

NEBRASKA INVESTMENT FINANCE AUTHORITY
BOARD OF DIRECTORS MEETING

NIFA's Conference Room
1230 O Street, Suite 200, Lincoln, NE

Minutes of Friday, December 15, 2023

Notice Published: December 10, 2023 – Omaha World Herald
December 10, 2023 – Lincoln Journal Star
[Affidavits Attached]

Open Meetings Act:

Copies of the Open Meetings Act are located on the table at the entrance to the meeting room and posted against the wall and are online at:

<https://www.nifa.org/about/board-of-directors>

All votes taken by roll call of the members.

Board Members Present: George Achola
Warren Arganbright
K.C. Belitz
Susan Bredthauer
Herb Freeman
Galen Frenzen
Ellen Hung
Sherry Vinton
Colten Zamrzla

NIFA Staff Present: Shannon Harner, Executive Director and Board Secretary
Amy Krutz, Executive Assistant and Board Clerk
David Young, Chief Technology and Operations Officer
Christie Weston, Deputy Director of Finance and Administration
Robin Ambroz, Deputy Director of Programs and Marketing
Jody Cook, Controller
Jacki Young, Chief Homeownership Officer
Sara Tichota, LIHTC Allocation Manager

John Turner, Partner and Program Development Manager
Kelly Schultze, LIHTC Compliance Manager
Tammy Burd, LIHTC Assistant Compliance Manager
Pam Skinner, Assistant LIHTC Allocation Manager
Joe Spitsen, Program and Education Coordinator
Angie Williams, LIHTC Compliance Specialist
Peggy Ems, LIHTC Compliance Specialist

Guests Present:

Patti Peterson, Kutak Rock LLP
Jeff Gertz, JP Morgan
Ben Myer, Kutak Rock LLP
Erika Lynch, Kutak Rock LLP
Neeraj Agarwal, Clarity Development
Anne Carter, Sheltering Tree Inc.
Jay Kline, White Lotus Group
Eric Behlke, Blackshirt Feeders
Ann Post, Rembolt Ludtke LLP
Mark Bowder, The Builder Foundation
Shannon Snow, The Builder Foundation
Ted Grace, The Builder Foundation
Chuck Karimbakas, cfX

1. Call Meeting to Order and Roll Call

Chair Belitz called the meeting to order at 9:01 a.m. with 9 members present. Belitz reported that copies of the Open Meetings Act were posted against the wall and located on the table at the back of the room. Notice of the meeting was published on Sunday, December 10, 2023 in the Omaha World Herald and Lincoln Journal Star. Affidavits of the publication are attached.

2. Introduction of New Board Member Ellen Hung

Chair Belitz introduced Ellen Hung, representing the Nebraska Investment Council and replacing Michael Walden-Newman. Board Member Hung introduced herself to the Board.

3. Public Comment Related to the December 15, 2023 Agenda Items (comment period limited to five minutes)

Chair Belitz asked if anyone wished to comment on any of the agenda items and directed that they come forward and state their name for the record. Belitz requested that any comments related to the CRANE Program be held until the discussion for Agenda Item 16. No individuals came forward.

4. Consent Agenda

- a. October 20, 2023 NIFA Board of Director Meeting Minutes
- b. Executive Director's Report
- c. Report on Homeownership Program
- d. Report on Agriculture Loan Program, Including Loans in Process
- e. Report on Homeowner Assistance Fund
- f. Report on Nebraska Emergency Rental Assistance
- g. Report on Community Engagement Activities
- h. Report on Collaborative Resource Allocation of Nebraska (CRANE)
- i. Private Activity Bond Cap Summary

Upon the request of Board Member Achola, item 4(f) was pulled from the Consent Agenda to be discussed individually.

It was then moved by Achola, seconded by Arganbright to approve the Consent Agenda, as amended, including approval of the Minutes and acceptance of the reports on the Consent Agenda, other than item 4(f).

Via roll call, the following votes were recorded:

Voting AYE: Achola, Arganbright, Belitz, Bredthauer, Freeman, Frenzen, Vinton, Zamrzla

Abstain: Hung

The motion passed.

After discussion of item 4(f), led by Board Member Achola, it was moved by Achola, seconded by Freeman to accept the Report on Nebraska Emergency Rental Assistance Program. Discussion centered around NIFA's plan to ramp up the number of approved applications now that the program has launched.

