



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: September 18, 2018

RE: Affordable Housing Initiative Report

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, under "What We Do" / "Affordable Housing Initiative".

Recent Activity (July-August 2018)

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.

The addition of the new Welcome Home shelter next door has worked well and we have had very few issues.

Stuart Parker Apartments with Paquin Tower

All of the buildings in the Stuart Parker Apartments are complete and we have moved Low-Income Housing Tax Credit (LIHTC) qualified residents into all vacant units.

All the work has been completed at Paquin Tower and all vacant units filled with LIHTC qualified residents.

Bear Creek Apartments

All of the buildings in the Bear Creek Apartments are complete and we have moved LIHTC qualified residents into all vacant units.

Oak Towers

All residential units have been turned over. There is only one vacant unit to be filled for full occupancy. Work has been completed on the main floor.

An open house and dedication ceremony is planned for Tuesday, October 9, 2018 from 4:00 – 6:00 p.m.

Bryant Walkway Apartments

Building 16 – New Construction at 304 McBaine

Building is complete. Inspection passed. Permanent occupancy permits are in hand. Green energy audit is passed. Tenant moving in one unit on 9-12-2018.

Rain garden in lot behind duplex complete.

Building 15

Front side walk grade work now, Insulation is stocked, roofing shingles and framing inspection this week. Back sidewalk is poured. Mechanical rough-ins done.

Building 14

Cabinets are being set. Counter tops being set. Toilets are being set. Interior doors being installed. Furnaces and water heaters are installed. Flooring is done in all but one unit. Electrical trim out in process

Building 13

Water heaters being set. Furnaces installed, tapers on second coat. Siding being installed. Cabinets on site. Electrical trim out started.

Building 12

Electrical lines moved. Exterior work resumed. Interior rough-ins completed. Windows this week.

Building 11

Porches built, rough-ins complete. Doors delivered. Windows next week. Roof next week

Building 10

Exterior framing and sheeting complete. Ready for siding and windows.

Building 3

Interior framing complete, porches poured. Plumbing rough-ins complete. Tubs in units. Mechanicals are started

Building 2

Interior framing complete, porches poured, tubs in units. Mechanical materials delivered. Porches poured.

Building 1

Interior framing now. Porches poured. Plumbing rough-ins starting.

Bryant Walkway II Apartments

Building 7

Building 7 has the Certification of Occupancy approved by the city and has occupants in it.

Building 6

Building 6 has all units finished and occupied.

Building 5

Building 5 has all units finished and occupied.

Building 4

Building 4 is being occupied this week.

Building 9

Building 9 had no grounding in any of the existing electrical. This means that we must bring it up to code, rather than use any of the old wiring. The mechanical, electrical, and plumbing rough in work as passed inspection. Insulation and drywall are in process.

Building 8

Building 8 has no grounding in any of the existing electrical wiring, just like building 9. Building 8 also has extensive termite damage and we are re-working many of the interior and exterior walls to make a structurally sound building envelope. The rough plumbing and HVAC have started in this building, with a goal to have the building ready for insulation and drywall near the end of the month.

Building 3

This building has the asbestos and demo finished. We have also finished the underground plumbing. The underground plumbing trenches have been filled in and the HVAC rough in has started.

Building 2

This building has had the asbestos and demo work done and is now in process on having the underground plumbing work done.

Building 1

This building is still fully occupied, and construction will commence once it is empty. To get it empty, we need to get building 4 ready for occupancy and move the residents down to this building.

Providence Walkway Apartments

We submitted an application for 9% Low-Income Housing Tax Credits to the Missouri Housing Development Commission on March 13, 2018 to renovate the Providence Walkway Apartments. The MHDC has issued a Qualified Allocation Plan that only includes federal Low-Income Housing Tax Credit (LIHTC) funding. This will result in fewer units of affordable housing build across the state and make the

application process much more competitive. The MHDC has not met yet to determine allocations of Low-Income Housing Tax Credits. The new Governor will need to appoint new commissioners before they can meet. It is unclear when this will happen or when the next round of allocations will occur.

We have also submitted an application to the Federal Home Loan Bank of Des Moines for funding for the Providence Walkway Apartments through their Affordable Housing Program. Applications were due May 31, 2018 with awards announced in December 2018.

