July 22, 2006

City Council
Hampton, Virginia

Hampton Redevelopment and Housing Authority
Proposed Financing for Century Plaza Apartments

TTG Century Plaza Limited Partnership (the "Borrower") has requested that the Hampton Redevelopment and Housing Authority (the "Authority") issue up to $22,000,000 of its revenue bonds (the "Bonds") to assist the Borrower in financing or refinancing a portion of the costs of acquiring, rehabilitating and equipping a multifamily residential rental housing project, currently known as Century Plaza Apartments to consist of 120 affordable apartments, to be located on approximately 7 acres of land in the City of Hampton, Virginia (the "Project"). The Project will meet the requirements of a qualified residential rental project within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended. The Project will be owned by the Borrower or an entity affiliated with and controlled by or under common ownership with the Borrower.

As set forth in the resolution of the Authority attached as Exhibit C to the certificate described below (the "Authority Resolution"), the Authority has agreed to issue the Bonds as requested upon, inter alia, City Council's approval. The Authority has conducted a public hearing (the "Public Hearing") on the proposed financing of the Project and has recommended that you approve the issuance of the Bonds as required by Section 147(f) of the Internal Revenue Code of 1986, as amended, and Section 15.2-4906 of the Code of Virginia of 1950, as amended (the "Virginia Code"), as applicable to Virginia Housing Authorities.

Attached hereto is (1) a certificate evidencing the conduct of the Public Hearing and adoption of the Authority Resolution, (2) a summary of the comments expressed at the Public Hearing and (3) the form of resolution suggested by counsel to evidence your approval.

Secretary, Hampton Redevelopment and
Housing Authority

CERTIFICATE

The undersigned Secretary of the Hampton Redevelopment and Housing Authority (the "Authority") certifies as follows:

1. A meeting of the Authority was duly called and held at 8:30 a.m. on July 22, 2026 pursuant to proper notice given to each Commissioner of the Authority before such meeting. The meeting was open to the public. The time and location of the meeting and provided a reasonable opportunity for persons of differing views to participate and be heard.

2. The Chair announced the commencement of a public hearing on the application of TTG Century Plaza Limited Partnership and that a notice of the hearing was published in a newspaper having general circulation in the City of Hampton, Virginia (the "Notice") seven days prior to the hearing date. A copy of the Notice has been filed with the records of the Authority and is attached as Exhibit A.

3. A summary of the statements made at the public hearing is attached as Exhibit B.

4. Attached as Exhibit C is a true, correct and complete copy of a resolution ("Resolution") adopted at such meeting of the Authority by a majority of the Commissioners present at such meeting. The Resolution constitutes all formal action taken by the Authority at such meeting relating to matters referred to in the Resolution. The Resolution has not been repealed, revoked, rescinded or amended and is in full force and effect on this date.

WITNESS my hand and the seal of the Authority, this 22nd day of July, 2026.

____
Secretary, Hampton Redevelopment and Housing Authority

[SEAL]

Exhibits:
A - Copy of Certified Notice
B - Summary of Statements
C - Resolution

EXHIBIT A

NOTICE OF PUBLIC HEARING

[See Attached]

NOTICE OF PUBLIC HEARING ON PROPOSED REVENUE BOND FINANCING BY HAMPTON REDEVELOPMENT AND HOUSING AUTHORITY

Notice is hereby given that the Hampton Redevelopment and Housing Authority (the "Authority"), whose mailing address is Post Office Box 80, Hampton, Virginia 23669, will hold a public hearing on the application of TTG Century Plaza Limited Partnership (the "Applicant"), a Virginia limited partnership, which has a headquarters address of 601 Cypress Avenue, Suite 301, Hermosa Beach, California 90254. The Applicant has requested the Authority to issue up to $22,000,000 of its revenue bonds, in one or more series of qualified residential rental bonds, at one time or from time to time pursuant to a plan of finance, to assist the Applicant in financing or refinancing a portion of the costs of acquiring, rehabilitating and equipping a multifamily residential rental housing project currently known as Century Plaza Apartments, to consist of 120 affordable apartments, located on approximately 7 acres of land at 135 Lassiter Drive in the City of Hampton, Virginia (the "Project"). The Project will meet the requirements of a qualified residential rental project within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code"). The Project will be owned by the Applicant or an entity affiliated with and controlled by or under common ownership with the Applicant.

