

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Wheatland will hold a public hearing at their regular meeting on **Tuesday, March 22, 2022** at the Wheatland Community Center, 101 C Street, Wheatland, California to consider the following request. The City Council meeting is scheduled to begin at 6:00 p.m.

**Discussion and consideration of the following item:**

- **Consider approving the resolution authorizing and directing the execution of a Joint Exercise of Powers Agreement relating to the California Municipal Finance Authority and approving the issuance of revenue bonds by the authority for the purpose of financing or refinancing the acquisition, construction, and improvement of certain facilities (Bear Ridge Family Apartments Affordable Housing Project) for the benefit of Wheatland Pacific Associates, a California Limited Partnership.** Wheatland Pacific Associates, a California Limited Partnership (the "Borrower") a partnership of which Pacific West Communities, Inc. (the "Developer") or a related person to the Developer is the general partner, has requested that the California Municipal Finance Authority (the "CMFA") adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (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 aggregate principal amount not to exceed \$20,000,000 (the "Bonds"). The Bonds are to be used to finance or refinance the acquisition, construction, improvement, and equipping of a multifamily rental housing project located at 1989 Spenceville Road, Wheatland, California. In order for the bonds to be tax-exempt, the City of Wheatland must conduct a public hearing as required by Section 147(f) of the Code, for community members to speak for or against the use of the Bonds. In order for the CMFA to have the authority to serve as the issuer of the Bonds, it is necessary that the City of Wheatland becomes a member of the CMFA. The Bonds will be the sole responsibility of the Borrower and the City will have no financial, legal, moral obligation, liability, or responsibility for the project or the repayment of the Bonds.

Information on the proposed discussion item is available for review at Wheatland City Hall, located at 111 C Street, Monday through Friday from 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. online only.

\*\*The City encourages you to submit your comments on the approval associated with the proposed development agreement amendment by email to the Wheatland City Clerk, Lisa Thomason, [lthomason@wheatlandca.gov](mailto:lthomason@wheatlandca.gov). To give the City Clerk adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 4:30 p.m.; or if you are unable to email, please call the City Clerk's Office at (530) 6332761 by 4:30 p.m.

If you wish to have your comments read to the City Council Members during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on.

Comments that you want read to the City Council will be subject to the three-minute time limitation (approximately 350 words). Written comments that are only to be provided to City Council and not read at the meeting will be distributed to the City Council prior to the meeting.

If you challenge the approval of the proposed project in court, you may be limited to raising only those issues you or someone else raised during the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing (Government Code Section 65009).

\*\*Any individual with a disability who needs assistance or accommodation to participate in this video- and teleconference meeting should call the City Attorney, Jennifer Buckman, at 916-804-0173 or email her at [jtb@bkslawfirm.com](mailto:jtb@bkslawfirm.com).

Any person interested in any agenda item may contact the City Clerk prior to the meeting date for further information. If you have any questions regarding the items, please contact Tim Raney at (916) 372-6100 or at [timraney@raneymanagement.com](mailto:timraney@raneymanagement.com).

Date: March 8, 2022

For publication by March 11, 2022

Lisa Thomason, City Clerk

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