

Case Study: Eagle County Schools – COPs for Affordable Housing

Eagle County School District RE50J, Certificates of Participation, Series 2021 (\$18.98 Million)

Stifel served as sole manager to Eagle County Schools (the “District”) on its Certificates of Participation, Series 2021 (the “Series 2021 COPs”), which were issued to finance 37 affordable teacher housing units on land that the District owns next to a school site. Units will consist of one, two and three bedroom units. The project will also include a warehouse for freezer, refrigeration and storage.



Ratings: The Series 2021 COPs achieved a ‘Aa3’ rating from Moody’s, and was further supported by AGM insurance with a ‘AA’ S&P rating.

Financing Structure: The Series 2021 COPs were issued with a 30-year financing term, with serials from 2024 through 2031, and term bonds in 2036, 2041, 2046 and 2051. The District also utilized capitalized interest in the first two years to allow for the project to be completed and rents to begin to be collected. The Series 2021 COPs are supported by a pledge from the District’s General Fund, however the District intends to utilize revenues from its Housing Fund, including revenues from existing housing units as well as the units to be built, which are expected to cover 100% of lease payments.

Leased Property: Given the associated construction risk with the new housing project, the District pledged an existing middle school and administration building as collateral.

Pricing Results: The Series 2021 COPs priced with a 9-year par call (12/1/2030) and achieved a true interest cost of 3.09% for a 30-year term.