Introduced by _____ Council Bill No. _____R 158-12_____

A RESOLUTION

supporting the Affordable Housing Project on Lambeth Drive proposed by the Columbia Housing Authority and New Horizons Community Support Services, Inc.

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

SECTION 1. The City Council supports the application of the Columbia Housing Authority and New Horizons Community Support Services, Inc. to the Missouri Housing Development Commission for low-income housing tax credits for the proposed Affordable Housing Project on property located at the south end of Lambeth Drive in the City of Columbia.

SECTION 2. The Mayor and the Third Ward Council Member are authorized to send letters of support for the project to the Missouri Housing Development Commission.

ADOPTED this _____ day of _____, 2012.

ATTEST:

_____ _____

City Clerk Mayor and Presiding Officer

APPROVED AS TO FORM:

_____

City Counselor

Source: Law

Agenda Item No:

To: City Council
From: City Manager and Staff

Council Meeting Date: Sep 17, 2012

Re: Request for City Council Support for the Proposed Affordable Housing Project at the South End of Lambeth Drive

EXECUTIVE SUMMARY:
The Columbia Housing Authority (CHA) and New Horizons Community Support Services, Inc. (New Horizons) have requested the City Council to adopt a resolution supporting their application to the Missouri Housing Development Commission for low-income housing tax credits for the development of an affordable housing project at the South end of Lambeth Drive.

DISCUSSION:
As explained in the attached memo, CHA and New Horizons intend to develop approximately fifty one-bedroom and two-bedroom affordable housing apartments on a 4.35 acre tract located at the South end of Lambeth Drive in the City's Third Ward. (Lambeth Drive is a public street that terminates at the north property line of the subject tract. Currently, a private drive runs from the termination of Lambeth Drive through the subject tract.)

CHA and New Horizons have requested that the Council adopt a resolution supporting their application to the Missouri Housing Development Commission for low-income housing tax credits for the project. They are also requesting the mayor and the third ward council member to send letters of support to the Commission.

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:
Adoption of a resolution supporting the application of CHA and New Horizons for low-income housing tax credits and authorizing the mayor and third ward council member to send letters of support.

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/Expands 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?	Yes
One Time	$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	11.2
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 #	

Columbia Housing Authority

Affordable Housing Initiative

Affordable ❖ Accessible ❖ Energy-Efficient ❖ Healthy ❖ Safe ❖ Well-Maintained

To: Mayor and City Council

From: Phil Steinhaus, CEO of the Columbia Housing Authority

Andrea Cheung, Director of Development & Project Management
New Horizons Community Support Services, Inc.

Date: September 17, 2012

RE: Request for a City Council Resolution Supporting an Application to the Missouri Housing Development Commission for Low-Income Housing Tax Credits for the Development of Affordable Housing to be known as Lambeth Apartments

---

The Columbia Housing Authority and New Horizons Community Support Services, Inc. have formed a partnership to develop new affordable housing apartments on 4.35 acres of land between Clark Lane and the south end of Lambeth Drive. This property is located in Columbia's Third Ward and is zoned C-3 and listed as Commercial property in the Metro 2020 plan.

The Legal Description is: Land in Corporate 1 A W 100 FT E 708.5 FT 4.35 A PT W PT E ½ SW / Deed Book/Page: 3396 0015 0884 0653 0766 0968 0302 0430. See attached map of the site location.

The Columbia Housing Authority and New Horizons Community Support Services, Inc. have obtained site control of this property with the intention to develop approximately forty-seven (47) one and two-bedroom affordable housing apartments. A second phase development of an additional sixteen (16) apartments may be considered in the future, once the first phase is complete and at full occupancy.

The New Horizons portion of the development will include twenty-three (23) one-bedroom apartments that will include on-site supportive services for persons with disabilities. These apartments will be located in one (1) building that will have a single entrance and interior corridors leading to the apartments. New Horizons will staff the building in response to the level of assistance required by the tenants and will have an active, regular presence at the site.

The Columbia Housing Authority portion of the development will include three (3) buildings composed of eight (8) apartments in each building for a total of twenty-four (24) apartments. There will be eight (8) two-bedroom and sixteen (16) one-bedroom apartments.

Agency	Buildings	1 BR	Sq. Ft.	Rent	2 BR	Sq. Ft.	Rent
New Horizons *	1	23	650	$546	-	-	-
Columbia Housing Authority	1	8	680	$468	-	-	-
Columbia Housing Authority	1	4	680	$468	4	900	$598
Columbia Housing Authority	1	4	680	$468	4	900	$598
TOTAL	**4**	**47**			**8**		

** Rent includes all utilities.*

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

The Columbia Housing Authority and New Horizons, with the assistance of the ND Consulting Group of Saint Louis, Missouri, are planning to submit a joint application to the Missouri Housing Development Commission (MHDC) for 9% Low-Income Housing Tax Credits to support the development of this affordable housing project. This housing project 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.

