



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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www.ColumbiaHA.com

To: Honorable Mayor Barbara Buffalo and Members of the Columbia City Council

From: Randy Cole, CEO

Date: August 18, 2022

RE: Request for a City Council Resolution Supporting an Application to the Missouri Housing Development Commission for 9% Low-Income Housing Tax Credits for the Replacement of 70 Downtown Public Housing Units with New Construction Known as the East Park Avenue.

The Columbia Housing Authority (CHA) is requesting a City Council Resolution supporting an application to the Missouri Housing Development Commission (MHDC) for 9% Low-Income Housing Tax Credits (LIHTC) for the replacement of 70 downtown public housing units with new construction. We also ask the city include a budget allocation of \$2 million in ARPA funding to assist with the project, as recommended in the draft Comprehensive Homeless Service Center Plan submitted by the Columbia Housing Authority. The CHA was the entity chosen through formal RFP by the City to lead a collaborative group of service providers to draft a plan to inform the first allocation of city ARPA funds that could assist with addressing homelessness. A City resolution of support and allocation of funding will provide a significant level of support and increase the likelihood of a successful award of LIHTC funding.

CHA's Affordable Housing Initiative - Progress to Date

To date the Columbia Housing Authority has renovated 597 units of public housing and constructed 25 new units for homeless Veterans. Completed and planned phases of our master plan to renovate the CHA 717 units of public housing are as follows:

CHA Affordable Housing Development and Renovations							
Phase	Housing Sites	Type & # of Units	Rehab Level	LIHTC	Application Date	Funded? Y/N	Completion Date
1	Mid-MO Veterans Campus	25 Single Bedroom Units	Major	4%	4-2012	Yes	9/14
2	Stuart Parker	84 Family Site Units	Major	4%	5-2014	Yes	9/17
	Paquin Tower	200 High Rise Units	Minor			Yes	4/17
3	Bear Creek	76 Family Site Units	Modest	4%	9-2014	Yes	10/17
4	Oak Towers	147 High Rise Units	Modest	4%	9-2015	Yes	6/18
5	Bryant Walkway II	36 Family Site Units	Major	4%	9-2016	Yes	12/18
6	Bryant Walkway	54 Family Site Units	Major	9%	9-2016	Yes	7/19
7	Kinney Point Apartments	24 Family Site Units	Major	4%	07-2022	In Review	7/23*
8	East Park Avenue	79 Family Site Units	Major	9%	9-2022	No	7/24*
9	Providence Walkway Apartments	34 Family Site Units	Major	9%	9-2023	No	7/25

* Projected Completion Dates

East Park Avenue Project Summary

The CHA has been upgrading legacy public housing units and converting its housing stock utilizing low-income housing tax credit (LIHTC) funding obtained through the Missouri Housing Development Commission (MHDC). The CHA's East Park Avenue units consists of 70 units on the east side of Providence Road and on Park Avenue. Current unit configuration consists of twenty (20) one-bedroom units, thirty-four (34) two-bedroom units, twelve (12) three-bedroom units and four (4), four-bedroom units. These units were constructed in 1964 and have exceed their life cycle. The CHA's current plans include demolishing all 70 units and replacing them with new, modern, and energy-efficient housing built to standards most desirable for current and future residents.

The current units have significant problems with collapsing sewer lines, foundation problems, electrical and a need for improved accessibility. Given the severe age and inadequacy of the units, CHA is working with existing CHA residents and has develop plans for new housing to be constructed on Park Avenue, instead of rehabbing the existing structures. New construction will allow for the inclusion of a new community facility for resident food pantry, other programming, and storm water improvements. The proposed new construction of Park Avenue currently includes 79 total units with twenty-two (22) one-bedroom units, thirty-six (36) two-bedroom units, fifteen (15) three-bedroom units, and four (4) four-bedroom units.

The CHA's plans for the Kinney Point Apartments fully comply with the HUD Broadband Rule. All units will be wired for telephone and internet (CAT 5) and cable television and satellite (RG 6 coaxial) cabling. This wiring will be included in multiple locations within the unit for the benefit of the residents.