Via roll call, the following votes were recorded:

Voting AYE: Achola, Arganbright, Belitz, Bredthauer, Freeman, Frenzen, Hung, Vinton, Zamrzla

The motion passed unanimously.

Action Items

Industrial Development Bond Finance

- 5. Review and Consideration of Adoption of Amended and Restated Limited Purpose Intent Resolution No. DEV-2023-267A for the Issuance of Nebraska Investment Finance Authority Solid Waste Disposal Revenue Bonds (Blackshirt Feeders Project), Series 2024 in an Aggregate Principal Amount not to Exceed \$30,000,000 for the financing of the Solid Waste Disposal facilities related to the Construction of an Approximately 150,000-animal unit beef cattle feedlot to be located near Haigler, Nebraska**

6. Adoption of State Bond Allocation

Allocation:	23-40-001
Issuer:	NIFA
Allocation Amount:	\$15,000,000
Allocation Classification:	Industrial Revenue

7. Adoption of State Bond Allocation

Allocation:	24-40-001
Issuer:	NIFA
Allocation Amount:	\$15,000,000
Allocation Classification:	Industrial Revenue

Items 5, 6, and 7 were considered together. Jody Cook previewed the proposed intent resolution, allocation requests and carryforward request. Eric Behlke gave a presentation on the Blackshirt Feeders Project. Ann Post from Rembolt Ludtke LLP was also present to answer questions. A discussion was held on various aspects of the project, particularly as it relates to local Nebraska contractors and local Nebraska housing.

Moved by Achola, seconded by Arganbright to approve the amended and restated limited purpose Intent Resolution No. DEV-2023-267A, State Bond Allocation 23-40-001 and carryforward, and State Bond Allocation 24-40-001.

Via roll call, the following votes were recorded:

Voting AYE: Achola, Arganbright, Belitz, Bredthauer, Freeman, Frenzen, Hung, Vinton, Zamrzla

The motion passed unanimously.

Agricultural Finance

8. Adoption of State Bond Allocation

Allocation:	24-30-001 – Agricultural Development Direct Loan Revenue
Issuer:	NIFA
Allocation Amount:	\$5,000,000
Allocation Classification:	Industrial Revenue

9. Consideration of a Motion to Adopt Bond Resolution No. 472 Authorizing the Issuance of up to \$5,000,000 in Aggregate Principal Amount of Agricultural Development Direct Loan Revenue Bonds, Series 2024 Through the Calendar Year Ending December 31, 2024 in Multiple Issues and Separate Series to Finance Farm Loans for First-Time Farmers and Ranchers

Items 8 and 9 were considered together. Jody Cook reported that adoption of Bond Resolution No. 472 and the related State Bond Allocation 24-30-001 authorizes the issuance by NIFA of up to \$5 million in aggregate principal amount of revenue bonds pursuant to NIFA's First Time Farmer/Rancher program during calendar year 2024. Cook noted that the Motion had been amended from the copy in the Board Book to allow NIFA's Executive Director to delegate signatories.

George Achola left the room at 9:43 a.m.

Moved by Arganbright, seconded by Frenzen to State Bond Allocation 24-30-001 and Bond Resolution No. 472.

Via roll call, the following votes were recorded:

Voting AYE: Arganbright, Belitz, Bredthauer, Freeman, Frenzen, Hung, Vinton, Zamrzla

Absent: Achola

The motion passed unanimously.

Single Family Housing Finance

10. Adoption of State Bond Allocation

Allocation:	24-20-001 - Single Family Revenue Bonds
Issuer:	NIFA
Allocation Amount:	\$650,000,000
Allocation Classification:	Housing

11. Ratification of the Public Hearing Held on Wednesday, December 13, 2023, at 9:30 a.m. for the Following:

Single Family Program - \$650,000,000

12. Consideration of a Motion to Adopt Bond Resolution No. 473 Authorizing the Issuance of One or More Series of Up to \$650,000,000 in Aggregate Principal Amount of Single Family Housing Revenue Bonds, Series 2024

Items 10, 11, and 12 were considered together. Jody Cook reported that adoption of Bond Resolution No. 473 and both the related ratification of the Public Hearing and the adoption of State Bond Allocation 24-20-001 authorizes the issuance by NIFA of up to \$650 million in aggregate principal amount of single family revenue bonds during calendar year 2024. Cook reminded the Board that, as previously noted at the October Board Meeting, the amount of annual issuance has been increased due to almost exceeding the amount noticed in 2023.

