



City of Columbia, Missouri

Meeting Minutes

Housing and Community Development Commission

Wednesday, June 5, 2019
7:00 PM

Public Hearing for Agency Projects

Council Chambers, City
Hall
701 E. Broadway
Columbia

I. CALL TO ORDER

MR. REGAN: All right. It is now 7:00 and we will get ready to start this meeting. I would like to call to order the June 5 meeting of the Community Development Commission. Before we begin with introductions, I want to remind the Commissioners that these mics are live throughout the day -- or the night, so there is a push button on the front that will mute it. So if you need to cough, sneeze or anything, please push and turn your head so we do not pick it up on the mic. And also, we need to speak one at a time or they do cancel each other out on the recording, so if you have any questions after presentations, please raise your hand and I will call on you to address the presenter. And we will move efficiently and quickly through this meeting. All right. We'll go ahead and start with introductions. I'll start down on my right.

II. INTRODUCTIONS

MR. KASMANN: Ross Kasmann, Ward 3.

MS. FISHER: Hannah Fisher, First Ward.

MR. RITTER: Mitch Ritter, Ward 2.

MR. WHATLEY: Paul Whatley, member at large.

MR. REGAN: Blaine Regan, Sixth Ward.

MS. SUHLER: Diane Suhler; Human Services Commission Representative.

MR. COLE: Randy Cole, City staff.

MR. ANSPACH: Gary Anspach, City staff.

MR. REGAN: Thank you. Then we'll move on to the next item. Does anyone have any comment -- we have one more Commissioner coming up.

MR. KNOCH: Sorry I'm late. Nick Knoth, Commissioner member.

MR. REGAN: All right. And we'll go ahead and move on to the next agenda item.

Present: 8 - Mitchell Ritter, Blaine Regan, Paul Whatley, Michael Salanski, Diane Suhler, Ross Kasmann, Nicholas Knoth and Hannah Fisher

Excused: 1 - Michael Fletcher

III. APPROVAL OF AGENDA

MR. REGAN: Does anyone have any comments on that? All right. Hearing none. If I can get a motion to approve the agenda.

MR. KASMANN: So moved.

MR. RITTER: Second.

MR. REGAN: All right. All in favor of approval of the agenda say aye.

Opposed?

(Unanimous voice vote for approval.)

MR. REGAN: All right. We'll approve the agenda.

Yes: 8 - Ritter, Regan, Whatley, Salanski, Suhler, Kasmann, Knoth and Fisher

Excused: 1 - Fletcher

IV. APPROVAL OF MINUTES

Draft May 8, 2019 Minutes

Attachments: [May 8, 2019 Draft CDC Minutes](#)

MR. REGAN: Now we'll move on to the approval of the minutes from the May 8th Commission meeting. Anyone have any comments on those minutes? All right. Hearing none. If I can get a motion to approve the minutes.

MS. SUHLER: I so move.

MR. KNOCH: Second.

MR. REGAN: All right. All in favor of approving the minutes from May 8 say aye. Opposed?

(Unanimous voice vote for approval.)

MR. REGAN: All right. We have approved the minutes from the last meeting.

V. NEW BUSINESS

Staff Memo

Attachments: [CDC Memo 6-5-2019](#)

Discussed throughout the course of the meeting.

CDBG and HOME Funding Requests

Attachments: [Funding Requests](#)

MR. REGAN: We're looking at CDBG and HOME funding requests today. And on this first topic, we have the Neighborly System Review.

MR. COLE: Yeah.

MR. REGAN: Randy?

MR. COLE: I'll give you a quick full review. So we had about \$1.7 million in CDBG funding requests for this funding round for FY2020, and that's what we're planning for, which is next year's funding that covers January to December of 2020, but we typically get the funds in July or August. So just to keep that in perspective. We're estimating

we'll get about \$925,000 in CDBG funds, so we'll need to cut about \$780,000 from projects that applied. For HOME, we had about \$729,000 in requests, and we're estimating we'll get about \$580,000, so we'll need to cut around \$150,000 from the requests tonight. So that gives you a little bit of perspective. As far as the Neighborly System goes, everybody has had the link emailed out to them. You utilize your email address as your login, and if you've forgotten your password, you can use the system to recover it. If you have any trouble, just reach out to me and let me know. I can say there have been a couple Commissioners in there rating already, which is really good. So we need each Commissioner to rate all the proposals for this year by June 14 of 2019. That would be coming up next week -- next Friday. So that would allow us to compile your ratings so we can put it into our spreadsheet and kind of prioritize where everyone scored out for your discussion on June 19. I did have one quick item I wanted to raise up. I did connect with Columbia Center for Urban Agriculture. There was a potential appearance of a conflict with one of their board members being a City employee, so I did follow our procedure. We're supposed to check in with our legal department when there is an appearance and then notify the HUD field office. So I've taken those steps. I would anticipate that they would see that there's no real conflict. They may ask the member to step down to resolve it. I don't know. I need to wait and hear back from the HUD field office. Certainly, there has been no wrongdoing or anything, you know. Everything has been above board working with that agency. I haven't had that staff member contact me or anything like that. So I would think it is something that could be resolved, but I've taken the steps that I'm required to by the regs.

