

NOTICE OF PUBLIC HEARING

The CONNECTICUT HOUSING FINANCE AUTHORITY (the "Authority") is empowered under Chapter 134 of the General Statutes of Connecticut, the Connecticut Housing Finance Authority Act, to issue tax-exempt bonds to provide financing of single and multifamily housing for eligible persons and families of low and moderate income. The Authority intends to issue taxable and or tax-exempt bonds, in one or more series, pursuant to one or more plans of financing, in aggregate not to exceed \$1,110,000,000, the proceeds of which will be used: (1) to finance new mortgage loans for one or more multifamily residential rental housing developments over a period of not more than three years for persons of low and moderate income in the State of Connecticut, set forth below, which may include one or more of said developments ("Multifamily Housing Developments") to be owned by governmental entities or charitable organizations exempt from federal income taxation under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"); (2) to refund prior bonds which were issued to finance mortgage loans for one or more Multifamily Housing Developments; (3) to finance new mortgage loans for owner-occupied residences, which may include down payment assistance, in each case for persons of low and moderate income in the State of Connecticut; (4) to refund and redeem certain of the Authority's tax-exempt or taxable single-family mortgage revenue bonds which were issued to finance mortgage loans for owner-occupied residences; and (5) to finance the costs of issuance and reserve funds for such bonds, in compliance with the Code. The amount of bonds issued in support of the Authority's programs for financing mortgage loans for owner-occupied residences, as described in items (3), (4), and (5), above, will not exceed \$600,000,000.

The Authority will hold the virtual public hearing on the proposed financings, as required by the Code, telephonically, at 10:00 A.M. on January 21, 2025. Interested members of the public are invited to participate in the telephonic meeting by using the following call-in number:

Dial in (toll free): 1-888-800-7330

The purpose of the hearing will be to solicit comments from the general public on the issuance of bonds by the Authority and the Multifamily Housing Developments financed thereby. Interested persons are invited and will have an opportunity to make statements regarding the financing. Comments and general inquiries may be directed in writing to the Connecticut Housing Finance Authority, 999 West Street, Rocky Hill, Connecticut, 06067, Attention: Nandini Natarajan, Chief Executive Officer-Executive Director or via email at nandini.natarajan@chfa.org. Individuals desiring to make a brief statement should give prior notice in writing to the Authority at the address shown above or by email at nandini.natarajan@chfa.org at least 24 hours prior to the hearing. Further information with respect to the bonds and their purpose may be available on the website of the Authority prior to the hearing or upon written request at the above address.

The addresses of the Multifamily Housing Developments, the owners, the number of units, and the original or expected amounts of the mortgage loans are as follows:

<u>Project</u>	<u>Property Address</u>	<u>Owner/Sponsor</u>	<u>Units</u>	<u>Original or Expected Amount (\$)</u>
Shippan Place Apartments	521 Shippan Avenue, Stamford	Shippan Place Preservation, LLC	148	38,500,000
Parkside Gables	235 West Main Street, Stamford	Parkside Gables Limited Partnership	69	15,500,000

<u>Project</u>	<u>Property Address</u>	<u>Owner/Sponsor</u>	<u>Units</u>	<u>Original or Expected Amount (\$)</u>
Northeast Hartford Affordable Housing	54-64, 96-98, 127-129, and 131-133 Martin Street, 150-170 Nelson Street, and 655 and 717 Garden Street, Hartford	Sheldon Oak Central, Inc and NHAH II, LLC	78	10,000,000
Yale Street Commons	1095 Fairfield Avenue, Bridgeport	Mutual Housing of Southwestern CT, Inc.	44	10,000,000
Waltersville Commons	167 Steuben Street, Bridgeport	Waltersville Development Group, LLC	70	32,500,000
Rotary Commons	41-45 Stillwater Avenue, Stamford	Pacific House, Inc.	39	14,500,000
10 Liberty Street	10 Liberty Street, New Haven	10 Liberty Developers, LLC	150	40,000,000
Enfield Manor	17 Enfield Terrace, Enfield	Tobacco Valley Development Corp.	99	26,500,000
Windward Apartments	28 Project Street, Bridgeport	CT Community Renewal Team, Inc.	51	15,000,000
Willow Creek Phase 4	421 Granby Street, Hartford	Overlook Village Associates IV, LLC	56	19,000,000
Fountain Heights	345 Fountain Street, New Haven	Connelly and Partners	40	7,000,000
State Street	2980 State Street, Hamden	Regan Development Corporation	64	16,000,000
Danbury House	11 Boughton Street, Danbury	CIFC EHB Holding Corp.	79	17,500,000
Vinci Gardens	69 Vinci Drive, Greenwich	Housing Authority of the Town of Greenwich	52	13,500,000
Felician Commons	1345 Enfield Street, Enfield	TCB Connecticut, Inc.	45	17,000,000
Kimberly Place	19 Main Street, Danbury	Heritage Housing Inc.	116	34,500,000
Leonard Street	1 Leonard Street, Norwalk	Heritage Housing Inc.	53	22,000,000
Hill Central II	520 Washington Avenue, New Haven	Westmount Development Group, LLC	40	20,000,000

<u>Project</u>	<u>Property Address</u>	<u>Owner/Sponsor</u>	<u>Units</u>	<u>Original or Expected Amount (\$)</u>
River Ridge	2364 State Street, Hamden	River Ridge Apartment Homes, LLC	62	8,000,000
195-211 Main Street	195-211 Main Street, Monroe	Mutual Housing of Southwestern Connecticut, Inc.	50	10,000,000
Eastview Terrace	185 Eastern Avenue, New Haven	Housing Authority of the City of New Haven	102	18,000,000
34 Level Street	34 Level Street, New Haven	Housing Authority of the City of New Haven	50	13,500,000
Country Place I & II	To-be-assigned address at a site adjoining the intersection of Norwich Avenue and Chestnut Hill Road in Colchester	JHM Development Corporation	194	25,000,000
Griswold Hills	10 Griswold Hills Drive, Newington	JHM Development Corporation	130	14,000,000
Deer Meadow	1 Deer Meadow Drive, Bloomfield	JHM Development Corporation	49	8,500,000
Hartford Trade School	110 Washington Street, Hartford	110 Washington, LLC	47	15,000,000
Homes at Avon Park	20 Security Drive, Avon, CT	Beacon Communities	31	9,000,000
Windsor Locks TOD – Section 1A/4%	255 Main Street, Windsor Locks, CT	Trinity WL Four Phase 1 LP	35	20,000,000

Nothing in this notice shall constitute an obligation by the Authority to issue bonds or to finance or refinance any portion of the properties listed herein.

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