George Achola returned at 9:45 a.m.

Moved by Arganbright, seconded by Zamrzla to adopt State Bond Allocation 24-20-001, ratify the Public Hearing held on Wednesday, December 13, 2023, and adopt Bond Resolution No. 473.

Via roll call, the following votes were recorded:

Voting AYE: Achola, Arganbright, Belitz, Bredthauer, Freeman, Frenzen, Hung, Vinton, Zamrzla

The motion passed unanimously.

Multifamily Finance

13. Consideration of Adoption of Limited Purpose Intent Resolutions for the Issuance of Nebraska Investment Finance Authority Multifamily Housing Revenue Bonds to Finance the following Multifamily Rental Housing Projects: Mural Nebraska, Lincoln, Nebraska and 18Howard, Omaha, Nebraska

Jody Cook briefed the Board on the consideration of adoption of the Limited Purpose Intent Resolutions for the two issuers requesting carryforward: Mural Nebraska, Lincoln, Nebraska and 18Howard, Omaha, Nebraska.

Moved by Achola, seconded by Hung to adopt the Limited Purpose Intent Resolutions for the issuance of Nebraska Investment Finance Authority Multifamily Housing Revenue Bonds to finance the following multifamily rental housing projects: Mural Nebraska, Lincoln, Nebraska and 18Howard, Omaha, Nebraska.

Via roll call, the following votes were recorded:

Voting AYE: Achola, Arganbright, Belitz, Bredthauer, Freeman, Frenzen, Hung, Vinton, Zamrzla

The motion passed unanimously.

Private Activity Volume Cap

14. Consideration of a Motion to Adopt Resolution No. 474 Authorizing (i) the Carry Forward Pursuant to Section 146(f) of the Internal Revenue Code of 1986 (the "Code") of up to \$47,600,000 of 2023 State Volume Cap for the Issuance of Bonds for Qualified Residential Rental Projects Financed Pursuant to Section 142(a)(7) of the Code; (ii) the Carry Forward Pursuant to Section 146(f) of the Code of up to \$15,000,000 of 2023 State Volume Cap for the Issuance of Bonds for a Solid Waste Disposal Facility Financed Pursuant to Section 142(a)(6) of the Code; and (iii) the Carry Forward Pursuant to Section 146(f) of the Code the Remaining 2023 State Volume Cap for the Issuance of Qualified Mortgage Revenue Bonds

Jody Cook reported that Resolution No. 474 authorizes the carryforward of the previously allocated volume cap discussed earlier in this meeting and all unused 2023 volume cap.

Moved by Achola, seconded by Hung to adopt Resolution No. 474.

Via roll call, the following votes were recorded:

Voting AYE: Achola, Arganbright, Belitz, Bredthauer, Freeman, Frenzen, Hung,

Vinton, Zamrzla

The motion passed unanimously.

Programs Committee

15. Consideration of a Motion to Adopt Resolution No. 475 Authorizing the Use of \$500,000 from the Nebraska Opportunity Fund (NOF) for a Revolving Loan Fund for the Teaching Nebraska Trades 2 (TNT2) Program

Robin Ambroz and John Turner introduced Mark Bowder, Executive Director of The Builder Foundation. Shannon Snow and Ted Grace from The Builder Foundation were also present to answer questions. Bowder presented an overview of the Teaching Nebraska Trades 2 program (TNT2). 2023 was the third year of the pilot program expanding TNT2 into Nebraska high schools. The requested funding would go towards starting TNT2 programs in additional high schools with the goal of creating self-propagating programs.

A discussion was held whether a grant or a loan would be the best mechanism to fund TNT2. Board Member Achola proposed an amendment to the Motion to authorize either a grant or a loan based on discussion with Staff, whichever is preferred. An update on the mechanism used will be given at the January 2024 Board Meeting.

In discussion of the Motion, Board Member Freeman noted that he has an interest in The Builder Foundation. Board Member Arganbright noted that there is a strong desire for this kind of programming in Nebraska, and that there are some similarly styled programs being offered outside of the TNT2 program.

Moved by Achola, seconded by Freeman to adopt Resolution No. 475 as amended.

Via roll call, the following votes were recorded:

Voting AYE: Achola, Arganbright, Belitz, Bredthauer, Freeman, Frenzen, Hung, Vinton, Zamrzla

The motion passed unanimously.

