



To: IHCDA Partners **Notice: PN-23-38**
From: IHCDA
Date: November 29, 2023
Re: **Notice of Public Hearing for the Issuance of Multi-Family Housing Revenue Bonds, Series 2023 (Charlestown Flats Project)**

NOTICE OF PUBLIC HEARING

The Indiana Housing and Community Development Authority (the "Authority") will hold a public hearing at 9:00 a.m., Eastern Time, on December 19, 2023, with respect to the proposed issuance by the Authority of its Multifamily Housing Revenue Bonds, Series 2023 (Charlestown Flats Project) (the "Bonds"), in one or more series, with the maximum of Bonds which are federally tax-exempt not to exceed \$20,950,000, the proceeds of the sale thereof to be loaned to Charlestown Flats, LLC (the "Borrower") for the purpose of acquiring, constructing, installing and equipping of a 176-unit affordable multifamily rental housing facility, known as Charlestown Flats, located at 101 Market Street, in the City of Charlestown, Indiana 47111 in Clark County, Indiana (the "Project") and to the extent permitted, paying certain costs of issuance, paying a portion of the interest accruing on the Bonds and funding a debt service reserve fund, if necessary. The Borrower will be the principal user (within the meaning of Section 144(a) of the Internal Revenue Code of 1986, as amended (the "Code")) of Project.

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. A substantial portion of the Bonds are expected to be issued as "exempt facility bonds" pursuant to Section 142(a)(7) of the Code.

The public hearing is being held pursuant to Section 147(f) of the Code. Pursuant to Internal Revenue Service Revenue Procedure 2022-20 ("Rev. Proc. 22-20"), the public hearing will be held via toll free conference call by the Authority using the following toll-free number: (833) 266-5144 and participant code 274583651#. 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., Eastern Time, December 18, 2023. For additional information regarding participation in the hearing or for emailing comments please contact Mr. Alan Rakowski at 317-233-1220 or arakowski@ihcda.in.gov.



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