



CHARTER OAK
COMMUNITIES

September 20, 2021

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

Dear Ms. Ruijter,

This is to notify you that the Board Meeting of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities and the TEFRA Hearing is scheduled for Wednesday, September 22, 2021 at 6:00 p.m. via a Zoom conference call. Please join the Zoom Meeting by going to <https://us02web.zoom.us/j/81800578209> or by phone at (646) 876-9923 and enter the:

Meeting ID: 818 0057 8209

The agenda for the meeting is attached.

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

Sincerely,

Natalie Coard
Executive Director

Attachment

HOUSING AUTHORITY OF THE CITY OF STAMFORD

NOTICE OF PUBLIC HEARING

HOUSING AUTHORITY OF THE CITY OF STAMFORD
NOT EXCEEDING \$10,500,000 MULTIFAMILY HOUSING
REVENUE NOTES (LAWNHILL TERRACE PHASE 4 PROJECT), SERIES 2021

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 September 22, 2021, beginning at 6:00 p.m. Pursuant to Internal Revenue Service Revenue Procedure 2020-49, in an effort to protect the public and Authority staff, the Authority will hold a virtual public hearing conducted via zoom conference (available at <https://us02web.zoom.us/j/81800578209>) or by dialing the call-in telephone number provided below), and will allow the public to participate via the following video/teleconferencing technology in lieu of physical presence at the public hearing:

Telephone Call-in: (646) 876-9923

Zoom Meeting ID: 818 0057 8209

Zoom Password: 971055

The public hearing is 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 (the "Notes"). The proceeds of the Notes shall be used to make one or more loans to Lawnhill Terrace Phase 4 Limited Partnership, a Connecticut limited partnership or any of its subsidiaries, affiliates, or parent (the "Borrower") for the purpose of financing a portion of the costs of (a) planning, design, acquisition, demolition, rehabilitation, improvement, furnishing, and equipping of a 34-unit multifamily residential rental housing project, known as Lawnhill Terrace 4, including, but not limited to, the construction and installation of new kitchens, appliances, bathrooms, light fixtures, heating and ventilation systems, upgraded electrical and plumbing equipment, flooring and wall finishes, the construction of exterior improvements including, but not limited, to new cement board siding, wood panels and brick, new covered entry porch, new entry door, new windows, roof, fascia, gutters and dormered roof vents and various site improvements including, but not limited new sidewalks, paving, restriping, fencing, lighting, trash enclosures, signage and landscaping (b) the funding of a debt service reserve fund, if any, for the Notes; (c) the funding of a capitalized interest fund, if any, for the Notes; and (d) the payment of certain costs of issuance and credit enhancement fees, if any, with respect to the Notes including, but not limited to, related legal, consulting, licensing, advisory, administrative, and governmental fees and expenses (the "Project"). The Project to be financed with the proceeds of the Notes will be owned and operated by the Borrower, and will be located at 31-97 (odd numbers only) Custer Street, Stamford, Connecticut.

The Notes will be special, limited obligations of the Authority, payable solely from the assets or revenues pledged therefor. The Notes 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 obligations whatsoever with respect to the Notes.

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 Project and the Notes, 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.

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