

## **Exhibit I                      Public Housing Renovation Unit Groupings**

Due to the competitive nature and limited resources of both the HUD RAD program and the MHDC LIHTC program, it is proposed that the CHA's downtown Public Housing properties be redeveloped in 3 sections as follows, provided 4% LIHTC financing is sufficient to meet each project's capital needs. The names of the PHA developments are the historical names when they were first developed. The "new" development sites are not identical to the original sites but are quite similar.

### **Project 1 – "new" Stuart Parker Apartments / Public Housing Renovations**

Project 1 entails the renovation of the units located on Lincoln, Unity, Worley, Oak, and Hicks streets comprising a total of 84 units. These 2 story townhouses and several single story units are all located on the western edge of the CHA's Downtown Properties. Since this will be the first CHA property to be renovated utilizing the new RAD program and tax exempt bonds with the 4% credit from MHDC, it is advisable to do smaller project such as the 84 units in proposed project. Further, the CHA has not invested heavily in renovations for these properties as they have in others in the Downtown Properties.

### **Project 2 – Kinney Point Apartments**

Project 2 entails the construction of new housing units on properties that have been acquired by CHA at the northeast corner of the intersection of Garth Avenue and Sexton Road, just north of Oak Towers. The design concept for this site will include forty (40) new fully accessible one-bedroom units. A two-story double-loaded corridor building is being proposed that will include supportive services for person with disabilities and housing for elderly residents. These units will require 9% Low-Income Housing Tax Credits from Missouri Housing Development Commission.

### **Project 3 – McQuitty Square**

Project 3 will develop a mix of 15 rental properties comprised of three duplexes and two triplexes. Three single-family homes for homeownership are also planned as part of this development. This development is being planned on properties owned by the CHA, the City of Columbia, and the Columbia Community Development Corporation (CCDC) in the block bounded by Sexton Road, Garth Avenue, Lynn Street, and Oak Street, on the southwest of the corner of the intersection of Garth Avenue and Sexton Road, west of Oak Towers. The design concept for this site will include forty (40) new fully accessible one-bedroom units. Mixed financing from multiple sources is being explored for the development of these sites.

### **Project 4 – "new" J.W. "Blind" Boone Apartments**

Project 4 entails the renovation of 140 units that are in and all around the Columbia Housing Authority offices on Switzler Avenue west of Providence Road. These units require substantial rehabilitation and would begin after the successful financing of the Lincoln/Unity/Worley/Oak/Hicks project in Project 1.

### Project 5 –“new” Jesse Wrench Apartments

Project 4 entails the renovation of the 70 units on Park Avenue east of Providence Road. These units are chosen as the last phase, due to more recent renovations and their proximity to Columbia’s downtown business district.

The attached chart reflects the anticipated date of submitting to Missouri Housing Development Commission, the type of the credit would be required, and when the construction might be completed. In all cases in the chart below, the dates are estimated and are subject to funding from MHDC, approval from HUD, and the financial feasibility of the time of submission.

<u>Project</u>	<u>Location</u>	<u>Units</u>	<u>Possible Submission to MHDC</u>	<u>Type of credit</u>	<u>Construction completion</u>
ONE	Lincoln/Unity/Oak/Worley/Hicks	84	Fall 2013	4%	Summer 2015
TWO	Kinney Point	40	Fall 2013	9%	Summer 2015
THREE	McQuitty Square	21	Conventional	None	undetermined
FOUR	Providence/Trinity/LaSalle	140	Fall 2015	4%	Summer 2017
FIVE	Park Avenue	70	Fall 2017	4%	Summer 2019

\*Other 9% projects may be applied for in 2014 and 2016.