



## Housing Authority of the City of Columbia, Missouri

### Board Report Staff Memo

To: Board of Commissioners  
From: Phil Steinhaus, CEO  
Date: September 26, 2017  
RE: Affordable Housing Initiative Report

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The following is a current status report for the Columbia Housing Authority's (CHA) Affordable Housing Initiative which includes any significant activity for the past month. All Affordable Housing Initiative reports and information (current and archived) are on our website at [www.ColumbiaHA.com](http://www.ColumbiaHA.com), under "What We Do" / "Affordable Housing Initiative".

#### **Recent Activity (August – September 2017)**

##### **Patriot Place – Apartments for Veterans**

The Patriot Place Apartments continue to be fully occupied and our Veterans greatly appreciate the quality of the apartments and the supportive services provided on-site by the Truman VA.

Pooch Park, a dog park has been installed at Patriot Park in recognition of Mary Anne McCollum's 20 years of service on the CHA Board of Commissioners. A dedication ceremony was held on Wednesday, September 20, 2017 at 4:30 p.m. The Patriot Park Gardens were also dedicated at that time.

The grand opening of the Welcome Home facility occurred on Thursday, July 20, 2018. They moved residents in from their old facility the week of September 18, 2017.

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##### **Stuart Parker Apartments with Paquin Tower**

All of the buildings in the Stuart Parker Apartments are complete and we are moving residents into these units. A few minor punch list items remain that will be completed shortly.

The only remaining items are to install the fencing around the stormwater retention area on Hicks Drive and to install the native plant area behind the building on Oak Street.

A community dedication ceremony and open house is planned for Wednesday, October 11, 2017 from 4:00-6:00 p.m.

##### **Paquin Tower – Renovation Updates**

All apartments have been renovated and the new office space is complete. Construction of the enclosure in the elevator motor room is complete. Exterior work is complete and all apartments are ready for occupancy. Housing Managers and our PBV Specialist have been working hard to fill all vacancies. There are only 10 vacant units left at Paquin Tower.

## **Bear Creek Apartments**

Construction started at Bear Creek on June 20, 2016. Work continues with 34 buildings and the new management office completed. All remaining Bear Creek residents have been relocated to these renovated apartments. Three more buildings will be completed by the end of September with the final building to be completed by October 18, 2017. The attached tracking chart and map gives a clearer picture of the status of the renovation process. (See attached chart and map.)

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## **Oak Towers**

### **ADA Units**

Construction started on Oak Towers in January 2017. The 8<sup>th</sup> floor has been completed and residents have been moved from the 7<sup>th</sup> floor to the 8<sup>th</sup> floor.

Demolition work is complete on the 7th floor and all asbestos has been abated. All the isolation shut off valves have been installed. All rough in for the plumbing is completed. Drywall is hung in all units and taping is in process. The epoxy for the tub and shower surrounds is in progress. All floor tile has been installed on the units that had the tile removed for abatement. All tile has been installed where missing under original cabinets. The drywall lids are hung in the #19 ADA units and the wall drywall is started last Thursday. Demolition work has begun on vacant units on the 6<sup>th</sup> and 5<sup>th</sup> floor.

### **Geothermal Heating and Cooling System Update**

The Geothermal Well Field has been fully installed. The well field has been filled with water and the well field piping is stubbed in the crawl space ready to be connected to the building heat exchanger. Total of (60) 500 ft. deep bore holes, branch piping to connect each vertical well and the isolation valves have been installed. Top soil has been added to level the yard and grass seed has been sowed.

All risers are in with sidelines. All Daikin Units are installed and all lines have been insulated from the 8th floor down to the 2nd floor. All the main lines on the ground floor are installed and insulated. All soffit framing has been completed that covers the main lines.

In the Penthouse the old air handler has been craned down and the new air handler was craned into position in the penthouse. In the basement the old air handler is in the process of being removed. In the crawl space the lines that connect to the line brought into the building from the Well Field are finished and have been stubbed out into the boiler room.

### **Heat Pumps in the Apartments**

The heat pumps have been installed in all units. Some heat pumps still need to be installed on the 1<sup>st</sup> floor in the maintenance shop and some common areas.

