



Housing Authority of the City of Columbia, Missouri

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To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: August 18, 2020

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".

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
Total Completed Affordable Housing Projects to Date:		622	

Purpose of this Report

This report is designed to communicate to two audiences: 1.) The CHA Board of Commissioners; and 2.) the general public, media, and other interested parties. With this in mind, the most recent activity is included in this report without a lot of background information as the CHA Board of Commissioners are well informed on this subject and has been receiving reports on a monthly basis. Recent activity is then followed by a more project summary report that provides the general public, media, and others a more detailed report providing a great deal of background information on our current projects.

Recent Activity (July - August 2020)

The most significant activities to occur in the past month include the following:

- CHA staff and A Civil Group staff held a plan review meeting on July 30, 2020 with city staff to review the revised layout plans for the Kinney Point project. Items identified by city staff include:
 - A tree preservation plan will be required.
 - Screening may be required on the northern property line of the Kinney Point property.
 - City staff would not support a rezoning request.
 - The CHA will not be able to build within 75' at the intersection of Garth and Sexton due to planned future improvements to the intersection which may include a roundabout in the future.
 - Parking calculations were a concern at the Kinney Point site.
 - There were no concerns expressed about the Trinity Place site, however our civil engineer believes there may be some stormwater retention issues at this site
- On August 6., 2020, the CHA received a Commitment to Enter into a Housing Assistance Program Contract (CHAP) from the HUD Rental Assistance Demonstration (RAD) program for our Kinney Point project.
- The Missouri Housing Development Commission (MHDC) is in the process of issuing its Qualified Allocation Plan for the low-income housing tax credit program. This year's LIHTC program includes both federal and state low-income housing tax credits. The state LIHTC funding is capped at 70% of the federal LIHTC cap. Applications are due October 30, 2020.

Project Summary

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 schools.
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 five (5) buildings on the northwest side of Trinity Place. (One 3-bedroom 4-plex and four 4-bedroom duplexes.) Four three-bedroom duplexes 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 twelve units on the northwest side of Trinity Place so that we could demolish these five buildings and replace them with four three-bedroom duplexes and one one-bedroom fourplex. By switching from two 3-bedroom fourplexes to four 3-bedroom duplexes a lot of parking issues are resolved.

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.

On May 26, 2020 CHA staff held a conference call with Planning Department Staff from the City of Columbia to conduct an initial plan review. Several items were discussed that affect our plans. We are taking staff comments into consideration as we proceed with finalizing our site layouts.

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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 34 Units
3. East Park Avenue 40 Units
4. Fisher Walkway 30 Units
- Total 140 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

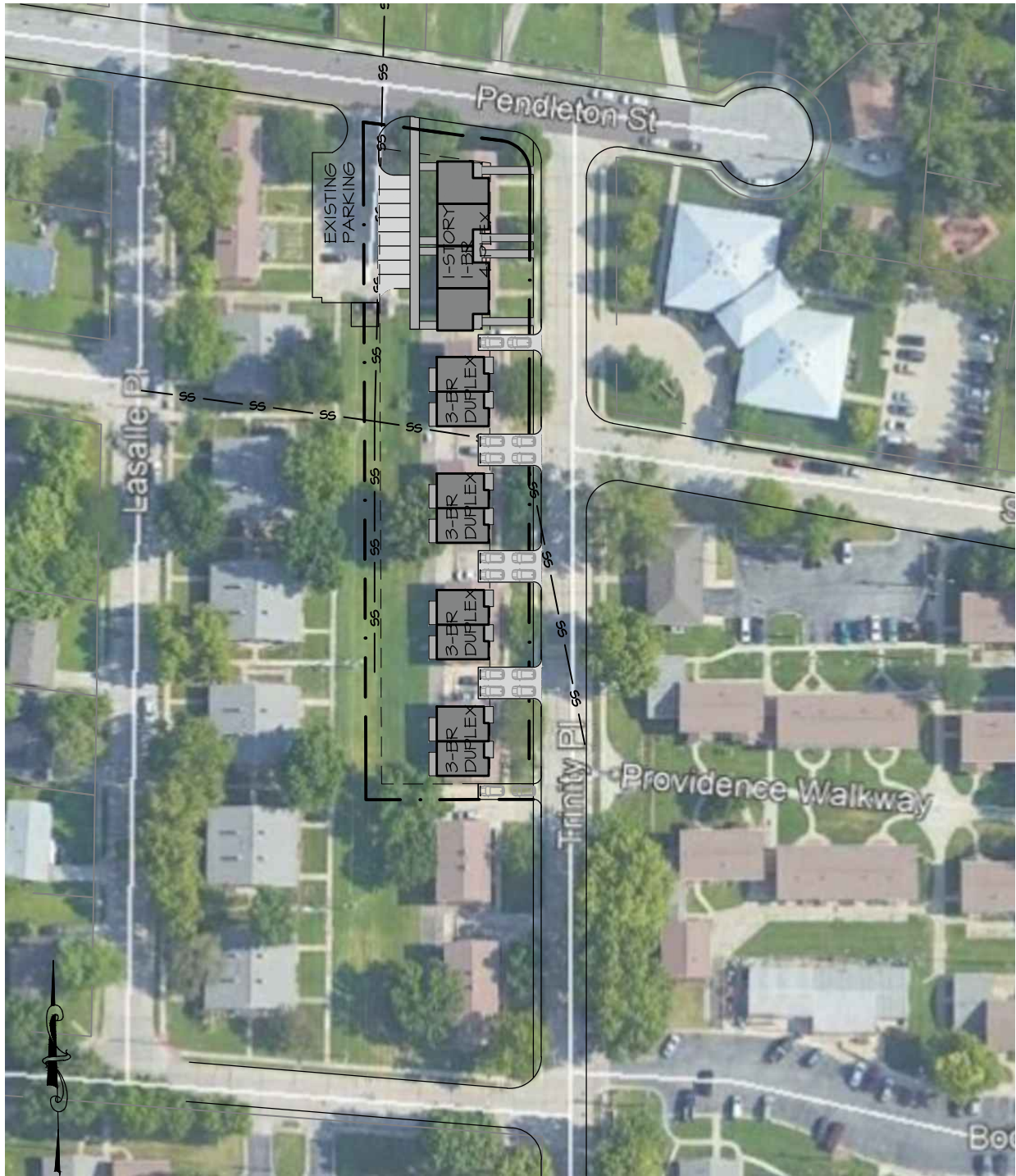
In 2017, the CHA was issued a multiphase RAD award for our remaining 120 public housing units to be renovated. However, since our two previous applications for LIHTC funding were not approved, our multiphase RAD award was rescinded, and we have submitted a new RAD application and are awaiting approval.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

The RAD program requires that the CHA hold two informational meeting that will be relocated as a result of the Kinney Point Apartments project. Phil Steinhaus and Housing Manager, Veronica Martin held a series of informational meetings with residents the week of May 18, 2020. There are seven (7) different languages spoken among our residents which required separate meetings with language interpretation provided. The languages are English, Arabic, Chinese, French, Kirundi, Lingala, and Swahili.

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MHDC Low-Income Housing Tax Credits Funding for 2020

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UNIT MIX:
 (4) 1-BR UNITS
 (8) 3-BR UNITS
 (12) TOTAL UNITS

(24) PARKING SPACES

SCALE: 1" = 100'-0"

JUNE 2020

TRINITY SITE PLAN

KINNEY POINT APARTMENTS

Columbia, Missouri



