



## Housing Authority of the City of Columbia, Missouri

### Board Report Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: May 19, 2015

RE: Affordable Housing Initiative Report

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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](http://www.ColumbiaHA.com), under "What We Do" / "Affordable Housing Initiative".

#### **Recent Activity (April 2015 & May 2015)**

##### **Patriot Place – Apartments for Veterans**

Our Firm Submission was approved by the Missouri Housing Development Commission (MHDC) and we plan to close on all aspects of the Low-Income Housing Tax Credit and tax-exempt bond financing May 19, 2015 and May 21, 2015.

We plan to start construction after Memorial Day and hold a groundbreaking ceremony in early June.

##### **Stuart Parker Apartments with Paquin Tower**

We are currently working to complete the firm submission process for the Stuart Parker Apartments with Paquin Tower project. Once submitted we expect MHDC to take 60 days for more to review and approve the documents. This will result in closing the financing sometime in August with construction to begin in September.

Construction bids were received for Stuart Parker on December 19, 2014 and have been evaluated by CHA staff working with E.M. Harris Company, our General Contractor for the project.

Construction bids have been received for Paquin Tower and are being evaluated by CHA staff working with E.M. Harris Company. Once this process is complete, we will know the full scope of the project and the flooring materials. We will most likely go with an attractive pattern of VCT tile due to its durability.

We have been working diligently to finalize our relocation plans for the Stuart Parker Apartments. We will be holding a series of informational meetings with residents of both the Stuart Parker Apartments and Paquin Tower the week of June 1, 2015. Informational packets have been mailed to all residents in these two projects and our Relocation Coordinator, Ms. Katie Howard will be scheduling individual meetings with each family to coordinate their relocation during the renovation process.

Our plan is to relocate everyone from the second floor and then complete the renovations one floor at a time, moving residents from the third floor down to the second floor once complete, and so on, as we work our way up the building. The project schedule projects about 6 weeks to renovate each floor.

## 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.

## Firm Submission to MHDC

As we complete the financing packages for each project, we are also submitting our final documents and cost estimates to MHDC as our Firm Submission 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 and Paquin Tower. As noted previously, our plan is to relocate Paquin Tower residents within the building one floor at a time.

The following is our most current schedule for closing the Stuart Parker Apartments with Paquin Tower project. We are anticipating closing in August with relocation and construction to follow.

<b>Stuart Parker/ Paquin Tower</b>									
<b>Timeline to Closing</b>									
Date Prepared:	13-Apr-15								
ACTIVITY	START	END	NOTES	Apr-15	May-15	Jun-15	Jul-15	Aug-15	
CCI Complete PT Bid Docs	04/01/15	04/17/15	Plans & specs ready for EMH to bid						
Submit HUD Financing Plan	05/01/15	05/01/15	Fatst Track						
Financing Plan Review	05/01/15	06/15/15	Audit, UW/TM review & RAD approval						
PT Bids	04/18/15	05/08/15	EMH bidding & review						
Prepare MHDC Firm	05/01/15	05/29/15	Finalize development budget etc.						
Submit MHDC Firm	06/01/15	06/01/15							
RCC Issuance	06/15/15	07/01/15	Issuance & mailing to CHA						
Closing Packet to HUD	06/15/15	08/01/15	Submission & review by HUD						
MHDC Firm issued	07/15/15	08/01/15	MHDC issued & reviewed/ approved by CHA						
Pre-Closing	08/01/15	08/14/15	Finalize docs/ pre-sign etc.						
<b>CLOSING</b>	<b>08/17/15</b>	<b>08/21/15</b>							

## 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 has completed the required ALTA survey and David Schau and Associates are working on completing the required environmental studies.

### **Equity Partners**

We have received Letters of Intent (LOI) from our federal and state tax credit equity partners, Mid-West Housing Equity Group and Gardner Capital who will be syndicating our tax credits.

### **Oak Towers**

We have submitted our application for our RAD CHAP (Commitment to enter into a Housing Assistance Payments contract) for our Oak Towers project.

We will be submitting an application for 4% Low-Income Housing Tax Credits (LIHTC) and tax-exempt Multifamily Housing bonds to the Missouri Housing Development Commission (MHDC) in September 2015. On April 21, 2015, the CHA Board approved the submission of an application for \$245,000 in HOME funds from the City of Columbia to support this project. The May 19, 2015 Board agenda includes a resolution to approve the submission of a \$500,000 Affordable Housing Program grant application to the Federal Home Loan Bank Board (FHLBB) of Des Moines. HOME funding awards will be made this summer. FHLBB awards will be made in November 2015 with MHDC LIHTC awards announced in December 2015.

We are working with Dominion Due Diligence Group and PWA Architects to complete the RAD Physical Conditions Assessment (PCA) in order to determine the extent of the work required to make adequate renovations to Oak Towers as required by RAD. Key issues will be replacing the hot water boiler system and window air conditioners with a more energy efficient system, possibly converting Oak Towers to a ground-source geothermal heating and cooling system with heat pumps similar to what we did at Paquin Tower. We also need to make at least 5% of the units at Oak Towers accessible. The results of the PCA will drive our planning process. The plan submitted with the RAD CHAP application is our first rough draft of the scope of work for the project and will likely have significant revisions as we move forward in finalizing the budget and scope of work.

### **Bryant Walkway Apartments**

We submitted our application for our RAD CHAP (Commitment to enter into a Housing Assistance Payments contract) for our Bryant Walkway Apartments project in April, 2015.

We will be resubmitting an application for 9% Low-Income Housing Tax Credits to the MHDC in September 2015. This project was submitted in September 2014 but did not receive funding.

### **Columbia Community Housing Trust – 207 Lynn Street**

The Columbia Community Housing Trust is requesting \$30,000 in HOME funds from the City of Columbia to construct a single-family home at 207 Lynn Street. Details on this project are included in the CCHT Board packet.