

Introduced by _____ Council Bill No. R 163-13

A RESOLUTION

expressing support for the Kinney Point Apartments housing development.

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 development and construction of the Kinney Point Apartments housing development, consisting of up to forty-two (42) apartment units designed to provide affordable rental housing.

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

SECTION 1. The City of Columbia supports the development and construction of the Kinney Point Apartments affordable rental housing development 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.

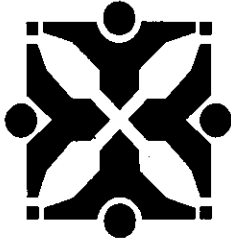
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - CDHG/Homeless Agenda Item No:

To: **City Council**

From: **City Manager and Staff**

Council Meeting Date: Aug 19, 2013

Re: Approving a resolution expressing support for the Kinney Point development; 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 construction of a multiple-family residential development for senior citizens known as Kinney Point. The project consists of 42 apartment units.

DISCUSSION:

Kinney Point is located east of Garth, north of Sexton Road, north of CHA's Oak Towers building. The project is pending zoning and plan approvals. Kinney Point will help satisfy an unmet need in decent affordable housing. 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

201 Switzler Street, Columbia, MO 65203

Office: (573) 443-2556 ♦ TTY: (573) 875-5161 ♦ Fax Line: (573) 443-0051 ♦ www.ColumbiaHA.com

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 9% Low-Income Housing Tax Credits for the Development of Affordable Housing to be known as Kinney Point Apartments

Property Acquisition

In December 2012, the Columbia Housing Authority (CHA) acquired the 1.96 acre property located 1 East Sexton Road on the northeast corner of the intersection of Garth Avenue and Sexton Road for the purpose of developing new affordable housing to serve low-income families and individuals.

The purchase of this property is part of the CHA's Affordable Housing Initiative which the goal of preserving and developing affordable housing in the heart of Columbia and surrounding neighbor-hoods.

The CHA also acquired several properties located on the Southwest corner of the intersection (McQuitty Square) that will be developed as affordable housing at a later date.



Kinney Point Apartments

The CHA plans to construct a three-story building this site named Kinney Point Apartments, after the late Mr. Marvin Kinney who served on the CHA Board of Commissioners for over 20 years.

Kinney Point Apartments will be comprised of 36 one-bedroom units and six two-bedroom units using universal design with a strong emphasis on energy efficiency and safety. The ground floor units will have fully accessible showers and the second and third floor units will have accessible transfer showers.

Twelve of the units will be reserved for persons with disabilities receiving supportive services in partnership with New Horizons Community Support Services, Inc. There is a critical need for affordable housing options with supportive services for persons with disabilities in our community. In addition, due to the high number of single persons that are disabled and/or elderly, affordable one-bedroom units are also very scarce and greatly needed to serve these at-risk populations. Kinney Point Apartments will be an important community investment in meeting these needs.

Neighborhood Meetings

As part of the planning and development process, the CHA conducted a series of public informational meetings designed to elicit input from local neighborhood associations and the general public regarding the development of affordable housing at this site. The public engagement process included three public meetings conducted at Oak Towers and one meeting sponsored by the Ridgeway Neighborhood Association at the Optimist Clubhouse. Representatives from the Ridgeway Neighborhood Association, Douglass Park Neighborhood Association, and the Oak Towers Residents Association were invited to attend the meetings.

Surveys of meeting participants were conducted on April 18 and again on July 8.

Participant Survey Responses	Yes	%	No	%	Unsure	%
I believe that there is a great need for affordable housing in Columbia.	28	88%	3	9%	1	3%
I like the housing concepts and plans presented by the CHA tonight.	22	69%	3	9%	4	13%
I believe the CHA does a good job in managing public housing.	21	66%	3	9%	8	25%
I support the work of the CHA to develop affordable housing.	27	84%	2	6%	4	13%

The Ridgeway Neighborhood Association made several requests during and following these meetings that the CHA accommodated in the preliminary design process. This included:

- Maximizing green space and using environmental design;
- Adding design features to the west end of the building to reflect the front-porch style of the neighborhood and eliminate any blank walls facing the street;
- Creating additional community space for the building residents; and
- Using a local architect.

