

Notice of Hearing on Iowa Finance Authority Revenue Bonds
for Union at Bluffs Run, LP
for a Project located in Pottawattamie County, Council Bluffs, Iowa
Posted to IFA Website on August 21, 2024

A public hearing will be held on the 3rd day of September, 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 (Union at Bluffs Run Project) in an aggregate principal amount not to exceed \$29,300,000 (the "Bonds"), in one or more series, pursuant to a plan of finance, and to loan the proceeds thereof to Union at Bluffs Run, LP (the "Borrower"), to be used for the purpose of financing the costs of the acquisition, construction and equipping of a 192-unit multifamily residential rental housing project located at 2420 S. 19th Street, Council Bluffs, Iowa, 51501, 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 Borrower will be the initial owner and principal user of the Project.

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