Columbia Housing Authority

Quick View Information

Project Summary

Provide a summary describing the proposed project. (500 word limit)
This project is a major renovation for Oak Towers, the 147 unit, 7-story high-rise building built in 1966. Renovations will preserve this aging Public Housing property which provides affordable housing for low-income elderly (age 62 and older) and near elderly (age 50 and up). A major component of the CHA Affordable Housing Initiative is to rehabilitate the CHA’s aging public housing stock a part of our participation in the HUD Rental Assistance Demonstration (RAD) program. The major renovation of Oak Towers (MO-007-00003) is the next phase of this process and funding from multiple sources will be necessary to finance the proposed renovations. The CHA is working with the Dominion Due Diligence Group to conduct the required RAD Physical Conditions Assessment. Our architect, Erik Miller from PWA Architects and the ND Consulting Group are also consulting with us to determine the scope of work that will be required to renovate Oak Towers.

A preliminary scope of work has been developed to include the following improvements:

1. Renovate and expand 7 efficiency apartments (one on each floor) into 1 bedroom apartments to make them fully accessible;
2. Energy retrofits and upgrades to the building's HVAC systems, possibly a conversion to a geothermal heat pump system;
3. High efficiency boiler for the domestic hot water system;
4. Installation of LED lighting in all of the apartments, hallways, exit lights, and emergency lighting systems;
5. Upgrading the elevator cabs to be more ADA compliant with new high-efficiency drives and motors.
6. Renovations and retrofits in the apartments will include new high efficiency low-e glass windows, painting, new smoke detectors, appliances, kitchen cabinets, plumbing fixtures, sanitary sewer lines, grab bars, shower panels, bathroom and bedroom doors and floor tile replacement;
7. Common areas renovations will include new automatic door operators in the lobby, ceiling tile replacement in the lobby, renovations and cleaning to the existing trash chute system.

The HOME Rental Production funding will be used to rehabilitate affordable rental housing for low-income families who are income eligible to live in Public Housing. The Home funding will be used in combination with the Low-Income Housing Tax Credit (LIHTC) program to rehabilitate Public Housing units converted to Project-Based Housing Choice Vouchers under the HUD Rental Assistance Demonstration (RAD) Program. CHA proposes HOME Rental Production funding in the amount of $245,000 for two years of funding, during which time rehabilitation of these 147 units will be completed.

Drawings/Plans: (PDF format)
Upload plans/drawings of the selected site(s).
/document/download/filename/1430142284_27416_OAKTOWERSSiteMaps.pdf/

Site Pictures: (PDF Format)
Upload pictures of the selected site(s).
/document/download/filename/1430142284_27417_OAKTOWERSPhotoSheet.pdf/

Letters of commitment: (PDF Format)
Upload letters of commitment from other funding sources of the selected site(s).

Priority Need

Select the priority need(s) within the City of Columbia 2015-2019 Consolidated Plan that this project will address:

Preservation of Existing Housing
Affordable Housing with Energy Efficient and Universal Design
Quality Affordable Housing Units

Project Service Area: Will this project service individuals and households within the City of Columbia?
Yes

Number Served: How many individuals or households will this project benefit? What is the target population? Please provide data to support. (500 word limit)
Oak Towers contains 147 efficiency and one-bedroom apartments. The target population is low-income elderly and near-elderly households with incomes at or below 50% MFI. In CY2014, there were 166 households served (178 individuals). Demographics of the residents are as follows:

* 130 households at or below 30% of Median Family Income (MFI);
* 31 households between 30%-50% MFI;
* 4 households between 50%-80% MFI.
* Elderly: 90, Near-Elderly 88
Environmental Impact

Describe how the proposed project will fit within the surrounding neighborhood:

1. Neighborhood amenities (400 character limit)
   There will be no impact on neighborhood amenities.

2. Parking (400 character limit)
   Parking will not be affected.

3. Traffic flow (400 character limit)
   Traffic flow will not be changed in the area.

4. Pedestrian access (400 character limit)
   Pedestrian access will not be affected in the neighborhood.

5. Property values (400 character limit)
   Property value of Oak Towers will maintain and increase as result of the preservation of the building, which will also help maintain property values in the surrounding neighborhood.