### **Boiler Room & Pump Work**

The (2) old 1995 hot water boilers have been completely removed. Water Circulation Pumps have arrived on the jobsite and the pump installation will start late July.

### **Elevator Updates**

The large elevator has the motors installed and the electric has been connected so the car can now go up and down. Otis is working on the controllers and the cab. Work on both elevators is scheduled to be completed by the end of the year.

## **Tentative Construction Schedule (Subject to Change)**

- Finalize Financing ..... December 2016
  - Residents relocated from the 8<sup>th</sup> floor and the #19 units (vertical units) to other vacant units at Oak Towers ..... January 2017
  - Begin Construction ..... January 2017
  - Begin with the 8<sup>th</sup> Floor and work down to the 2<sup>nd</sup> Floor, relocating residents as we go.
  - Complete 8<sup>th</sup> Floor Renovations ..... August 2017
  - Approximately 45 days per floor once the 8<sup>th</sup> floor is complete.
  - Begin installation of heat pumps and geothermal system ..... May 2017
  - Complete installation of heat pumps and geothermal system ..... October 2017
  - Remove window unit air conditioners ..... October 2017
  - Complete all renovations ..... May 2018
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## **Bryant Walkway Apartments and Bryant Walkway Apartments II**

We submitted two LIHTC applications on September 2, 2016 for the Bryant Walkway Apartments and Bryant Walkway Apartments II projects. Both applications were funded. We submitted applications for funding through the Federal Home Loan Bank of Des Moines for both projects on July 6, 2017.

We submitted an application to the City of Columbia for \$100,000 in HOME funds for the Bryant Walkway Apartments II project. We were recommended for full funding of our request on June 21, 2017.

We have submitted our Firm Submission to the Missouri Housing Development Commission (MHDC) for both projects and are waiting for them to complete their review and approve us to proceed with the closing process. Our goal is to close on both projects on the same day in late November.

We submitted our Rental Assistance Demonstration (RAD) program closing package on September 15, 2017 and will be working with our RAD closing team in the next few months toward our projected closing date in late November.

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## **Providence Walkway Apartments, and East Park Avenue Apartments**

As a result of Congress approving an increase the cap on the number of RAD units nationwide from 185,000 to 225,000, the CHA was issued a multiphase RAD award for our remaining 120 public housing units to be renovated. This includes our Providence Walkway Apartments (50 units), East Park Avenue Apartments (40 units), and Fisher Walkway Apartments (30 units). The multiphase award was issued on April 26, 2017. The award reserves RAD conversion authority for these final 120 units of public housing.

