

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: R 144-14

Department Source: Community Development - CDBG/Home

To: City Council

From: City Manager & Staff

Council Meeting Date: August 18, 2014

Re: A resolution expressing support for the second phase of the Gentry Estates housing development for senior citizens

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: N/A

Executive Summary

Attached for Council consideration is a resolution supporting the application of JES Dev Co, Inc. to the Missouri Housing Development Commission (MHDC) for financial assistance in the form of tax credits through the Low Income Housing Tax Credit program to enable the construction of a multiple-family residential development for senior citizens known as Gentry Estates Phase II. The Council approved a similar resolution one year ago. JES was not successful in securing an award of tax credits from the MHDC in 2013 as the program is highly competitive.

Discussion

Gentry Estates Phase II is located immediately east of the Gentry Estates Phase I building between Gentry Middle School and the Bethel Road and Nifong Boulevard intersection. Forty-eight apartment units for low-income senior citizens are planned. The Gentry Estates project helps satisfy an unmet need in decent affordable housing for senior citizens. The resolution of support will be included in the developer's application for MHDC assistance. The property is zoned for this purpose.

Fiscal Impact

Short-Term Impact: This request has no impact on the City budget. No City resources are being requested at this time.

Long-Term Impact: JES may be an applicant for City HOME funds to provide assistance for selected units within the Gentry Estates project. Such use of funds is anticipated in the City budget. HOME is a federal formula grant intended to support the production of affordable housing in the City.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Health, Social Services and Affordable Housing

Strategic Plan Impact: Health, Safety and Wellbeing

Comprehensive Plan Impact: Livable & Sustainable Communities

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Suggested Council Action

Approval of the resolution


Legislative History

September 3, 2013: R 173-13 Previous resolution of support (amended)

August 19, 2013: R 162-13 Previous resolution of support



Department Approved



City Manager Approved

Introduced by _____ Council Bill No. R 144-14

A RESOLUTION

expressing support for the second phase of the Gentry Estates
housing development for senior citizens.

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

WHEREAS, JES Dev Co, Inc. 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 development and construction of the second phase of Gentry Estates, consisting of up to forty-two (42) apartment units designed to provide affordable rental housing for persons 62 years of age and older.

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

SECTION 1. The City of Columbia supports the second phase of the Gentry Estates housing development for senior citizens and the application made by JES Dev Co, Inc. to the Missouri Housing Development Commission for Low Income Housing Tax Credits.

ADOPTED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor