

Introduced by _____ Council Bill No. R 164-13

A RESOLUTION

expressing support for the renovation of townhomes to be known as the Stuart Parker Apartments, located on Lincoln Drive, Unity Drive, Worley Street, Oak Street and Hicks Drive; expressing support for improvements to public housing units in Paquin Tower located at 1201 Paquin Street.

WHEREAS, the City Council deems it in the public interest and general welfare of the City that affordable rental housing be made available to the residents of the City of Columbia; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri will submit to the Missouri Housing Development Commission a request for consideration of award of federal and state Low Income Housing Tax Credits necessary to finance the renovation of eighty-four (84) townhomes located on Lincoln Drive, Unity Drive, Worley Street, Oak Street and Hicks Drive, to be known as the Stuart Parker Apartments; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri will submit to the Missouri Housing Development Commission a request for consideration of award of federal and state Low Income Housing Tax Credits necessary to finance the renovation of two hundred (200) public housing units in Paquin Towers located at 1201 Paquin Street.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City of Columbia supports the renovation of eighty-four (84) townhomes located on Lincoln Drive, Unity Drive, Worley Street, Oak Street and Hicks Drive, to be known as the Stuart Parker Apartments, and the application made by the Housing Authority of the City of Columbia, Missouri to the Missouri Housing Development Commission for Low Income Housing Tax Credits.

SECTION 2. The City of Columbia supports the renovation of two hundred (200) public housing units in Paquin Towers located at 1201 Paquin Street and the application made by the Housing Authority of the City of Columbia, Missouri to the Missouri Housing Development Commission for Low Income Housing Tax Credits.

ADOPTED this _____ day of _____, 2013.

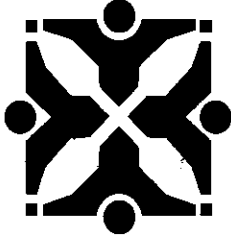
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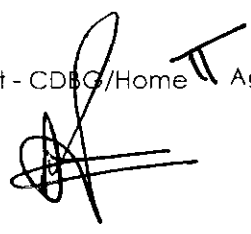
City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - CDBG/Home  Agenda Item No:

To: City Council
From: City Manager and Staff

Council Meeting Date: Aug 19, 2013

Re: Approving a resolution expressing support for renovations of public housing rental units at the Stuart Parker Apartments and Paquin Tower; CHA application for tax credits

EXECUTIVE SUMMARY:

Attached for Council consideration is a resolution supporting the application of the Housing Authority of the City of Columbia (CHA) for financial assistance from the Missouri Housing Development Commission (MHDC) to enable the renovation of 84 townhomes in the Stuart Parker Apartments and improvements to the 200-unit Paquin Tower building.

DISCUSSION:

The Stuart Parker Apartments are generally located south of Worley Street between McBaine Avenue and Oak Street. Paquin Tower is located at 1201 Paquin Street. The renovations will help preserve and improve the supply of affordable housing in Columbia. The resolution of support will be included in the developer's application for MHDC assistance.

A memo from CHA Executive Director Phil Steinhaus is attached.

FISCAL IMPACT:

None

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

11.2 Goal: A diversity of housing choices will be dispersed throughout the community to achieve an adequate supply of affordable, energy efficient, and accessible housing.

SUGGESTED COUNCIL ACTIONS:

Approval of the resolution

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Epands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	



Housing Authority of the City of Columbia, Missouri

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To: Honorable Mayor Bob McDavid and Members of the Columbia City Council

From: Phil Steinhaus, CEO

Date: August 19, 2013

RE: Request for a City Council Resolution Supporting an Application to the Missouri Housing Development Commission for 4% Low-Income Housing Tax Credits for the Major Renovation of 84 Downtown Public Housing Units and Modest Improvements to the 200 Paquin Tower Public Housing Units.

Strategic Planning Process for Renovating and Preserving Public Housing

In May 2012, the CHA launched its Affordable Housing Initiative with a strategic planning process focusing on the development of additional affordable housing options in our community and the renovation and preservation of the CHA's aging Public Housing units.

Of key interest was the major renovation of the 294 Public Housing units located in the heart of Columbia. These downtown family site units were constructed between 1956 and 1962 during Columbia's urban renewal initiative.

CHA currently owns and operates 719 units of Public Housing divided into four properties:

- **Downtown Family Site Townhomes**
294 family units composed of 1, 2, 3, & 4 bedroom townhouses in heart of Columbia.
- **Bear Creek Family Site Townhomes**
78 family units composed of 1, 2, 3, & 4 bedroom townhouses on Elleta Boulevard.
- **Oak Towers**
147 high-rise units composed of 0 & 1 bedroom apartments designated for the elderly.
- **Paquin Tower**
200 high-rise units composed of 0 & 1 bedroom apartments designated for persons with disabilities and the elderly.

