



## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Carson, California, will conduct a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), with respect to a proposed plan of financing providing for the issuance by the California Municipal Finance Authority (the "Authority") of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Code in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, in an amount not to exceed \$20,000,000 in aggregate principal amount (the "Bonds"). The proceeds of the Bonds will be used to: (1) finance or refinance the acquisition, rehabilitation, improvement and equipping of Avalon Courtyard, a senior multifamily rental housing project located at 22121 S. Avalon Boulevard, Carson, California; and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned by Avalon TSA Housing LP (the "Borrower") or a partnership of which Thomas Safran & Associates Development, Inc. (the "Developer") or a related person to the Developer is the general partner.

The Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of 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.

Any 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 be present and heard at the date, time and place of the hearing as follows:

**DATE:** March 5, 2024  
**TIME:** 5:00 P.M. or as soon thereafter as practicable  
**PLACE:** Helen Kawagoe Council Chambers  
Carson City Hall  
701 East Carson Street  
Carson, California 90745

You may be present and provide live comments on this matter during the designated public hearing comment period. Speakers are generally limited to 3 minutes. Alternatively, you may submit written public comments regarding the item to: [kbradshaw@carsonca.gov](mailto:kbradshaw@carsonca.gov) until 3:00 P.M. on March 5, 2024. For those wishing to observe, the meeting will be streamed live over the internet via [www.carsonca.gov](http://www.carsonca.gov) and broadcast on Cable Channel 35 (Spectrum) and Channel 99 (AT&T).

This notice is issued, and the public hearing will be held, pursuant to Carson Charter Section 1001. If you challenge the City's action on this matter 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 prior to the public hearing.

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at 310-952-1720 at least 48 hours prior to the meeting.

DATED: This \_\_\_ day of February, 2024

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Dr. Khaleah K. Bradshaw, City Clerk  
City of Carson, California