

NOTICE OF PUBLIC HEARING

AS REQUIRED BY SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986 WILL BE HELD WITH RESPECT TO A PROPOSED PLAN OF FINANCE THAT INCLUDES THE ISSUANCE AND REISSUANCE FROM TIME TO TIME, BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY (THE "AUTHORITY"), OF ONE OR MORE SERIES OF REVENUE BONDS IN AN OUTSTANDING PRINCIPAL AMOUNT NOT TO EXCEED \$50,000,000 (THE "BONDS"), TO FINANCE AND REFINANCE THE ACQUISITION, CONSTRUCTION, DEVELOPMENT AND EQUIPPING OF A 108-UNIT QUALIFIED RESIDENTIAL RENTAL PROJECT LOCATED AT 1808 PARSONS STREET (THE "PROJECT") IN THE CITY OF MERCED, CALIFORNIA (THE "CITY").

A public hearing will be held by the Merced City Council on Monday, November 4, 2024, at 6:00 p.m., or as soon thereafter as may be heard, in the City Council Chambers of City Hall, 678 W. 18th Street, Merced, CA, concerning The Project is to be owned and operated by Visionary Home Builders of California, Inc., a California nonprofit public benefit corporation (the Sponsor), or by another ownership entity to be created by its general partner, VHB Bella Vista LLC, a California limited liability company, or by another affiliate of such general partner's sole member, Visionary Home Builders of California, Inc., a California nonprofit public benefit corporation (such limited partnership or other ownership entity, the "Borrower").

The Bonds and the obligation to pay principal thereof and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the City, the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be limited obligations of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

All persons in favor of, opposed to, or in any manner interested in this request are invited to attend the Public Hearing or comment via email or voicemail (see instructions below). Please feel free to call the Planning Department at (209) 385-6858 for additional information. If you challenge the decision of the City Council in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Merced at, or prior to, the public hearing.

You may submit your public comment to the City Council electronically no later than 1:00 PM on the day of the meeting. Comments received before the deadline will become part of the record. Material may be emailed to cityclerk@cityofmerced.org and should be limited to 300 words or less. Please specify which portion of the agenda you are commenting on, i.e. item # or Oral Communications. Your comments will be provided to the City Council at the appropriate time. Any correspondence received before, during, or after the meeting will be distributed to the City Council and retained for the official record.

You may provide telephonic comments via voicemail by calling (209) 388-8688 by no later than 1:00 PM on the day of the meeting to be added to the public comment. Voicemails will be limited to a length of one (1) minute. Please specify which portion of the agenda you are commenting on, i.e. item # or Oral Communications. Your comments will be provided to the City Council at the appropriate time.

To view video (if available) or listen to the City Council meeting live, go to the City's website www.cityofmerced.org, Facebook Live, or Comcast Public Access Channel 96.



October 24, 2024

KIM ESPINOSA,
Temporary Development Services Director