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 make major renovations to these units rather than demolish and build new units.

The physical needs assessment identified that the external structures of the townhomes were essentially sound and that the buildings could be renovated in order to bring them to modern housing standards and building codes.

Key issues identified for renovation include:

- Aging plumbing system of cast iron pipes that require significant maintenance;
- Uneven and settling “floating slab” floors that require period “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.

The major renovation of the CHA's Downtown Family Site will be divided into four phases:

1. 84 Townhomes located on Lincoln, Unity, Worley, Oak, and Hicks Drives.
2. 70 Townhomes located in the Bryant and Allen Walkway neighborhoods.
3. 70 Townhomes located in the Providence Walkway, Trinity, and LaSalle neighborhoods.
4. 70 Townhomes located on Park Avenue, east of Providence Road.

The 84 Townhomes located on Lincoln, Unity, Worley, Oak, and Hicks Drives will be the first major renovation project combined with modest improvements to Paquin Tower. These renovated Townhomes will be named the Stuart Parker Apartments, which is the historical name of the CHA's first Public Housing development on this site in 1956. A map of the 84 Stuart Parker Apartments is attached for your information.

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.

The RAD Program will allow the CHA to make a plan to make necessary capital improvements to all 719 CHA Public Housing properties. The CHA has submitted a RAD application to HUD that will allow us to lock in FYE2012 public housing funding levels and convert them to a long-term Project-Based Voucher subsidy contract. The RAD Program also allows the CHA to combine or “bundle” various configurations of Public Housing units in order to get the best combination of units for a successful Low-Income Housing Tax Credit application.

Finally, 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 30% of the Median Family Income (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 this time, the resident may request a Section 8 Housing Choice Voucher and move with assistance if they so desire.

Paquin Tower Physical Conditions Assessment

The RAD program also provides an opportunity to combine modest improvements to the 200 Public Housing units in Paquin Tower. Paquin Tower has received major capital improvements in the past four years that include a new geothermal HVAC system, new heat pumps, new windows, new roof, and plumbing improvements. These improvements were paid for with a combination of ARRA funds, and energy performance contract, and CHA capital funds.

Planned improvements to Paquin Tower include new elevators; additional plumbing improvements; replacement of hallway floor tile; new apartment entry doors; new trash chutes, and new mechanical pumps.

Missouri Housing Development Commission Low-Income Housing Tax Credit Application

The Columbia Housing Authority, with the assistance of the ND Consulting Group, is planning to submit an application to the Missouri Housing Development Commission (MHDC) for Federal and State 4% Low-Income Housing Tax Credits and State HOME funds. Proposed sources of funding include:

- Federal 4% Low-Income Housing Tax Credits \$900,000
- State 4% Low-Income Housing Tax Credits \$700,000
- State HOME Funds \$750,000

The City of Columbia's Community Development Commission has also recommended \$325,250 in 2014 HOME funding for these renovations.

The Low-Income Housing Tax Credits will provide \$10,744,000 of outside equity to our community to support these renovation projects. These funds in turn will support the major renovation of 84 Downtown Public Housing Units at an estimated cost of \$88,200 per unit and modest improvements to the 200 Paquin Tower Public Housing Units at an estimated cost of \$17,670 per unit. The total development cost to complete all renovations is estimated to be \$23,300,000.

The affordable housing application for low-income tax credits is due to the Missouri Housing Development Commission on or before September 6, 2016. Notification of awards will be announced by MHDC by the end of calendar year 2013. If this project is selected for an award, renovations could begin in six (6) to nine (9) months from the time of award, once the final submission process is complete.

Requested City Council Action

It is highly recommended that support letters from elected city officials be included with our application to the MHDC for low-income housing tax credits. Support from the Mayor and the City Councilperson presiding over the encompassing ward are most important. It is worth noting that there will be over 130 applicants and only 30 will get funded. Strong local support is critical to the success of our application.

The Columbia Housing Authority would like to request that the Columbia City Council adopt the attached City Council Resolution demonstrating its strong support this first step in the major renovation and preservation of the City of Columbia's Public Housing stock and authorize the Mayor McDavid and First Ward City Councilperson Schmidt to offer letters of support for this project. Other letters of support will also be accepted from members of the City Council.



STUART PARKER APARTMENTS

Lincoln Dr.
Unity Dr.
W. Worley St.
Oak St.
Hicks Dr.