6. Noise (400 character limit)
   Public safety will not be impacted in the area.

7. Zoning and land use compatibility (400 character limit)
   The zoning and land use is compatible.

8. Storm drainage (400 character limit)
   No impact on storm drainage in the neighborhood.

9. Soil erosion (400 character limit)
   No soil erosion is expected.

10. Historic preservation impact (400 character limit)
    There are no historic preservation issues.
6. Public safety (400 character limit)
Public safety will not be impacted in the area.

12. Access and availability of a sound sanitary sewer, water, electrical, and other services. (400 character limit)
No impact is anticipated for the neighborhood in terms of access and availability of these services.

Site Control:

Does the organization have control of the site(s) for the project?
Yes

Neighborhood Consultation: Describe how the neighborhood been consulted regarding this project. (500 Word Limit)
The CHA held a series of neighborhood informational meetings in 2013 at Oak Towers and at the Labor Temple across the street from Oak Towers. Meetings with public housing residents were also held at Oak Towers, Paquin Tower, the J.W. "Blind" Boone Community Center, and at the Bear Creek Resident Association Office. These informational meetings were required as a precursor to the CHA’s application for the HUD Rental Assistance Demonstration (RAD) Program. Public Housing and Neighborhood associations were invited and attended the public meetings. Phil Steinhaus also met with the Ridgeway Neighborhood Association to explain the RAD program and the CHA’s Affordable Housing Initiative Strategic Planning Process to develop new affordable housing at the intersection of Garth Avenue and Sexton Street. Comment cards were distributed those who attended the meetings and the responses were very favorable and supportive of the CHA’s efforts to renovate its public housing stock while also creating new affordable housing opportunities. The CHA has kept residents of Oak Towers informed about the project through monthly “CHA Chat” meetings with residents. Monthly reports on the CHA’s Affordable Housing Initiative are also posted on the CHA’s web site for public review.

Timeline:

Provide a timetable for completion of the project. List all commitments of funds and approvals that will be needed for the completion of the project and describe when any of these outstanding approvals and commitments will be in place.

Date: Sources of Funds Committed
12/31/2015

Date: Program or Architectural Design Complete
04/01/2016

Date: Property Acquisition Complete

Date: Start of Construction or Program Implementation
08/15/2016

Date: Program/ Construction Complete
12/15/2017

Date: Occupancy and Performance Reporting Complete
12/15/2017
Previous CDBG/HOME Funding

Brief summary on previous City funding received, any funding remaining, and the measurable results from previous City funding. (500 word limit)

CDBG Funds – Facility Renovations
Year | Amount | Remaining | Measurable Results
--- | --- | --- | ---
2013 | $84,000 | $0 | Renovations to the Park Avenue Child & Family Development Center
2013 | $14,900 | $0 | Demolition of 105 Lynn St. & 700 Oak St.
2012 | $100,000 | $0 | Fire alarm system upgrades at Paquin Tower and Oak Towers
2010 | $77,000 | $0 | Bear Creek Community Center Renovations

CDBG Funds - Homebuyer Classes
Year | Amount | Remaining | Measurable Results
--- | --- | --- | ---
2015 | $15,000 | $15,000 | Projected 90 participants
2014 | $15,480 | $15,480 | 87 participants educated about the homebuyer process
2013 | $15,480 | $11,782 | 81 participants educated about the homebuyer process
2012 | $15,480 | $0 | 94 participants educated about the homebuyer process
2011 | $15,480 | $0 | 77 participants educated about the homebuyer process

HOME Funds – Tenant-Based Rental Assistance
Year | Amount | Remaining | Measurable Results
--- | --- | --- | ---
2015 | $101,750 | $101,750 | Renovation of Stuart Parker Public Housing Apartments *
2014 | $175,250 | $150,000 | Renovation of Stuart Parker Public Housing Apartments *
2012 | $75,000 | $61,241 | Projected: 15-20 households/month.
2012 | $156,000 | $0 | Ave. 20 households/month. $579/Month Ave. HAP.
2012 | $191,250 | $0 | Average 30 households/month. $654/month average HAP. **
2011 | $150,000 | $0 | Average 25 households/month. $417/month average HAP.
2010 | $100,000 | $0 | Average 19 households/month. $490/month average HAP.

