



Finance Authority

2025 4% Low-Income Housing
Tax Credit (LIHTC) Awards

Private Activity Bond Cap Available: \$90,000,000

Rural Set-Aside: No award

Project Name	Address	City	County	Occupancy Type	Project Type	LI Units	Market Rate Units	Total Units	Set Asides	Credit Award	Tax Exempt Bond Amount	Developer(s)	Developer Contact Name(s)	Developer Phone	Development Consultant	Development Consultant Phone
Martin Tower Apartments	410 Pierce Street	Sioux City	Woodbury	Older Persons 62	Acq/Rehab	86	0	86	-	\$685,182	\$5,215,000	Steele Properties IV LLC	Justin Unger	303.322.8888	N/A	N/A
The Atheneum	4010 20th Ave SW	Cedar Rapids	Linn	Family	New Construction	192	0	192	-	\$2,881,783	\$20,282,551	Pedcor Development Associates, LLC	Jared Houser	317.587.0320	N/A	N/A
Central at Orchard Court	204 W. Benton Street	Iowa City	Johnson	Family	New Construction	183	0	183	-	\$2,708,050	\$19,794,458	Union Development Holdings III, LLC	David Wesner	317.603.4091	Summit LIHTC Consulting LLC	816.678.4502
Sioux City 3	2627 Rustin St., 425 W. 3rd Street, 2728 S. Helen Street	Sioux City	Woodbury	Family	Acq/Rehab	160	0	160		\$1,790,122	\$13,610,458	Community Preservation Partners, LLC and Hampstead Development Partners, Inc.	Tyler Pearre & Greg Gossard	240.876.7772 & 619.543.4200	N/A	N/A
TOTAL	4 Projects					621	0	621		\$8,065,137	\$58,902,467					