16. CRANE Program Discussion and LIHTC Recommendations

Chair Belitz asked for any public comments related to the CRANE Program to be made at this time. The following individuals made public comments: Neeraj Agarwal with Clarity Development and Anne Carter with Sheltering Tree Inc.

Board Member Achola noted that he has been a consultant on the Sheltering Tree project and will abstain if recommended for approval.

Sara Tichota gave an overview of the CRANE program structure and the current 2024 credit allocation options. Per IRS non-profit set-aside requirements, NIFA needs to award the single, Category 1 non-profit project to reach the 10% minimum. Additionally, NIFA has a 20% developer limit per year, and forward committing both remaining Category 1 projects would violate this rule. Tichota ran through the remaining options. The Programs Committee recommendation is to award the Purple Martin Apartments project with 2024 credits and to award the 1904 Farnam project the remaining 2024 as well as forward-commit 2025 credits as a Conditional Reservation.

A discussion was held on the options. Shannon Harner noted that in previous years, the Board has approved forward commitments and, in one instance, future binding commitments. A future binding commitment is not recommended by Staff due to the cross over into a new Qualified Allocation Plan (2026/2027) and the challenges with past future binding commitments meeting deadlines. Board Member Achola stated that future binding commitments are heavy lifts for both developers and Staff. Tichota noted that the recommendation from the Programs Committee was chosen through use of points scored. Board Member Arganbright commended Staff on thought given to the allocation of CRANE resources.

MOTION

Whereas the Nebraska Investment Finance Authority ("NIFA") has completed its review of the applications for 9% federal low-income housing tax credits ("Section 42 Credits") and Nebraska state low-income housing tax credits ("Nebraska Credits" and, together with the Section 42 Credits, collectively, the "Tax Credits") pursuant to the Low Income Housing Tax Credit Program 2024/2025 Qualified Allocation Plan – 2024/2025 Housing Credit Allocation Plan for 9% LIHTC/AHTC (the "Qualified Allocation Plan") – CRANE (2024 Tax Credits);

Whereas said review was conducted pursuant to the Qualified Allocation Plan adopted by NIFA pursuant to a public process and approved by the Governor of the state of Nebraska;

Be it resolved that subject to continued authorization of the Section 42 Credit program pursuant to Section 42 of the Internal Revenue Code of 1986 (the "Code") and the continued authorization of the Nebraska Affordable Housing Tax Credit pursuant to Neb. Rev. Stat. § 77-2501 et seq. (the "AHTC Act") and, in each case, the allocation amounts

established therein, a “conditional reservation” of Tax Credits in the amounts and categories set forth below shall be granted to the applicants of the following projects:

CRANE

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>City</u>	<u>LIHTC Amount</u>	<u>AHTC Amount</u>
Sheltering Tree, Inc.	Purple Martin Apartments	Omaha	Douglas	\$965,070	\$965,070
*1904FarnamOwner, LLC	1904 Farnam	Omaha	Douglas	\$984,115	\$984,115
Total				\$1,949,185	\$1,949,185

Conditions:

1. Amounts reserved for the Section 42 Credits may be adjusted by the Executive Director by up to 10% up or down, based upon receipt and review of the final information necessary to complete the analysis and subsidy layering reviews. Amounts reserved for the Nebraska Credits may be adjusted by the Executive Director by up to 10% up or down, based upon receipt and review of the final information necessary to complete the analysis and subsidy layering reviews.
2. A conditional reservation for Tax Credits will become a final reservation upon the resolution within ninety (90) days of all outstanding items, including financial and technical questions, to the satisfaction of the Executive Director. Upon satisfaction of such conditions, a reservation will require no future action by this Board to become a final reservation of Tax Credits.
3. Reservations and allocations of Tax Credits will be made pursuant to the requirements of the 2024/2025 QAP, Section 42 of the Code, in the case of the Section 42 Credits, the AHTC Act, in the case of the Nebraska Credits and, in each case, are subject to the representations made by the applicant in the application, the conditions imposed by the 2024/2025 QAP and such other conditions as the Executive Director deems necessary in light of her review of the application within the purposes of the 2024/2025 QAP and the Tax Credit Programs.

4. **This Motion authorizes a conditional reservation of Section 42 Credits of \$984,115 for 1904FarnamOwner, LLC. Of such conditional reservation, \$50,000 will be reserved from 2024 Tax Credits. The remaining \$934,115 of Section 42 Credits for 1904FarnamOwner, LLC shall be funded from the following sources, or any combination thereof at the discretion of the Executive Director, subject to the availability of Tax Credits: returned 2024 Tax Credits, Tax Credits returned from a prior year, national pool received for 2024 Section 42 Credits, or 2025 Tax Credits.

