



Meeting Location:

Webinar
Montana Board of Housing
 301 S Park Ave., Room 240
 Helena MT 59601
 (406) 841-2840

Board Offices:

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 Helena MT 59601
 (406) 841-2840

Remote Attendance Information:

<https://attendee.gotowebinar.com/register/1172516285585616899>

Dial (877) 273-4202
 Access Code: 7233056#

Thank you for attending this public meeting and for your support of affordable housing.

Date: Monday, August 14, 2017

Time: 8:30 a.m.

Chairperson: Pat Melby

AGENDA ITEMS

- ❖ Meeting Announcements
- ❖ Introductions - Sign in on our attendance sheet.
- ❖ Public Comments - Public comment is welcome on any public matter that is not on the agenda and that is within the jurisdiction of the agency.

Multifamily Program (Manager: Mary Bair)

- ❖ Bond Resolutions
 - Billings Heights Senior Inducement
 - Copper Ridge Inducement
 - Rock Cress Final

Meeting Adjourns

*All agenda items are subject to Board action after public comment requirements are fulfilled.

*We make every effort to hold our meetings at fully accessible facilities. Any person needing reasonable accommodation must notify the Housing Division at (406) 841-2840 or TDD (406) 841-2702 before the scheduled meeting to allow for arrangements.

Future Meeting Dates and Locations (subject to change)

September (10)11 2017: Fairmont	March (12) 13, 2018: Billings	September (9) 10, 2018: Missoula
October 16, 2017: No meeting	April 9, 2018: No meeting	October 15, 2018: No meeting
November 20, 2017: Helena	April 30, 2018: Butte (Hsing Conf.)	November 19, 2018: Helena
December 11, 2017: No meeting	June 25, 2018: Helena	December 11, 2018: No meeting
January 8, 2018: webinar	July 9, 2018: No meeting	January 7, 2019: Webinar
February 12, 2018: No meeting	August 13, 2018: Webinar	

The Board of Housing's mission is to create affordable housing opportunities for Montanans whose needs are not met by the market. We value people, families, communities, fairness, teamwork, mutual respect, integrity. We are committed and passionate about collaborating with our partners to make sure Montana's families and communities have attainable, affordable, accessible and sustainable homes.

BOARD AGENDA ITEM

PROGRAM

Multifamily Program

AGENDA ITEM

Heights Senior Apartments – Billings, MT – Inducement resolution request.
Copper Ridge Apartments – Butte, MT – Inducement resolution request.

BACKGROUND

Heights Senior Apartments located in Billings Montana is a new construction 98 (4%) 38 (9%) unit senior Property. This will be an estimated \$12,000,000 tax exempt bond transaction.

Copper Ridge Apartments located in Butte Montana is a new construction 32 (4%) 32 (9%) unit family Property. This will be an estimated \$6,000,000 tax exempt bond transaction.

These are both Letters of Intent invited to submit full applications.

PROPOSAL

Staff has reviewed the requests for an Inducement Resolution.

Staff requests the Board consider the requests for the Inducement Resolution

If the Board decides to move forward staff recommends:

Approving the attached Inducement Resolution

RESOLUTION 17-0814-MF01

RESOLUTION OF THE MONTANA BOARD OF HOUSING GRANTING PRELIMINARY APPROVAL TO THE ISSUANCE OF ITS MULTIFAMILY HOUSING REVENUE BONDS OR NOTES IN ONE OR MORE SERIES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$12,000,000 TO FINANCE A MULTIFAMILY HOUSING PROJECT

WHEREAS, the Montana Board of Housing (the “Board”) is authorized by the Montana Housing Act of 1975, Montana Code Annotated, Sections 90-6-101 through 90-6-127, as amended, to issue its revenue bonds or notes and to make or purchase mortgage loans in order to provide decent, safe and sanitary housing for persons and families of lower income in the State of Montana (the “State”);

WHEREAS, GMD Development (“GMD”) has requested that the Board indicate its willingness to issue its revenue bonds or notes in an amount not to exceed \$12,000,000 (the “Bonds”) and use the proceeds thereof to finance one or more loans to Heights Senior 4%, LLLP or another affiliate of GMD (the “Borrower”) for the purpose of acquiring, constructing and equipping a multifamily residential rental project containing approximately 98 units, tentatively named Heights Senior Apartments, in Billings, Montana (the “Project”);

WHEREAS, in furtherance of the purposes of the Act, the Board is preliminarily considering the issuance of the Bonds, the proceeds of which will be used to finance one or more loans to the Borrower to assist the Borrower in the acquisition, substantial rehabilitation and equipping of the Project; and

WHEREAS, it is intended that the Board take “official action” within the meaning of the applicable provisions of the Internal Revenue Code of 1986, as amended, and any regulations promulgated thereunder for the purpose of issuing the Bonds in an amount not to exceed \$12,000,000 for the purpose of acquiring, rehabilitating and equipping the Project.