MR. REGAN: Thank you, Randy.

Neighborly System Review

VI. SPECIAL ITEMS

FY 2020 CDBG and HOME Organization Proposals

Attachments: [United Community Builders](#)
[CHA-Providence Walkway](#)
[CHA-PWW Infrastructure](#)
[CHA-TBRA](#)
[Columbia Center for Urban Agriculture](#)
[Job Point Vocational Training](#)
[Services for Independent Living Accessibility Program](#)
[Great Circle Renovations](#)
[Central Missouri Community Action Business Counseling](#)
[Woodhaven Housing Rehab](#)
[Creative Commons-Housing Development](#)
[Columbia Gadget Works, Cardboard Robotics Event](#)

MR. REGAN: And we will get ready to move on to the presentations for the 2020 CDBG and HOME proposals. Just to let everyone know, we do have a total of 12 presentations, so today we will be limiting your presentations to five minutes so that we can allow time for Q&As from the Commissioners. At four minutes -- Paul is going to be our timekeeper to my right -- he will wave -- he'll flash a red light on the podium for the one-minute warning at four minutes and then at five minutes total, he will press it again. And if we are still speaking, he will kindly raise his hand to let you know your time is up. And then we will allow Q&A from the Commissioners at that time. All right. At on the -- for the first proposal, we will have United Community Builders come up, please. And once you come up, if you can please introduce yourself, your organization and address, it would be greatly appreciated.

United Community Builders

MR. DEAN: My name is Damian Dean; I'm the executive director of United Community Builders. I also have another individual who will help me, Katherine Wilson, one of our community partners, as well as Tim Richards, will be able to help field some of the questions you may have for us. Let me know when my time begins.

MR. REGAN: You're good to go.

MR. DEAN: All right. Again, we thank you for this opportunity. I'm going to give you a little bit of the history of who we are. We are United Community Builders. We are a local organization here -- nonprofit. Our mission is very simple-- to build and release capable people through community-wide projects and programs to focus on education, mentorship and job readiness training. As well, we've been here for over 10 years working with the community, and we have a proven track record of helping individuals gainfully go from unemployment to employment, as well as navigating through poverty.

And so before we started receiving United Way funds in 2013, we were able to achieve an 80 percent success rate of moving people from dependency on welfare to financial self-sufficiency. And so what in particular with what we're wanting to do with this Commission and our project is to do an expansion of what we do. So in December of 2018 one of our faith partners, UCC, was gifted a 50,000-square foot facility in the Whitegate neighborhood. June 1, 2019, they gave us a long-term lease to expand our programs to the Whitegate neighborhood. This includes office space, client program spaces, as well as a commercial kitchen and a multipurpose room that we have access to. And then in September of 2019, because they are currently still -- we're renovating the facility to be functional, what we'll do there, we'll kick off some of our programming to start just building relationships with the community.

MS. WILSON: In turn, the expansion consists of the need for more bathrooms. We currently need to separate. We have one unit of a bathroom now that is for both genders. We need to separate those genders out -- so a specific one for male and one for female. We also need to add in more stalls to meet those City and ADA compliances. For the kitchen, it's partially installed. We would like to add a community dinner approach to that area for the community. So we would like to fully install an oven, bring our boiler system up to date so it is more modern, and then add in a parking lot that would be inclusive to accommodate those visitors and those extra families that may want to drive to our unit.

MR. DEAN: So I was talking very fast but thank you so much. I thought we had seven minutes and not five, but that's okay. But the exciting thing is that we are able to - - we're doing this currently in First Ward, and we want to expand it to that neighborhood that needs the help and attention in a positive light. Someone that will come along side with them to help them navigate through some of the difficulties that they face and begin to be a bright spot for the community. So thank you so much. I didn't get a red light, so that means I'm good.

MR. WHATLEY: You've still got a couple of minutes, if you need to elaborate a little more.

