



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: November 20, 2012

RE: Affordable Housing Initiative Report for November 2012

The following is an update on the CHA's Affordable Housing Initiative for the past month. Updates are organized by topic.

Lambeth Apartments Development

The application for this proposed development was submitted to the Missouri Housing Development Commission on Friday, September 21, 2012. Phil Steinhaus, Rick Hess, Ken Nuernberger, and Michele Duffe attended a public hearing on conducted by the Missouri Housing Development Commission (MHDC) on November 5, 2012 regarding applications for Low-Income Housing Tax Credits (LIHTC) to develop affordable housing. Mayor Bob McDavid, Second Ward City Council Representative Michael Trapp, and Representative Chris Kelly spoke in favor of the CHA/New Horizons application to develop the Lambeth Apartments. Senator Kurt Schaefer also offered his support in a letter to the commission.

Public Housing Revitalization Planning Process

Additional community meetings and meetings with public housing residents are being planned for the coming months. Phil Steinhaus, Rick Hess, and Mary Harvey met with Ken Nuernberger on November 12, 2012 to review potential funding sources for the revitalization of the public housing townhomes located on Lincoln and Unity Drive. Mr. Nuernberger presented information on how the LIHTC program can be used to finance renovations. Phil Steinhaus, Rick Hess, and Mary Harvey also consulted with Ron Urlaub regarding HUD regulations related to the revitalization process.

The townhome located to 200-A Lincoln Drive sustained significant damage from an explosion on November 10, 2012 that is still under investigation. We are exploring the possibility of moving forward with renovating this four-unit townhomes in the coming months in order to more accurately determine estimated expenses for completing the overall renovation of the townhomes on Lincoln and Unity Drives. This will have the added benefit of creating a fully renovated building for other public housing residents and the broader Columbia community to view.

We are discussing the possibility of submitting an application for 4% tax credits to the MHDC in March of 2013. There will be a significant amount of planning and preparation that will need to take place before that time if a successful application is to be submitted. This will include getting approval from the CHA Board to proceed with the application process and gaining approval to proceed with the renovation process through the HUD Special Applications Center (SAC).

Strategic Planning Process Update

An update on the strategic planning process was presented at the CHA Board Planning Retreat on October 16, 2012. CHA is continuing to work with the ND Consulting Group on the planning process.

Partnership with the City of Columbia and the Columbia Community Development Corporation

We will be continuing discussions with the City of Columbia and the Columbia Community Development Corporation (CCDC) in the coming months about the opportunity to form a partnership for the development of new affordable housing in the City of Columbia with a focus on revitalizing central city neighborhoods. Phil Steinhaus, Rick Hess, and Ken Nuernberger met with Chris Roskopf from Boone County National Bank to discuss possible financing options for the acquisition of property for future affordable housing developments.