

Shadyway Plaza Tower Multifamily Housing Revenue Bond First Reading



Office of Economic
Development

March 17, 2020



Shadyway Plaza Tower Apartments



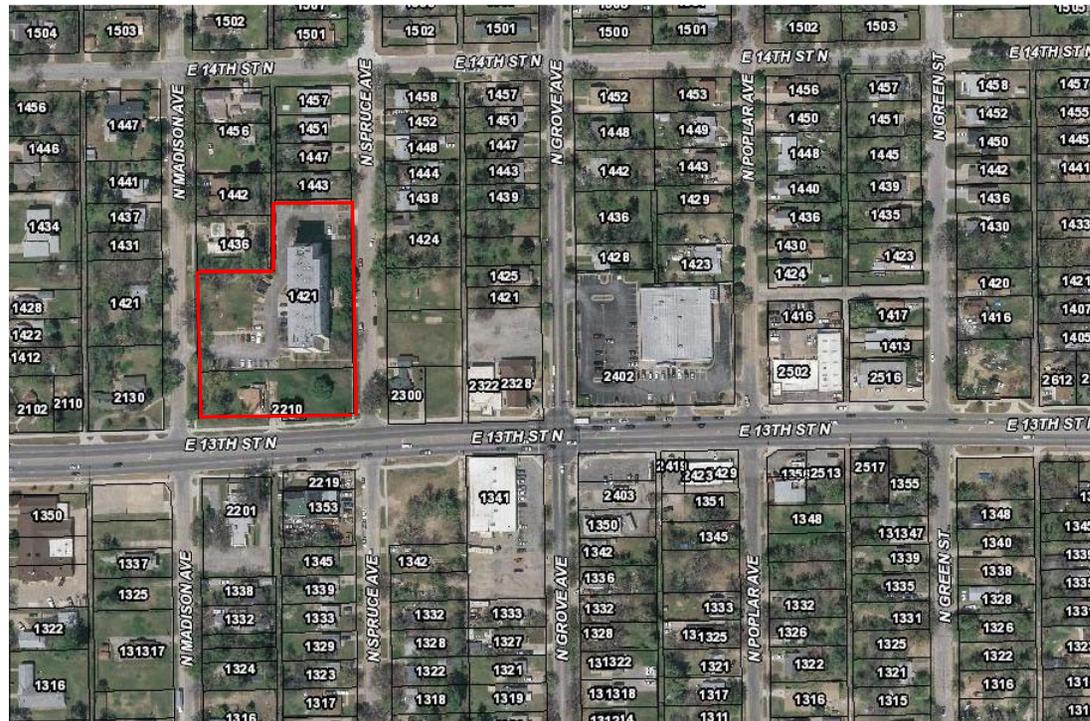
- Steele Shadyway, LLC – real estate holding entity (Steele Properties – Denver, CO based)
- Acquiring Shadyway Plaza Tower apartments (1421 N. Spruce) for rehabilitation
- Approved Letter of Intent to issue Multifamily Housing Revenue Bonds not to exceed \$11,000,000 December 17, 2019



Shadyway Plaza Tower Apartments



1421 N. Spruce



Shadyway Plaza Tower Apartments



- 100 units for low-income seniors and disabled residents
- Built in 1979; few upgrades/renovations
- Covered by Section 8 Housing Assistance Payment –
subsidizes resident portion of rent (developer intends to renew
for additional 20 years)



Shadyway Plaza Tower Apartments



- \$2,500,000 renovation
- ADA requirements, bathroom and kitchen renovations, painting and landscaping exterior, installing hardwired smoke/CO2 detectors, new refrigerators and ranges in all units, among other improvements



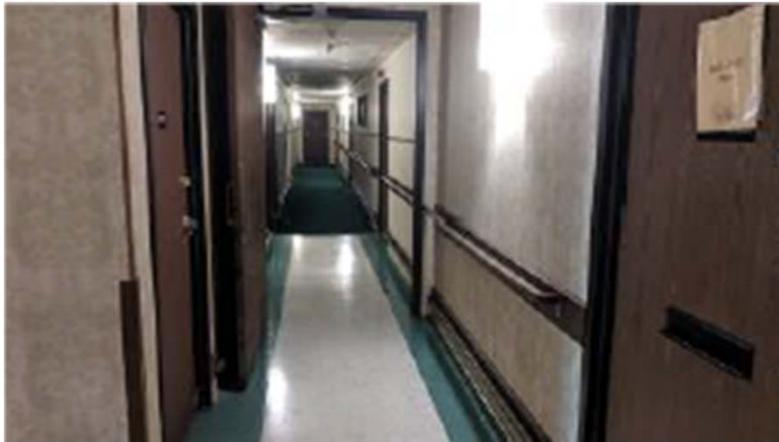
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- Steele Shadyway applied for 4% Low Income Housing Tax Credits – requires use of bonds
- Bonds used for sales tax exemption only; no property tax abatement requested
- Bonds will be placed privately with KeyBank National Association



Shadyway Plaza Tower Apartments



- **Recommendation:**

- It is recommended that the City Council close the public hearing and place on first reading the bond ordinance authorizing the execution and delivery of documents for the issuance of Multifamily Housing Revenue Bonds in an amount not to exceed \$10,500,000 for Steele Shadyway, LLC and authorize the necessary signatures.



Shadyway Plaza Tower Multifamily Housing Revenue Bond Issue



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