

**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 \$641,730,000 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 August 5, 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](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):

1025-B Park Street, 40 units, 1025-B Park Street, LLC, a Virginia limited liability company, 1025 Park Street, Charlottesville, Virginia (City of Charlottesville) \$12,850,000.

1401-1407 Hull Street, 66 units, 1400 Hull Owner, LLC, a Virginia limited liability company, 1401-1407 Hull Street, Richmond, Virginia (City of Richmond) \$10,760,000.

1501-1511 Hull Street, 123 units, 1500 Hull Owner, LLC, a Virginia limited liability company, 1501-1511 Hull Street, Richmond, Virginia (City of Richmond) \$20,655,000.

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.

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.

English Oaks Apartments, 139 units, English Oaks (VA) Owner LP, a Virginia limited partnership, 11 Darlington Way, Fredericksburg, Virginia (County of Stafford) \$34,655,000.

Forest Village Apartments, 211 units, PDG Forest Village, LP, a Virginia limited partnership, 1300 Forest Village, Fredericksburg, Virginia (City of Fredericksburg) \$64,935,000.

Kindred Crossing, 105 units, Wesley Kindred Crossing LP, a Virginia limited partnership, to be located on a portion of the property located at 6165 Leesburg Pike, Falls Church, Virginia (County of Fairfax) \$34,425,000.

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.

Semmes Flats, 271 units, ECG Semmes, LP, a Virginia limited partnership, 2201 McDonough Street, Richmond, Virginia (City of Richmond) \$67,085,000.

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, 273 units, The Regency (VA) Owner LP, a Virginia limited partnership, 11201 Partnership Lane, Manassas, Virginia (County of Prince William) \$82,410,000.

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, 146 units, The Signals at Occoquan, LP, a Virginia limited partnership, 13704 Telegraph Road, Woodbridge, Virginia (County of Prince William) \$31,590,000.

Twin Pines Senior Apartments, 91 units, Richman Twin Pines Senior, LLC, a Delaware limited liability company, 3993 Twin Pines Road, Portsmouth, Virginia (City of Portsmouth) \$19,885,000.