




Housing Authority of the City of Columbia, Missouri

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To: Honorable Mayor Brian Treece and Members of the Columbia City Council
 From: Phil Steinhaus, CEO 
 Date: January 10, 2018
 RE: Request for City Council Resolution of Support for the Columbia Housing Authority's Application for Low-Income Housing Tax Credits to Renovate our Providence Walkway Apartments.

The Columbia Housing Authority is submitting an application for 9% Low-Income Housing Tax Credits (LIHTC) to the Missouri Housing Development Commission (MHDC) to complete the sixth phase of our plan to renovate the CHA's 719 public housing units located in Columbia. This project will complete major renovations to the Providence Walkway Apartments, which consist of 50 townhomes providing housing to low-income families.

The following is a chart of the CHA's renovation phases. Currently we have renovated 360 units and have 237 units being currently renovated. Once these 237 units are renovated we will have renovated 597 of our 719 public housing units.

Rental Assistance Demonstration (RAD) Program CHA Public Housing Renovation Phases							
Phase	Public Housing Sites	Type & # of Units	Rehab Level	LIHTC	Application Date	Funded? Y/N	Completion Date
1	Stuart Parker	84 Family Site Units	Major	4%	5-2014	Yes	9/17
	Paquin Tower	200 High Rise Units	Minor			Yes	4/17
2	Bear Creek	76 Family Site Units	Modest	4%	9-2014	Yes	10/17
3	Oak Towers	147 High Rise Units	Modest	4%	9-2015	Yes	6/18
4	Bryant Walkway	54 Family Site Units	Major	9%	9-2016	Yes	6/19
5	Bryant Walkway II	36 Family Site Units	Major	4%	9-2016	Yes	1/19
6	Providence Walkway	50 Family Site Units	Major	9%	3-2018	No	6/20
7	East Park Avenue	40 Family Site Units	Major	9%	9-2018	No	N/A
8	Fisher Walkway	30 Family Site Units	Major	9%	9-2019	No	N/A

I am requesting a resolution of support from the City Council for this application.

The MHDC gives serious consideration to the demonstration of community support for LIHTC applications. The Columbia City Council must also provide its support if this projects is to be funded. This LIHTC funding will enable us to complete the next sixth phase of our strategic plan to renovate all 719 units of public housing stock in the City of Columbia.

On November 17th, 2014 the Columbia City Council adopted Resolution 217-14 "authorizing support of the Columbia Housing Authority's Affordable Housing Initiative and the prioritization of tax credits towards renovation of public housing in the central Columbia area." This resolution was important in establishing the Columbia City Council's priorities for LIHTC funding in Columbia. A resolution supporting the CHA's LIHTC applications for the renovation of the Providence Walkway Apartments will reinforce the City Council's priority for renovating and preserving public housing in Columbia.

HUD Rental Assistance Demonstration (RAD) Program

The CHA is the first housing authority in Missouri to be selected by HUD to participate in the Rental Assistance Demonstration (RAD) program. The RAD program enables the CHA to replace declining public housing operating subsidies with a long-term contract rent subsidy using Project-Based Housing Choice Vouchers. This contract rent subsidy provides the financial stability necessary to complement the CHA's 9% LIHTC financing application. This will ensure that this property continues to serve persons with low incomes below 50% of the MFI.

There is a critical need to preserve Public Housing as an important affordable housing resource for low-income families living in our community. I ask that you adopt a resolution supporting the Columbia Housing Authority's Affordable Housing Initiative and our application for 9% Low-Income Housing Tax Credits to renovate our aging Public Housing properties.

CHA Project Overview Bryant Walkway Apartments and Oak Towers

A map showing the location of the Providence Walkway Apartments is attached.

Phase 1 – Stuart Parker with Paquin Tower Apartments

On June 20, 2014 the Missouri Housing Development Commission (MHDC) approved 4% Low-Income Housing Tax Credit (LIHTC) funding for the first phase of the renovation project. Renovations to the 84 Townhomes located on Lincoln, Unity, Worley, Oak, and Hicks Drives and the 200 accessible units in Paquin Tower were completed in September 2017.

