandria) \$75,230,000.

Atlantic Boulevard Apartments, 88 units, Atlantic Blvd Apartments, LLC, a Virginia limited liability company, to be located on the western side of Atlantic Boulevard directly across from its intersection with Magnolia Road, Sterling, Virginia (County of Loudoun) \$21,005,000.

Barcroft Apartments, 1,065 units, the borrowers are expected to be newly formed entities created by LDP Holdings, LLC, a Delaware limited liability company, to be located on parcels of land which are bounded by Columbia Pike, S. George Mason Drive, South Four Mile Run Drive and South Taylor Street with a leasing office located at 1130 S. George Mason Drive, Arlington, Virginia (County of Arlington) \$316,000,000.

Broad Pointe Apartments, 137 units, the borrower is expected to be an entity created by Aztec RE Parent LLC, a Delaware limited liability company, or AH LIHTC Applicant LLC, a Delaware limited liability company, 9900 Hornbaker Road, Manassas, Virginia (County of Prince William) \$34,710,000.

Cedar Terrace Apartments, 58 units, South Riding Apartments, LLC, a Virginia limited liability company, to be located in the northeast quadrant of the intersection of Riding Center Drive and Tall Cedars Parkway, Chantilly, Virginia (County of Loudoun) \$17,160,000.

Colbrook 4% Deal, 52 units, Colbrook II LLC, a Virginia limited liability company, 13916 and 13920 Route 1, Chester, Virginia (County of Chesterfield) \$13,500,000.

Coralain Gardens, 117 units, ECD Coralain Gardens, LLC, a Maryland limited liability company, 7435 Arlington Blvd, Falls Church, Virginia (County of Fairfax) \$27,770,000.

Delmont Plaza, 45 units, Delmont Plaza 2024 L.L.C., a Michigan limited liability company, 3800 Delmont Street, Richmond, Virginia (County of Henrico) \$8,965,000.

Forest Village Apartments, 211 units, PDG Forest Village, LP, a Virginia limited partnership, 1300 Forest Village, Fredericksburg, Virginia (City of Fredericksburg) \$57,560,000.

Goodson Hills, 26 units, Goodson Hills, LLC, a Virginia limited liability company, to be located on an undeveloped parcel or parcels currently owned by Bristol Redevelopment and Housing Authority located between Oakview Avenue and Moore Street on the South side of West Mary Street and expected to be given the addresses of 114 Eason Lane, 121 Eason Lane, and 127 Eason Lane, Bristol, Virginia (City of Bristol) \$8,575,000.

Heights at Brady Square Phase II, 66 units, BR Owner 4, LLC, a Virginia limited liability company, to be located on one or more parcels located east of Lynhaven Avenue and south of Brady Street with an on-site leasing office expected to be located at 2318 Krouse Street, Richmond, Virginia (City of Richmond) \$2,430,000.

Heights at Brady Square Phase IV, 66 units, BR2 Owner 4 LLC, a Virginia limited liability company, to be located on one or more parcels located east of Lynhaven Avenue and south of Brady Street with an on-site leasing office expected to be located at 2318 Krouse Street, Richmond, Virginia (City of Richmond) \$2,835,000.

Jersey Park Apartments, 88 units, Jersey Park Preservation, LLC, a Virginia limited liability company, 775 Wrenn Road, Smithfield, Virginia (County of Isle of Wight) \$13,145,000.

Lafayette Gardens, 114 units, Ruffin Apartments LLC, a Virginia limited liability company, 2219 Ruffin Road, Richmond, Virginia (City of Richmond) \$17,700,000.

Mainline Apartments, 154 units, Stafford Lofts, L.P., a Virginia limited partnership, 290 Warrenton Road, Fredericksburg, Virginia (County of Stafford) \$36,585,000.

Mainline Apartments Phase II, 132 units, Stafford Lofts Phase II, L.P., a Virginia limited partnership, 290 Warrenton Road, Fredericksburg, Virginia (County of Stafford) \$34,965,000.

NOON Hioaks II Apartments, 166 units, 6951 Carnation Multifamily, LLC, a Virginia limited liability company, 375 Hioaks Road, Richmond, Virginia (City of Richmond) \$29,295,000.

River Run Apartments, 220 units, the borrower is expected to be an entity created by Aztec RE Parent LLC, a Delaware limited liability company, or AH LIHTC Applicant LLC, a Delaware limited liability company, 13900 Hedgewood Drive, Woodbridge, Virginia (County of Prince William) \$34,420,000.

River Run II Senior Apartments, 110 units, the borrower is expected to be an entity created by Aztec RE Parent LLC, a Delaware limited liability company, or AH LIHTC Applicant LLC, a Delaware limited liability company, 13910 Hedgewood Drive, Woodbridge, Virginia (County of Prince William) \$19,575,000.

Samuel Madden Homes - 4%, 146 units, Samuel Madden North 4 LLC, a Virginia limited liability company, 999 North Henry Street, Alexandria, Virginia (City of Alexandria) \$54,270,000.

Swansboro Place, 99 units, Swansboro Place, LLC, a Virginia limited liability company, to be located on two adjacent parcels (ID # S0000354010 and # S0000354019, respectively), 2006 and 2008 Hull Street, 24 East 21st Street, 2015 and 2021 Decatur Street, Richmond, Virginia (City of Richmond) \$23,355,000.

Telestar Court, 88 units, Merrifield Housing, LLC, a New York limited liability company, 2990 Telestar Court, Falls Church, Virginia (County of Fairfax) \$ 33,750,000.

The Arbors at Battlefield, 201 units, Battlefield Senior LP, a Virginia limited partnership, to be located on all or a portion of the parcel located at 767 Independence Parkway, Chesapeake, Virginia (City of Chesapeake) \$36,000,000.

The Lofts at Woodbridge Town Center, 147 units, The Lofts at Woodbridge Town Center, LP, a Virginia limited partnership, 13704 Telegraph Road, Woodbridge, Virginia (County of Prince William) \$27,205,000.

The Pines, 51 units, Pines Apartments Limited Partnership, a Virginia limited partnership, 8835 Crismond Lane, Spotsylvania, Virginia (County of Spotsylvania) \$6,850,000.

The Regency Apartments, 137 units, the borrower is expected to be an entity created by Aztec RE Parent LLC, a Delaware limited liability company, or AH LIHTC Applicant LLC, a Delaware limited liability company, 10001 Shallow Creek Loop, Manassas, Virginia (County of Prince William) \$32,785,000.