An application to the City of Columbia for \$100,000 in HOME Rental Production funding was submitted in April 2018. The Community Development Commission recommended full funding of our application. The City Council approved the commission's recommendation. The funds will be available in the summer of 2019.

East Park Avenue Apartments and the Fisher Walkway Apartments

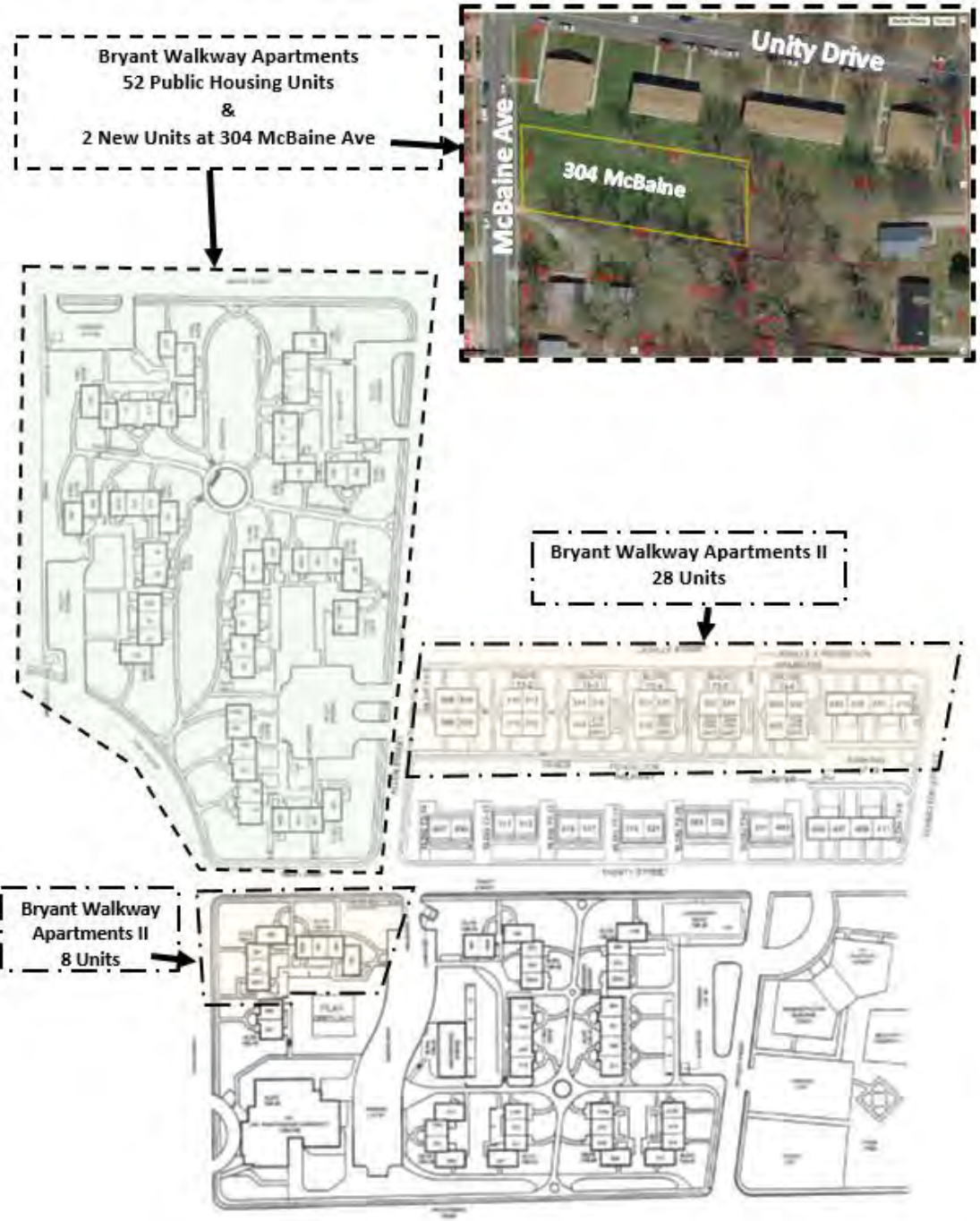
As a result of Congress approving an increase the cap on the number of RAD units nationwide from 185,000 to 225,000, the CHA was issued a multiphase RAD award for our remaining 120 public housing units to be renovated. This includes our Providence Walkway Apartments (50 units), East Park Avenue Apartments (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 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 during 2018 and will involve adjacent property owners at some point in the process. This process will also include discussions with other property owners, strategic community partners, and governmental agencies.

