



To: IHFDA Partners **Notice: PN-21-27**
From: IHFDA
Date: August 3, 2021
Re: **Notice of Public Hearing for Issuance of Multi-Family Housing Revenue Bonds,
Series 2021 (WC Moving Forward 4% Limited Partnership Project)**

NOTICE OF PUBLIC HEARING

The Indiana Housing and Community Development Authority (the "Authority") will hold a public hearing at 10:00 a.m. on August 11, 2021, with respect to the issuance by the Authority of its Multifamily Housing Revenue Bonds, Series 2021 (WC Moving Forward RD 4% Limited Partnership Project) (the "Bonds"), in one or more series, with a maximum aggregate principal amount not to exceed \$4,000,000, the proceeds of the sale thereof to be loaned to WC Moving Forward RD 4% Limited Partnership, for the purpose of acquiring, constructing, improving and equipping of multifamily residential rental projects, to be known as (i) Primrose Commons (currently known as "Briarwood Apartments"), located at 210 Village Street, Converse, Indiana in an amount not to exceed \$1,160,000, (ii) Lincolnale Apartments, located at 360 Essex Court, Union City, Indiana, in an amount not to exceed \$1,600,000, (iii) White Range Crossing (currently known as "Maple Heights"), located at 701 S Western Ave, Portland, Indiana, in an amount not to exceed \$1,000,000 and (iv) Washington Square Apartments, located at 526 N Howard Street, Union City, Indiana, in an amount not to exceed \$1,600,000 (collectively, the "Project") and to the extent permitted, paying certain costs of issuance and funding a debt service reserve fund, if necessary. The Bonds will be issued pursuant to the provisions of IC 5-20-1 (the "Act"), and pursuant to the Act will not constitute a debt, liability or obligation of the State of Indiana or a pledge of the faith and credit of the State of Indiana, but shall be payable solely from the funds pledged to the payment thereof. All or a substantial portion of the Bonds is expected to be issued as "exempt facility bonds" for a qualified residential rental project pursuant to Section 142 of the Internal Revenue Code of 1986, as amended (the "Code"). Pursuant to Internal Revenue Service Revenue Procedure 2020-21, as extended by Internal Revenue Service Revenue Procedure 2020-49 ("Rev. Proc. 20-21"), the public hearing will be held via toll free conference call by the Authority using the following toll-free number: 1-888-872-3603 and the participant code 3172362344#. The public is invited to submit written comments to the Executive Director of the Authority, at 30 S. Meridian Street, Suite 900, Indianapolis, Indiana 46204 on or before 5:00 p.m., August 10, 2021, or provide comments by dialing 1-888-872-3603 and using participant code 3172362344# at the time of the public hearing. This public hearing is being held pursuant to the provisions of Section 147 of the Code and Rev. Proc. 20-21.



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