A project of this size and scale will require an application to the Missouri Housing Development Commission (MHDC) for 9% low-income housing tax credits (LIHTC). CHA is seeking local financial support to increase the ability to obtain a competitive LIHTC funding award.

Development Team:

Columbia Housing Authority Staff: The CHA has assembled a very knowledgeable development team that has successfully completed six LIHTC projects in Columbia since 2012 including the Patriot Place Apartments and the renovation of 597 units of public housing. Randy Cole has been the CEO since May of 2021 and brings over 10 years of experience overseeing funding for the development of affordable housing through local HOME and CDBG funding; Greg Willingham, Director of Modernization and Maintenance has been with the CHA for 29 years and knows every aspect of CHA's facilities; Debbi Simmons, Chief Financial Officer has worked in CHA's finance department for over 10 years and has experience being the lead accountant on CHA LIHTC properties; Tammy Matondo, Affordable Housing Development and Compliance Department Director has seven years of experience managing the development of new CHA LIHTC projects, as well as overseeing on-going LIHTC compliance with one LIHTC Compliance Specialist, Margaret Patrick-Flowers that has many years of experience in LIHTC compliance and property management in the public and private sector. Laura Lewis, Director of Affordable Housing Operations has been with the CHA for over eleven years oversees the management and operations of 751 CHA owned affordable housing units.

Fulson Housing Group: Fulson Housing Group (FHG) is a minority owned firm dedicated to providing quality affordable housing to communities and families. Through the use of Low-Income Housing Tax Credits and many federal, state, and HUD administered loan and subsidy programs, FHG is able to develop, construct, and manage housing communities that directly impact the lives of its residents. FHG firm is

vertically integrated and offers a wide range of development partnership and development consulting services. Whether it is a new construction apartment complex in a rural setting, or a rehabilitation of an existing housing development in a metropolitan area, FHG strives to build and re-build communities that residents are proud to call home.

Since 2003, FHG's key focus has been dedicated to their mission of affordable housing. FHG has been a successful part of more than 2000 units and over \$200 million in development in 19 communities throughout the state of Missouri. In 2011-2012, FHG firm was recognized by the Missouri Mainstreet Association and the State of Missouri for LIHTC funded renovation efforts.

Design Alliance: St. Louis Design Alliance was incorporated in 1977 and has been under present ownership since 1982. The composition of its experienced professional staff is diverse and covers both architecture and interior design. The size and depth of its staff also allows the firm to maintain LIHTC development production schedules on substantial projects without the cumbersome management layers typically associated with larger firms. Design Alliance has many LIHTC projects across the country and was identified by the development team for its experience in developing high quality affordable LIHTC housing in urban areas, to ensure a design that meets the specific needs of the community.

Downtown Family Site Townhomes – Physical Conditions Assessment

As part of the strategic planning process, a physical conditions assessment was completed, and the assessment determined that it would be more cost effective to replace these public housing units rather than attempt to renovate these properties. Staff at the MHDC have concurred with this assessment and have recommended replacement of these units due to unanticipated conditions and cost overruns on previous projects.

Key issues identified by the physical conditions assessment include:

- Aging plumbing systems of cast iron pipes that require significant maintenance;
- Uneven and settling "floating slab" floors that require periodic "poly-jacking";
- Inadequate electrical systems to meet modern family needs;
- Many units lack dryer hook-ups. Washer hook-ups are located in the kitchen and other exposed areas;
- Furnaces and water heaters located in exposed areas;
- Poor egress from second story apartments;
- Poor design and use of living space;
- Lack of storage;
- Lack of ventilation in the kitchen and bathroom areas;
- Poor or non-existent insulation and low energy efficiency; and
- Lack of accessibility for persons with disabilities.

Rental Assistance Demonstration (RAD) Program Expansion and Approval

CHA will also be submitting an application for a Commitment to Enter into a Housing Assistance Program Contract (CHAP) from the HUD Rental Assistance Demonstration (RAD) program for our Park Avenue project. CHA has been awarded a CHAP for previous renovation projects and is confident it will receive approval from HUD for Park Avenue.