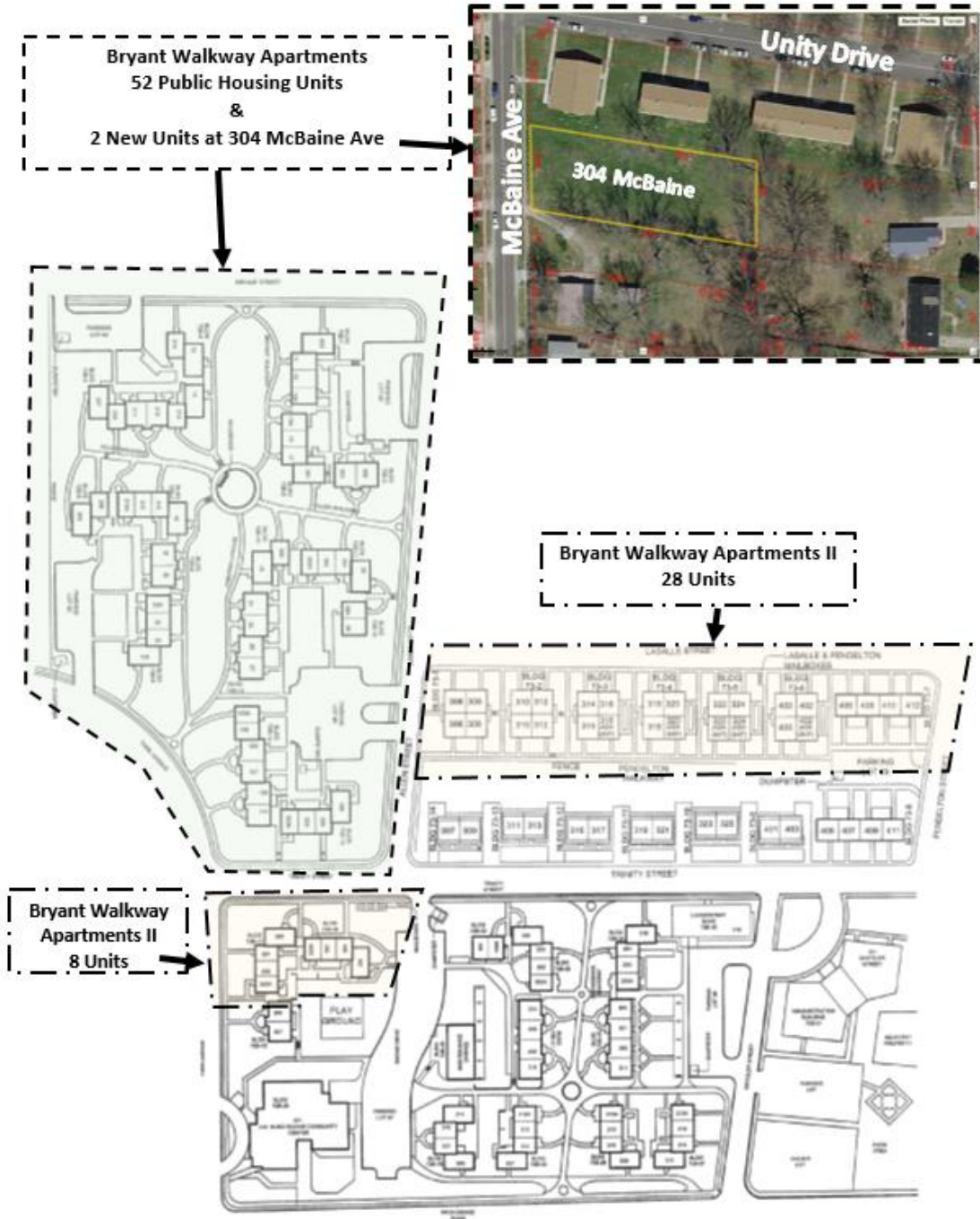
We submitted an application for funding through the Federal Home Loan Bank of Des Moines for this project on July 6, 2017. We plan to submit an application for 9% Low-Income Housing Tax Credits if and when the Missouri Housing Development Commission issues a Qualified Allocation Plan and opens the application process.

It is anticipated that the Missouri Housing Development Commission will issue its Qualified Allocation Plan in October with a date of December 1, 2017 for the submission of applications for Low-Income Housing Tax Credits. Our plan is to submit an application for 9% Low-Income Housing Tax Credits this year to renovate the Providence Walkway Apartments.

