

**NOTICE OF  
PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN,** pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, of a public hearing by the Jacksonville Housing Finance Authority (the "Authority") to be held on December 18, 2025 at 11 a.m., or as soon thereafter as possible. The public hearing will be held via the following toll-free telephonic conference line in lieu of physical presence at the public hearing:

Dial In Number: (877) 304-9269  
PARTICIPATION Code: 554542

The purpose of the public hearing is to receive comments and hear discussion concerning the issuance by the Authority of its Multifamily Housing Revenue Bonds (Tracy/Justina/Ricker Portfolio), in one or more series at one or more times, in an aggregate face amount of not to exceed \$16,625,000 (the "Bonds"). The proceeds of the Bonds will be loaned to Tracy Justina Ricker TC LLC or its permitted successors and assigns (the "Company"), and used for the purpose of financing all or a portion of the costs related to the acquisition and construction of a scattered site multifamily residential housing facility for persons of low, middle or moderate income to be located at 0 Tracy Road, South of Lone Star Road on the East side of Tracy Road, 0 Justina Road, located at Justina Road and Justina Court, and 0 Ricker Road located South of Wilson Boulevard on Ricker Road, all located in Jacksonville, Duval County, Florida, (the "County"), consisting of approximately 106 units to be commonly known as Tracy/Justina/Ricker Portfolio, (the "Project"). Tracy Justina Ricker TC LLC, or its affiliate is expect-

ed to be the owner and operator of the Project.

All interested persons are invited to attend said hearing and, either personally or through their representatives, present oral or written comments and discussion concerning the proposed issuance of the Bonds for the purposes described in the preceding paragraph and the nature and location of the Project. Written comments may be submitted to the Jacksonville Housing Finance Authority, 214 N. Hogan Street, 7th Floor, Jacksonville, Florida, 32202. Should any person decide to appeal any decision made by the Authority at this hearing, or by the Council of the City of Jacksonville (the "City") with respect to the approval of the issuance of the Bonds for the purposes described in the preceding paragraph, he or she will need a record of the proceedings, and he or she may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Comments made at the hearing are for the consideration of the Authority or the City and will not bind the Authority or the City to any action it may take.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the Jacksonville Housing Finance Authority at (904) 255-8200.

All interested persons are invited to attend and be heard and present their comments.

**JACKSONVILLE HOUSING  
FINANCE AUTHORITY**  
Travis Jeffrey  
Chief, Housing & Community  
Development Division  
Dec. 11 00 (25-07412D)

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing

in the matter of Multifamily Housing Revenue Bonds

in the Court, was published in said newspaper by print in the issues of 12/11/25.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

\*This notice was published on both  
jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 11th day of December, 2025 by Nichol Stringer who is personally known to me.



Seal

Notary Public, State of Florida