Phase 2 – Bear Creek Apartments

One December 5, 2014, the MHDC approved 4% LIHTC funding for our Bear Creek Apartments which consist of 76 townhomes providing affordable housing to low-income families living on Elleta Boulevard. Renovations were completed in October 2017.

Phase 3 – Oak Towers (4% LIHTC)

Constructed in 1967, the renovation of Oak Towers represents the 3rd phase of the CHA's plan to modernize its Public Housing properties and make these apartments more livable, accessible, and energy efficient. Major renovations to Oak Towers are currently underway. We have installed an energy-efficient geothermal HVAC system that replaces the aging hot water heating system and window air conditioners. Other improvements include creating ADA accessible units; installing new energy-efficient windows and lighting; replacing aging appliances, cabinetry, and doors; and replacing flooring and ceiling tile. These renovations improve the design and functionality of the building and create a healthier living environment for all residents.

Phase 4 – Bryant Walkway Apartments (9% LIHTC)

Phase 5 – Bryant Walkway II Apartments (4% LIHTC)

Constructed in 1963, the renovation of the Bryant Walkway Apartments and the Bryant Walkway II Apartments represents the 4th and 5th phases of the CHA's plan to modernize its Public Housing properties and make these apartments more livable, accessible, and energy efficient. Major renovations are underway to replace the deteriorating plumbing systems and floating slab flooring, upgrade electrical systems, insulate the apartments and increase energy efficiency, improve interior design and functionality, and create a healthier living environment with adequate ventilation in the kitchen and bathroom areas.

Phase 6 – Providence Walkway Apartments

Applications for Low-Income Housing Tax Credits to complete our sixth phase will be submitted in March 2018. If funded, renovations are projected to be completed in 2020. The renovation of these 50 Public Housing units will be extensive and similar to the renovation of the Bryant Walkway Apartments mentioned previously.

Phases 7 & 8 – East Park Avenue Apartments & the Fisher Walkway Apartments

Applications for Low-Income Housing Tax Credits to complete our final 7th and 8th phases will be submitted in the next two rounds of LIHTC applications, possibly September 2018 and September 2019. If funded, renovations are projected to be completed in 2022 and 2023 respectively. These two phases will complete the last 70 public housing units located near downtown Columbia.

Rental Assistance Demonstration Program

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.

In August 2013, the CHA was the first housing authority in Missouri to be approved to participate in the RAD Program. The RAD program enables the CHA to replace declining public housing operating subsidies with a long-term contract rent subsidy using Project-Based Housing Choice Vouchers. This contract rent subsidy provides the financial stability necessary to complement the CHA's 9% LIHTC financing application. This will ensure that this property continue to serve persons with low incomes below 50% of the MFI.

In addition, 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 renovations are complete. Public Housing serves families and individuals with very-low incomes at or below 50% of the Median Family Income (MFI). The majority of our families have incomes at or below 30% of the MFI. The CHA's Public Housing properties will continue to serve this population after the approval of the RAD conversion and the renovation of the CHA's Public Housing properties.

An added benefit is that Public Housing residents will be able to move with assistance after living in the renovated public housing units for one year. At that time, the resident may request a Section 8 Housing Choice Voucher and move with assistance if they so desire.

Leveraging Low-Income Housing Tax Credits for Columbia

This application for Low-Income Housing Tax Credits (LIHTC) will provide a total of \$9,500,000 of outside equity to our community to support this renovation project.

The affordable housing application for low-income tax credits is due to the Missouri Housing Development Commission on or before March 16, 2018. Notification of awards is anticipated to be announced by MHDC by June 2018. If this project is selected for funding, renovations could begin in nine (9) to twelve (12) months from the time of award, once the final submission process is complete.

Thank you for your support for preserving affordable housing in Columbia.

