



## Housing Authority of the City of Columbia, Missouri

### Board Report Staff Memo

To: Board of Commissioners  
From: Phil Steinhaus, CEO  
Date: May 19, 2020  
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".

To date the Columbia Housing Authority has renovated 597 units of public housing and constructed 25 new units for homeless Veterans.

Completed projects are as follows:

Project Name	Designation	# Units	Completion Date
Patriot Place Apartments	Housing for Homeless Veterans	25	April 2016
Stuart Parker Apartments	Renovated Public Housing	84	September 2017
Paquin Tower Apartments	Renovated Public Housing	200	September 2017
Bear Creek Apartments	Renovated Public Housing	76	October 2017
Oak Towers Apartments	Renovated Public Housing	147	October 2018
Bryant Walkway II Apartments	Renovated Public Housing	36	December 2018
Bryant Walkway Apartments	Renovated Public Housing	54	September 2019
<b>Total Completed Affordable Housing Projects to Date:</b>		<b>622</b>	

#### Recent Activity (April-May 2020)

##### Trinity Place & Providence Walkway Apartments 2020

###### 2020 Project

The CHA submitted applications for low-income housing tax credit (LIHTC) funding to the Missouri Housing Development Commission (MHDC) in 2018 and 2019 to renovate and replace respectively apartments in the Providence Walkway and Trinity Place areas. During our strategic planning review process of the 2018 and 2019 applications, it became apparent that we needed a master plan for our final 120 public housing units that would result in new construction on bare ground for each project, if possible. If the CHA is to proceed with new construction for our final 120 public housing units, being able to build on bare ground helps to resolve two major issues:

1. **Relocation Issues:** Building new apartments allows the CHA to easily relocate our residents once

the new units are completed with minimal interruption in their daily lives. The one downside is that children in these families might have to change school districts.

2. **LIHTC Construction Timing Issues:** The LIHTC program requires that construction be completed, and units filled within a two-year (24 months) time frame. Tearing down and replacing existing units that are partially occupied make this a near impossible feat. It would be a formidable task to relocate all the residents from the property during the construction process due to the demolition process and the process to replace the infrastructure.

### Rethinking the Project and the Process

After much thought and internal deliberations, CHA staff have concluded that the best option is to build as many replacement units on the property we own at 1 East Sexton Road, which has an acreage of 1.96 acres. This property was named “Kinney Point” after the late Marvin Kinney, on a previous attempt at new construction.

Our plan is to construct 24 new units on our Kinney Point property, once we relocate residents from the corresponding units on Trinity Place and Providence Walkway, we will demolish the empty buildings in preparation for redevelopment of the Trinity Place and Providence Walkway sites in the future. As part of this first phase, we would also demolish three buildings on the northwest side of Trinity Place. (One 3-bedroom 4-plex and two 4-bedroom duplexes.) Two three-bedroom fourplexes and one one-bedroom fourplex will be constructed on the northwest side of Trinity Place bringing the total new units in this phase to 36 units.

With this plan we would only have to relocate or not refill the eight units on the northwest side of Trinity Place so that we could demolish these three buildings and replace them with two three-bedroom fourplexes and one one-bedroom fourplex.

This plan reduces many relocation issues and costs. It also results in our goal of having bare ground to work with on the next project. The downside is that the costs of demolition between projects may have to be funded with sources other than LIHTC funding. This is because when you add the cost of demolition and infrastructure replacement to any project, the result is a project that approaches or exceeds the MHDC total development cost limit, thus making our project less competitive for 9% LIHTC funding.

Another downside of new construction is that the new properties will need to meet existing city codes, in particular, parking requirements which will significantly reduce green space on the property and very likely will result in stormwater mitigation requirements. We will need to receive the highly competitive 9% LIHTC funding in order to replace our final 120 units of public housing with new construction.

### **Trinity Place & Providence Walkway, East Park Avenue, and Fisher Walkway Strategic Planning Process**

Our current master plan will have four phases as follows:

1. Kinney Point and Northwest Trinity Place ..... 36 Units
2. Southeast Trinity Place & Providence Walkway ..... 42 Units
3. East Park Avenue ..... 43 Units
4. Fisher Walkway ..... 50 Units
- Total ..... 171 Units

This plan is subject to amendment as we move through the process. There four main goals:

1. Achieve the correct size of each project to be within 30-50 new units.
  - a. Projects that are too small have high administrative costs and lower returns.
  - b. Projects that exceed 50 units are too large and costly to be competitive for LIHTC funding.
2. Plan projects that can be completed and filled within the 24-month LIHTC funding window.
3. Reduce the amount of temporary relocation of current residents.
4. End up with bare ground/empty units to demolish for the next phase of the plan.

It is worth noting that 9% low-income housing tax credits will be required for each phase of the plan.

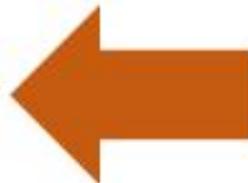
### **Rental Assistance Demonstration (RAD) Program Expansion and Approval**

In 2017, the CHA was issued a multiphase RAD award for our remaining 120 public housing units to be renovated. However, since our two previous applications for LIHTC funding were not approved, our multiphase RAD award was rescinded and we will need to submit a new RAD application this summer. Fortunately, the cap on RAD units has been lifted, therefore our application for a multiphase award should be approved.

# Phase 1: Kinney Point Site



**Construct New Units:**  
 10 - 4 Bedroom Units  
 6 - 3 Bedroom Units  
 8 - 2 Bedroom Units  
24 TOTAL UNITS



**Providence Walkway:**  
 8: 2 Bedroom Units  
**Trinity Place:**  
 10: 4 Bedroom Units  
 6: 3 Bedroom Units  


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 24 TOTAL Units

# Phase 1: North portion of Trinity Place:



- Demolish ALL 16 Units once all tenants are relocated to Kinney Point – Starting at North end of Site

Demolish North ½ & construct:  
8 - 3 Bedroom Units  
4 - 1 Bedroom Units

Demolish south ½ of site in prep for Phase 2 construction

New Construction Phase 1:  
8 - 3 Bedroom Units  
4 - 1 Bedroom Units

Demolition:  
North ½ first followed by south ½

Insert image of proposed Trinity Place Site layout

## Providence Walkway:

- 8: 3 Bedroom Units
- 1: 2 Bedroom (to 1 bedroom)
- 3: 1 Bedroom Units