

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
MARCH 21, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>Letter of support for Sunset Terrace, seeking 9% Low-Income Housing Tax Credits (LIHTC) from the Arkansas Development Finance Authority (ADFA).</p> <p>Submitted By:</p> <p>Housing & Neighborhood Programs Department</p>	<p style="text-align: center;">Ordinance √ Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The resolution would authorize the Mayor to sign a Letter of Support for the applicant, Little Rock Housing Authority/dba Metropolitan Housing Alliance and its subsidiary Central Arkansas Housing Corporation, to apply for Low-Income Housing Tax Credits (LIHTC) from the Arkansas Development Finance Authority for the Sunset Terrace Project, a seventy-four (74)-unit multi-family development rehabilitation located at 2800 South Battery Street.</p> <p>None</p> <p>Approval of the resolution.</p> <p>The Community Housing Advisory Board (CHAB) met on March 20, 2017, to hear from the applicant on this proposal. The CHAB voted to 6-0 to issue the letter of support.</p> <p>The applicant and Housing & Neighborhood Programs staff notified the surrounding neighborhood associations regarding the project. There were no negative comments from neighborhood associations.</p>	

**BACKGROUND
CONTINUED**

The developer proposes to rehabilitate the seventy-four (74)-unit development to meet existing HUD, ADFa and ADA requirements. Sunset Terrace, originally Battery Street Project, is the Metropolitan Housing Alliance's (MHA) oldest property that was put into service in 1942. The proposed rehabilitation is part of the Housing Authority's participation in the Rental Assistance Demonstration Program (RAD). RAD allows MHA to access capital such as LIHTC and other sources to fund the long-term capital needs of its portfolio. The anticipated plans includes complete interior restoration, including updated ADA compliant bathrooms, larger bedrooms, expanded and more functional kitchens with new dining areas, as well as new facades and updated landscaping. The existing management building will be upgraded to include new meeting and multi-purpose space for the community. New playground space and other outdoor activity spaces are planned as well. The development is being reconfigured to accommodate an adequate number of one, two, and three bedroom units. In keeping with the historical family orientation of this property, MHA is also attempting to include a sufficient number of four and five bedroom units. The proposed plans assume maintaining the current seventy-four (74) units.

Board policy requires that these requests to be reviewed by Housing and Neighborhood Programs and the City's Community Housing Advisory Board (CHAB), who reviews each application and makes a recommendation to the Mayor and Board on whether a Letter of Support should be drafted and signed by the Mayor.