

About CMHA: CMHA was formed as a subdivision of the State of Ohio in 1934 to provide federally subsidized housing and housing assistance to low-income families in Columbus and Franklin County. The Agency is governed by a Board of Commissioners. Two of our board members are Mayoral appointees, one is appointed by the Common Pleas Court, one by the Probate Court and one by the County Commissioners. The Agency has a traditional corporate structure, headed by a President & CEO.

Our Mission: To help people access affordable housing through collaborative partnerships to develop, renovate, and maintain housing; promote neighborhood revitalization; and assist residents in accessing needed social services.

About Us:

We currently own and/or manage: (a) 29 multi-family apartment complexes totaling 4,200 units.

In addition to our physical units, we also administer approximately 13,500 Section 8 Housing Choice Vouchers and manage the HUD Project Based Rental Assistance contracts covering 81,000 units in Ohio and Washington, D.C. through our subsidiary, Assisted Housing Services Corporation. Finally, we have less than 300 units of public housing. Within the next 18 months we expect these will be converted to Project Based Vouchers by EOY 2021 through the Rental Assistance Demonstration program, making CMHA a 100% voucher agency when it comes to subsidized units.

We are considered one of the top performing Agencies in the nation, and year after year receive HUD's high performer designation. Just last week, HUD ranked us number one in the nation among large PHA's for innovation and leadership in our Veteran's housing programs.

We have approximately 125 employees, 40 of whom are union members with the Maintenance & Allied Employees Local 711 of the Plumbing & Pipefitting Industry. While that is their union affiliation, all union members are customer service representatives performing purely administrative functions.

Our Finances: We have a \$789 Million annual budget. In addition to CMHA proper and AHSC, we have 8 discretely presented component units which are LLCs associated with our Low-Income Housing Tax Credit Properties. Including those LIHTC-related LLCs, we have 16 partnerships and limited liability companies. Finally, we have 8 properties that fall under the category of other business ventures. These consist primarily of our workforce, mixed income or market rate communities.

CMHA has both federal and non-federal programs under its purview. The federal activities are the Section 8 (or Housing Choice Voucher) program, Public Housing, and grant-related funding. We also have non-federal funds (classified as "Other Business Ventures") which we employ as any private sector developer would—to develop or acquire real estate. Primary source of

activity in the Other Business Ventures are the PBRA contract and revenues generated from our market rate, mixed income and workforce housing communities.

Primary Matters to be supported by the selected firm:

1. Corporate Governance: advise Board, C-Suite and members of senior staff on current and future operations of CMHA (monthly board meetings and other activities as required). **10%**
2. Real Estate: (Bulk of the work) **40%**.
 - a. LIHTC
 - b. HUD funded
 - c. Market Rate. LOIs and Purchase Agreements, financial agreements,
 - d. Financial agreements Fannie, Freddie, conventional and **NEW to us**: issue Government Purpose Bonds backed by General Authority Revenues
 - e. Construction contracts
 - f. Third party property management agreements
3. Labor and employment matters **10%**
4. Advocacy before federal, state and local governments. **10%**
5. Litigation: we do have general counsel, and another firm that handles tenant relations matters, to include evictions. Firm would handle all other litigation matters. **20%**
6. HUD statutes, rules, regulations and programs **10%**

What we are Looking For: A committed partner that shares our values—Community, Commitment & Collaboration. To develop that sense of partnership, we expect that the selected firm will provide one attorney to be our principle point of contact who will also attend our monthly board meetings.

We are seeking a firm who is committed to assisting us in fulfilling our mission. One attorney should also be designated to attend our monthly board meetings and serve as the principle contact for the firm to interact with our board and our executive team.