



August 18, 2022

Ms. Lyda Ruijter
Town Clerk
City of Stamford
888 Washington Blvd.
Stamford, CT 06901

Dear Ms. Ruijter,

This is to notify you that the TEFRA Hearing Meeting of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities is scheduled for Wednesday, August 24, 2022 at 5:45 p.m. via a Zoom conference call and in person at Post House, 40 Clinton Avenue, main conference room. Please join the Zoom Meeting by going to the link:

<https://us02web.zoom.us/j/81582314998?pwd=TyslUWozNnQvZTV6WHd4SU9URmJaZz09>

or by phone at (646) 876-9923 and enter the:

Meeting ID: 815 8231 4998

Passcode: 483845

The agenda for the meeting is attached.

If you have any questions, please feel free to contact me.

Sincerely,

Natalie Coard
Executive Director

Attachment

THE HOUSING AUTHORITY OF THE CITY OF STAMFORD

REVISED NOTICE OF PUBLIC HEARING

**THE HOUSING AUTHORITY OF THE CITY OF STAMFORD
NOT EXCEEDING \$325,000,000 REVENUE NOTES AND BONDS
(THE DOGWOODS PROJECT), SERIES 2022**

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") will be held by The Housing Authority of the City of Stamford (the "Authority"), on Wednesday, August 24, 2022, beginning at 5:45 p.m., at 40 Clinton Avenue, Stamford, Connecticut, for the purpose of providing a reasonable opportunity for interested individuals to express their views, either orally or in writing, as to the authorization and issuance by the Authority of the above captioned notes and bonds (together, "Obligations") and the nature of the projects described below.

The Authority has been requested to make available proceeds from the sale of the Obligations to be issued in one or more series pursuant to a plan of finance. The total aggregate principal amount of the Obligations to be issued under the plan of finance will not exceed \$325,000,000. The Obligations will be used to finance one or more loans to TJH Senior Living LLC (the "Borrower"), a Connecticut limited liability company duly organized and existing under the laws of the State of Connecticut, to provide moneys for the purpose of financing the costs of (i) the planning, design, acquisition, construction, improvement, furnishing, and equipping of an up to 210-unit senior living facility, comprised of a mix of independent living, assisted living, memory care, and skilled nursing beds units, known as The Dogwoods @ Long Ridge, including, but not limited to, the acquisition of 15 acres of land, the demolition of the existing improvements, if any, and the acquisition, construction, furnishing and equipping of approximately 60,000 square feet of community and amenity space, consisting of full-service dining center, bar, bistro, a fitness center, a yoga studio, a salon, physical therapy space, a wellness center, theatre, various multipurpose rooms, a parking garage containing approximately 168 spaces, related site improvements (the "Facility"); (ii) the funding of pre-development activities for the Facility, including up to \$1,000,000 for the construction of an off-site marketing office at 260 Long Ridge Road, architectural, engineering, environmental surveys, and other related costs; (iii) the funding of debt service reserve funds, if any, for the Obligations; (iv) the funding of capitalized interest funds, if any, for the Obligations; and (v) the payment of certain costs of issuance and credit enhancement fees, if any, with respect to the Obligations including, but not limited to, related legal, consulting, licensing, advisory, administrative, and governmental fees and expenses (collectively, the "Project"). The Project to be financed with the proceeds of the Obligations will be owned and operated by the Borrower and will be located at 210 Long Ridge Road in Stamford, Connecticut.

The Obligations will be special, limited obligations of the Authority, payable solely from the assets or revenues pledged therefor. The Obligations will not be a debt or liability of the Authority, the City of Stamford, Connecticut (the "City"), the State, or any other political subdivision thereof. None of the Authority, the City, the State or any other political subdivision thereof shall have any obligation whatsoever with respect to the Obligations.

Interested members of the public are invited to attend. Individuals desiring to make a brief statement regarding the Project should give prior notice in writing to the Authority at the address shown below or to: Jonathan Gottlieb, JGottlieb@CharterOakCommunities.org, at least 24 hours prior to the hearing. Prior to the time of the hearing, written comments may be submitted to the Authority at the address shown below. If additional information is required with respect to the Obligations or the Project, in advance of the hearing, please contact the Authority at JGottlieb@CharterOakCommunities.org, or at the address shown below.

This public hearing described herein is to be held solely for the purpose of complying with the requirements of Section 147(f) of the Internal Revenue Code.

The Housing Authority of the City of Stamford
22 Clinton Avenue
Stamford, Connecticut 06901

By: /s/ Vincent J. Tufo
Vincent J. Tufo
Secretary & Chief Executive Officer