MR. DEAN: Oh, okay. I got you. Next time, I'm going to have a clock or a watch. But, no, the big thing with what we do, some of our programs include a summer academy that we've been doing -- actually, this will be our 22nd year of doing it because our parent company was United Community Cathedral, and we've had the program for the last 10 years. And so we serve about 40 students each summer on 617 North Providence Road. And we have 4,000-square foot there, but this new facility -- we went through this winter

and we saw 40 children walking on the streets, you know, playing after school hours, and so there is definitely a need for after school programming and things like that. We also do a job readiness training program as well, and we've been doing that for -- since 2014. And we've served 45 individuals, and we have a success rate of 75 people that -- or 75 percent where after 60 to 90 days after graduating, they're employed or enrolled in trade school. As well, we do a focus on fatherhood curriculum program where we teach fathers parenting classes, as well as we help them connect with the child support enforcement division and get their arrears caught up and things of that nature and work out a plan with them. So we are just really trying to help that neighborhood and bring it -- bring it to a shining light because sometimes people don't know that they can be successful until someone tells them that they can be successful. And that's what we have done under the radar on purpose because we would rather spend 100 hours with one individual than one hour with 100 individuals because you won't have the impact. And so we believe trust is spelled T-I-M-E, time.

MR. REGAN: Thank you. All right. Any questions from the Commissioners?
Ross?

MR. KASMANN: What would the timeline for completion of construction be?

MR. DEAN: It would be within one year.

MR. WHATLEY: The 40 students that go to the -- through your summer camp, are there any costs to them or to the families?

MR. DEAN: Yes. Yes. There are -- they pay a tuition cost, but we are funded by United Way, and then we have private donors that give to us to offset and do scholarships for them because oftentimes they don't have the funds to go to another program.

MR. WHATLEY: And how many families or individuals do you serve throughout the year?

MR. DEAN: We will range anywhere from 100 individuals and probably 20 or 30 families.

MS. SUHLER: How do you recruit your families or your people to become part of the program?

MR. DEAN: The wonderful thing is that because we have been doing this for so many years -- our church site was doing it for 30 years without tracking it. But we became formal 10 years ago and we are a separate 501(c)(3), but we get it through a lot of the volunteers that we have that come in word of mouth and social media as well as because we have a track record of 22 years with one of our programs, it's just families, families passing onto other families saying, hey, there is a place that you can take your

children. And then from probation and parole for some of our adult programming and then Love Inc. helps as well, and then United Way has been a funded partner of them, they also help us with putting Eblasts out and things of that nature for what we do.

MR. SALANSKI: Good afternoon, Michael Salanski, Fifth Ward. Excuse me for the tardiness. I was coming from another meeting. You mentioned your partnership with United Way and private donors, in addition to Love Inc. As you can imagine, we oftentimes deal with a finite amount of resources. The demand for our resources oftentimes is exceeded for what the capacity in which we have to service that demand. If we weren't able to fully fund your request or if we weren't able to fund your request at all, do you envision being able to pick up the slack with those partnerships that you mentioned?

MR. DEAN: Yes. A portion of it -- not all of it, but we were hoping that you would fund most of it.

MR. SALANSKI: Yeah.

MR. DEAN: And the reason being is that we can use it as leverage for other donors because oftentimes they want to come and see who else are you partnering with to do what you are doing. And then Tim can also speak to that.

MR. RICHARDS: And that's always a tricky question because we hope that we will be able to raise the funds to do that, but it really is dependent on a lot of factors and bringing -- since we were really taking on a much larger presence, it means being able to network and access other funding sources. We are courting a couple of grants that look very promising. We've got some administrative work to do to get everything in line for the way that they want the proposal funded. A part of what we did in this proposal is we kind of gave you a smorgasbord and put them in that priority order because the bathrooms are the number one thing we have to get done or we really can't operate in there because none of the bathrooms right now are even ADA accessible in that front area where we will be operating programs and near the parking lot.

MR. RITTER: Do we have a detailed estimate for each of these items in the packet?

MR. RICHARDS: You don't have bids, but, yes, there is an estimate --

MR. RITTER: I mean, mentioning the bathrooms -- but you haven't gone through getting bids to --

MR. RICHARDS: We have one bid, and we are meeting tomorrow with Coil for the second one. The first bid on the bathrooms came in at \$76,000, which we thought was a little excessive. So we are going to go and -- it was \$76,000?

MS. WILSON: Yes.

MR. RICHARDS: So we are going to go back and take a look at that and make sure that we're actually getting what we requested. We've learned that -- some of the folks that we got -- requested bids from often don't include everything that they should, and so we just want to make sure it's right before we make a --

MR. RITTER: This helps if we have those bids --

MR. RICHARDS: Right.

MR. RITTER: -- in the packet.

MR. RICHARDS: Okay.

MR. RITTER: So if you get that in the next couple of days --

MR. RICHARDS: Sure.

MR. RITTER: -- make sure you get that over to Randy --

MR. RICHARD: Absolutely.

MS. WILSON: Absolutely.

MR. RITTER: -- so he can get it in our packet.

MS. SUHLER: You note on your budget sheet that there is \$150,000 from other sources for demolition. What are the other sources of --

MR. DEAN: Volunteer labor that we've had from the community for Columbia helped us tremendously as well as we've been -- since December been helping this project through volunteers actually use to work, and then also some volunteers have donated their labor from them being professionals with the AC unit and stuff like that or donating sheetrock and all that stuff -- so material. So that's what we're talking about with the \$150,000.

