



CITY OF ESCONDIDO
OFFICE OF THE CITY CLERK
201 NORTH BROADWAY
ESCONDIDO, CALIFORNIA 92025-2798
(760) 839-4617

NOTICE OF PUBLIC HEARING

ALLOCATION OF SUCCESSOR HOUSING AGENCY FUNDS

NOTICE IS HEREBY GIVEN that the City Council of the City of Escondido will conduct a public hearing to consider staff recommendations for allocation of Successor Housing Agency funds. The City intends to sell Windsor Gardens Apartments, a senior affordable development, located at 1600 W. 9th Avenue, to Community HousingWorks. The property is currently owned by the City of Escondido and has an existing Low-Moderate Income Set-Aside Loan from the former Community Development Commission of the City of Escondido. As a part of the sale, the existing Low-Moderate Income Set-Aside Loan will be repaid and a new Successor Housing Agency loan will be made. The Public Hearing will be held on **WEDNESDAY, AUGUST 7, 2019, AT 6:00 P.M.** in the City Council Chambers, Escondido City Hall, 201 N. Broadway, Escondido, California.

If you are unable to attend the public hearing, you may direct written comments prior to the date of the hearing to: Karen Youel, Housing and Neighborhood Services Manager, City of Escondido, Housing and Neighborhood Services Division, 201 N. Broadway, Escondido, CA 92025. The Housing and Neighborhood Services Manager can also be contacted at 760-839-4518 or by email at kyouel@escondido.org.

If you challenge the item described above in court, you may be limited to raising only those issues that you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Escondido City Council at or prior to the hearing.

The City of Escondido promotes fair housing and makes all programs available to low- and moderate-income families regardless of age, race, color, religion, sex, national origin, sexual preference, marital status, or disability.

THE CITY OF ESCONDIDO RECOGNIZES ITS OBLIGATION TO PROVIDE EQUAL ACCESS TO QUALIFIED INDIVIDUALS WITH DISABILITIES. PLEASE CONTACT THE ADA COORDINATOR AT (760) 839-4641 WITH REQUESTS FOR ACCOMMODATION.

ZACK BECK, City Clerk
City of Escondido
July 22, 2019



CIUDAD DE ESCONDIDO
OFFICE OF THE CITY CLERK
201 NORTH BROADWAY
ESCONDIDO, CALIFORNIA 92025-2798
(760) 839-4617

AVISO DE AUDIENCIA PÚBLICA

ASIGNACIÓN DE FONDOS DE LA AGENCIA DE VIVIENDA SUCESOR

POR MEDIO DEL PRESENTE AVISO SE INFORMA que el concejo Municipal de la Ciudad de Escondido llevará a cabo una audiencia pública para considerar recomendaciones por parte del personal acerca de la asignación de los fondos de la Agencia de Vivienda Sucesor. La Ciudad tiene la intención de vender los Apartamentos Windsor Gardens a Community HousingWorks. Los Apartamentos Windsor Gardens son una urbanización asequible para personas de tercera edad, ubicado en 1600 W. 9th Avenue. La propiedad es actualmente propiedad de la Ciudad de Escondido y existientemente tiene un Préstamo de Reserva de Ingresos Bajo-Mediano con la anterior Comisión de Desarrollo Comunitario de la Ciudad de Escondido. Como parte de la venta, se repagará el existente Préstamo de Reserva de Ingresos Bajo-Mediano y se hará un préstamo nuevo con la Agencia de Vivienda Sucesor. La audiencia pública se realizará el miércoles, **7 DE AGOSTO DEL 2019, A LAS 6:00 PM** en la sala del Concejo Municipal en la alcaldía de Escondido, 201 N. Broadway, Escondido, California.

Si usted no puede asistir, pero tiene algo que decir, usted puede dirigir comentarios por escrito antes de la fecha de la audiencia a: Karen Youel, Gerente de Vivienda y Servicios al Vecindario, Ciudad de Escondido, Housing Division, 201 N. Broadway, Escondido, CA 92025. La Gerente de Vivienda y Servicios al Vecindario puede ser contactada al teléfono 760-839-4518 o por correo electrónico: kyouel@escondido.org.

Si usted se opone al tema descrito anteriormente en la corte, es posible que los puntos de vistas sean limitados solo a aquellos que hayan sido expuestos verbalmente por usted o por alguien más en la presente sala, o en alguna correspondencia escrita al Concejo Municipal durante o antes de la audiencia.

La Ciudad de Escondido promueve una vivienda justa y equitativa y hace que los programas sean disponibles para toda familia de bajos recursos e ingresos moderados sin importar la edad, raza, color, religión, sexo, origen nacional, orientación sexual, estado civil o discapacidad.

LA CIUDAD DE ESCONDIDO RECONOCE SU OBLIGACIÓN DE PROPORCIONAR ACCESO IGUALITARIO A LAS PERSONAS DISCAPACITADAS QUE CALIFICAN. COMUNÍQUESE CON EL COORDINADOR DE LA LEY DE ESTADOUNIDENSES CON DISCAPACIDADES (ADA, POR SUS SIGLAS EN INGLÉS) AL (760) 839-4641 PARA SOLICITAR ADECUACIONES.

ZACK BECK, City Clerk
CIUDAD DE ESCONDIDO
July 22, 2019



CITY OF ESCONDIDO
OFFICE OF THE CITY CLERK
201 NORTH BROADWAY
ESCONDIDO, CALIFORNIA 92025-2798
(760) 839-4617

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN on WEDNESDAY, AUGUST 7, 2019 at 6:00 p.m., the Escondido City Council of the City of Escondido will hold a Public Hearing to consider the following item:

REGARDING ISSUANCE OF REVENUE BONDS FOR WINDSOR GARDENS APARTMENTS

A public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 will be held with respect to the proposed issuance by the California Municipal Finance Authority (the "Authority") of its revenue bonds in one or more series in an amount not to exceed \$26,000,000, including but not limited to revenue bonds issued as part of a plan to finance the facilities described herein (the "Bonds"). The proceeds of the Bonds will be used to: (1) finance the acquisition and rehabilitation of a 132-unit multifamily rental housing facility for seniors located at 1600 West 9th Avenue, Escondido, California; and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned and operated by Windsor Gardens Housing Associates, L.P., or another entity to be created by Community HousingWorks, a California nonprofit public benefit corporation, or by an affiliate thereof (the "Borrower").

The Bonds, and the obligation to pay principal thereof and interest thereon and any redemption premium with respect thereto, do not constitute indebtedness or an obligation of the City of Escondido, the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

IF YOU CHALLENGE this item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council, at or prior to the Public Hearing.

The City of Escondido recognizes its obligation to provide equal access to public services for those individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) Coordinator (760) 839-4641 with any requests for reasonable accommodations, to include sign language interpreters, at least 24 hours prior to the meeting. The City of Escondido does not discriminate against any person with a handicapped status.

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 may attend the public hearing or, prior to the time of the hearing, submit written comments. Said Public Hearing will be held in the Council Chambers, 201 N. Broadway, Escondido, 92025.

FOR ADDITIONAL INFORMATION, please Karen Youel at (760) 839-4518 or kyouel@escondido.org in the Housing and Neighborhood Services Division.

ZACK BECK, City Clerk
City of Escondido
July 22, 2019