Moved by Arganbright, seconded by Zamrzla to approve the conditional reservations for Category 1 CRANE projects and forward committing 2025 LIHTC and AHTC allocation as recommended by the Programs Committee.

Via roll call, the following votes were recorded:

Voting AYE: Arganbright, Belitz, Bredthauer, Freeman, Frenzen, Hung, Vinton, Zamrzla

Abstaining: Achola (due to the proposed action of the Board impacting a program with respect to which Mr. Achola has an interest)

The motion passed.

Strategic Topic

17. Multifamily Housing Lending Program Update

David Young presented new options for NIFA's proposed multifamily housing lending program. Chuck Karimbakas with cfX was also present to answer questions. NIFA has been seeking to diversify its programs, in accordance with recommendations from the recent Risk Assessment. Accordingly, Staff has been researching permanent financing options for multifamily developments.

Staff recommendation is to build a four- to five-year pilot program, limited to \$5 million sourced from the General Fund, for multifamily developments with a loan limit of \$750,000. The parameters would include the formation of a Loan Committee, including two non-NIFA members. This program is currently in review with the Programs Committee, with plans to bring a formal recommendation to the Board in January.

Young noted that this program is likely to be most utilized by rural projects. The risks of this new program are both low and offset by NIFA's operational priority on creating diverse programs assisting non-urban communities. The Board held a discussion on various aspects of the proposed program.

Sherry Vinton left the meeting at 11:00 a.m.

NIFA Highlights

18. Update on the Bond Market and NIFA's Upcoming Bond Sale

Jeff Gertz of JP Morgan provided an update on the bond market and NIFA's plan to sell bonds in January.

Susan Bredthauer left the meeting at 11:26 a.m.

19. Consideration of Motion to Approve Resolution No. 476 Recognizing Michael Walden-Newman for his Service on the NIFA Board

Shannon Harner presented a proposed Resolution to recognize Michael Walden-Newman for his years of service on the NIFA Board. Moved by Achola, seconded by Frenzen to adopt Resolution No. 476.

Via roll call, the following votes were recorded:

Voting AYE: Achola, Arganbright, Belitz, Freeman, Frenzen, Hung, Zamrzla

Absent: Bredthauer, Vinton

The motion passed unanimously.

20. Announcements and Discussion of Upcoming Events

Shannon Harner introduced new Compliance Specialists Angie Williams and Peggy Ems. She then introduced Jacki Young, who announced that, as of November 30th, NIFA has served more than 100,000 homebuyers. Harner reminded the Board that the next Board meeting would be held on January 19th and encouraged Board members to attend the January Legislative Luncheon on January 24th.

21. Adjournment of Business Portion of Meeting

The Board concluded the business portion of the meeting. Moved by Achola, seconded by Frenzen to adjourn at 11:47 a.m.

Via roll call, the following votes were recorded:

Voting AYE: Achola, Arganbright, Belitz, Freeman, Frenzen, Hung, Zamrzla

Absent: Bredthauer, Vinton
The motion passed unanimously.

22. Non-Business Luncheon

Respectfully submitted,



Shannon R. Harner

Executive Director and Board Secretary



AFFIDAVIT

State of Pennsylvania, County of Lancaster, ss:

I, Ayesha Carletta M Cochran-Worthen, being of lawful age, being duly sworn upon oath, hereby depose and say that I am agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Omaha World Herald, a legal daily newspaper printed and published in the county of Douglas and State of Nebraska, and of general circulation in the Counties of Douglas, and Sarpy and State of Nebraska, and that the attached printed notice was published in said newspaper on the dates stated below and that said newspaper is a legal newspaper under the statutes of the State of Nebraska.