The issuance of revenue bonds as requested by the Applicant will not constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia, the City of Hampton or the Authority, and neither the faith and credit nor the taxing power of the Commonwealth of Virginia or any political subdivision thereof, including the City of Hampton and the Authority, will be pledged to the payment of such bonds. The Authority has no taxing power.

The public hearing, which may be continued or adjourned, will be held at a meeting of the Authority commencing at 8:30 a.m. on Wednesday, July 22, 2026 in the 6th Floor EDA Conference Room at 1 Franklin Street, Hampton, Virginia 23669.

This notice is published, and the public hearing is being held by or on behalf of the Authority as issuer of the proposed revenue bonds, as required by Section 147(f) of the Code and the regulations promulgated thereunder.

Hampton Redevelopment and Housing Authority

Advertised: July 15, 2026

Sold To:
McGuireWoods LLP - 291815
Gateway Plaza 800 East Canal
Street
Richmond, VA 23219

Bill To:
McGuireWoods LLP - 291815
Gateway Plaza 800 East Canal
Street
Richmond, VA 23219

Affidavit of Publication

State of Illinois
County of Cook

Order Number: 100584
Purchase Order:

This day, Jeremy Gates appeared before me and, after being duly sworn, made oath that:

1) He/she is affidavit clerk of Daily Press, a newspaper published by Daily Press, LLC in the city of Newport News and the state of Virginia.
2) That the advertisement hereto annexed has been published in said newspaper on the dates stated below
3) The advertisement has been produced on the websites classifieds.pilotonline.com and https://www.publicnoticevirginia.com

Published on: **15 Jul 2026**.

Jeremy Gates

Subscribed and sworn to before me in my city and state on the day and year aforesaid this 15 Jul 2026

My commission expires July 3, 2029

Notary Signature

Official Seal
MARIA JOE
Notary Public, State of Illinois
Commission No. 1013054
My Commission Expires July 3, 2029

Notary Stamp

100584

NOTICE OF PUBLIC HEARING ON PROPOSED REVENUE BOND FINANCING BY HAMPTON REDEVELOPMENT AND HOUSING AUTHORITY

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The issuance of revenue bonds as requested by the Applicant will not constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia, the City of Hampton or the Authority, and neither the faith and credit nor the taxing power of the Commonwealth of Virginia or any political subdivision thereof, including the City of Hampton and the Authority, will be pledged to the payment of such bonds. The Authority has no taxing power.

The public hearing, which may be continued or adjourned, will be held at a meeting of the Authority commencing at 8:30 a.m. on Wednesday, July 22, 2026 in the 6th Floor EDA Conference Room at 1 Franklin Street, Hampton, Virginia 23669.

This notice is published, and the public hearing is being held by or on behalf of the Authority as issuer of the proposed revenue bonds, as required by Section 147(f) of the Code and the regulations promulgated thereunder.

Hampton Redevelopment and Housing Authority

7/15/2026 100584

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EXHIBIT B

SUMMARY OF STATEMENTS

Representatives of TTG Century Plaza Limited Partnership and McGuireWoods LLP, bond counsel, participated in the public hearing to explain the proposed plan of financing. No one from the public appeared or participated to express opposition to the proposed bond issue.

<u>EXHIBIT C</u>

RESOLUTION

[See Attached]

At a regular meeting of the Hampton Redevelopment and Housing Authority, held on July 22, 2026, the following persons were present or absent as shown:

MEMBER	PRESENT	ABSENT
Marion Clifton	✓	
Joyce Melvin-Jones	✓	
Jeffrey Sandford	✓	
Clarissa Wright	✓	
James Young	✓	
Shelton Tucker	✓	
Teresa Schmidt		✓

On motion of James Young, seconded by Marian Clifton, the Resolution attached hereto entitled:

RESOLUTION OF THE HAMPTON REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING AND APPROVING THE ISSUANCE OF UP TO $22,000,000 MULTIFAMILY HOUSING REVENUE BONDS (CENTURY PLAZA APARTMENTS) SERIES 2026

was adopted by a majority of the directors of the Authority, the ayes and nays being recorded as follows:

