

Notice of Hearing on Iowa Finance Authority Revenue Bonds
for Union at Wiley, LP
for a Project in Linn County, Cedar Rapids, Iowa
Posted to IFA Website on November 20, 2024

A public hearing will be held on the 11th day of December, 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 reissue its Multifamily Housing Revenue Bonds (Union at Wiley Apartments Project), Series 2021B in an aggregate principal amount not to exceed \$2,000,000 (the "Bonds"), in one or more series, the proceeds of which were loaned to Union at Wiley, LP (the "Borrower") for the purpose of financing the costs of an approximately 180-unit multifamily housing facility and related improvements (the "Project") located at 4227 21st Ave. SW, Cedar Rapids, Iowa 52404, funding interest during construction, funding any necessary reserves, and paying for costs associated with the issuance of the Bonds. 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 Project and the facilities financed by the Bonds are owned and operated by the Borrower.

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 Attn: Chief Bond Programs Director, 1963 Bell Avenue, Suite 200 Des Moines, Iowa 50315.

The Bonds, when reissued, 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 obligation 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 participate by telephone will be given an opportunity to express their views for or against the proposal to reissue 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