

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Monday, April 20, 2026, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), will be held by the City of Oakland (the "City") with respect to the proposed issuance by the California Municipal Finance Authority (the "Authority") of tax-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 tax-exempt facility bonds in one or more series from time to time, in an amount not to exceed \$65,000,000 in aggregate principal amount (the "Bonds"). The net proceeds of the Bonds will be used to: (1) finance or refinance the acquisition, construction, improvement and equipping of Mandela Station Affordable, a multifamily rental housing project located at 1451 7th Street, Oakland, California; and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned by Mandela Station Affordable, LP (the "Borrower") or a partnership of which Pacific West Communities, Inc. (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 City, 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.

The hearing will commence at 9:30 a.m., or as soon thereafter as the matter can be heard, and will be held via toll-free teleconference accessible by dialing 1-844-854-2222 and when prompted entering Access Code 920111. 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 attend the public hearing by teleconference or, prior to the hearing, submit written comments addressed to, Finance Department - Treasury Bureau of the City of Oakland, 150 Frank H. Ogawa Plaza, Suite 5330, Oakland, California 94612.

Additional information concerning the above matter may be obtained from Caleb Roope at (208) 461-0022 or calebr@tpchousing.com.

Dated: April 10, 2026