PUBLICATION DATES:

Dec. 10, 2023

NOTICE NAME: Notice of Board Meeting (12/15/23)

PUBLICATION FEE: \$57.00

(Signed) Ayesha Carletta M Cochran-Worthen

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 12/11/2023

Nicole Burkholder

Notary Public

This notarial act involved the use of communication technology

NOTICE OF MEETING NEBRASKA INVESTMENT FINANCE AUTHORITY

Notice is hereby given that the Nebraska Investment Finance Authority (the "Authority") will hold a Board of Directors Meeting, which is open to participation by the public, on Friday, December 15, 2023 at 9:00 a.m. The Authority's meeting will be held at the offices of the Nebraska Investment Finance Authority, 1230 O Street, Suite 200, Lincoln, Nebraska. Persons requiring an accommodation consistent with the Americans with Disabilities Act are asked to contact Amy Krutz at the Authority at (402) 434-6935 at least 48 hours in advance of the meeting. Such meeting will be followed by a non-business luncheon at the same location.

The agenda of the meeting, which is kept continually current, is available for public inspection at the Authority's website at <https://www.nifa.org/about/board-of-directors> and posted on the front door of the Authority's office at Suite 200, 1230 O Street, Lincoln, Nebraska, during normal business hours.

A current copy of the Open Meetings Act, Neb. Rev. Stat. 84-1407 et. seq., and a copy of the Board book materials (which may be updated) to be discussed, will be available at the meeting and at the Authority's website at <https://www.nifa.org/about/board-of-directors>. Handouts and other materials presented at the meeting will be available for viewing by all attendees. Copies of Board materials not otherwise made available at the Authority's website will be available from the Authority, upon request, subsequent to the meeting.

For more information or questions please contact Christie Weston, Deputy Director, at (402) 434-3912.
2023, (12) 10 - Sundays, ZNEZ

*** Proof of Publication ***

State of Indiana)
Lake County) SS.

NIFA
SHEILA GANS
1230 O ST STE 200
LINCOLN NE 68508

ORDER NUMBER 1195835

The undersigned, being first duly sworn, deposes and says that she/he is a Clerk of the Lincoln Journal Star, legal newspaper printed, published and having a general circulation in the County of Lancaster and State of Nebraska, and that the attached printed notice was published in said newspaper and that said newspaper is the legal newspaper under the statutes of the State of Nebraska.

The above facts are within my personal knowledge and are further verified by my personal inspection of each notice in each of said issues.

Clerk of the Lincoln Journal Star

Signature

Date

12/4/23

Section: Class Legals

Category: 0099 LEGALS

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Subscribed in my presence and sworn to before me on

DECEMBER 4, 20 23
Dawn Renee Heili Notary Public



DAWN RENEE HEILI
Commission Number: 696125
My Commission Expires
01/31/25

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Nebraska Investment Finance Authority (the "Authority") will hold a public hearing at 9:30 a.m. on Wednesday, December 13, 2023, in the Conference Room of the Authority at 1230 O Street, Suite 200, Lincoln, Nebraska, at which time any person may be heard regarding the proposed plan of financing for the bonds described below. Persons requiring an accommodation consistent with the Americans with Disabilities Act with respect to access to the hearing or access to the information on the Authority's website are asked to contact Amy Krutz at the Authority at (402) 434-3900 at least 48 hours in advance of the hearing.

The Authority will consider the information obtained at the public hearing and take appropriate action it deems warranted including submission of a transcript of the hearing to the Secretary of State, the designated elected official who must approve or disapprove the issuance of the bonds pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended.

Housing Finance Division Single Family Program - The Authority will consider the proposed issuance of its single-family housing bonds (which may be mortgage revenue bonds, general obligation bonds, or some combination thereof, and may, at the election of the Authority, be issued on a tax-exempt or federally taxable basis) collectively, the "Bonds" in the aggregate principal amount not to exceed \$650,000,000 in order to finance single-family mortgage loans (including for workforce housing) and homebuyers' assistance for low- and moderate-income persons and families throughout the State of Nebraska (or in some cases to redeem certain outstanding single-family housing bonds of the Authority). It is the intention of the Authority to issue the Bonds pursuant to one or more indentures of trust, in one or more series and as one or more issues. The issuance of the Bonds and any remarketing or refunding thereof are pursuant to a plan of financing of the Authority.

All interested persons are invited to present comments during the public hearing (or, prior to the time of the hearing, submit written comments to the Authority at the address shown below) concerning the issuance of the Bonds and the purposes therefor. For additional information, contact Christie Weston, Deputy Director of the Authority at (402) 434-3900. This notice is published pursuant to Section 1-47(f) of the Internal Revenue Code of 1986.

Christie Weston Deputy Director
Nebraska Investment Finance Authority
1230 O Street, Suite 200
Lincoln, NE 68508
1195835 12/3 ZNEZ