MEMBER	VOTE
Marion Clifton	✓
Joyce Melvin-Jones	✓
Jeffrey Sandford	✓
Clarissa Wright	✓
James Young	✓
Shelton Tucker	✓
Teresa Schmidt	

Secretary, Hampton Redevelopment and Housing Authority

RESOLUTION NO. 1643

RESOLUTION OF THE HAMPTON REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING AND APPROVING THE ISSUANCE OF UP TO $22,000,000 MULTIFAMILY HOUSING REVENUE BONDS (CENTURY PLAZA APARTMENTS) SERIES 2026

RECITALS

A. The Hampton Redevelopment and Housing Authority (the "Authority") is a public body corporate and a political subdivision of the Commonwealth of Virginia (the "Commonwealth") duly created pursuant to the Housing Authorities Law, Chapter 1, Title 36 of the Code of Virginia of 1950, as amended (the "Act"). The Act authorizes the Authority to: issue its revenue bonds for, among other purposes, the financing of residential buildings to the end that the Authority may promote safe and affordable housing in the Commonwealth and benefit thereby the safety, health, welfare, convenience and prosperity of the inhabitants of the Commonwealth; and make and execute indentures of trust, loan and security documents and other contracts and instruments necessary or convenient in the exercise of such powers.

B. To further the Act's purposes, at the request of TTG Century Plaza Limited Partnership (the "Borrower"), a Virginia limited partnership which has a headquarters address of 601 Cypress Avenue, Suite 301, Hermosa Beach, California 90254, the Authority has determined to issue and sell its Multifamily Housing Revenue Bonds (Century Plaza Apartments) Series 2026 in a principal amount not in excess of $22,000,000 (the "Bonds"), pursuant to the Act, for the purpose of assisting the Borrower in financing or refinancing a portion of the costs of acquiring, rehabilitating and equipping a multifamily residential rental housing facility currently known as Century Plaza Apartments, to consist of 120 affordable apartments, to be located on approximately 7 acres of land at 135 Lassiter Drive in the City of Hampton, Virginia (the "Project"). The Project will meet the requirements of a qualified residential rental project within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended. The Project will be owned by the Borrower or an entity affiliated with and controlled by or under common ownership with the Borrower.

C. The Project has been reviewed in connection with the City of Hampton's Consolidated Plan (the "Consolidated Plan") and has been determined to be consistent therewith as the Project advances the preservation of existing affordable housing through rehabilitation, which is identified as a priority housing goal within the Consolidated Plan.

D. The issuance and sale of the Bonds will benefit the inhabitants of the City of Hampton and the Commonwealth by promoting their health, welfare, convenience and prosperity.

E. The Project has been described to the Authority and a public hearing has been held as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the

"Code"), and Section 15.2-4906 of the Industrial Development and Revenue Bond Act, as applicable to Virginia Housing Authorities.

NOW, THEREFORE, BE IT RESOLVED BY THE HAMPTON REDEVELOPMENT AND HOUSING AUTHORITY THAT:

1. The foregoing recitals are approved by the Authority and are incorporated in, and deemed a part of, this resolution.

2. It is hereby found and determined that the Project will further the public purposes of the Act by promoting the health and welfare of the Commonwealth, the City of Hampton and their citizens.

3. To induce the Borrower to acquire, rehabilitate and equip the facilities which are the subject of the Project as safe and affordable residential buildings, the Authority hereby agrees, subject to approvals required by applicable law, to assist the Borrower in financing the Project by undertaking the issuance of (and hereby declares its official intent to issue) the Bonds upon the terms and conditions set forth in this resolution.

4. It having been represented to the Authority that it is necessary to proceed with the financing of the Project, the Authority hereby agrees that the Borrower may proceed with the plans for the Project, enter into contracts related to the financing of the Project and take such other steps as it may deem appropriate in connection therewith, provided that nothing herein shall be deemed to authorize the Borrower to obligate the Authority without its consent in each instance to the payment of any moneys or the performance of any acts in connection with the Project or any portion thereof. The Authority agrees that the Borrower may be reimbursed from the proceeds of the Bonds for all expenditures and costs so incurred by it, provided such expenditures and costs are properly reimbursable under the Act and the Code.

