

**NOTICE OF PUBLIC HEARING ON
MULTIFAMILY HOUSING REVENUE BONDS OR NOTES
FOR MULTIFAMILY HOUSING PROJECTS
LOCATED IN THE CITY OF LOS ANGELES**

Notice is hereby given that on Thursday, April 17, 2025, a public hearing will be held as required by Section 147(f) of the Internal Revenue Code of 1986 with respect to the proposed issuance or reissuance by the City of Los Angeles (the “City”) and the California Municipal Finance Authority (“CMFA”) of multifamily housing revenue bonds or notes in the maximum amounts specified below (and a like amount of refunding bonds or notes), each issued in one or more series, pursuant to a plan of financing, for the purpose of providing funds to make a loan to the project sponsors specified below or to an affiliate or special purpose entity created by or on behalf of such sponsors to finance the acquisition, rehabilitation, construction and equipping of the below-referenced projects (the “Projects”).

Project Name:	Address	#Units:	Project Sponsor	Combined Maximum Amount:
Locke Lofts	345 North Madison Avenue, Los Angeles, CA 90004	148 Units (including 2 manager units)	Locke Lofts Associates, A California Limited Partnership	\$60,000,000, consisting of up to \$52,000,000 by the City and up to \$8,000,000 by CMFA
Main Street Apartments	100 West 55th Street (aka 5501 and 5511 South Main Street), Los Angeles, CA 90037	57 Units (including 1 manager unit)	Main 50 Housing, LP	\$18,503,750
The Emerson (formerly Parcel M Grand Avenue Apartments)	225 South Grand Avenue, Los Angeles, CA 90012	271 Units (including 1 manager unit)	Grand Avenue M Housing Partners, LLC and Grand Avenue M Urban Housing, LLC	\$102,905,000
Washington Crossing (formerly Washington Arts Collective)	4601 & 4606 West Washington Boulevard, Los Angeles, CA 90016	56 Units (including 1 manager unit)	WAC, L.P.	\$32,000,000

Topic: LAHD - TEFRA Hearing w/Public Comment
Time: Thursday, April 17, 2025, 11:30 AM Pacific Time (US and Canada)

The hearing will commence at 11:30 a.m., Thursday, April 17, 2025, and will be held via teleconference. Interested persons wishing to express their views on either the plan of finance, the issuance or reissuance of the multifamily notes or bonds or the Projects will be given an opportunity to do so at the hearing or may, prior to the time of the hearing, submit written comments to the Los Angeles Housing Department via e-mail sent to lahd-tefra@lacity.org. Persons wishing to express their views via telephone must submit a written request to do so delivered to the above email address **not less than 24 hours before the hearing**. Such request must include the requestor’s full name. Instructions for accessing the hearing via teleconference are set forth below.

To access the hearing, dial by phone
+1 888-788-0099 US Toll Free
Meeting ID: 882 5163 1622

Instructions:

Public participants should dial the phone number +1 888-788-0099
Public participants will be asked for a Meeting ID, they should enter 882 5163 1622, followed by the #(pound sign)
Participants will be asked to enter a participant ID, they should press # (pound sign) to continue
Participants will then be joined into the meeting

Persons who have provided the above-described written request will be called by name to express their views in the order such requests were received. Each public participant will be limited to 10 minutes to provide comments.