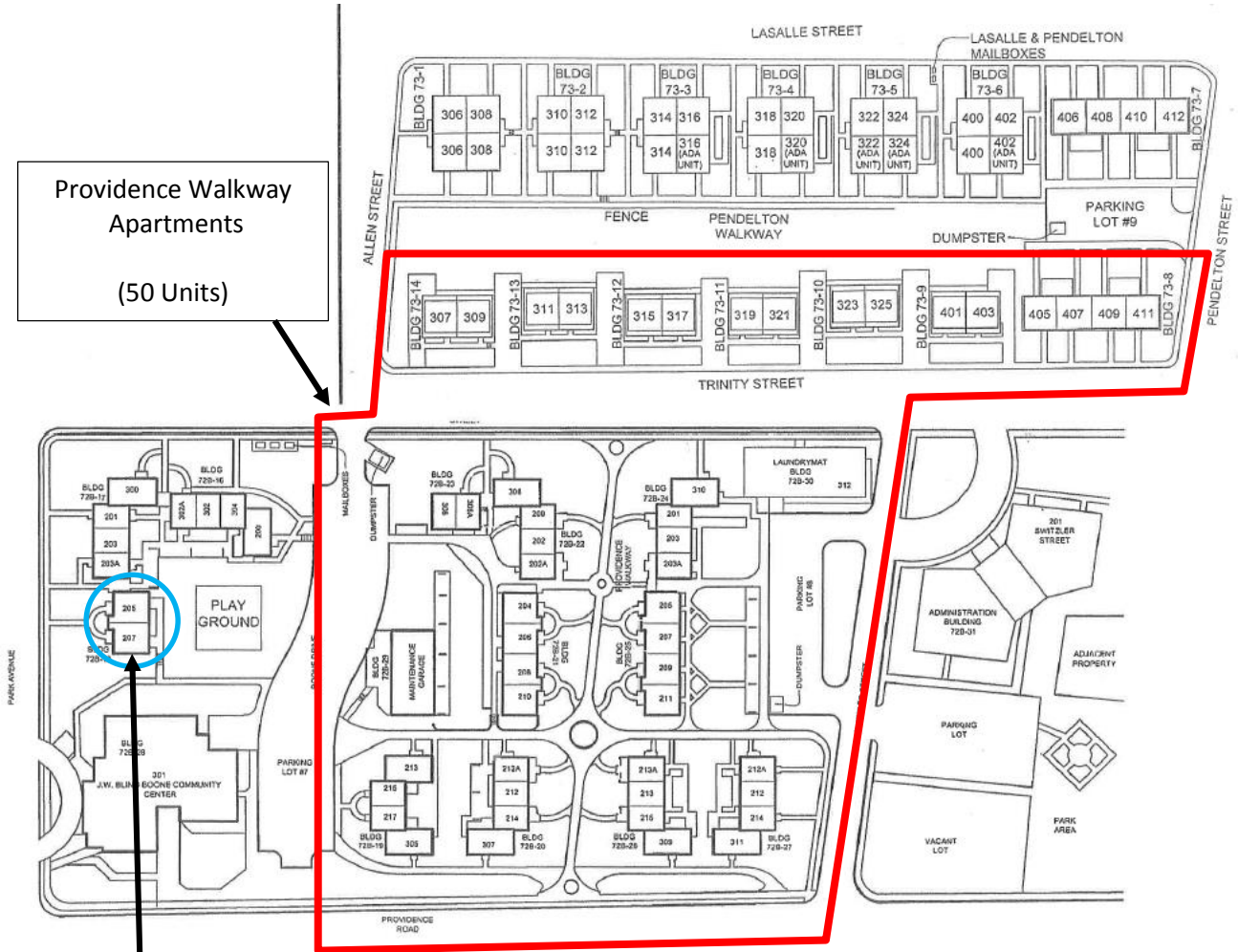
Bryant Walkway Apartments and Bryant Walkway Apartments II

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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)



