

**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, November 6th, 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”) 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:
Voltaire Villas	316 North Juanita Avenue, Los Angeles, CA 90004	72 Units (including 1 manager unit)	Voltaire Villas Associates, a California Limited Partnership	\$23,700,000
Western Avenue Apartments	5501 South Western Avenue, Los Angeles, CA 90062	33 Units (including 1 manager unit)	Western Avenue Apartments Preservation, L.P.	\$6,950,000

Topic: LAHD - TEFRA Hearing w/Public Comment

Time: Thursday, November 6th, 2025, 10:00 AM Pacific Time (US and Canada)

The hearing will commence at 10:00 a.m., Thursday, November 6th, 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: 847 8671 0932

Instructions:

Public participants should dial the phone number +1 888-788-0099

Public participants will be asked for a Meeting ID, they should enter 847 8671 0932, 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.