



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: February 17, 2015

RE: Affordable Housing Initiative Report

The following is a current status report for the Columbia Housing Authority's (CHA) Affordable Housing Initiative which includes any significant activity for the past month. All Affordable Housing Initiative reports and information (current and archived) are on our website at www.ColumbiaHA.com, under "What We Do" / "Affordable Housing Initiative".

Recent Activity (January 2015 & February 2015)

Patriot Place – Apartments for Veterans

We have submitted the documents required for the Firm Submission process with the Missouri Housing Development Commission (MHDC). They requested a few minor revisions which we are completing. We are working on finalizing the financing package and will present that to the CHA Board in the near future. It is very possible that we will need a special Board meeting dedicated solely to the review and approval of the financing package and related documents which will include some of the following documents:

- Bond Financing Agreements
- Federal and State Tax Credit Financing Agreement
- Loan Agreements Related to Donations to the Project (The corporate donations we received must be made to the Columbia Community Housing Trust as a 501(c)3 nonprofit, which will in turn loan the donations to the for-profit Mid-Missouri Veterans Housing Development Group, LLC.)
- Various Agreements to Provide Guarantees on all of the Above.

We are working with Chris Ahrens from Gilmore and Bell to complete the bond documents. Peter Czajkowski and Gina Martin from Stifel are our placement agents for the Bond and Boone County National Bank is purchasing the bonds. We are also coordinating the financing package with our federal and state tax credit equity partners, Red Stone Equity Partners, LLC and Sugar Creek Capital who will be syndicating our tax credits.

Stuart Parker Apartments with Paquin Tower and Patriot Place – Apartments for Veterans

We are currently working to complete the firm submission process for the Stuart Parker Apartments with Paquin Tower project.

Construction documents and bid packets have been completed and bids were received for Stuart Parker on December 19, 2014. Bid documents have been completed for Paquin Tower bids due later this month. Construction bids for Stuart Parker are being evaluated at this time.

Bond Financing

The financing package for the tax-exempt housing bonds for Stuart Parker Apartments with Paquin Tower was issued and the low bid from Providence Bank for the \$7,400,000 in construction bonds (B Bonds) was accepted. The rate was very favorable. The permanent loan financing of the \$4,500,000 in A Bonds will take place at a later date. The A Bonds will be sold in various packages related to maturity dates which will bear different interest rates.

Equity Partners

We have received Letters of Intent (LOI) from our federal and state tax credit equity partners, Red Stone Equity Partners, LLC and Sugar Creek Capital who will be syndicating our tax credits.

As we complete the financing packages for each project, we are also submitting our final documents and cost estimates to MHDC to close each deal. When these two processes are complete, we will close on each project and transition into the construction phase. The construction schedule will be finalized once each deal is closed.

We are also working to complete the corresponding milestones in the Rental Assistance Demonstration (RAD) program process and crafting our tenant relocation plans for the Stuart Parker Apartments.

Bear Creek Apartments

The Bear Creek Apartments project received an award of 260,353 4% low-income housing tax credits and tax exempt bonds from the MHDC on December 5, 2014 in the following amounts:

- Federal LIHTC - \$260,353
- State LIHTC - \$260,353

The documents for the conditional reservation of credits have been submitted to the MHDC and we are moving forward with completing the Physical Conditions Assessment (PCA) and construction bid documents. Crockett Engineering is working on completing the required ALTA survey and David Schau and Associates are working on completing the required environmental studies.

Now that we have been funded, the current agenda contains a resolution for the Board to approve our RAD CHAP (Commitment to enter into a Housing Assistance Payments contract) for our Bear Creek Apartments project.