A community pocket park was also requested by the neighborhood association but the CHA does not feel that this would serve the best interests of the residents of the building. Planned green space behind the building will be designated for the use of Kinney Point residents and their guests and will include park-like features like a gazebo, benches, and other amenities.

Public comments were also accepted at every monthly CHA Board of Commissioners meeting from January 2013 through July 2013. Complete and up-to-date information was also posted to the CHA web site including design concepts and monthly progress reports.

Zoning Issues

The Kinney Point property is zoned PUD-30 with multi-family residential apartments being an allowed use. The Planning and Zoning Commission met on August 8, 2013 and voted unanimously to support the CHA's revised Statement of Intent for the Kinney Point Apartments which is being presented to the City Council for approval at tonight's meeting.

The Statement of Intent that was approved by the Planning and Zoning Commission includes: a three-story building up to 46,000 square feet; 36 one-bedroom units; 6 two-bedroom units; a maximum building height of 45 feet; adequate parking; and appropriate right-of-ways for city road improvements.

A copy of the PUD Site Plan and street elevation concept drawing is attached for your review.

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 \$545,500 in State and Federal 9% Low-Income Housing Tax Credits to support the development of this affordable housing project. The total development cost will be \$7,345,000. Kinney Point Apartments will serve low-income individuals and families with household incomes at or below 60% of the Median Family Income (MFI) for the Boone County MSA.

Proposed rents for these apartments would serve people with incomes between 40%-60% MFI.

Number in Household	100% MFI	40% Median Family Income			60% Median Family Income		
		Annual Income	Full-Time Employment	Rent as 30% of Income	Annual Income	Full-Time Employment	Rent as 30% of Income
1	\$46,333	\$18,533	\$8.91/hour	\$463/month	\$27,800	\$13.36/hour	\$695/month
2	\$52,833	\$21,133	\$10.16/hour	\$528/month	\$31,700	\$15.24/hour	\$528/month
3	\$59,500	\$23,800	\$11.44/hour	\$595/month	\$35,700	\$17.16/hour	\$893/month

Rent Schedule for Kinney Point Apartments			
Unit Size	# of Units	Square Feet	Monthly Rent
1 Bedroom	36	675	\$450
2 Bedrooms	6	900	\$550

Rents would remain the same for the one-bedroom (\$450/month) and the two-bedroom (\$550/month) apartments regardless of the number of persons in the household making these units very affordable for anyone with income between 40%-60% MFI.

Low-income households with a Section 8 Housing Choice Voucher will also be accepted. These households have incomes at or below 30% of the MFI. There is a high demand for one-bedroom apartments for persons participating in the Columbia Housing Authority's Section 8 Housing Choice Voucher Program and these new apartments will help address this need. New Horizons has also experienced a high demand for one-bedroom apartments for their clients.

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, construction 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 important to note 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 supporting this affordable housing project 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.

LOCATION MAP
NOT TO SCALE

OWNER:
THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA
201 SWITZLER ST.
COLUMBIA, MO 65203

LEGEND:

- | | |
|--|------------------------------|
|  | EXISTING HT CONTROL |
|  | EXISTING ST CONTROL |
|  | CURB |
|  | EXISTING TIE LINE |
|  | PROPOSED TIE LINE |
|  | EXISTING SANITARY TOWER |
|  | PROPOSED SANITARY TOWER |
|  | WATER/CL/CAVITY |
|  | PROPOSED WATER LINE |
|  | PROPOSED FIRE HYDRANT |
|  | PROPOSED LIGHT POLE |
|  | EXISTING STREET |
|  | PROPOSED STREET |
|  | PAVING (INC.) |
|  | WALKWAY |
|  | LOT NUMBER |
|  | PROPOSED PAVEMENT |
|  | EXISTING PAVING |
|  | PROPOSED DETENTION/RETENTION |

NOTES:

THE TRACT CONTAINS 1.58 ACRES.

THIS TRACT IS CURRENTLY ZONED PUD-C.

THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45'.