The HUD Rental Assistance Demonstration (RAD) Program allows Public Housing Authorities (PHAs) to convert public housing subsidies into long-term, Project-Based Section 8 rental assistance subsidy

contracts. This is beneficial to PHAs because historically public housing subsidies and funding for capital projects have been unpredictable and fluctuated annually due to federal budget cuts. Project-Based Section 8 Vouchers provide a stable and predictable annual subsidy. Stable and predictable revenues allow the Columbia Housing Authority (CHA) to apply for Low-Income Housing Tax Credits and other sources of financing to fund public housing renovations.

The RAD Program provides significant protections for Public Housing residents to ensure that they will continue to be eligible to receive housing assistance once the conversion is approved and the new construction is complete. Public Housing serves families and individuals with very-low incomes at or below 30% of the Median Family Income (MFI). The CHA's Public Housing properties will continue to serve this population after the RAD conversion and the replacement of these Public Housing properties.

Financial Syndicators/Investors

The CHA maintains a close relationship with our Federal and State investors and meet with them on a regular basis. Red Stone Equity Partners has been the federal investor on all six of our completed LIHTC projects. They have consistently provided competitive pricing and we have developed a strong partnership with them that enables a smooth closing process and on-going project monitoring. When state LIHTC funding was available, Sugar Creek Capital partnered with us on five of our six projects. They too have provided competitive pricing and have been seamless to work with.

Community Support

The CHA has worked directly with its residents and other community stakeholders to identify priorities for redevelopment. CHA has surveyed and spoken one on one with every Park Avenue Resident household regarding plans for redevelopment, while providing residents opportunities to shape plans for the project. The CHA Resident Advisory Board (RAB) also voted to formally support the redevelopment and renovation of public housing properties through the approval of the CHA's FY 2022-2026 5-Year PHA Plan. CHA maintains broad support for completion of the Park Avenue redevelopment from the community and most importantly our residents on Park Avenue.

City Council also has played a critical role in CHA's progress to date on the redevelopment of legacy public housing properties. On November 17, 2014 the Mayor and City Council of the City of Columbia unanimously approved Resolution R217-14 "authorizing support of the Columbia Housing Authority's Affordable Housing Initiative and the prioritization of tax credits towards renovations of public housing in the central Columbia area." CHA appreciates the Columbia City Council's consistent support of efforts to renovate, preserve and improve affordable housing opportunities in downtown Columbia.

City Council Request

The Columbia Housing Authority (CHA) is requesting a City Council Resolution supporting an application to the Missouri Housing Development Commission (MHDC) for 9% Low-Income Housing Tax Credits (LIHTC) for the replacement of 70 downtown public housing units on Park Avenue with 79 new units. CHA also requests a budget allocation of \$2 million in City ARPA for the project to assist with meeting local match scoring criteria and making a more competitive LIHTC request.