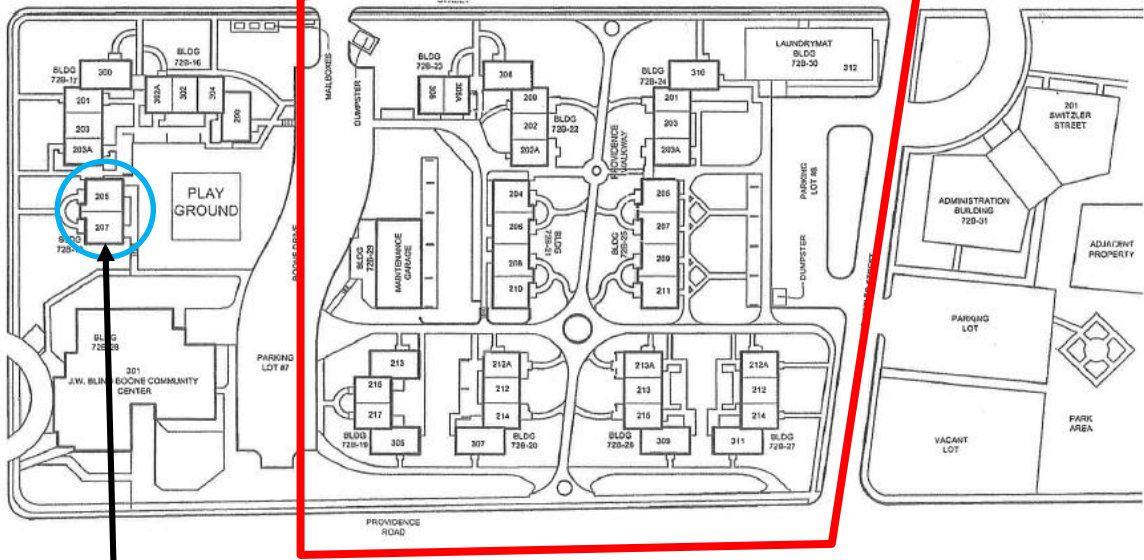
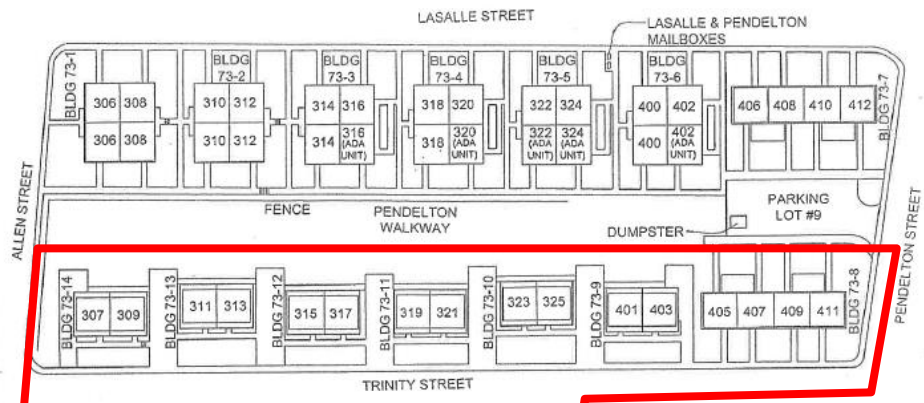
We have initiated a strategic planning process for the renovation or redevelopment of the East Park Avenue and Fisher Walkway Apartments. This will be an on-going planning process over the next year and will involve adjacent property owners at some point in the process. This process will also include discussions with the City of Columbia and the County of Boone.

# Bryant Walkway Apartments and Bryant Walkway Apartments II

Two proposed renovation projects	Number of Units	LIHTC Funding
Bryant Walkway Apartments	54 Units	9% LIHTC
Bryant Walkway Apartments II	36 Units	4% LIHTC