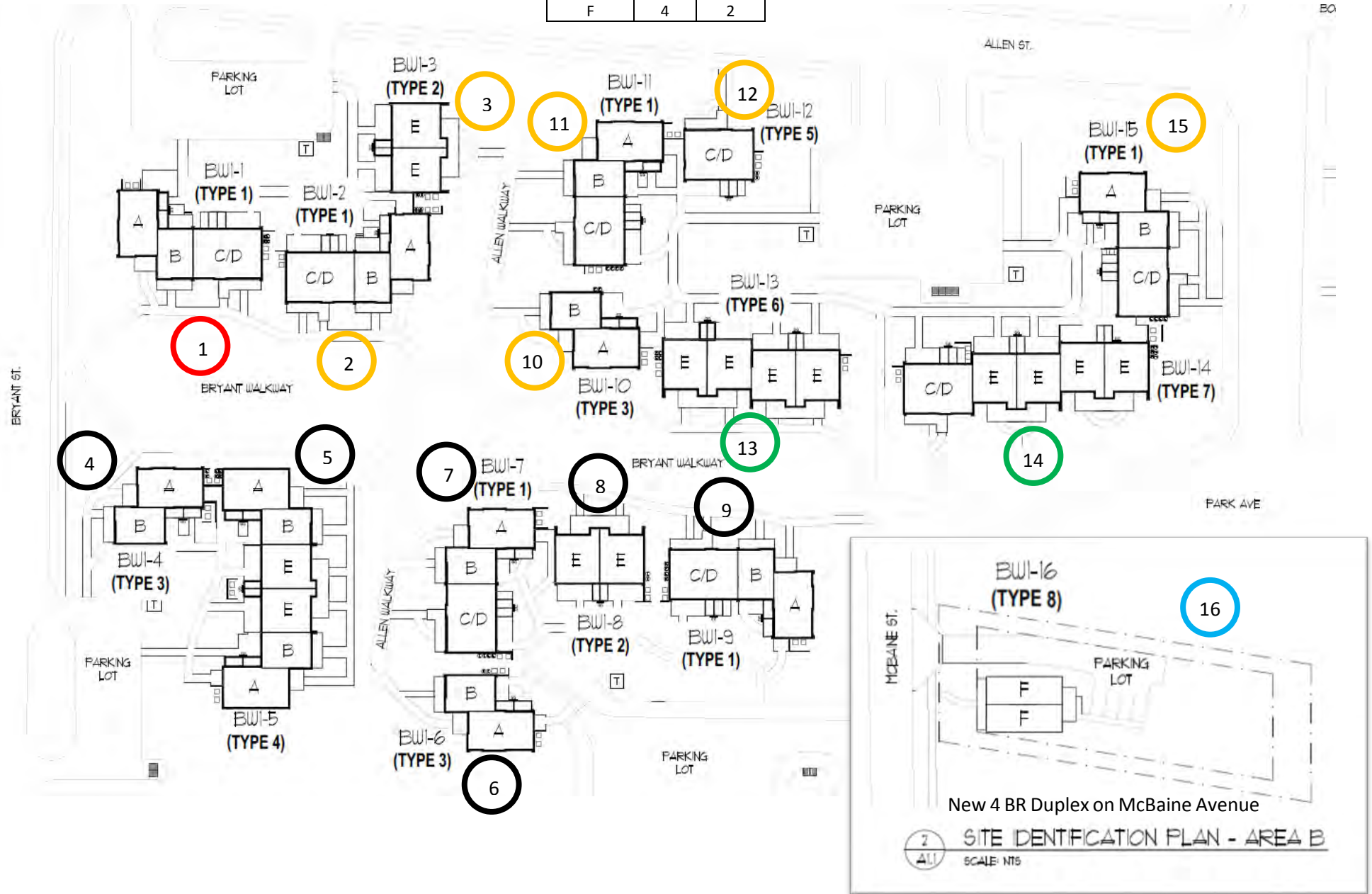
205 & 207 Park Avenue
Will remain with the Blind Boone Center



Not Started Started 50% 75% 100%

Unit Type	# BR's	# Units
A	1	11
B	2	11
C	2	8
D	2	8
E	3	14
F	4	2

Bryant Walkway Apts. Construction Progress September 18, 2018



Bryant Walkway II Apartments Construction Progress September 18, 2018



Not Started Started 50% 75% 100%

