

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on June 4, 2026, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 (the "Code") will be held with respect to a proposed plan of financing providing for the issuance by the California Statewide Communities Development Authority of qualified 501(c)(3) bonds, as defined in Section 145 of the Code in one or more series issued from time to time, including bonds issued to refund such qualified 501(c)(3) bonds in one or more series from time to time, in an amount not to exceed \$180,000,000 (the "Bonds"). The proceeds of the Bonds will be used to: (1) finance or refinance the acquisition, rehabilitation, improvement and equipping of the following multifamily rental housing projects: (i) UCE Apartment Homes, located at 600 Langsdorf Drive, Fullerton, California, consisting of 147 units (Bond proceeds in an amount not to exceed \$70,000,000); and (ii) UCA Apartment Homes, located at 2404 Nutwood Avenue, Fullerton, California, consisting of 248 units (Bond proceeds in an amount not to exceed \$110,000,000) (the "Project"); and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned by Foothill UCE, LLC and Foothill UCA, LLC (collectively, the "Borrower"). The Project is or will be owned and operated by the Borrower which is an organization described in Section 501(c)(3) of the Code.

The hearing will commence at 10:30 a.m. or as soon thereafter as the matter can be heard, and will be held telephonically at 1-877-304-9269; passcode 651864#. Interested persons wishing to express their views on the issuance of the Bonds or on the nature and location of the facilities proposed to be financed or refinanced may participate in the public hearing or, prior to the time of the hearing, submit written comments.

Written comments should be addressed to the California Statewide Communities Development Authority, 3201 Danville Blvd., Suite 267, Alamo, CA 94507, or by email to info@cscda.org.

Dated: May 28, 2026
The Orange County Register
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ORRICK_PUBLIC FINANCE
ATTN: LAUREN SOMMERHAUSER, 405 HOWARD
STREET
SAN FRANCISCO, California 94105

**PROOF OF PUBLICATION
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**STATE OF CALIFORNIA
County of Orange**


I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of The Orange County Register, a newspaper of general circulation, printed and published in the City of Irvine*, County of Orange, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Orange, State of California, under the date of November 19, 1905, Case No.A-21046. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

05/28/2026

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Irvine, California

On this 28th day of May, 2026.



Signature

TEFRA PUBLIC HEARING MEETING MINUTES

June 4, 2026

10:30 a.m.

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

This meeting was conducted to meet the required Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) Public Hearing for the UCE & UCA Apartment Homes project.

This meeting was called to order on the 4th day of June, 2026 at 10:32 a.m. via toll free telephone by the California Statewide Communities Development Authority.

A notice of this hearing was published in the *Orange County Register* on May 28, 2026 (the "Notice"). The purpose of this meeting was to hear public comments regarding the California Statewide Communities Development Authority's proposed issuance of bonds or notes for financing and/or refinancing the above referenced project.

The California Statewide Communities Development Authority representatives present were, Jon Penkower.

By 10:37 a.m. there were no other representatives from the public who made themselves available and no public comments were provided, so the meeting was adjourned.

I declare under penalty of perjury that this is a true and exact copy of the TEFRA public hearing meeting minutes regarding the above referenced projects held on June 4, 2026 at 10:30 a.m.

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

By: 

Name: Jon Penkower

Title: Managing Director