MS. SUHLER: Okay. So it's not actually a monetary donation?

MR. DEAN: Correct. Yes, ma'am.

MS. SUHLER: It's more in-kind?

MR. DEAN: In-kind. Yes, ma'am.

MS. SUHLER: Okay.

MR. REGAN: Any other questions? Thank you. And we'll move on to Columbia Housing Authority for the Providence Walkway.

CHA Providence Walkway

CHA-PWW Infrastructure

MR. STEINHAUS: I've got a couple of quick handouts here, so I'll just hand them out and pass them down the row. Okay. Good evening. Thank you for having this hearing. Phil Steinhaus; CEO of the Columbia Housing Authority with offices at 201 Switzler Street. I actually am going to cover our request for HOME funds and CDBG for

Providence Walkway at the same time, and then I will talk about the Tenant-Based Rental Assistance program after that. So just let me know how much time I have for the first two. So the Columbia Housing Authority has been in the process of preserving public housing. We are the first housing authority to be accepted for the rental assistance demonstration program here in Columbia. We have 717 units of public housing. You are probably familiar with Oak Towers, Paquin Towers. We have 294 units downtown and then 76 units out on Elleta Boulevard, which is called our Bear Creek Apartments. And so we planned to renovate all 717 of those units in nine phases from 2014 through 2025. Currently when we finish our current Bryant Walkway project, we will have renovated 597 units of those 717, with 120 left to be renovated. This is part of the rental assistance demonstration program. We are the first housing authority in Missouri to be approved for that program. It allows us basically to convert a public housing operating subsidy that fluctuates year-to-year based on federal appropriations to a long-term contract rent to what's called a project-based voucher. And it's essentially a Section 8 voucher that's attached to the project itself. And that allows us then to be competitive for low-income housing tax credits of either nine percent or four percent credits. The only difference between those is nine percent gives you more money and four percent gives you less. Nine percent are much more competitive. So we're looking at also adding CHA funds and financing, money from The Federal Home Loan Bank, City HOME and CDBG funds to help fund this project. So it's a whole kind of quilt of funding resources. So here's a chart of what we've done so far. So our first project was Stuart Parker with Paquin Towers, which was 284 units, and that was completed in September 2017. Then we completed Bear Creek just a month later. That was 76 units. Oak Towers were completed last summer. Bryant Walkway One will be completed here in July. Bryant Walkway Two was completed in December. And so that's the 597 units and leaves 120 more units in basically four projects. And so you will notice that our original proposal to you was for 50 units for Providence Walkway, and that's what we wanted to do, but we have spoken with staff from Missouri Housing Development Commission, and they basically said that 50 units is going to be too large a project to be competitive for funding. So we have broken it down, so therefore, I have given you a revised budget, and so that's going to be for 36 units rather than 50 units. And so that will be Providence Walkway -- we'll have Trinity Place Apartments, which will be 16 units, and we'll probably add some newer units to that project as well so it will create some additional affordable housing with that. And then we have to do East Park Avenue, which is everything that we own west of Providence -- or east of Providence Road there south of

Douglass High School and then right next to the War Room there if you're familiar with those properties. So here is where they are all located. And the one right there in the middle, the red one, that's the Providence Walkway Apartments. There's 34 apartments there that we're going to tear down completely and build all new apartments and replace with 36 apartments there. So there are a lot of protections involved in RAD for our tenants. So there's no rescreening, they have a right to return, they have the right to renew their lease. So we can't do anything like say we're not renewing your lease or anything like that. So we phase in any tenant rent increases which we haven't experienced so far. We keep our family self-sufficiency programs and our resident services programs. Do I get 14 minutes there, Paul, since I'm doing two?

MR. WHATLEY: Five minutes for each project.

MR. STEINHAUS: Oh, okay. Ten? Do I get ten?

MR. WHATLEY: Do you just want to roll?

MR. STEINHAUS: Uh-huh. I'm doing HOME and CDBG for Providence Walkway.

MR. WHATLEY: Okay.

MR. STEINHAUS: Is that good?

MR. WHATLEY: That's good.

MR. STEINHAUS: Is that okay?

MR. WHATLEY: You've got five and a half, six more minutes.

MR. STEINHAUS: I'm going to have to talk more --

MR. WHATLEY: Six minutes.

