

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 \$408,490,000 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 January 21, 2026, 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):

501-B Cherry Avenue, 34 units, 501-B Cherry, LLC, a Virginia limited liability company, 501 Cherry Avenue, Charlottesville, Virginia (City of Charlottesville) \$8,865,000.

1025-B Park Street, 40 units, 1025-B Park Street, LLC, a Virginia limited liability company, 1025 Park Street, Charlottesville, Virginia (City of Charlottesville) \$9,520,000.

Barcroft Apartments – Bravo 3, 200 units, 1100 S Thomas Street Owner, LLC, a Delaware limited liability company, 1101-1113, 1102-1112, 1117-1123, 1118-1126, 1127-1137, 1130-1138, 1142-1148 S. Thomas Street, Arlington, Virginia (County of Arlington) \$52,390,000.

Beacon Hill Senior, 58 units, to be formed entity created by the developer KCG Companies, LLC, a Florida limited liability company, the northwestern quadrant of the intersection of Richmond Highway and Groveton Street, Alexandria, Virginia (County of Fairfax) \$9,350,000.

Carter Woods Phase IV, 59 units, Carter Woods IV LLC, a Virginia limited liability company, 30 Dabbs House Road, Richmond, Virginia (County of Henrico) \$10,560,000.

Commonwealth Lofts, 104 units, Commonwealth Lofts 4, LLC, a Virginia limited liability company, 20550 Heron Overlook Plaza, Loudoun, Virginia (County of Loudoun) \$20,400,000.

Coralain Gardens, 117 units, ECD Coralain Gardens, LLC, a Maryland limited liability company, 7435 Arlington Blvd, Falls Church, Virginia (County of Fairfax) \$20,570,000.

Forest Village Apartments, 211 units, PDG Forest Village, LP, a Virginia limited partnership, 1300 Forest Village, Fredericksburg, Virginia (City of Fredericksburg) \$48,100,000.

Hopkins Road Apartments, 190 units, Hopkins Road Apartments, LP, a Virginia limited partnership, 3601 Hopkins Road, Richmond, Virginia (City of Richmond) \$24,815,000.

Miller's Rest Apartments III - 4%, 88 units, Miller's Rest Apartments III - 4%, LP, a Virginia limited partnership, 6200 Old Mill Road, Lynchburg, Virginia (City of Lynchburg) \$11,040,000.

Monroe North, 36 units, Monroe North LLC, a Virginia limited liability company, 810 W. Monroe Street, Wytheville, Virginia (County of Wythe) \$5,610,000.

Norfolk TWG B2 Apartments at Kindred, 111 units, TWG Phase B2, LLC, a Virginia limited liability company, to be located on a parcel with a GPIN 1437254805 and located on the north side of Mariner Street and a parcel with a GPIN 1437255366 and located on the south side of Mariner Street where Mariner Street is just north of the intersection of Tidewater Drive and Interstate Route 264 said parcels have or are expected to have the following addresses: 1101 Mariner Street and 1001 E. Freemason Street, Norfolk, Virginia (City of Norfolk) \$25,675,000.

Old Arcola Elementary School Apartments 4%, 41 units, Old Arcola Elementary 4% Owner LLC, a Virginia limited liability company, 24244 Stone Springs Boulevard, Sterling, Virginia (County of Loudoun) \$5,495,000.

Stone Ridge Towns, 27 units, Stone Ridge Towns VA LLC, a Virginia limited liability company, located on the west side of Gum Springs Road (Rt. 659) at the intersection of Greenstone Drive and Gum Springs Road (Rt. 659), Aldie, Virginia (County of Loudoun) \$4,900,000.

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 Heights at Jackson Village II, 218 units, The Heights at Jackson Village II, LP, a Virginia limited partnership, 4808 The Heights Drive, Fredericksburg, Virginia (County of Spotsylvania) \$38,950,000.

The Regency Apartments, 273 units, The Regency (VA) Owner LP, a Virginia limited partnership, 11201 Partnership Lane, Manassas, Virginia (County of Prince William) \$56,345,000.

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) \$17,250,000.

The Station, 170 units, The Station, LP, a Virginia limited partnership, 2612 Monticello Avenue, 2600 Armistead Avenue, 2601 and 2615 Church Street, 212, 216, 218, 222, 310 and 312 E. 26th Street, 215, 217, 221, 301, 304, 305, and 307 E. 27th Street, Norfolk, Virginia (City of Norfolk) \$16,610,000.

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) \$13,845,000.