

## **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 \$410,775,000 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 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 August 20, 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 2020-21, as supplemented by Revenue Procedure 2020-49, issued by the Internal Revenue Service regarding public hearing requirements under Code Section 147(f) 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](mailto: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):

288 Lofts Phase II, 53 units, 288 Lofts Phase II, L.P., a Virginia limited partnership, 14726 and 14750 Wyldrose Avenue, Midlothian, Virginia, (County of Chesterfield) \$8,505,000.

Arbors at Hull Street, 267 units, Hull Street Senior, LP, a Virginia limited partnership, 5400 Hull Street Road, Richmond, Virginia, (City of Richmond) \$29,135,000.

Aqua Vista Apartments, 164 units, Aqua Vista, LP, a Virginia limited partnership, 646-696 6th Street, Newport News, Virginia (City of Newport News) \$25,230,000.

Block 19 Apartments, 77 units, Block 19, L.P., a Virginia limited partnership, 501 Wood Street Norfolk, Virginia (City of Norfolk) \$9,300,000.

Brady Square, 73 units, BR Owner 4, LLC, a Virginia limited liability company, 2200 Brady Street, Richmond, Virginia (City of Richmond) \$8,000,000.

Brookland Park Apartments 4%, 73 units, Nehemiah Ventures LLC, a Virginia limited liability company, to be located at a single site which currently has the following addresses: 1218, 1224, 1226, and 1228 E. Brookland Park Boulevard, Richmond, Virginia (City of Richmond) \$10,715,000.

Coves at Monticello, 136 units, Monticello Coves Realty Partners LP, a Virginia limited partnership, Intersection of Thomas Jefferson Parkway (SR53) and Lake Monticello Road (SR 618), Fluvanna, Virginia (County of Fluvanna) \$26,100,000.

Miller's Rest Apartments II-4%, 127 units, Miller's Rest Apartments II, LP, a Virginia limited partnership, 6105 Old Mill Road, Lynchburg, Virginia (City of Lynchburg) \$9,900,000.

Palmers Creek Apartments Phase II, 220 units, BWF Palmers Creek 2, LLC, a Virginia limited liability company, approximately 11.915 acres located immediately west of and contiguous to the first phase of Palmers Creek Apartments located at 9038 Jefferson Davis Highway in Spotsylvania, Spotsylvania, Virginia (County of Spotsylvania) \$43,875,000.

Reserve at Woodbridge, 182 units, The Reserve at Woodbridge, LLC, a Virginia limited liability company, 14500 Darbydale Avenue, Woodbridge, Virginia (County of Prince William) \$46,245,000.

Richmond Senior, 384 units, Richmond Senior Housing 1, LLC, a Virginia limited liability company, 1200 Decatur Street, 18 West 27th Street, 1611 Forth Avenue, 3900 Old Brook Circle, 700 South Lombardy Street, and 1920 Stonewall Avenue, Richmond, Virginia (City of Richmond) \$41,985,000.

The Concord at Springdale Park, 168 units, HP LIHTC Senior, LLC, a Virginia limited liability company, 4000 Mechanicsville Turnpike, Henrico, Virginia (County of Henrico) \$23,490,000.

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) \$28,750,000.

The Heights at Brady Square, 73 units, BR Owner, LLC, a Virginia limited liability company, 2200 Brady Street, Richmond, Virginia (City of Richmond) \$8,175,000.

The Horizon at Springdale Park, 250 units, HP LIHTC Senior, LLC, a Virginia limited liability company, 4000 Mechanicsville Turnpike, Henrico, Virginia (County of Henrico) \$43,445,000.

The Views at Broadlands, 102 units, View Broadlands VA LLC, a Virginia limited liability company, to be located on a 2.87 acre parcel, more or less, on the east side of Mooreview Parkway south of Old Ryan Road, where Demott Drive and Mooreview Parkway intersect, Ashburn, Virginia (County of Loudoun) \$24,500,000.

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) \$10,735,000.

Winchester Forest 4%, 97 units, Winchester Forest II LLC, a Virginia limited liability company, 2701 Drewry's Bluff Road, Chesterfield, Virginia (County of Chesterfield) \$12,690,000.