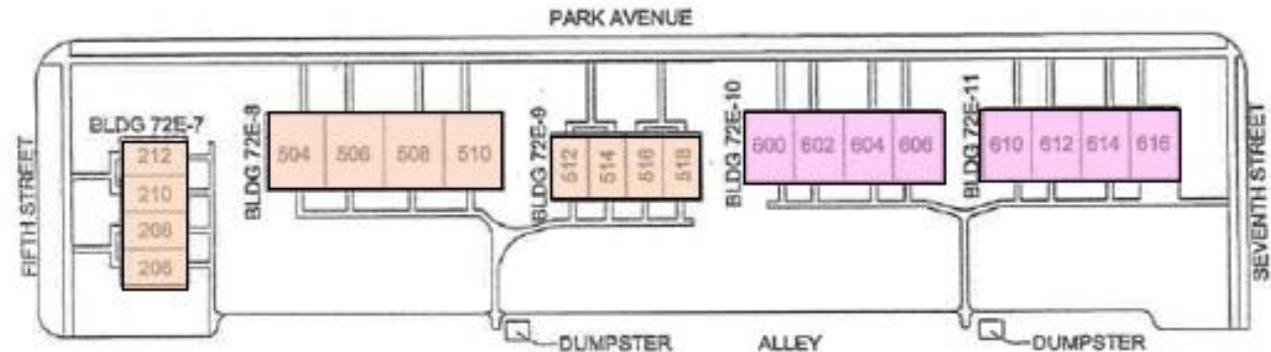
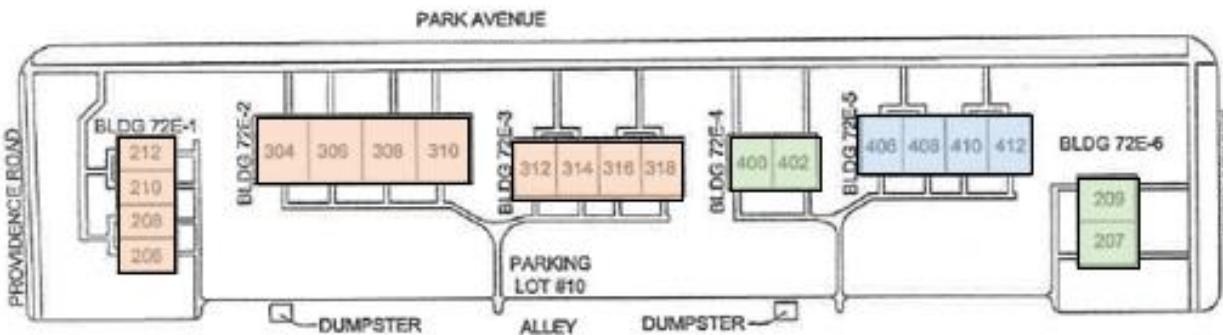
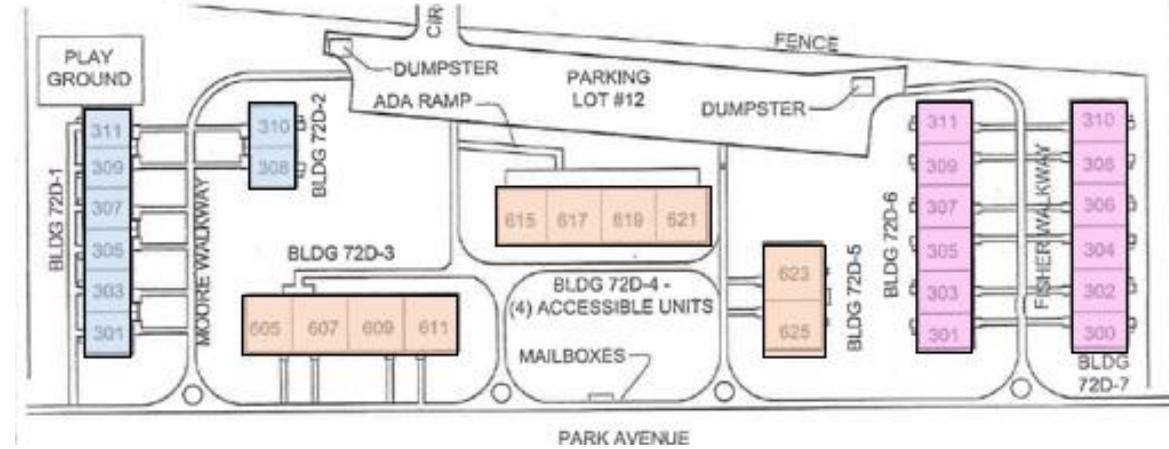
Affordable Housing Initiative

