

**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 \$519,000,000 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 April 17, 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.

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. This proposed development may be combined with The Regency Apartments.

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.

Commonwealth Lofts, 104 units, Commonwealth Lofts 4, LLC, a Virginia limited liability company, 20550 Heron Overlook Plaza, Loudoun, Virginia (County of Loudoun) \$27,540,000.

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) \$64,935,000.

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.

MacDonald Manor, 167 units, MacDonald Preservation LLC, a Delaware limited liability company, 1331 MacDonald Road, Chesapeake, Virginia (City of Chesapeake) \$38,775,000.

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.

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 Heights at Brady Square - Phase II (formerly known as The Heights at Brady Square), 73 units, BR Owner 4, LLC, a Virginia limited liability company, 2312 Lynhaven Avenue, Richmond, Virginia (City of Richmond) \$3,275,000 as an increase to the \$5,925,000 previously financed.

The Heights at Brady Square - Phase IV (formerly known as The Heights at Brady Square IV), 73 units, BR2 Owner 4 LLC, a Virginia limited liability company, 2320 Drake Street, Richmond, Virginia (City of Richmond) \$4,925,000 as an increase to the \$6,190,000 previously financed.

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. This proposed development may be combined with Broad Point Apartments.

The Rendezvous, 71 units, Rendezvous Apartments LLC, a Virginia limited liability company, located in the northeast and northwest quadrants of the intersection of Highland Avenue and Cypress Street, Hopewell, Virginia (City of Hopewell) \$23,290,000.

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