5. The Authority hereby designates McGuireWoods LLP, Tysons, Virginia, to serve as bond counsel and hereby appoints such firm to supervise the proceedings and approve the issuance of the Bonds.

6. As a condition of the issuance of the Bonds by the Authority, the Borrower shall agree in the definitive agreements related to the issuance of the Bonds to indemnify and save harmless the Authority, its officers, commissioners, employees and agents from and against all liabilities, obligations, claims, damages, penalties, losses, costs and expenses in any way connected with the issuance and sale of the Bonds.

7. All costs and expenses in connection with the financing of the Project, including the fees and expenses of the Authority (including, without limitation, any application fee and origination fee or annual fee, as applicable), bond counsel, counsel for the Authority, the purchaser of the Bonds and the purchaser's counsel shall be paid from the proceeds of the Bonds (but only to the extent permitted by applicable law) or from moneys provided by the Borrower. If for any reason the Bonds are not issued, it is

understood that all such fees and expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefor.

8. In adopting this resolution, the Authority intends to evidence its "official intent" to reimburse Project expenditures with proceeds from the issuance of the Bonds within the meaning of Treasury Regulations Section 1.150-2; provided, however, that neither the adoption of this Resolution nor the issuance of the Bonds shall result in any cost, liability, obligation, or expense to the Authority.

9. The Bonds shall be limited obligations of the Authority and shall be payable solely out of revenues, receipts and payments specifically pledged therefor. Neither the commissioners, officers, agents or employees of the Authority, past, present and future, nor any person executing the Bonds, shall be liable personally on the Bonds by reason of the issuance thereof. The Bonds shall not be deemed to constitute a general obligation debt or a pledge of the faith and credit of the Commonwealth or any political subdivision thereof, including the Authority or the City of Hampton (and the Bonds shall so state on their face), and neither the Commonwealth nor any such political subdivision thereof shall be generally liable thereon, nor in any event shall the Bonds be payable out of any funds or properties other than the special funds and sources provided therefor. Neither the faith and credit nor the taxing power of the Commonwealth, or any political subdivision thereof, shall be pledged to the payment of the principal of the Bonds or the interest thereon or other costs incident thereto. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

10. The Authority (including its officers, commissioners, employees and agents) shall not be liable and hereby disclaims all liability to the Borrower and all other persons or entities for any damages, direct or consequential, resulting from the issuance of the Bonds or failure of the Authority to issue the Bonds for any reason. The Authority's agreement to exercise its powers to issue the Bonds as requested by the Borrower is contingent upon the satisfaction of all legal requirements and the Authority shall not be liable and hereby disclaims all liability to the Borrower for any damages, direct or consequential, resulting from the Authority's failure to issue Bonds for the Project for any reason, including but not limited to, the failure of the Hampton City Council (the "City Council") to approve the issuance of the Bonds.

11. The Authority recommends that the City Council approve the issuance of the Bonds.

12. No Bonds may be issued pursuant to this resolution unless and until such time as (i) the issuance of the Bonds has been approved by the City Council, (ii) all bond documents, financing documents, and related documents or proceedings have been reviewed and approved by counsel to the Authority, (iii) bond counsel has approved the Bonds and the related financing structures, and (iv) all legal requirements applicable to the issuance of the Bonds have been satisfied.

13. The approval of the issuance of the Bonds does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Project or the Borrower.

14. This resolution shall take effect immediately upon its adoption.

Adopted: July 22, 2026

Joyce Melvin-Jones
Joyce Melvin-Jones, Vice-Chair of the Board of Commissioners Hampton Redevelopment and Housing Authority

Attest: Aaru Ma'at
Aaru Ma'at, Secretary

CERTIFICATE

The undersigned Secretary or Assistant Secretary of the Hampton Redevelopment and Housing Authority (the "Authority") certifies that the foregoing is a true, correct and complete copy of a resolution adopted by a majority of the Board of Commissioners of the Authority present and voting at a meeting duly called and held on July 22, 2026, in accordance with law, and that such resolution has not been repealed, revoked, rescinded or amended but is in full force and effect on this date.

WITNESS the following signature and seal of the Authority, this 22nd day of July, 2026.

Secretary, Hampton Redevelopment and Housing Authority

[SEAL]

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