

Notice of Hearing on Iowa Finance Authority Revenue Bonds
for Crossroads Square Partners, LP
for a Project located in Waterloo, Black Hawk County, Iowa
Posted to IFA Website on March 25, 2024

A public hearing will be held on the 3rd day of April, 2024, at the Iowa Finance Authority, 1963 Bell Avenue, Suite 200, Des Moines, Iowa, at 8:30 o'clock a.m. on the proposal for the Iowa Finance Authority (the "Authority") to issue its Multifamily Housing Revenue Bonds (Crossroads Square Apartments Project) in an aggregate principal amount not to exceed \$10,000,000 (the "Bonds"), in one or more series, and to loan the proceeds thereof to Crossroads Square Partners, LP (the "Borrower"), to be used for the purpose of financing the costs of acquisition, construction, rehabilitation, furnishing, equipping and providing additional ancillary improvements for an approximately 81-unit multifamily housing complex for seniors located at 1820 East Ridgeway Avenue, Waterloo, Iowa and known as Crossroads Square Apartments, funding any necessary reserve funds, funding capitalized interest, and paying for costs associated with the issuance of the Bonds (collectively the "Project"). The Project qualifies for financing as an exempt facility bond, for a qualified residential rental project as described in Section 142(a)(7) of the Internal Revenue Code of 1986, as amended.

The hearing will be held telephonically and will be accessible through the following toll-free number: 1-800-532-1215; Conference ID: 401 690 921#. Written comments can be submitted to the Authority prior to the hearing date at its offices at 1963 Bell Avenue, Suite 200 Des Moines, Iowa 50315.

The Bonds, when issued, will be limited obligations of the Authority and will not constitute a general obligation or indebtedness of the State of Iowa or any political subdivision thereof, including the Authority, nor will they be payable in any amount by taxation, but the Bonds will be payable solely and only from amounts received from the Borrower, the obligations of which will be sufficient to pay the principal of, interest and redemption premium, if any, on the Bonds as and when they shall become due.

At the time and place fixed for the hearing, all individuals who appear will be given an opportunity to express their views for or against the proposal to issue the Bonds for the purpose of financing the Project, and all written comments previously filed with the Authority as described above will be considered.

Aaron Smith
Chief Bond Programs Director
Iowa Finance Authority