

Introduced by _____ Council Bill No. R 173-13

A RESOLUTION

repealing Resolution No. 162-13 that expressed support for the second phase of the Gentry Estates housing development for senior citizens and adopting a new resolution on the same subject.

WHEREAS, on August 19, 2013, the City Council adopted Resolution No. 162-13, which expressed support for the second phase of the Gentry Estates housing development for senior citizens; and

WHEREAS, JES Dev Co, Inc. has revised the total number of apartment units that will be included as part of the project from forty-two (42) apartment units to forty-eight (48) apartment units; and

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-eight (48) 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 _____, 2013.

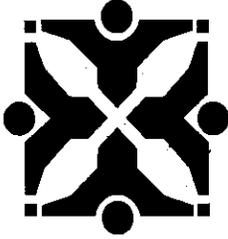
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - Planning 

Agenda Item No:

To: **City Council**

From: **City Manager and Staff** 

Council Meeting Date: Sep 3, 2013

Re: Approving a resolution expressing support for the second phase of the Gentry Estates housing development for senior citizens - amended resolution

EXECUTIVE SUMMARY:

Attached for Council consideration is a resolution supporting the application of JES Dev Co, Inc. 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 Gentry Estates Phase II. The Council approved the same resolution for a 42 unit building at its last Council meeting. The developer has decided that the project will consist of 48 apartment units, and requests approval of a new resolution to reflect the change. The site plan will require Planning & Zoning Commission hearing and Council approval but the number of dwelling units is consistent with the PUD zoning approved for the site.

DISCUSSION:

Gentry Estates Phase II is located immediately east of the Gentry Estates Phase I building, located just north of Gentry Middle School on Bethel Road south of Nifong Boulevard. The Gentry Estates projects help 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.

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 amended 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 #	



Timothy Teddy <tteddy@gocolumbiamo.com>

Request for change to resolution of support JES Dev CO

1 message

Mark Farnen <mfarnen@mchsi.com>

Fri, Aug 23, 2013 at 4:25 PM

To: Timothy Teddy <tteddy@gocolumbiamo.com>, Pat Zenner <przenner@gocolumbiamo.com>

Tim/Pat,

On Monday, August 19, 2013 the Columbia City Council passed a resolution in support of the second phase of the Gentry affordable housing development being constructed by JES Dev Co. That resolution, R 162-13, states support for a project that is "consisting of up to forty-two (42) apartment units designed to provide affordable rental housing for person 62 years of age and older."

JES Dev Co has been presented with a building plan that would actually consist of up to forty-eight (48) apartment units of the same type. The resolution we requested is to be used in the application for low-income housing tax credits, and the resolution must accurately state the maximum number of units that would be built under this program. The increase in the number of units DOES NOT change the original intent of the zoning that was granted for this project in 2011 and the new building would be in conformance with PUD limitations for this site.

Therefore, we are requesting a change in the resolution, not the plan or the zoning, that would change the number from 42 to 48 units in the Phase 2 building. I have included a copy of the resolution that was passed along with a replacement resolution that reflects the 48 unit change for your convenience. The process to make that change, remains a bit unclear, so I am requesting that you use your best judgment in helping accomplish this change.

It could be that this change could be achieved by a simple amendment to the original resolution of support. It could be that a substitute resolution would need to be introduced in place of the earlier bill. We will leave that procedural question to your discretion, but wanted to submit this request on a timely basis.

We do have a deadline for submission to the tax credit program, so we would like to submit this change for consideration at the September 3 meeting.

There was no debate or opposition to the original resolution. This change simply reflects a more accurate description of the project that JES Dev Co would like to construct, and again, it will remain within the limitations of the original zoning and PUD requirements.

Let me know if there is anything I need to do to assist in moving this request forward.

Thank you for your help.

-- Mark Farnen
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Columbia, MO 65203

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(573)443-4231

2 attachments

 **R162-13.pdf**
41K

 **City Resolution Gentry 2 replacement.docx**
12K