



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - CDBG/Home

To: City Council

From: City Manager & Staff

Council Meeting Date: August 15, 2016

Re: Resolution expressing support to assist Burrell Behavioral Health in securing 9% Low-Income Housing Tax Credit funding.

## Executive Summary

At the request of Burrell Behavioral Health, staff has prepared a resolution of support for Burrell Behavioral Health's application to the Missouri Housing Development Commission (MHDC) for 9% Low-Income Housing Tax Credits (LIHTC) for the construction of 24 additional apartment units at their Edenton Ridge development. The proposed development, Edenton Ridge II, will be located at the corner of International Drive and Edenton Drive, which is directly across the street from the current facility. The proposed development will provide affordable housing for adults age 18 and older who are impacted by severe and persistent mental illness as well as co-occurring substance abuse and other disabling conditions.

Council support of this application will assist Burrell Behavioral Health in obtaining the award of tax credits. Tax credit funding will be the primary funding source for Burrell Behavioral Health's 24 unit facility being proposed.

## Discussion

Burrell Behavioral Health is a private, non-profit organization that provides mental health and supportive services for individuals and families who are impacted by mental illness as well as co-occurring substance abuse and other disabling conditions. The organization successfully implemented a tax credit funded development of 24 apartment units on an adjacent property providing similar services. The organization currently has a waitlist of 50-60 households to participate in its housing and supportive services, indicating the need for expansion.

The site is zoned under a Planned Unit Development (PUD), which permits the proposed development. The affordable housing application for low-income tax credits is due to the Missouri Housing Development Commission (MHDC) prior to September 6, 2016. Notification of awards is expected to be announced in December 2016. If the project is selected for an award, construction could begin in six to nine months from the time of the award, once the final submission process is complete.

The proposed development is located in the City's North Strategic Plan Area of Focus and will help bring affordable housing with critical supportive services, resulting in additional neighborhood stability. The development will also serve a population at highest risk of homelessness. The City's 2015-2019 Consolidated Plan also identifies affordable rental housing and facilities for persons experiencing homelessness as high priority needs.



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The City Council adopted Policy Resolution 217-14 on November 17, 2014 with the stated intent of prioritizing Columbia Housing Authority tax credit applications over all other similar applications for a 3-year period ending in 2017. At the July 18, 2016 Council meeting this resolution was referenced as one of the determinants for prioritizing support of the Columbia Housing Authority's Tax Credit application over the support of a JES Dev Co, Inc.'s tax credit application.

Given this outcome, if the Council still views Policy Resolution 217-14 as a primary determinant for considering the support of all tax credit applications, then Council should not approve the attached resolution to ensure consistency in its decision-making process and the intent of the policy resolution. However, Council may want to reconsider that position, due to the populations being served under this unique development proposal.

## Fiscal Impact

Short-Term Impact: \$0

Long-Term Impact: \$0

## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Health, Social Services & Affordable Housing, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
11/17/2014	Approval Council Policy Resolution 217-14

## Suggested Council Action

Should the Council agree on supporting Burrell Behavioral Health's tax credit application, 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).