THE INTENT FOR THIS DEVELOPMENT IS TO HAVE THE SITE DEVELOPED IN ONE PHASE.

PART OF THE TRACT IS WITHIN THE FLOOD PLAIN AS IDENTIFIED BY THE CITY OF CALHOUN AS SHOWN ON THE MAJOR FLOOD PLAIN ZONING MAP DATED JANUARY 17, 2011.

THE TRACT IS LOCATED ON THE WEST SIDE OF THE INTERSECTION OF

THE 100 N STREET BRIDGE LOCATED ON THE TRACT AS DESCRIBED BY THE RECOGNIZATIONS OF CHAPTER 2 OF THE ZONING REGULATIONS OF INDIANE COUNTY, INDIANA.

ALL LOTTING SHALL HAVE A MAXIMUM HEIGHT OF 20 FEET. ALL LOTTERS SHALL BE FULL CUT-OUT AND DOWNWARD SLOPES TO THE MAXIMUM OF THE LOT SLOPES SHALL SHOW DOWNWARD SLOPE CHANGES. CHANGES SHALL BE ALLOWED AS LONG AS THEY CONFORM TO THE CITY OF CALHOUN LOTTING REGULATIONS.

THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE FLOW RATE TO THE PRE-DEVELOPMENT FLOW RATE FOR THE 1, 2, AND 10 YEAR RETURN PERIODS.

THE EXISTING STORMWATER DRAINAGE DITCH LOCATED IN THE SOUTHWEST CORNER OF THE SITE SHALL REMAIN IN PLACE OF ITS RECONFIGURATION, REPEATED BY ONE (1) ADEQUATE OFFSET.

IT IS THE INTENT OF THIS DEVELOPMENT TO COMPLY WITH SECTIONS 28-29-1-1(1)-(1) OF THE CALHOUN

UNIT CALCULATIONS:

TOTAL NUMBER OF UNITS:	
1 BEDROOM EACH UNIT:	
2 BEDROOM EACH UNIT:	

DENSITY CALCULATIONS:

LCT AREA:	1.99 ACRES
PROPOSED NUMBER OF UNITS:	
PROPOSED DENSITY:	21.4 UNITS / AC
EXISTING ZONING:	PLD-

PARKING CALCULATIONS:

PARKING REQUIRED: 55 UNITS - 1 BEDROOM EACH UNIT 6 UNITS - 2 BEDROOM EACH UNIT PLUS 1 SPACE / 5 UNITS		1.5 SPACES / UNIT = 54 SPACES 2.0 SPACES / UNIT = 12 SPACES = 9 SPACES
BICYCLE SPACES REQUIRED: BICYCLE SPACES PROVIDED:		= 8 SPACES = 8 SPACES
TOTAL SPACES REQUIRED (WITH REDUCTION OF BICYCLES): TOTAL SPACES PROPOSED:		= 67 SPACES = 68 SPACES

CALCULATIONS:

AREA:	
TOTAL LOT AREA (NET) =	1.96 ACRES
BUILDING AREA =	0.33 ACRES
OTHER IMPERVIOUS AREA =	0.58 ACRES
TOTAL IMPERVIOUS AREA =	1.01 ACRES (51%)
TOTAL PERVIOUS AREA & LANDSCAPING =	0.95 ACRES (49%)

LANDSCAPE COMPLIANCE

TOTAL PARKING LOT & DRIVE AREA=	25,955 SQ.
TREES REQUIRED @ 1 TREE/4500 SQ FT =	6 TR
TOTAL TREES REQUIRED=	6 TR
MEDIUM TO LARGE TREES REQUIRED (30%)=	2 TR
TOTAL TREES PROVIDED=	5 TR

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA,
MISSOURI, THIS _____ DAY OF _____, 2013.

ACCEPTED BY THE PLANNING AND ZONING COMMISSION
THIS _____ DAY OF _____, 2013.

ROBERT MCDAVID - MAYOR

DOUG WHEELER CHAIRPERSON

SHEELA AMIN — CITY CLERK

SITE/CIVIL ENGINEER

CROCKET

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Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#700001804

