



CITY OF SANTA ROSA NOTICE OF PUBLIC HEARING

TEFRA PUBLIC HEARING AND ISSUANCE OF BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY IN AN AMOUNT NOT TO EXCEED \$5 MILLION FOR DEL NIDO APARTMENTS – 850 RUSSELL AVENUE

Notice is hereby given that a public hearing will be conducted by the City Council on Tuesday, March 10, 2026, at or after 5:00 p.m. The purpose of the public hearing will be to receive public comment and recommendations prior to the City Council acting on the issuance of bonds by the California Municipal Finance Authority in an amount not to exceed \$5 million for Del Nido Apartments.

A public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 will be held with respect to a proposed issuance of the California Municipal Finance Authority (the “Authority”) to issue and reissue from time to time, one or more series of revenue bonds in an amount not to exceed \$5 million (the “Bonds”), to finance and refinance a portion of the cost of the acquisition, rehabilitation and improvement of a 206-unit qualified residential rental project located at 850 Russell Avenue (the “Project”) in the City of Santa Rosa, California (the “City”). The Project is owned and upon completion will be operated by New Del Nido, LP, a California limited partnership, or by another ownership entity to be created by its general partner, New Del Nido LLC, a California limited liability company, or by another affiliate of such general partner’s sole member, Eden Housing, 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 therefore and generally representing amounts paid by the Borrower.

Meeting access information (including instructions) and meeting documents are available online at: <https://santa-rosa.legistar.com/Calendar>.

Members of the public can provide public comment by attending in person from Council Chamber at 100 Santa Rosa Avenue, Santa Rosa.

The public can also view or listen to the meeting live at:

1. <https://santa-rosa.legistar.com/Calendar>. Click on the “In Progress” link to view;
2. Via Zoom by visiting <https://srcity-org.zoom.us/j/83637533027>, or by dialing 877-853-5257 and entering Webinar ID: 836 3753 3027;

3. Comcast Channel 28 or 26 (Español), AT&T U-Verse Channel 99; and
4. Via YouTube at <https://www.youtube.com/cityofsantarosa>.

Comments and questions may be directed to Angela Morgan, Housing and Community Services, City of Santa Rosa, 100 Santa Rosa Avenue, Room 6, Santa Rosa, CA 95404 or via email at amorgan@srcity.org

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Dina Manis, City Clerk, City of Santa Rosa



The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or cityclerk@srcity.org. Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.