



**Missouri Housing**  
Development Commission

# FINANCING GUIDELINES

Anne Powell, General Counsel  
MHDC Legal Department

[MHDC.com](http://MHDC.com)

# Agenda

- PRESENTATION OVERVIEW
- Financing Commitment Letter Requirement for Application
- MHDC Funds Available
- Changing Funding Sources

# FINANCING COMMITMENT LETTER

- **IF** an application proposes to use non-MHDC funds, **THEN** you must include a commitment letter for these funds.
- If there is more than one source, the letters must specify the priority among the various letters.
- Commitment letters must be from the funding source.

# FINANCING COMMITMENT LETTER (Continued)

Commitment letters are also required for proposed **participation loans.**

Note: Provided that the proposed participating lender meets MHDC's minimum requirements, a participation loan can be done with any bank selected by the development team.

# MHDC FUNDS AVAILABLE

The amount of MHDC funding available for lending is set forth in the FY2023/2024 NOFA.

Interest rates are dependent upon loan type and development characteristics.

# GUARANTY REQUIREMENT

- All MHDC loans require a guaranty during the construction phase of the loan.
- Depending on the type of loan, guarantors may include the general partner and the developer (together with all respective principals). To the extent an investor requires additional guarantors, MHDC reserves the right to match the investor's requirements.

*MHDC reserves the right to require additional guarantors based on deal specifics.*

# FY 2023 UPDATES

- As in prior years, FY2023/2024 resources are limited; please be responsible in requesting MHDC funds.
- If you intend to seek out non-MHDC financing, make your best efforts to secure that financing before submitting your application.
- Staff may need to use HOME funds to fill gaps; be aware of HOME-specific requirements.
- Changing from MHDC sources to non-MHDC sources post-award will only be allowed if financially beneficial to the development.



A simple black silhouette of a house with a chimney on the left side of the roof.  
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# Fair Housing

[MHDC.com](http://MHDC.com)



# Fair Housing

- MHDC is fully committed to affirmatively furthering fair housing by taking meaningful actions to promote fair housing choice, overcome patterns of segregation, and eliminate disparities in access to opportunity.
- As part of MHDC's obligations under the Fair Housing Act, MHDC prohibits its partners from discriminating on the basis of race, color, national origin, sex, religion, disability, or familial status.

# Fair Housing: What does this mean for me?

You have an affirmative duty to comply with all local, state, and federal fair housing laws, including:

- The federal Fair Housing Act, [www.justice.gov/crt/fair-housing-act-2](http://www.justice.gov/crt/fair-housing-act-2)
- The State of Missouri Human Rights statutes (RSMo § 213.040.1 et seq.), [www.moga.mo.gov/mostatutes/stathtml/21300000401.html](http://www.moga.mo.gov/mostatutes/stathtml/21300000401.html)
- You should also determine if any additional local rules, regulations, ordinances, or laws exist related to fair housing and are applicable to the project.
- It is important that you consult with your legal counsel to ensure that any project remains in compliance with fair housing laws at all times. At no time does MHDC certify your compliance with fair housing laws, through this presentation of information or otherwise, and MHDC assumes no responsibility or liability for your failure to comply with any fair housing law.

# FAIR HOUSING CONTACTS

Questions regarding fair housing or your obligations may be directed to the following organizations:

- Kansas City Regional Office (HUD):  
400 State Avenue, Room 200  
Kansas City, KS 66101-2406  
Phone: (913) 551-5462
- St. Louis Regional Office (HUD):  
1222 Spruce Street, Suite 3.203  
St. Louis, MO 63103-2836  
Phone: (314) 418-5400
- Missouri Commission on Human Rights  
3315 W. Truman Blvd., Rm 212  
P.O. Box 1129  
Jefferson City, MO 65102-1129  
Phone: 573-751-3325  
[mchr@labor.mo.gov](mailto:mchr@labor.mo.gov)



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# Questions?

Please contact Anne Powell, General Counsel at  
[apowell@mhdc.com](mailto:apowell@mhdc.com) or (314) 877-1373

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