



**Board Report Staff Memo**

To: Board of Commissioners  
From: Phil Steinhaus, CEO  
Date: December 4, 2018  
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 (October - November 2018)**

**Patriot Place – Apartments for Veterans**

The Veterans living at the Patriot Place Apartments greatly appreciate the quality of the apartments and the supportive services provided on-site by the Truman VA.

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**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.

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**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.

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**Oak Towers**

The renovations of Oak Towers are complete and the building is fully occupied.

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**Bryant Walkway Apartments**

**Building 16 – New Construction at 304 McBaine**

Building is completed. Rain garden is installed and certified. One side of duplex is occupied.

**Building 15**

Almost complete, including seeding and straw, turns over 12-07.

**Building 14**

Completed and occupied.

**Building 13**

Completed and ready to occupy.

**Building 12**

Insulated, drywall stocked, hangs 11-30, siding completed, porch railing completed, gutters installed.

**Building 11**

Dry walled, starting taping now, siding completed, and porch rail 11-30.

**Building 10**

Dry walled and taped, paints 12-03, floors 12-05, siding completed.

**Building 6**

Abated, demoed, underground plumbing in, and inspected, sewer tapped, concrete slab poured on 11-29, framing start on 11-30.

**Building 7**

Abated, demoed, underground plumbing going in now.

**Building 3**

Inspected roughs and insulated, drywall stocked on 11-29, , hangs next week, siding start 11-30

**Building 2**

Rough inspects on 11-30, insulate 12-03

**Building 1**

Finishing rough-ins, installing final upper windows 11-29, insulate 12- 13.

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**Bryant Walkway II****Building 7**

Building 7 is currently occupied.

**Building 6**

Building 6 is currently occupied.

**Building 5**

Building 5 is currently occupied.

**Building 4**

Building 4 is currently occupied.

**Building 9**

Has turned over and has occupancy.

**Building 8**

Building 8 is in the finish stage, with cabinets, interior doors, and all finishes being put in. We will have this building finished and ready for occupancy in two weeks.

**Building 3**

This building has the asbestos and demo finished. We have also finished the underground plumbing. The electrical, plumbing, and HVAC rough component installation has been completed. The insulation and drywall have been installed, and the drywall mud finish coat is all done. Paint has been put on the walls and the flooring is nearly finished being put down. Building 3 is running about a week behind building 8 for finishes.

**Building 2**

This building has had the asbestos and demo work done and the underground plumbing work is done. Electrical, plumbing, and HVAC rough are finished, and the insulation is being installed. The insulation and drywall have been installed, and the drywall mud finish coat is being put on. Paint will happen next week as well as flooring.

**Building 1**

This building has the asbestos and demo work done and the underground plumbing is finished. The electrical, plumbing and HVAC rough is being done right now. All of the interior wiring, pipes, and duct work should be completed this week, and we are getting it insulated and ready for drywall next week.

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**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 finally met on Friday, October 5, 2018 and adopted the staff recommendations for funding. Unfortunately our application for the Providence Walkway Apartments was not funded. We will be reexamining the project and be prepared to resubmit and application for low-income housing tax credits during the next funding round which will probably be in the fall of 2019.

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 2019 and will involve community input at some point in the process. This strategic planning process will also include discussions with other property owners, strategic community partners, and governmental agencies.