



May 13, 2026

VIA EMAIL

Angela Morgan
City of Santa Rosa
Dept. of Housing and Community Services
90 Santa Rosa Avenue
Santa Rosa, CA 95404

Re: Public Hearing Request for Santa Rosa Garden Apartments

Dear Angela:

TTG Santa Rosa Garden Limited Partnership (the “Applicant”) has submitted to the California Statewide Communities Development Authority (the “Authority”) an application for the financing of Santa Rosa Garden Apartments (the “Project”) through the issuance of tax-exempt obligations in an amount not to exceed \$20,000,000. The Project is a 111-unit affordable multifamily housing rental project located at 4601 Montgomery Drive, Santa Rosa, California. The Project also successfully received bond allocation from the California Debt Limit Allocation Committee on May 12, 2026. The purpose of this letter is to request the assistance of the City of Santa Rosa (the “City”) in conducting a public hearing with respect to the proposed financing. We are requesting that the City conduct the public hearing at an upcoming council meeting prior to the end of July, 2026.

The Authority is a joint exercise of powers authority comprised of over 530 California cities, counties and special districts, including the City. The Authority, pursuant to its Amended and Restated Joint Exercise of Powers Agreement is authorized to assist in the financing of facilities for multifamily housing projects. In order to initiate such a financing, the member participant of the Authority in which the proposed facilities will be located must (i) conduct a public hearing and (ii) approve the Authority’s issuance of indebtedness. Therefore, although the Authority will be the issuer of the tax-exempt revenue obligations for the Applicant, the financing cannot proceed without the City’s approval of the financings.

Please let me know if you require any additional information concerning the scheduling of the public hearing or if I can be of any other assistance.

Sincerely,

Jon Penkower
Managing Director