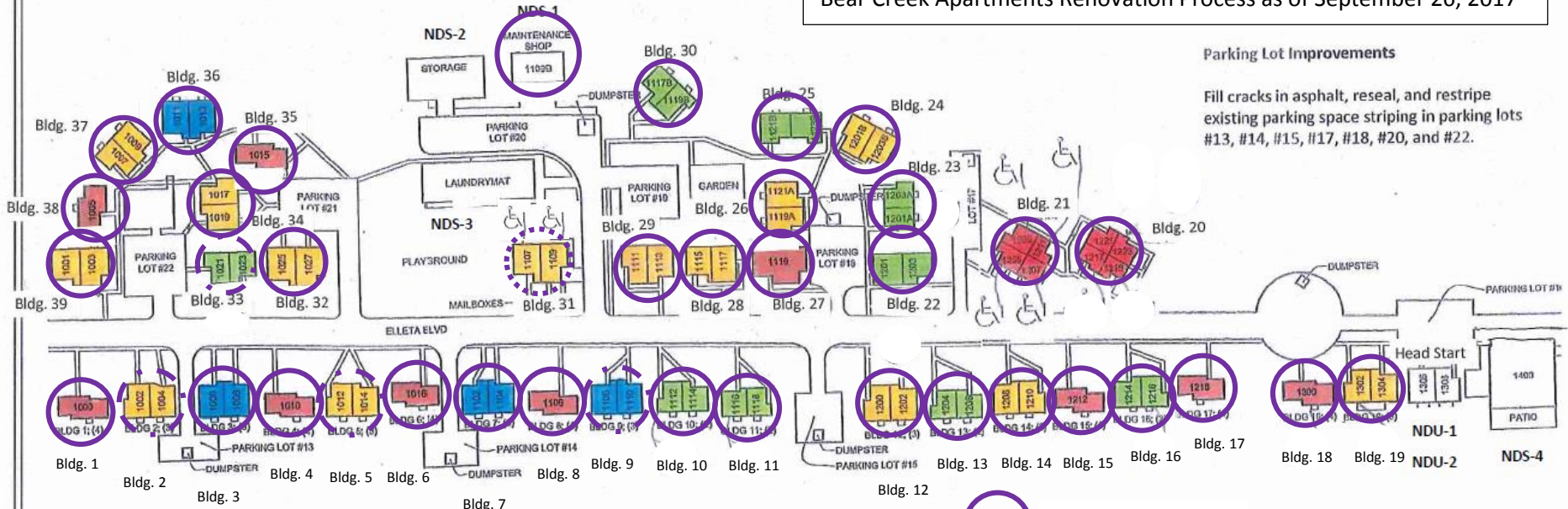


Providence Walkway  
Apartments  
(50 Units)



205 & 207 Park Avenue  
Will remain with the Blind Boone Center

**Bear Creek Apartments Renovation Process as of September 26, 2017**



**Parking Lot Improvements**  
 Fill cracks in asphalt, reseal, and restripe existing parking space striping in parking lots #13, #14, #15, #17, #18, #20, and #22.

**Building Legend**

	Building Type AA - (12) 1-Bedroom Garden Units	#
	Building Types BC and CB - (2) 2 Bedroom Garden Units	2
	Building Type DD - (2) 3 Bedroom Garden Units	9
	Building Types DE and ED (2) 3 Bedroom Garden Units	4
	Building Types F and G (1) 4 Bedroom Garden Unit	14
A	Denotes Accessible Unit (16) total	10
		39

**Non-Dwelling Units**

- NDU-1 : 1306 Elleta Blvd.
- NDU-2 : 1308 Elleta Blvd.

These two units serve as a "Early Childhood Head Start". They will be released from the DOT, but will continue to be Non-Dwelling Units after conversion. Thus, PIC = 78 but the RAD unit conversion = 76.

**Non-Dwelling Structures**

- NDS-1 : Manager's Office and Maintenance Shop/Warehouse
- NDS-2 : Maintenance Garage/Storage Facility
- NDS-3 : Laundromat
- NDS-4 : Community Center

**Site Improvements Plan**  
 No Scale

-  Completed (35)
-  Nearly Completed (this month) (4)
-  Started (1) to be complete in October

