



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: City Manager

To: City Council

From: City Manager & Staff

Council Meeting Date: July 18, 2016

Re: Resolution expressing support to assist JES Dev Co in securing 9% Low-Income Housing Tax Credit funding.

## Executive Summary

At the request of JES Dev Co, staff has prepared a resolution of support for JES Dev Co's application to the Missouri Housing Development Commission (MHDC) for 9% Low-Income Housing Tax Credits (LIHTC) for the construction of a 40-unit, three story apartment building for senior citizens (age 62 and older). The proposed building will be located near the intersection of Southampton Drive and Sinclair Road. In addition to the resolution of support from the City Council, JES Dev Co is also requesting authorization for Mayor Treece to offer a letter of support.

The Columbia City Council must provide its support if this project is to be funded. Tax credit funding will allow JES Dev Co to build 40 units for low-income seniors. A resolution of support for this application will reinforce the City Council's priority for construction of new affordable housing for seniors in Columbia.

## Discussion

JES Dev Co is planning to submit an application to the MHDC for Federal and State 9% LIHTC credits which will provide outside equity to the development. At its June 15, 2016 meeting, the Columbia Community Development Commission (CDC) recommended \$85,000 in HOME funds which will support the development of two of the 40 units. The project is valued at approximately \$8 million.

In its application for City HOME funds, JES Dev Co provided this description:

*"The development will be located on the Eastern half of Tract 1 on the North side of the newly constructed Southampton Dr., approximately 700 ft East of Sinclair Rd. The senior apartment development will consist of a 3-story building containing forty (40) one & two bedroom units. The building will appeal to and be marketed to the mobile senior market. Apartments will measure between approximately 750 and 875 square feet, respectively, for the one and two bedrooms, and will include a furnished washer & dryer, fully applianced kitchen, window coverings, ceiling fans, individually controlled heating and air conditioning systems, and floor covering throughout. Residents will be able to drive to the covered main entrance of the building to drop off groceries or packages, then proceed to a convenient parking space. In addition to the main covered entrance to the building, residents will be able to access the building in two other strategically placed locations so as to minimize the distance from parking to the door.*



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*"The building exterior will be constructed using materials designed to render the building virtually maintenance-free during its tax credit compliance period and beyond. Consisting of a minimum of 40% brick or stone façade, with the balance of prefinished, hardie-plank cement siding, the building exterior will stand up to the elements and normal wear with virtually no visual effect.*

*"The grounds will feature lush and plentiful landscaping designed to provide color and variety throughout the growing season, which will be irrigated through an automatic sprinkler system. Storm water detention for this project will be contained underground, at a significant cost premium to the project, because it results in greater land use area, significantly improves the aesthetics of the project, and enhances residents' quality of life by eliminating a large area of potential insect habitation.*

*"Inside the building residents will enjoy the use of property amenities all designed to enable the residents a carefree lifestyle without often leaving the building, should they so choose. In addition to the on-site property management office, the building will feature a fitness room, lounge area, fully furnished community room with full kitchen for social events and pot luck gatherings, and a computer room/library."*

The site is zoned O-P Planned Office which permits multi-family housing. Council will have to approve a development plan for the project at a later date.

The affordable housing application for low-income tax credits is due to the MHDC prior to September 6, 2016. Notification of awards is expected to be announced in December 2016. If this project is selected for an award, renovations could begin in six to nine months from the time of the award, once the final submission process is complete.

A proposed letter of support from JES Dev Co is attached.

## Fiscal Impact

Short-Term Impact: There are no short-term fiscal impacts to the City of Columbia.

Long-Term Impact: There are no long-term fiscal impacts to the City of Columbia.

## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Community Character, Secondary Impact: Development, Tertiary Impact: Health, Social Services and Affordable Housing

### Strategic Plan Impacts:

Primary Impact: Social Equity, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable



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## [Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Inter-Governmental Cooperation, Tertiary Impact: Livable & Sustainable Communities

### Legislative History

Date	Action
None	None

### Suggested Council Action

Should Council agree, adoption of the resolution is recommended. If adopted, Mayor Treece would also be authorized to submit a letter of support to the Missouri Housing Development Commission (MHDC).