MR. STEINHAUS: -- faster then. Okay. So there's resident participation funding. Residents have choice mobility, meaning after they live there for a year, they could actually get a regular Section 8 voucher and move anywhere else. We take care of all moving and relocation costs, and rent continues to be based on income. So here's the area we are talking about. It's right across from Douglass High School. Okay. So that's on the south there. That's Providence Road you can see on the left. That's by Boone Center. And so we'll add a couple of new units over there on 407 North Providence, which is a property that we own. I won't go down through this whole list because I know I'm a little short on time, but it's going to be all new. So it will be all new energy efficient housing, new everything in there. And so our -- one of our big key points is being very energy efficient because the affordable housing equation is rent plus utilities. So even if you have a subsidized rent, you pay 30 percent of your income for rent. If you can only afford 100 bucks, you can't afford 200 dollars in utilities. So these will be very energy efficient. So here's the map of the proposed site plan. So we leave a nice green open

space in-between there. We're going to have several eight-plexes and several duplexes that make up the site, so you can see Douglass swimming pool over there on the right to kind of help you orient -- orient you to what the plan is going to be. And this is a little close up, so you can kind of see it a little closer. The other map was a little bit bigger -- or a little bit small to kind of see. So there will be three-bedroom duplexes along Trinity, and then there will be an eight-plex of one-bedroom apartments and two eight-plexes of two-bedroom apartments along Providence Road. So -- and then we're going to build another two-bedroom four-plex over on a lot that we own right next to our administration building. So -- and so this is what they will look like. They are really pretty. They are really nice. Anybody been around Bryant Walkway and seen what we've done up there? They've turned out really super nice. So everybody will have more additional space, they will have a little bit of outdoor area patio or porch. There will be a central entryway, so if you have ever been up on -- there's some -- oh, I forget the name of the housing development up there by Smiley Lane. There's a bunch of buildings up there. But you come in a central corridor and you either go up and then you go left or right to any of the four bedrooms upstairs or you go in through the middle and then you go into your separate apartments downstairs. And this is what the duplex would look like. Again, very energy efficient and really nice looking. And these are some of the elevations, some of the layouts for the one-bedroom and two-bedroom units. And these are all included in that packet that I handed out to you as well. And then this is the townhouse. The townhouse is a two-story; a garden unit is everything that is on one story. So this is the three-bedroom duplexes that would be along Trinity. So here is the funding for all of this. So we're asking for \$100,000 in CDBG. That \$100,000 would help us with infrastructure costs. The total estimated infrastructure cost is \$464,000. And that's storm water improvements, sanitary, water improvements, electric. We're going to have to take out all of the whole sewer system in that area. So we met with City staff already, and they've said that there are a lot of abandoned taps to that line already, and that line needs to be replaced. They've gone through and done this -- run cameras through that and everything and say really to go in there and cut off all those abandoned taps, it would be cheaper to actually go in and tear it all out and put in a new sewer system. And so we plan to do that. We'll have storm water improvements. We'll put in all new waterlines. We've worked with the City in our past projects to underground all the electrical improvements as well. So we are requesting \$250,000 in HOME to help with the actual construction and \$100,000 in CDBG goes for the infrastructure improvements; we're going to put \$500,000 of our own money into the project; Federal Home Loan Bank, we're applying for

\$355,000; Federal Low-Income Housing Tax Credits, a little over \$7,000,000. If this governor approves State tax credits this summer, then we will go after those as well, but right now we've got that zeroed out because they're just uncertain at this point in time. We'll also have a \$275,000 permanent loan on the property, and we'll have deferred developer fees of almost \$100,000. So the total bill and cost is about \$8.7 million to replace these units. And so here's -- I'll kind of zip through this, but this is -- this would be replacing the water and electric in the system, and it kind of shows we've already worked with A Civil Group to go through and map out how that ought to be done. This would be where the storm and sanitary sewer would be replaced on the site. And so this is the timeline. We've applied for CDBG and HOME funds through you guys at the end of April. Then Federal Home Loan Bank is -- we just submitted our application just a few days ago. And then we'll apply for Federal and State Low-Income Housing Tax Credits whenever the Housing Commission puts that qualified allocation plan out. We hope it's September. So if funded, we'll close on financing in November 2020. So it takes about a year to close on financing. We would not start construction until January 2021, and it will take about 17, 18 months to finish that. And so we would then be fully occupied by January 2023. So it is consistent with the Consolidated Plan, stable housing, stability in education, stability in rent, Neighborhood Congress saw 15,000 Cost-Burdened renters needed to renovate public housing. It really is a strong support in everything in the Consolidated Plan for the work that we're doing. So I think I made it.

MR. WHATLEY: Good timing.

MR. REGAN: All right. Any questions from the Commissioners?

MS. SUHLER: Very impressive plan. Just a question, and I -- just to remind us, the amount of money that you're asking from CDBG and HOME is actually small compared to the total amount of funding?

MR. STEINHAUS: It is. Uh-huh.

MS. SUHLER: Less about 4 percent, if I did my calculation correctly. So how critical is the CDBG and HOME money to your project?

