

## 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 \$872,540,000 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 October 1, 2024, 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](mailto: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):

Afton Avenue Apartments, 165 units, Afton Avenue Apartments LLC, a Virginia limited liability company, 2400-2420 Afton Avenue, Richmond, Virginia (City of Richmond) \$23,640,000.

Alexandria GMV 4A, 143 units, Alexandria GMV 4A, LLC, a Virginia limited liability company, 3600 Mount Vernon Avenue, Alexandria, Virginia (City of Alexandria) \$51,565,000.

Avonlea Four, 72 units, Avonlea Four Limited Partnership, a Virginia limited partnership, 24790 Pinebrook Road, Chantilly, Virginia (County of Loudoun) \$23,220,000.

Bacon Senior Housing, 139 units, Bacon Senior LLC, a Virginia limited liability company, 815 N. 35<sup>th</sup> Street, Richmond, Virginia and 823 N. 36<sup>th</sup> Street, Richmond, Virginia (City of Richmond) \$22,140,000.

Barcroft Apartments – Alpha 1, 102 units, 1400 S. George Mason Drive Owner, LLC, a Delaware limited liability company, 4403, 4407, 4409 S. Four Mile Run Drive, 1400, 1402, 1406, 1410, 1412, 1414, 1418 S. George Mason Drive, 1401, 1403, 1405, 1407, 1409, 1411 S. Thomas Street, Arlington, Virginia (County of Arlington) \$38,250,000.

Bowler Senior Housing, 68 units, Bowler Senior LLC, a Virginia limited liability company, 602 and 608 N. 26<sup>th</sup> Street and 2516 E. Leigh Street, Richmond, Virginia (City of Richmond) \$8,910,000.

Broad Pointe Apartments, 137 units, the borrower is expected to be a Virginia limited partnership 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.

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

Delmont Plaza, 45 units, Delmont Plaza 2024 L.L.C., a Michigan limited liability company, 3800 Delmont Street, Richmond, Virginia (County of Henrico) \$8,790,000.

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, Bristol, Virginia (City of Bristol) \$8,235,000.

Grande Oak II, 54 units, Grande Oak II VA LLC, a Virginia limited liability company, to be located on a portion of the parcel located at 6300 Old Mooretown Road, Williamsburg, Virginia (County of York) \$7,455,000.

Hazel Hill Apartments, 162 units, Fredericksburg Preservation Partners LLC, a Virginia limited liability company, 100 Princess Anne Street, Fredericksburg, Virginia (City of Fredericksburg) \$47,565,000.

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.

Kindlewood Phase 2, 110 units, FC Phase 2 LLC, a Virginia limited liability company, 460 Garrett Street, Charlottesville, Virginia (City of Charlottesville) \$53,415,000.

Lafayette Gardens, 114 units, Ruffin Apartments LLC, a Virginia limited liability company, 2219 Ruffin Road, Richmond, Virginia (City of Richmond) \$16,755,000.

Mainline Apartments, 154 units, Stafford Lofts, L.P., a Virginia limited partnership, 290 Warrenton Road, Fredericksburg, Virginia (County of Stafford) \$36,240,000.

Mainline Apartments Phase II, 132 units, Stafford Lofts Phase II, L.P., a Virginia limited partnership, 290 Warrenton Road, Fredericksburg, Virginia (County of Stafford) \$34,540,000.

New Manchester Flats VI Apartments, 140 Units, New Manchester Flats VI Multifamily, LLC, a Virginia limited liability company, 1021 East 4<sup>th</sup> Street, Richmond, Virginia (City of Richmond) \$23,490,000.

Norfolk TWG A Apartments at Kindred, 210 units, TWG Phase A, LLC, a Virginia limited liability company, to be located on GPINs 1437169107, 1437261012, and 1437260536 located in the northeast quadrant of intersection of Fenchurch Street and Mariner Street to be given the addresses of 801 E. Freemason Street, 901 E. Freemason Street, and 430 Church Street, Norfolk, Virginia (City of Norfolk) \$55,350,000.

Pecan Acres Estates Apartments Phase II, 93 units, Pecan Acres Estates Phase II, L.P., a Virginia limited partnership, 432 and 501 to 516 Pecan Street, 508 to 656 Cottonwood Drive, 608 to 700 Juniper Road, Petersburg, Virginia (City of Petersburg) \$23,170,000.

River Run Apartments, 220 units, the borrower is expected to be a Virginia limited partnership 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 a Virginia limited partnership 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) \$52,515,000.

Somos Phase B, 248 units, Somos Phase B, LLC, a Virginia limited liability company, 1750 Old Meadow Road, McLean, Virginia (County of Fairfax) \$70,200,000.

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 21<sup>st</sup> 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) \$32,400,000.

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 Regency Apartments, 137 units, the borrower is expected to be a Virginia limited partnership 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.