



Housing

Markham Plaza I Refinancing

October 1, 2019
Item 4.1

Jacky Morales-Ferrand
Director of Housing

Rachel VanderVeen
Deputy Director

Background

- 🏠 Built in 2002
- 🏠 153 extremely low-income households
- 🏠 Annual income limit is \$30,750
- 🏠 Average annual income is \$18,000, with the lowest income of \$10,000



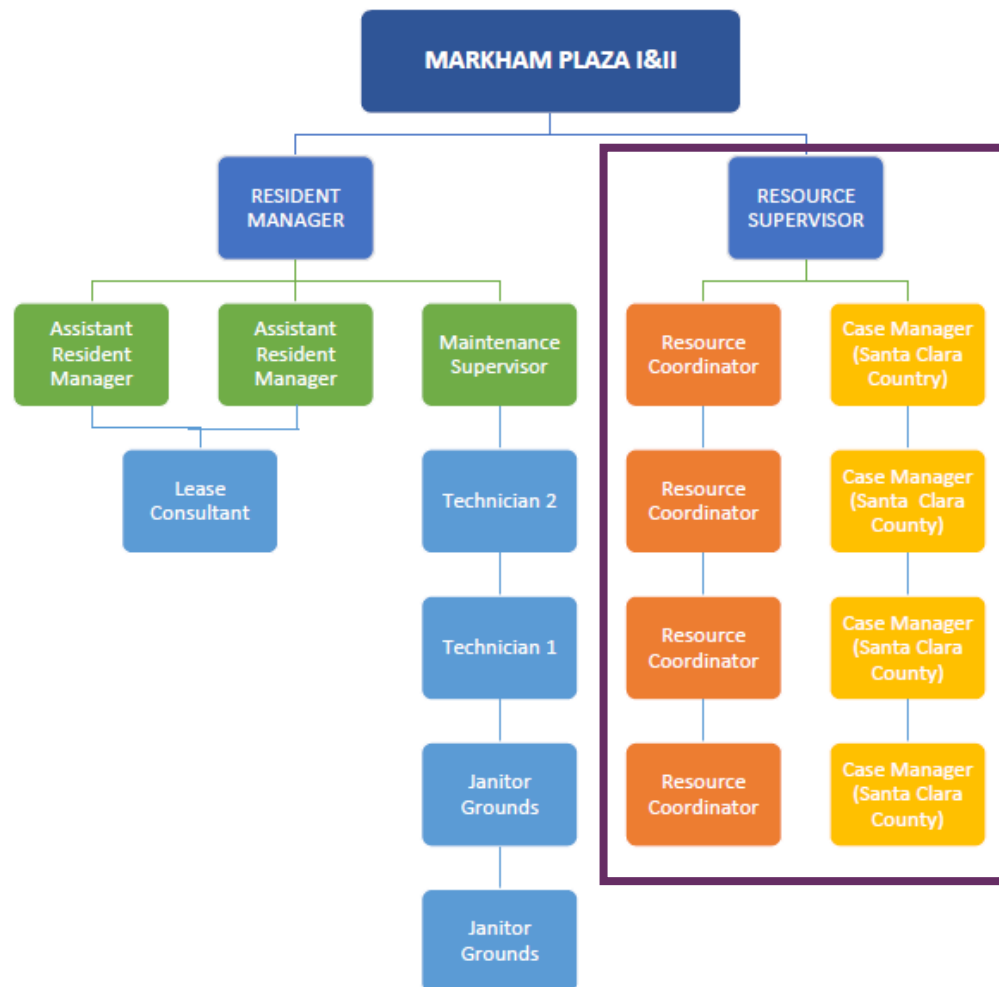
Renovation Work at Markham Plaza

- Retrofitting apartments to make them accessible to residents with disabilities
- Repairing and upgrading electrical, mechanical and plumbing systems
- Updating the exterior, including painting, landscape work, and repairs to the pavement and sidewalks



Services for Markham Plaza Residents

Proposed Staffing Model



Loan Terms

- 🏠 City and County: Only following a voluntary vacancy may the restricted rent levels be increased
- 🏠 County: Rents for existing tenants will not increase until July 1, 2021 or later
- 🏠 Each lender monitors its own restrictions



Staff Recommendations

- Adopt a resolution for the following actions
 - Authorizing the issuance of tax-exempt multifamily housing revenue bonds in an aggregate principal amount not to exceed \$23,000,000
 - Approving the loan of the bond proceeds to Markham Plaza I, L.P. to finance the acquisition and rehabilitation of Markham Plaza I
 - Approving the Indenture of Trust, Subordinate Indenture of Trust, the Loan Agreement, the Subordinate Loan Agreement and Regulatory Agreement, and Declaration of Restrictive Covenants
- Adopt a resolution approving changes in terms for the City's outstanding \$4,836,559 loan and outstanding \$4,866,000 grant for Markham Plaza I, and approving a loan-to-value ratio in excess of 100%

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8/14/2019



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PROVIDING HOUSING FOR ALL