MR. STEINHAUS: Well, the real critical part is that when the Missouri Housing Development Commission looks at the project, they want to know if there is any community buy in -- if the community supports a project. So we have a Council resolution that says this is the highest priority for Low-Income Housing Tax Credits to renovate public housing, so we have full Council support of this. But to have some CDBG and HOME funds put into the project shows that the community is behind making this project work. And oftentimes, even though it seems like a lot of money, we're really

operating on the margin. We have a 10 percent contingency, and every project we have done so far, we've gone over our contingency. So every little bit helps, and that's really key is showing the community support for our project.

MR. WHATLEY: Phil, when you build new, what is the lifespan on your units?

MR. STEINHAUS: Well, we're hoping 25, 30 years at least. What we would say about that is they probably last longer, but that's probably when in time you come back and do some additional tax credits to go in and do renovations and fix things up if they're -- if they need to be fixed up. So that's kind of a cycle of a Low-Income Housing Tax Credit project. There is a 30-year affordability period, so we know we're going to maintain them at least for 30 years. And that's what the Housing Authority is committed to is always maintaining these properties as affordable housing. And the great thing about these units, different than a normal LITEC project -- LIHTC -- Low-Income Housing Tax Credit like what Jeff Smith does out there on Bethel Ridge or Hanover and North Hampton or even Columbia Square, we have project-based vouchers. So a normal Low-Income Housing Tax Credit project is subsidizing the rent so it's lower than market rent, but you can only -- you have to pay whatever the rent is. So it really serves those people that are at or below 60 percent of the median family income down to 40 percent. And with our vouchers, if you don't have any money, you don't pay anything. So it's 30 percent of your income. So we really are serving those people that are between zero and thirty percent of median family income, and nobody else in the community is able to serve that population but us.

MR. REGAN: Any other questions of the Commission? Okay. Thank you.

CHA-TBRA

MR. STEINHAUS: Thanks. So I'll pop right into Tenant-Based Rental Assistance. This one is probably not quite so sexy, but these are housing subsidies to serve special underserved populations for very low-income persons, individuals and families. So we're serving people with inadequate housing plans that have mental health issues; they're being released from correctional institutions; they've completed substance abuse treatment programs; they're victims of domestic violence or have other special needs or disabilities. And so there is matching supportive services from our partner agencies with this though for a dollar-for-dollar match when we provide the housing assistance, we're partnering with a variety of agencies -- I'm going to show them in a second -- who then provide the supportive services. And there's lots of studies that show these at-risk populations because they're homeless and because they oftentimes have a number of problems that are contributing to their homelessness, and so that's where they need the

supportive services. And so we're asking for \$100,000. We would utilize that over a one-year period. Average housing assistance payment is about \$500 a month, and so that would serve -- will serve about 25 unduplicated households. But if you just say you started out and you did 500 divided by 12, you would serve 16, 17 households if you did it for a whole year. But what we find is some people come on and then go off the program. Other families, we're able to move them on to a regular Section 8 voucher once they get stable. So if we can get you stable in six months, we will go ahead and move you onto a Section 8 program when that supportive -- that agency with supportive services say this family can do it on their own now and we're going to help another family. And so we would expect this -- or maybe up to 25 households with these funds. And we have had TBRA funds from I think about 1995 right up until about four years ago.

MR. COLE: 2014. Yeah.

MR. STEINHAUS: 2014. So -- and -- so the priority needs have been identified through the Homeless Engagement Meeting, and that's making vouchers work better, case management for homeless persons, permanent housing options. We work very closely with the Functional Zero Housing Tax Force. We're a member. They meet at our offices every other Monday. We have continued supportive services for homeless persons. Once identified, people engage with case managers using Housing First Model -- Housing First Model says we're not expecting you to necessarily solve all your problems first before we put a roof over your head, we're going to get a roof over your head, but we're also going to provide supportive services to help you resolve those issues that have contributed to your homelessness. And then housing with services addressing mental health and addiction issues was also ranked very high. So here's our partners -- Lutheran Children Family Services, True North, Salvation Army, Burrell, New Horizons, Phoenix Programs, Love Inc., and Compass Health. And we have MOUs with all of those agencies who provide those supportive services. They are all part of the Functional Zero Task Force. And if you have questions about that, I'm happy to answer those. So we -- I have a lot of experience managing these types of programs. This allows us to serve households who don't fit into some of the other programs that we have. So we have 1,062 Section 8 Housing Choice Vouchers, which I think everybody is probably aware of how Section 8 works. If not, just ask me. Shelter Plus Care, also called Continuum of Care, we have about 65 doctors. That is for homeless persons with disabilities. And again, they get supportive services. So if we can fit them into that program, we will. We have VASH Vouchers -- Veterans Affairs Supportive Housing in partnership with the Truman VA. They provide supportive services; we provide 125 vouchers to homeless

veterans. And then we just recently received 14 811 Mainstream Vouchers. 811 Mainstream Vouchers are vouchers for people that are transitioning out of institutional care -- a nursing home or perhaps out of jail or prison. It can also be for a person that's at-risk of homelessness or persons with disabilities at-risk of institutionalization. And so it's a small little grant that we've got, but every one of them kind of has a certain level. So these -- TRBA has always allowed us kind of some flexibility because what's happened in the past is, we have some of the people that don't fit in any of those categories but are really in need of housing and supportive services. And so we are able to use TBRA to try to meet the needs of those populations. I think I did it in time.