		40% Median Family Income			**60% Median Family Income**		
Number in Household	100% MFI	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

Rents would remain the same for the one-bedroom ($468/month) and the two-bedroom ($598/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.

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.

The Columbia Housing Authority and New Horizons Community Support Services 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 Third Ward City Councilperson Kespohl to offer letters of support for this project.

The affordable housing application for low-income tax credits is due to the Missouri Housing Development Commission on or before September 21, 2012. Notification of awards will be announced by MHDC by the end of calendar year 2012. 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.

The Columbia Housing Authority, New Horizons Community Support Services, Simon & Associates Architects, and Crockett Engineering are planning to review this proposed project with the residents of the Lambeth Drive neighborhood on Thursday, September 13, 2012. Mr. Gary Kespohl, Third Ward City Councilperson, is also planning to attend this meeting. Comments from residents of Lambeth Drive will be taken into consideration at this meeting and will be shared with the City Council during your consideration of this resolution on Monday, September 17, 2012.

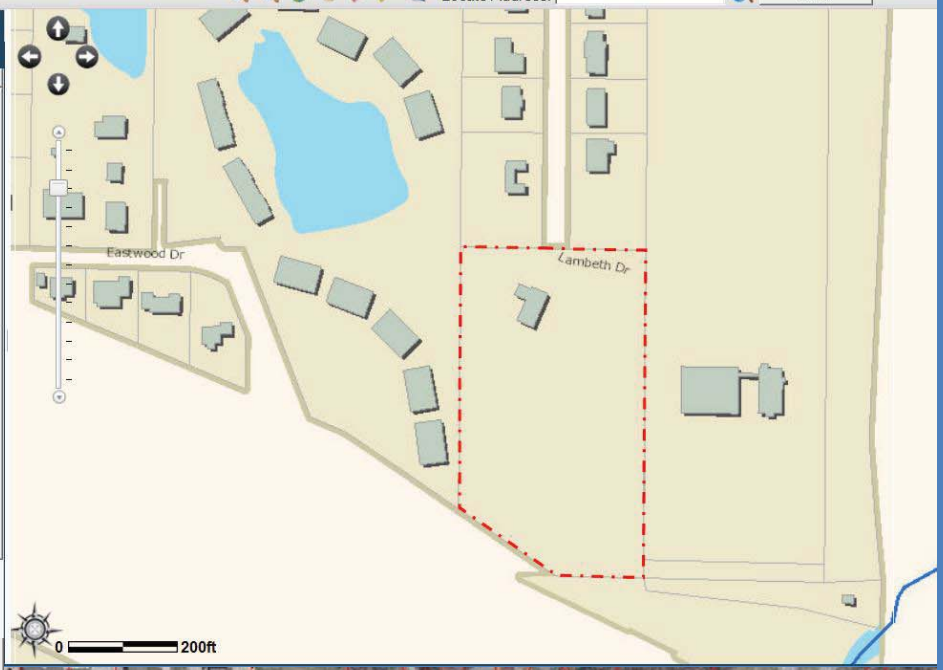
Additional maps, site drawings, and building elevations will also be shared with the City Council at this time after receiving comments from residents of Lambeth Drive.

Columbia City View

Map Details | Map Instruc

Locate Address: | Buffer

Information Panel

Legend | Results

Assessor #: 1711100000020001
Parcel Address: 1327 Lambeth Dr
Owner: DUNCAN VICTORIA K & DEBRA
Owner (cont.): JEAN SUTER
Owner Address: 4129 W TARKIO ST
City: SPRINGFIELD
State: MO
Zipcode: 65802
Government: City of Columbia
Year Annexed: 1962
Council Ward: Third
Council Person: Gary Kespohl
Neighborhood Assn: White Gate
City Zoning Districts: C-3
Zoning Overlay:
Development Status: Developed
Parcel Area: 4.4 acres
Metro 2020: Commercial
Annexation Agreement: No
Development Agreement: No
Solid Waste: City - Friday
Sewer Service: City of Columbia
Electric Service: City of Columbia
Water Service: City of Columbia
Fire Protection: CFD
Fire Station #: Station 4
Police Protection: Columbia Police Dept
Police District: 40
Animal Control: Urban Services
School District: Columbia Public Schools
Elementary School: Blue Ridge
Middle School: Gentry
Jr High School: Jefferson
Sr High School: Hickman
Special Business District: No
TDD: No
TIF: No
CID: No
DBR Library Tax: Columbia Library
Enhanced Enterprise Zone: Yes
CDBG Area: Yes
NRT Area: Yes
Major Watershed: Perche Creek
Secondary Watershed: Hinkson Creek
Immediate Watershed: Hinkson Creek