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To: IHCD Partners  
From: IHCD  
Date: October 14, 2025  
Re: Notice of Public Hearing for the Issuance of Multifamily Housing Revenue Bonds, Series 2025 (Buckingham Foundation, Inc. Portfolio Project)

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**Notice: PN-25-38**

### NOTICE OF PUBLIC HEARING

Notice is hereby given that on October 22, 2025 at 10:00 a.m., a public hearing, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), will be held by the Indiana Housing and Community Development Authority (the "Authority"), with respect to the proposed issuance of Multifamily Housing Revenue Bonds, Series 2025 (Buckingham Foundation, Inc. Portfolio Project) (the "Bonds"), issued pursuant to a plan of finance in one or more series, issuances, and/or advances, on a tax-exempt or taxable basis, in an aggregate maximum stated principal amount not to exceed \$85,000,000 by the National Finance Authority (the "Issuer"), or its successors and assigns, a component unit of the Business Finance Authority established pursuant to New Hampshire RSA 162-S, as amended.

The Bonds are expected to be issued pursuant to New Hampshire RSA 162-S, as amended, and the proceeds from the sale of the Bonds will be used by the Issuer to make a loan to CFF Carriage Place, LLC, CFF Autumn Oaks, LLC, Barrington Housing Partners, LLC, CFF Bradford Run, LLC and CFF Somerset, LLC or other affiliates of the Applicant (collectively, the "LLCs"), each of which will have as its sole member BF Holdco, LLC, a Delaware limited liability company, the sole member of which will be the Buckingham Foundation, Inc. (the "Foundation"), an Indiana nonprofit corporation organized under Section 501(c)(3) of the Code, for the purpose of acquiring, rehabilitating, improving and equipping privately owned real and personal property to be comprised of multifamily housing complexes known as (i) Carriage Place Apartments, containing approximately 138 apartment units, located at 600 Bartlett Street, Huntington, Indiana 46750, (ii) Autumn Oaks Apartments, containing approximately 72 apartment units, located at 100 Autumn Oaks Boulevard, New Castle, Indiana 47362, (iii) Barrington Estates, containing approximately 144 apartment units, located at 8717 Old Town West Dr, Indianapolis, IN 46260, (iv) Bradford Run Apartments, containing approximately 120 apartment units, located at 3604 Briarwick Dr, Kokomo, IN 46902 and (v) Somerset Apartments, containing approximately 119 apartment units, located at 2111 West Frederick Drive, Marion, Indiana 46952 (collectively, the "Facilities"), and to the extent permitted, paying certain costs of issuance and funding a debt service reserve fund, if necessary (collectively, the "Project"). The Facilities will be owned by the LLCs with the Foundation as the sole member of the sole member of each



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EQUAL OPPORTUNITY EMPLOYER AND HOUSING AGENCY

and managed by Buckingham Management, L.L.C., an Indiana limited liability company. All or a substantial portion of the Bonds are expected to be issued as qualified "501(c)(3) bonds" pursuant to Section 145 of the Code.

The Bonds will be special limited obligations of the Issuer payable solely from the loan repayments to be made by the LLCs to the Issuer, and certain funds and accounts established by the bond indenture for the Bonds.

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: 1-888-872-3603 and participant code 3172362344#. The public is invited to submit written comments to the Chief Financial Officer of the Authority at 30 S. Meridian Street, Suite 900, Indianapolis, Indiana 46204 on or before 5:00 p.m., October 21, 2025, 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. 2022-20.