MR. REGAN: Any questions from the Commission? Ross?

MR. KASMANN: Phil, is there a wait list for the vouchers?

MR. STEINHAUS: Always. So last time we opened up our Section 8 Housing Choice Voucher waiting list -- we did it last October. We did it for one week. We took 900 applications. It will take us two-and-half to three years to work through those applications, and in that time, we will probably end up housing about 25 percent of those people that applied. Part of the reason is they won't be eligible; part of the reason is they can't wait that long and they don't keep us up to date as to where they are, and so we have to contact them by mail in order to let them know when their name comes up on the waiting list. And others just find other housing resources at that time and then don't need it. So, yeah, there's always a huge waiting list. I think Functional Zero Task Force has over 200 homeless people on their -- what they call the by-name list. The by-name list is -- it's a coalition of homeless providers here in Columbia, and they keep a list of every homeless person they can identify in Columbia. And then they rank them with what is called the VI-SPDAT, which is Vulnerability Index Service Prioritization Decision Assessment Tool. And basically, a simple way to put it is they are assessing the homeless, and who is most likely to die on the street first, they go to the top of the list and get housing first. So there's always a huge need.

MS. SUHLER: How do you integrate the -- kind of the list? You have Section 8 Voucher, and people who are on that list, and then people who are on the homeless list. And so as vouchers come up, you know, how do you prioritize who gets them -- the homeless or the other --

MR. STEINHAUS: Sure. Great question.

MS. SUHLER: -- or how do you make that decision?

MR. STEINHAUS: So with the Section 8 waiting list, they applied, like I said, last October. We took 900 names. They are on a waiting list. They go on by lottery system.

And so -- but we don't want people lining up at, you know, 3:00 in the morning to be there the first day, so they go on a lottery system, and then that is how their -- they come off the list. We have some priorities. So one of them is a priority -- you can go up on the list if you're elderly disabled. We also have what's called a working preference. A working preference means that you are working 20 hours or more a week for the last 60 days. That will move you ahead of someone else who is capable, but not working. So it's an incentive for people to kind of get back into the work force and try to help themselves. And when they work, they -- 30 percent of their income is higher, so that means we can help more families because if everybody had no income, we would help 200 less families. So the money -- we only get a certain amount of money. So the other programs, they come through the Functional Zero Task Force. S

VII. OLD BUSINESS

FY 2019 Annual Action Plan Final Allocations: Providence Walkway

MR. REGAN: All right. We will move on to old business now. It looks like we'll toss this over to Randy to discuss the Providence Walkway Ordinance letter.

MR. COLE: This is our spreadsheet from the 2019 HOME funding discussion you all had. So if you remember what Phil Steinhaus said, you know, they didn't get awarded the Providence Walkway through MHDC, so he's applying for next year's round. So we really shouldn't keep that \$100,000 at that project from last year's funds. Actually, last year's funds that we will be getting in a couple of months, if that makes sense. So I would recommend that you all move it to another location. You don't have a lot of options. You could put it into CHDO, and that's a lot to put on an already fairly large CHDO amount. I would suggest maybe splitting it in half and putting half to Home Ownership and half to CHDO. If you put half of that to CHDO, that would have it at \$222,000, which going off of our last vote for subsidies for homes over on North Eighth would do four homes. And then the remainder up to Home Ownership Assistance. We had our biggest year last year in the Home Ownership Assistance Program at 40, and we have a pretty big uptick in applications this year as well. So I think given that you don't have a lot of options, those are the two most prudent ones I can -- I can think of. Or, you know, one option would be to see if one of the projects that applied for HOME funding this year, if you could push that into one of those, I guess that would be the one you heard earlier -- the Creative Commons, that would be an option. However, they are pretty early in their planning processes, if they are just now submitting to Planning and Zoning. And they are going to need to do site work. They might be at least a year out from starting construction. But that would be the similar situation with the CHDOs as well.

MR. RITTER: Can HOME funds be used for demolition and site prep?

MR. COLE: Yes.

MR. RITTER: Yeah.

MR. COLE: The tricky part though on if -- if we want to look at using it on that project is the annual action plan for 2019 is going to Council on the 17th of June. That's that Monday. Your meeting is on the 19th on the next one where you are making funding decisions on 2020 applications. So we really need -- would need to have that decision done tonight, but you haven't seen each other's ratings on what these years applications are. So that makes that a little cumbersome.

