
FISCAL UPDATE Article

Fiscal Services Division

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Des Moines, Iowa 50319

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IOWA FINANCE AUTHORITY BOARD MEETING — OCTOBER 7, 2020

Board Meeting. The Iowa Finance Authority (IFA) Board met on October 7, 2020. The Board took the following actions:

- Approved Meadow Wood of Hiawatha [HOME](#) loan forgiveness of \$275,000 based on current 96.0% occupancy of the Project and projected future cash flow of the endeavor. This amount was negotiated with the borrower based on previous financial history of the Project, the projected future budget, and the current payment structure of the HOME loan.
- Approved eligibility and terms for the Rural Lot Purchase Program, which will provide loans to assist in the purchase of lots for building speculative homes in rural communities. The terms include:
 - A total of \$500,000 is dedicated to the Program.
 - Any community within the 89 least populous counties in Iowa is eligible (this was increased from 88 during the meeting via an amendment to include Warren County).
 - The sale price of a home cannot exceed \$250,000.
 - The loan will have a 0.00% interest rate for 18 months with no payments due unless the home is sold, at which time the loan will be repaid in full.
- Approved three awards totaling \$97,000 for the State Housing Trust Fund – [Project-Based Housing Program](#), including:
 - \$25,000 to Iowa Heartland Habitat for Humanity for the Neighborhood Revitalization – Saxon Street affordable housing project in Waterloo (Black Hawk County).
 - \$25,000 to Iowa Heartland Habitat for Humanity for the Neighborhood Revitalization – Calhoun Street affordable housing project in Waterloo (Black Hawk County).
 - \$47,000 to Dubuque and Jackson County Habitat for Humanity (HFH) for the Dubuque and Jackson County HFH New Construction Project to build affordable housing in Dubuque.
- Approved a two-month extension to December 3, 2020, for the [Low-Income Housing Tax Credit \(LIHTC\)](#) Program deadline for construction commencement on:
 - The Marshalltown Lofts Project, a 50-unit apartment building in Marshalltown; and
 - The Gardens of Dubuque Project, a 50-unit apartment building in Dubuque.
- Approved three [Private Activity Bond Program](#) amendments to existing issuances, including:
 - Changing the interest rate on the \$9.8 million Iowa Finance Authority Multifamily Housing Revenue Bonds from 4.14% to 3.50% for a replacement bond series funding the Legacy Park Project in Des Moines.
 - Allowing for the deferral of principal payments, a replacement note and any needed amendments to the documents regarding the \$31.0 million Iowa Finance Authority Senior Living Facility Revenue Note for the Oaknoll East Retirement Residence Project in Iowa City.
 - Authorizing the issuance of an amount not to exceed \$26.0 million of IFA Senior Living Facilities Revenue Refunding Bonds for the Sunrise Retirement Community Project in Sioux City. The bonds will be used to refinance a 2012 bond issuance and for capital improvements to the existing community.

The Board also heard a presentation regarding the ReHarvest partnership between Quantified Ventures and the Iowa Soybean Association. The [Iowa State Revolving Fund \(SRF\)](#) has been working with Quantified Ventures and the Iowa Soybean Association for a “pay for success” project where landowners are paid for conservation practices. The practices generate carbon and nutrient credits that are sold to corporations and governmental entities as emission offsets. A pilot project was completed last year that

resulted in approximately 9,500 acres being enrolled in conservation practices. ReHarvest is ready to increase operations and has asked the SRF to help finance continued work with landowners to implement conservation practices. The SRF would invest up to \$7.5 million from the Clean Water Program Fund.

More Information. Information on the meeting from the IFA can be found [here](#).

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