Bear Creek Construction Progress										
Building	Date									
	12/21/2016	2/15/2017	3/15/2017	4/19/2017	5/17/2017	6/21/2017	7/19/2017	8/16/2017	9/20/2017	Total YTD
1	17.95%	49.42%	68.29%	93.19%	95.41%	0.36%	0.22%	3.93%	0.00%	99.92%
2	16.75%	23.52%	23.34%	27.12%	32.31%	1.75%	17.73%	5.70%	17.31%	74.80%
3	17.27%	29.48%	70.72%	91.99%	94.86%	0.25%	0.21%	4.68%	0.00%	100.00%
4	90.52%	90.94%	92.83%	94.16%	95.67%	0.07%	0.18%	4.00%	0.00%	99.92%
5	16.75%	18.91%	18.77%	22.18%	25.04%	-0.48%	15.64%	7.25%	31.89%	79.34%
6	91.13%	91.16%	93.00%	94.30%	95.75%	0.11%	0.21%	3.81%	0.00%	99.88%
7	50.79%	90.56%	93.18%	93.47%	95.15%	0.05%	0.19%	4.61%	0.00%	100.00%
8	91.25%	92.34%	94.12%	93.39%	95.82%	0.10%	0.20%	3.75%	0.00%	99.87%
9	22.67%	24.78%	24.59%	28.42%	32.02%	-0.57%	14.27%	10.85%	19.09%	75.66%
10	89.08%	90.36%	92.66%	92.71%	96.03%	-0.02%	0.21%	3.75%	0.00%	99.97%
11	14.82%	22.30%	22.12%	37.05%	79.22%	16.48%	0.49%	3.67%	0.00%	99.86%
12	16.75%	37.44%	69.71%	84.80%	92.91%	0.51%	0.47%	6.11%	0.00%	100.00%
13	14.82%	22.30%	22.12%	24.34%	21.93%	52.27%	19.80%	5.89%	0.01%	99.90%
14	16.75%	18.91%	18.77%	22.23%	24.64%	2.45%	28.59%	40.50%	3.77%	99.95%
15	17.95%	33.05%	62.09%	74.69%	94.16%	0.44%	0.24%	5.08%	-0.01%	99.91%
16	14.82%	17.35%	17.21%	19.39%	17.47%	2.47%	39.56%	37.34%	0.06%	96.90%
17	17.95%	23.83%	23.67%	39.88%	44.49%	17.69%	32.33%	5.42%	0.00%	99.93%
18	17.95%	23.83%	30.40%	34.56%	39.83%	39.33%	14.83%	5.99%	-0.02%	99.96%
19	42.04%	60.23%	72.16%	91.81%	92.79%	0.41%	0.21%	6.59%	0.00%	100.00%
20	13.29%	15.91%	15.78%	15.92%	32.70%	-0.91%	12.89%	26.85%	28.44%	99.97%
21	55.33%	63.56%	68.35%	70.62%	75.67%	13.40%	4.86%	4.67%	1.38%	99.98%
22	14.82%	17.35%	17.21%	35.54%	72.46%	20.67%	0.55%	6.23%	0.00%	99.91%
23	14.82%	17.35%	17.21%	19.39%	17.37%	0.74%	12.98%	41.34%	27.51%	99.94%
24	16.07%	18.39%	18.25%	21.29%	28.15%	27.27%	37.13%	7.45%	-0.02%	99.98%
25	14.82%	17.35%	17.21%	19.39%	17.37%	0.38%	18.14%	27.69%	33.62%	97.20%
26	16.75%	18.91%	18.77%	22.23%	24.49%	27.38%	34.07%	14.06%	-0.03%	99.97%
27	51.45%	91.42%	93.42%	94.09%	93.84%	0.12%	0.27%	5.73%	0.00%	99.96%
28	21.34%	28.11%	53.36%	58.14%	83.73%	7.98%	0.76%	7.02%	0.51%	100.00%
29	89.84%	91.04%	93.20%	93.44%	91.61%	0.12%	0.26%	8.01%	10.00%	110.00%
30	73.68%	90.00%	92.35%	92.82%	92.28%	-0.13%	-0.07%	7.83%	0.00%	99.91%
31	16.07%	18.39%	18.25%	21.33%	21.45%	-0.23%	5.09%	11.11%	13.32%	50.74%
32	16.75%	18.91%	49.21%	58.13%	90.44%	0.79%	0.81%	7.96%	0.00%	100.00%
33	14.82%	17.35%	17.21%	19.37%	17.10%	0.36%	9.50%	16.06%	29.37%	72.39%
34	79.45%	90.84%	92.75%	93.46%	91.67%	0.09%	0.26%	7.98%	0.00%	100.00%
35	86.12%	91.70%	93.56%	94.42%	92.99%	0.13%	0.18%	6.23%	0.38%	99.91%
36	70.69%	90.94%	93.05%	93.46%	91.66%	0.10%	0.20%	8.04%	0.00%	100.00%
37	16.75%	18.83%	18.69%	22.13%	23.96%	19.25%	34.16%	22.63%	-0.07%	99.93%
38	18.46%	46.01%	60.34%	64.84%	81.19%	11.30%	0.00%	6.78%	0.63%	99.90%
39	80.82%	87.78%	91.93%	93.75%	92.47%	-0.07%	0.23%	7.30%	0.00%	99.93%
40	0.99%	0.99%	48.20%	83.93%	71.18%	15.49%	11.90%	-7.33%	8.34%	99.58%
All	34.64%	42.73%	48.20%	54.23%	59.79%	7.35%	9.77%	7.43%	7.02%	91.36%