MR. RITTER: And what's the deadline for the send --

MR. COLE: So for these you are supposed to commit the project -- commit it to a project within two years. And then you have five years to expend it. But we usually do one- or two-year agreements depending on the size of the project.

MR. RITTER: And what's the two -- what's the date? Your commitment date for that \$100,000?

MR. COLE: It would be two years from when we get awarded the funds from HUD, like a signed agreement which would likely be September of this year.

MR. RITTER: September of 2021 --

MR. COLE: Uh-huh.

MR. RITTER: -- we have until then to commit these \$100,000 to a --

MR. COLE: To a viable project. Correct. You've got to be careful though because --

MR. RITTER: Providence Walkway is going to be done by then.

MR. COLE: They won't be starting until 2021.

MR. RITTER: January 2021 was the start date of the new --

MR. COLE: Yeah.

MR. RITTER: Okay.

MR. COLE: Yeah. So two years sounds like you have quite a bit of time, but if you play that cushion with every project, all of the sudden I think there is a chance we could have a lot of funds piling up. It would be a risk. But what you could do is decide to go with splitting it 50-50 now for the 2019 to go to Council, and if you guys review the applications on the 19th after that has been to Council and you want to revisit the 2019 plan, we can always amend it later if you want to do that. That might be the safest bet. But we have to have a place to put it. We can't have it on a project that's not funded because we don't -- we don't necessarily know if the Housing Authority will get funded this next round either.

MR. RITTER: Or we could commit to splitting it to the current -- to the programs you mentioned and then take it out of the programs for 2020.

MR. COLE: Absolutely. Absolutely. You could do that. Yeah.

MR. RITTER: Because that way you don't have to -- you can go to Council with giving the \$50,000 to each of those two programs, but then if the Commission decides --

MR. COLE: Uh-huh.

MR. RITTER: -- on the 19th --

MR. COLE: Uh-huh.

MR. RITTER: -- that one of those other projects is more worthy, they could just deduct the \$50,000 from --

MR. COLE: Yeah. And you'll already be informed by what just took place. So you can -- that sounds like a really good approach.

MR. RITTER: Is everybody okay with that?

MR. REGAN: Yeah.

MS. SUHLER: Sounds good.

MR. RITTER: Okay. I'll make a motion to allocate the \$50,000 to the Home Repair --

MR. COLE: HOA, the Home Ownership Assistance.

MR. RITTER: Home Ownership Assistance, and then \$50,000 to CHDO set aside.

MR. WHATLEY: I'll second that.

MR. REGAN: All in favor of splitting \$50,000 between the Home Ownership Assistance Program and the CHDO set aside say aye. Opposed?

(Unanimous voice vote for approval.)

MR. REGAN: All right. Motion passes.

MR. RITTER: Okay. I'll make a motion to allocate the \$50,000 to the Home Repair --

MR. COLE: HOA, the Home Ownership Assistance.

MR. RITTER: Home Ownership Assistance, and then \$50,000 to CHDO set aside.

MR. WHATLEY: I'll second that.

MR. REGAN: All in favor of splitting \$50,000 between the Home Ownership Assistance Program and the CHDO set aside say aye. Opposed?

(Unanimous voice vote for approval.)

MR. REGAN: All right. Motion passes.

Community Development Commission Authorizing Ordinance-Letter to Council

MR. COLE: So the next item is the authorizing ordinance. So Blaine signed the letter, and the report went to the Council meeting -- not this last one this Monday, but it was the one before. It went on as a report, and the Council was really interested and asked some questions. They seemed very supportive. They liked that approach. They liked the metrics and changing it to housing to support some of the desires of the Fair Housing Task Force discussions and additional discussions within the group. So they viewed it very favorably. So we're going to take an ordinance back to them and officially make those changes. Hopefully, we get it on the next meeting, but it would take two meetings to get approval.

MR. REGAN: All right. That concludes old business.

VIII. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

MR. REGAN: We'll go ahead and move on to general comments by the public, members and staff. Any comments from the public or the staff? I'll say thank you everyone for your patience today. And for those that stuck around the entire time and those that presented at the end, thank you for your patience in waiting your turn.

IX. NEXT MEETING DATE

MR. REGAN: Other than that, our next meeting is in two weeks on June 19. Reminder to log in before June 14 and submit your ratings of each of the proposals.

X. ADJOURNMENT

ADJOURNMENT

MR. REGAN: Other than that, next up will be adjournment. If we can get a motion to adjourn.

MR. KASMANN: So moved.

MR. REGAN: And a second?

MR. WHATLEY: Second.

MR. REGAN: All right. All in favor of adjournment say aye. Opposed.
(Unanimous voice vote for approval.)

MR. REGAN: All right. This meeting is adjourned. Thank you.

(The meeting adjourned at 9:03 p.m.)

(Off the record.)