* This project received LIHTC funding and renovations are scheduled to begin in August 2015.
** Additional $91,000 in funds awarded in 2012 split over two years (2012-2013) $45,500/year.

Program Personnel

Describe the personnel responsible for administering the program and operating the project upon completion.

The proposed program administrator to ensure compliance with HUD and City regulations and source of funding for this position. (400 character limit)
The CHA’s Affordable Housing Team is composed of the following CHA Staff who will ensure compliance with all HUD and City regulations.

Phil Steinhaus, CEO
Rick Hess, Director of Asset Management
Mary Harvey, Director of Finance
Greg Willingham, Director of Modernization and Building Systems Specialist
Lee Radtke, Director of Public Housing Operations
Casterline, CPA/Fee Accountant

For construction projects, the designated person or firm designing and inspecting construction projects. (400 character limit)
Greg Willingham, CHA Director of Modernization and Building Systems Specialist is the designated person overseeing the design and inspections, working with the building contractors and architectural firm. Greg has extensive experience, having administered over 50 renovation/new construction projects for CHA totaling nearly $10 million.

The designated persons providing financial management of the program (400 character limit)
Mary Harvey, CHA Director of Finance will provide financial management of the project. She has worked for the CHA for almost seven years, starting as an Accountant and later Director of Finance. She has over 20 years of experience as an accountant.

Program Personnel Prior Experience

What is the prior experience of the organization’s personnel with this type of project? Include the following: 1) Credentials, including resumes and licenses necessary to accomplish the job. 2) Number of years of experience with this type of project; 3) List of representative projects completed in the past. (600 character limit)
CHA has 60 yrs experience in housing administration & development. CHA completed $5.5 in renovations to its public housing units from 2009 - 2012 utilizing ARRA & capital funding. In 2014, CHA received LIHTC funding for three projects: 1.) Stuart Parker with Paquin Tower Apts.; 2.) Bear Creek Apts.; & 3.) Patriot Place Apts. The CHA Team has over 71 years of housing management experience & requisite training. (Phil Steinhaus-9 yrs, Rick Hess-21, Greg Willingham-25, Mary Harvey-8, & Lee Radtke-9).
Contractor Experience
Who are the service providers or contractors, if selected, and what are their qualifications? Include the following:

Credentials, including resumes and licenses necessary to accomplish the job. (PDF Format)
/.../CombinedNDPAndEMHARRISpacket.pdf/

Number of years of experience with this type of project (400 character limit)
CHA has 60 years of experience in developing & managing public housing. The CHA is planning to renovate 719 public housing units through the HUD RAD program using LIHTC & other funding sources. The CHA launched its Affordable Housing Initiative in 2013 & has gained significant experience in planning & completing large public housing renovation projects since this time.

List of representative projects completed or services offered in the past. (400 character limit)
In 2014, CHA received LIHTC funding for three projects: 1.) Stuart Parker with Paquin Tower Apts.; 2.) Bear Creek Apts.; & 3.) Patriot Place Apts. The financing of these 3 projects will close this summer and renovations will begin immediately upon closing. CHA is well equipped to manage and complete the Oak Towers project.

Insurance that will be required of contractors. (400 character limit)
Contractors are required to carry:
• Commercial and General Liability insurance with bodily injury and property damage - minimum coverage $500,000 per occurrence
• Automobile Liability - combined single limit for bodily injury and property damage not less than $500,000 per occurrence
• Employee Dishonesty Bond - minimum $10,000 per occurrence

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1