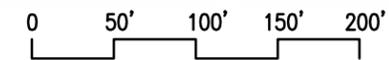
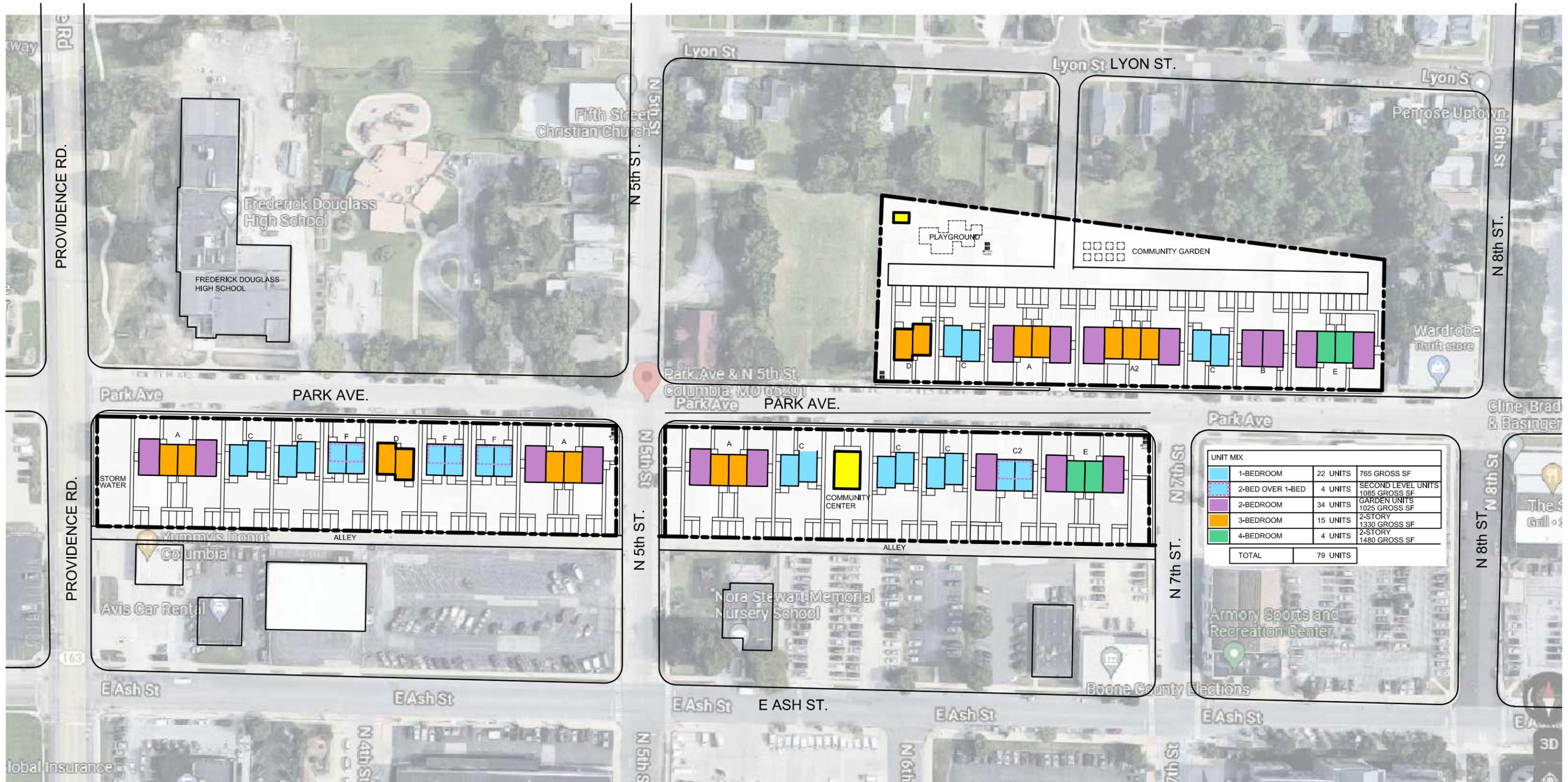
Affordable ❖ Accessible ❖ Energy-Efficient ❖ Healthy ❖ Safe ❖ Well-Maintained

East Park Avenue Apartments and Moore/Fisher Walkway Apartments 70 Units



- 1 Bedroom Units = 20 total
- 3 Bedroom Units = 12 total
- 2 Bedroom Units = 34 total
- 4 Bedroom Units = 4 total





MASTER PLAN
 SCALE:



SAINT LOUIS DESIGN ALLIANCE

5897 DELMAR BLVD.
314.863.1313

SAINT LOUIS, MO 63112
www.stlda.com

EAST PARK AVENUE APARTMENTS

COLUMBIA, MO

08.16.2022



BUILDING TYPE "A"
BUILDING TYPE "E" (SIMILAR)

EXTERIOR ELEVATIONS



BUILDING TYPE "F"

BUILDING TYPE "B"

EXTERIOR ELEVATIONS



BUILDING TYPE "D"

BUILDING TYPE "G"

EXTERIOR ELEVATIONS



COMMUNITY CENTER

EXTERIOR ELEVATIONS



BUILDING TYPE "C"



SCHEMATIC RENDERING



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