

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 \$286,308,076 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 telephonic 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 during the telephonic hearing. This hearing will be held on January 8, 2021, at 10:00 a.m., by telephone as described below. In order to promote and protect the safety of both the public and Virginia Housing personnel in light of the COVID-19 pandemic, and pursuant to Revenue Procedure 2020-49 issued by the Internal Revenue Service regarding public hearing requirements under Code Section 147(f) and pursuant to Executive Order Seventy Two of the Governor of the Commonwealth of Virginia issued on December 10, 2020, regarding the conduct of public gatherings in the Commonwealth of Virginia, the public hearing will be conducted via the following toll-free telephonic conference line in lieu of an in-person hearing:

Dial In Telephone Number US Toll Free: 1-866-845-1266

Meeting Number / Participant Code: 77489266

Anyone wishing to be heard during this telephonic hearing must notify Virginia Housing, in writing, at least 24 hours prior to the hearing, by email to ashley.mcknight@virginiahousing.com or by mail to Virginia Housing, 601 South Belvidere Street, Richmond, Virginia, Attention: Ashley McKnight. 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. 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):

Aspen Club, 152 units, Aspen Club, LLC, a Virginia limited liability company, 6333, 6335, 6337, 6339, 6341, 6343, Village Center Drive and 6206-6244 Aspen Way, Bealeton, Virginia (County of Fauquier) \$28,440,000.

Church Hill North Phase 2B, 50 units, Church Hill North Phase 2B LLC, a Virginia limited liability company, Tax Parcels E0001097001 and E0001097002, to be given the addresses 3201 South Rabza Boulevard and 1556 Old Armstrong Way, respectively, and located between Oakwood Cemetery and North 31st Street, north of North 33rd Street, Richmond, Virginia (City of Richmond) \$7,000,000.

Holly Springs Apartments, 121 units, VST Holly Springs LLC, a Virginia limited liability company, 801 Holly Springs Avenue, Richmond, Virginia (City of Richmond) \$14,217,489.

Magruder Run II, 158 units, Magruder Run 2, LP, a Virginia limited partnership, 17, 22, 24, 26 and 27 Triple Crown Court, 2 Ascot Court and 2, 4, 6, 7 and 9 Belmont Court, Hampton, Virginia (City of Hampton) \$18,160,000.

Mt. Sterling Senior 4%, 55 units, Mt Sterling Senior 4% Owner LLC, a Virginia limited liability company, Bartholomew Fair Drive (Between Price Cascades Plaza and Benedict Drive), Loudoun, Virginia (County of Loudoun) \$9,270,587.

Piper Square Apartments, 113 units, Piper Square LLC, a Virginia limited liability company, 1529 Piper Square Drive, Hopewell, Virginia (City of Hopewell) \$12,600,000.

Potomac Church Apartments, 159 units, Potomac Church, LP, a Virginia limited partnership, to be located on a 12 acre parcel adjacent to, or with access to, Old Potomac Church Road southeast of its intersection with Abberly Drive, which parcel will be created by the subdivision of Stafford County Map Parcel ID 39-56D, Stafford, Virginia (County of Stafford) \$24,360,000.

Richmond Family 1, 134 units, Richmond Family Housing 1, LLC, a Virginia limited liability company, 1201 Admiral Gravely Boulevard, 2225 Afton Avenue, 102 West 33rd Street, 101 – 107 West 34th Street, and 2802 - 2808 Bainbridge Street, Richmond, Virginia (City of Richmond) \$19,320,000.

Richmond Family 2, 91 units, Richmond Family Housing 2, LLC, a Virginia limited liability company, 177 West 24th Street and 1921 Idlewood Avenue, Richmond, Virginia (City of Richmond) \$12,240,000.

The Harbor at Quantico Creek, 155 units, The Harbor at Quantico Creek, LLC, a Virginia limited liability company, 17940, 17950, and 17959 Curtis Drive, Dumfries, Virginia (County of Prince William) \$25,000,000.

The Heights at Brady Square, 66 units, BR Owner, LLC, a Virginia limited liability company, 2200 Brady Street, Richmond, Virginia (City of Richmond) \$6,200,000.

The Landing at Mason's Bridge, 376 units, The Landing at Mason's Bridge, L.P., a Virginia limited partnership, 1101 Annapolis Way, Woodbridge, Virginia (County of Prince William) \$71,500,000.

Tuscarora Crossing 4% Phase 1A, 51 units, Tuscarora Crossing 4% Owner LLC, a Virginia limited liability company, to be located on a 4.52 acre parcel, more or less, to be created from subdivisions of parcel identification numbers 150-47-9920 and 150-45-6472, approximately one half mile northeast of the intersection of Crosstail Boulevard and Kincaid Boulevard on the north side of Crosstail Boulevard, Leesburg, Virginia (County of Loudoun) \$10,000,000.

Urbana at Hioaks Apartments, 235 units, KCG Development, LLC, a Florida limited liability company, 6850 Atmore Drive, Richmond, Virginia (City of Richmond) \$28,000,000.