

**PROOF OF PUBLICATION CERTIFICATION**


I, Thomas Schmiderer, hereby state and certify that for and on behalf of the City of Oceanside, California (the "City"), on the date of January 6, 2026, I caused to be published on the City's website ([www.ci.oceansideca.ca.us](http://www.ci.oceansideca.ca.us)), under that website's link entitled "Legal Notices" (<https://www.ci.oceanside.ca.us/residents/city-services/legal-notices>), a notice of public hearing relating to the City's January 14, 2026, public hearing in accordance with section 147(f) of the Internal Revenue Code of 1986, as amended, for consideration of the proposed issuance by the California Municipal Finance Authority to issue tax-exempt multifamily rental housing bonds or notes, in one or more series, pursuant to a plan to finance the costs of the acquisition, construction, development and equipping of a multifamily rental housing development described as:

| Project Name          | Location  | Number of Units                     | Maximum Bond Amount |
|-----------------------|---|-------------------------------------|---------------------|
| Olive Park Apartments | An approximately 6.11-acre parcel situated south of Oceanside Boulevard and the North County Transit District rail line, north/northwest of College Boulevard and the western terminus of Olive Drive, and east of Rancho del Oro Road in the City of Oceanside, California | 199 (including two manager's units) | \$75,000,000        |

Publication of the notice of public hearing on the City's website is authorized pursuant to United States Department of the Treasury's December 31, 2018, adoption of Final Regulations to 26 CFR Parts 1 and 5f.

A true copy of that agency-published 'Notice of Public Hearing' is hereto attached.

Certification Date: January 6, 2026

By:   
 Name: Thomas Schmiderer  
 Title: Assistant City Clerk





**CITY OF OCEANSIDE  
CITY COUNCIL**

**NOTICE IS HEREBY GIVEN** that the **City Council** of the City of Oceanside will conduct a **PUBLIC HEARING** on **WEDNESDAY, JANUARY 14, 2026 AT 6:00 PM,** or as soon thereafter as possible, in the Council Chambers of the Civic Center, 300 North Coast Highway, Oceanside, California, 92054 to consider the following:

A public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 will be held with respect to a proposed plan of finance that includes the issuance and reissuance from time to time, by the California Municipal Finance Authority (the "Authority"), of one or more series of revenue bonds pursuant to section 142(a)(7) of the Internal Revenue Code of 1986, as amended, in an amount not to exceed \$75,000,000 (together with a like amount of refunding obligations) (the "Bonds"), to finance or refinance the acquisition, construction, development and equipping of a 199-unit qualified residential rental project (the "Project") located on an approximately 6.11-acre parcel situated south of Oceanside Boulevard and the North County Transit District rail line, north/northwest of College Boulevard and the western terminus of Olive Drive, and east of Rancho del Oro Road in the City of Oceanside, California (the "City"). The Project is to be owned and operated by Olive Park Apartments I, LP, a California limited partnership, or another ownership entity to be created by Capstone Equities, LLC (the "Sponsor"), or an affiliate of the Sponsor (such limited partnership or other ownership entity, the "Borrower").

The Bonds and the obligation to pay principal thereof 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 agenda and staff report will be available no later than the Monday before the public hearing. You may view this information on the City's website at <https://oceanside.legistar.com/Calendar.aspx> by clicking on City Council Agenda.

For further information or questions on this item, contact Leilani Hines, Housing and Neighborhood Services Director at (760) 435-3377, [lhines@oceansideca.org](mailto:lhines@oceansideca.org) or at the Housing and Neighborhood Services Department located at 321 N. Nevada Street during

regular weekday office hours, 9:00 a.m. to 4:00 p.m. Monday through Thursday and 9:00 a.m. to 12 noon on Friday by appointment only.

Interested persons wishing to express their views on the proposed plan of finance or on the nature and location of the facilities proposed to be financed may attend the hearing or, prior to 4:00 p.m. on the date of the hearing, submit written comments by filling out an Agenda Item Position Slip, available online at <https://oceansideca.seamlessdocs.com/f/AgendaPosition>, or at the office of the City Clerk, 300 N. Coast Highway, Oceanside, California 92054.

Dated: January 6, 2026

Zeb Navarro  
City Clerk  
City of Oceanside