

CITY OF NEW HAVEN, CONNECTICUT

NOTICE OF PUBLIC HEARING

**HOUSING AUTHORITY OF THE CITY OF NEW HAVEN, CONNECTICUT
MULTIFAMILY HOUSING REVENUE BONDS**

Notice is hereby given that a public hearing will be held by the Housing Authority of the City of New Haven (the "Authority"), on August 24, 2023 commencing at 9:30 am, by calling the following toll-free telephone number 1-267-930-4000 and when prompted insert Meeting ID 896168849 for the purpose of providing a reasonable opportunity for interested individuals to express their views, either orally or in writing, on the issuance of the above-captioned exempt facility bonds, notes or other obligations issued pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986, as amended (the "Bonds") and the nature of the improvements and project described below. The Authority has been requested to make available proceeds from the sale of the Bonds to be issued pursuant to a plan of financing in an aggregate principal amount not exceeding \$12,000,000 for the purpose of (1) making a loan to Winchester LIHTC Owner LLC, a limited liability company organized in the State of Delaware and authorized to conduct business in the State of Connecticut, the owner and developer of the Project, as further described below (the "Borrower") in the maximum principal amount of \$12,000,000, for the purpose of financing, refinancing and reimbursing the costs of the acquisition, construction, reconstruction and equipping of a separate condominium unit located in the Winchester Green Project which will be comprised of approximately fifty-seven (57) affordable rental units restricted to tenants whose income averages 50% of AMI (the "Winchester Affordable Project"). The remainder of the Winchester Green Project will consist of approximately two hundred twenty-six (226) market rate rental units and approximately 13,000 square feet of commercial space. The Winchester Affordable Project will be located at 315 Winchester Avenue, New Haven, Connecticut (the "Project"); (2) funding a debt service reserve fund, other required reserve funds and capitalized interest for the Bonds, if any, and (3) paying costs of issuance and credit enhancement fees, if any, with respect to the Bonds.

The Project financed and refinanced with the proceeds of the Bonds is or will be owned and/or managed by the Borrower.

Interested members of the public are invited to attend by telephone. Written comments may be submitted to the Authority at the address shown below prior to August 24, 2023 at 9:30 am. If additional information is required with respect to the above-referenced proposed issue of the Bonds and the project to be financed with the proceeds thereof in advance of the hearing, please contact the Authority at the address shown below. The public hearing described herein is to be held solely for the purpose of complying with the requirements of Section 147(f) of the Internal Revenue Code.

Housing Authority of the
City of New Haven
360 Orange Street
New Haven, Connecticut 06511
By: Karen DuBois-Walton, Ph.D.
Executive Director