NOW, THEREFORE, BE IT RESOLVED, by the Montana Board of Housing that:

Section 1. **Preliminary Approval.** The issuance of the Bonds for the purpose of financing one or more loans to the Borrower to allow the Borrower to acquire, substantially rehabilitate and equip the Project is hereby preliminarily approved, and, pursuant to Section 1.150-2 of the Internal Revenue Code Regulations, the Board hereby states its intention to reimburse itself or the Borrower from Bond proceeds for any advances of funds prior to the issuance of any such Bonds.

Section 2. **Conditions.** The preliminary approval of Section 1 does not obligate the Board to finally approve the issuance of said Bonds. Final approval of the issuance of the Bonds can only be authorized by subsequent Board action, which may contain such conditions thereto as the Board may deem appropriate. The Board in its absolute discretion may refuse to finally authorize the issuance of the Bonds and shall not be liable to the Borrower or any other person for its refusal to do so.

Section 3. *Prior Resolutions.* All provisions of prior resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflicts, hereby repealed.

Section 4. *Effectiveness.* This Resolution shall be effective immediately.

ADOPTED by the Montana Board of Housing this 14th day of August, 2017.

MONTANA BOARD OF HOUSING

Chairman

Attest:

Treasurer/Executive Director

RESOLUTION 17-0814-MF02

RESOLUTION OF THE MONTANA BOARD OF HOUSING GRANTING PRELIMINARY APPROVAL TO THE ISSUANCE OF ITS MULTIFAMILY HOUSING REVENUE BONDS OR NOTES IN ONE OR MORE SERIES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$6,000,000 TO FINANCE A MULTIFAMILY HOUSING PROJECT

WHEREAS, the Montana Board of Housing (the “Board”) is authorized by the Montana Housing Act of 1975, Montana Code Annotated, Sections 90-6-101 through 90-6-127, as amended, to issue its revenue bonds or notes and to make or purchase mortgage loans in order to provide decent, safe and sanitary housing for persons and families of lower income in the State of Montana (the “State”);

WHEREAS, Butte Affordable Housing/Thomas Development Co (“BAF/TD”) has requested that the Board indicate its willingness to issue its revenue bonds or notes in an amount not to exceed \$6,000,000 (the “Bonds”) and use the proceeds thereof to finance one or more loans to Copper Ridge Apartments 4 LLC or another affiliate of BAF/TD (the “Borrower”) for the purpose of acquiring, constructing and equipping a multifamily residential rental project containing approximately 32 units, named Copper Ridge Apartments, in Butte, Montana (the “Project”);

WHEREAS, in furtherance of the purposes of the Act, the Board is preliminarily considering the issuance of the Bonds, the proceeds of which will be used to finance one or more loans to the Borrower to assist the Borrower in the acquisition, substantial rehabilitation and equipping of the Project; and

WHEREAS, it is intended that the Board take “official action” within the meaning of the applicable provisions of the Internal Revenue Code of 1986, as amended, and any regulations promulgated thereunder for the purpose of issuing the Bonds in an amount not to exceed \$6,000,000 for the purpose of acquiring, rehabilitating and equipping the Project.

NOW, THEREFORE, BE IT RESOLVED, by the Montana Board of Housing that:

Section 1. **Preliminary Approval.** The issuance of the Bonds for the purpose of financing one or more loans to the Borrower to allow the Borrower to acquire, substantially rehabilitate and equip the Project is hereby preliminarily approved, and, pursuant to Section 1.150-2 of the Internal Revenue Code Regulations, the Board hereby states its intention to reimburse itself or the Borrower from Bond proceeds for any advances of funds prior to the issuance of any such Bonds.

Section 2. **Conditions.** The preliminary approval of Section 1 does not obligate the Board to finally approve the issuance of said Bonds. Final approval of the issuance of the Bonds can only be authorized by subsequent Board action, which may contain such conditions thereto as the Board may deem appropriate. The Board in its absolute discretion may refuse to finally authorize the issuance of the Bonds and shall not be liable to the Borrower or any other person for its refusal to do so.

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Treasurer/Executive Director