CHA Public Housing Properties in Central Columbia

Stuart Parker Apts.
84 Units
(Phase 1)

Oak Towers
147 Units
(Phase 3)

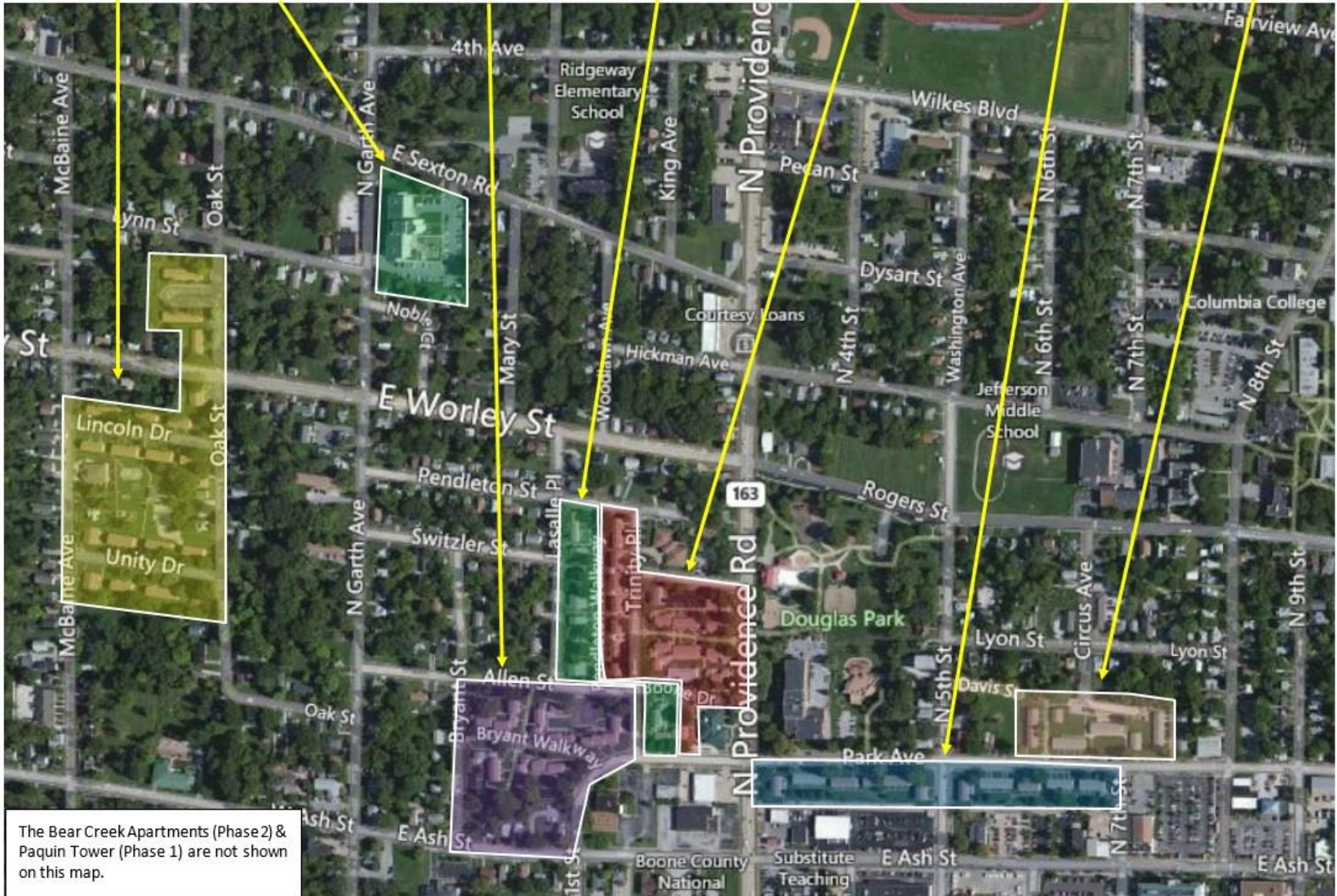
Bryant Walkway Apts.
54 Units
(Phase 4)

Bryant Walkway Apts. II
36 Units
(Phase 5)

Providence Walkway Apts.
50 Units
(Phase 6)

East Park Avenue Apts.
40 Units
(Phase 7)

Fisher Walkway Apts.
30 Units
(Phase 8)



The Bear Creek Apartments (Phase 2) & Paquin Tower (Phase 1) are not shown on this map.