

City of Columbia, Missouri

*701 E. Broadway
Columbia, Missouri*



Meeting Minutes

Wednesday, May 19, 2021

7:00 PM

Regular Meeting

Council Chambers, City Hall
701 E Broadway,
Columbia

Housing and Community Development Commission

I. CALL TO ORDER

MR. WHATLEY: Going to call to order the Housing and Community Development Commission meeting. It is seven o'clock and we're going to get started.

Staff Present Darcie Clark, Jacob Amelunke, Tim Teddy

Present: 7 - Michael Fletcher, Paul Whatley, Diane Suhler, Terence Crouch, Thomas Rose, Barbara Jefferson and Blake Willoughby

Excused: 2 - Mitchell Ritter and Ross Kasmann

II. INTRODUCTIONS

MR. WHATLEY: If we can get started with introductions. Tom, can you get us started.

MS. ROSE: Tom Rose, representing Fifth Ward.

MR. FLETCHER: Mike Fletcher, member at large.

MS. SUHLER: Diane Suhler, human services representative.

MR. CROUCH: Terry Crouch, member at large.

MR. WHATLEY: Paul Whatley, Ward 4.

MS. JEFFERSON: Barbara Jefferson, Ward 1.

MR. WILLOUGHBY: Blake Willoughby, Ward 6.

MS. CLARK: Darcie Clark, city staff.

MR. TEDDY: Tim Teddy, Community Development Department, city staff.

MR. AMELUNKE: Jake Amelunke, city staff.

MR. WHATLEY: Thank you everyone.

III. APPROVAL OF AGENDA

MR. WHATLEY: Next on the agenda is the approval of tonight's agenda. Hopefully, all of the commissioners have had a chance to review the agenda. If everything looks like it's in order, can I get a motion to approve tonight's agenda?

MR. CROUCH: So moved.

MR. WHATLEY: A motion has been made, is there a second?

MR. FLETCHER: Second.

MR. WHATLEY: Any discussion? All those in favor, raise your right hand. All those who oppose? (Unanimous vote for approval.)

MR. WHATLEY: The motion carries. We have a working tool for tonight.

1st motion Rose, 2nd Fletcher, 7:0

IV. APPROVAL OF MINUTES

Attachments: [Draft April 21, 2021 HCDC Minutes.pdf](#)
[April 21, 2021 Transcript of Proceedings full.pdf](#)

MR. WHATLEY: Next on the agenda is the approval of the minutes from the April 21st Housing and Community Development Commission meeting. It looks like we had a summary agenda from the last meeting and then also the detailed transcript. The only thing that I noticed on the detailed transcript, is I think we have the officers maybe listed incorrectly, and, I guess, I want to get some clarification. So, I am the chairman. Tom are you the vice president?

MR. ROSE: Vice chair.

MR. WHATLEY: Vice chair. And then you are the secretary?

Okay. Then that is correct then. For some reason, I thought Ross Kasmann was one of our -- okay. Other than that, can I get a motion to approve the minutes from the April 21st.

MR. CROUCH: So moved.

MR. WHATLEY: Is there a second?

MR. ROSE: Second.

MR. WHATLEY: A motion has been made and seconded. Any discussion? All of those in favor raise your right hand. All those who oppose? Motion carries. We have the approval of the April 21st ACDC meeting, minutes from the last meeting. (Unanimous vote for approval.)

1st Couch, 2nd Rose, 7:0

V. PUBLIC HEARINGS: COMMUNITY DEVELOPMENT NEEDS HEARING

MR. WHATLEY: Next on the agenda is the Community Development Needs Hearing. So is this what we want to go and ahead and jump into? Normally, we usually have a brief city staff report, but it looks like we're not going to have one for this meeting?

MR. TEDDY: I can make a couple remarks on the hearing, if you'd like?

MR. WHATLEY: Yeah, if you don't mind, Mr. Teddy.

MR. TEDDY: So, this is our annual hearing on community development needs. And having just said that, we've just completed a year that is anything but normal. But back when we were in a more structured routine, we used to have these in January each year and it was an opportunity for residents and representatives of organizations that do community development work to come and

talk to you and just express their opinions and other information they want you to hear about the community development needs in the community whether it be for affordable housing, community services, infrastructure, services of the homeless or what have you. So it's really kind of a rather open-ended process. We did announce this in releases on May 4th and 19 May 17th. Once you open the hearing, members of the community are encouraged to come forward and provide their comments. And you the commissioners, may take this input into account as you're viewing proposals for funding, along with other input that you're going to get along the way. And then we also use this input should someone make a remark on a need that doesn't neatly fit in our planning documents.

That's something you can consider as a, you know, possible amendment to our strategic plan or a consolidated plan. So those are my remarks. If you have any questions of Staff, I'd love to hear them, otherwise, I think you can get started.

MR. WHATLEY: That's perfect. Thank you. Does any commissioner have any questions before we open up to the public hearing? Mr. Fletcher?

MR. FLETCHER: Are we going to provide a time limit?

MR. WHATLEY: We are. We'll offer a five-minute time limit. And, Mr. Fletcher, would you mind being the timekeeper?

MR. FLETCHER: I could do that.

MR. WHATLEY: Thank you. At this time, we will open up the floor to public hearing. So what I would like for everybody to do, when you come up to the podium, please introduce yourself. If you wish, give your address or ward, if you prefer. And then after you give your remarks to the commission, then I ask that you go ahead and wipe the podium down before you leave. With that in mind, the floor is now open.

MS. DAWSON-THREAT: Good evening.

MR. WHATLEY: Good evening.

MS. DAWSON-THREAT: This is my first time here, so

I'm sure you'll stop me if I don't it right. My name is Dr. Janice Dawson-Threat. I'm executive director for Grade A+ Incorporated. We have been a community-based educational service here in Columbia for 20 years. We are certified and funded by United Way and the City of Columbia. We provide services of -- educational services to create equity for our low-income children, at-risk children, where all of their academic needs cannot be met by the public school system. We build bridges between college students, who are tutors, and the children and we are able to help provide not only academic support but enrichment. We raise funds to help those children to be able to engage in activities that their families could not normally afford. And so, I'm here to say that I feel that the City of Columbia needs to make a commitment, particularly after the pandemic, these children are already having difficulty in school, now based on the COVID, they are even more behind. And so, what I'm hoping this committee can do, is help us to establish a location, a center, where we can centralize as community educators, the supplemental activities that these children need after the school day, on the weekend. University of Missouri is an academic center, but even they have a designated place where their at-risk students can go and receive additional tutoring and support. They do not rely on the professors or the department to support everything that those children need. We need to be doing the same thing as a community. We need to partner with the families. We need to partner as a community, as an educational community. We need to have a place where these children can come and meet with educational leaders, academics, business leaders, and receive the training, tutoring, mentoring, enrichment that they need to cross that bridge of poverty and move into those kinds of work and educational activities. Oh, yes, we have rec centers. This is not a rec program that I'm

talking about. We have helped students get into the University of Missouri. They have been dean list students, A students. We have students taking AP tests. We are talking about those kids who just need a hand up, just a little bit of support and assistance. And it has to come when the school doors close. So, I would like to ask you to designate money to help us to identify, establish, and build a central center in this town for our young people that is totally devoted to academic enrichment. We partner with the robotics program. We partner with the Columbia Art League. We provide swim lessons. We do the things that these families cannot give their children. And so, we as a community need to be that third leg on that stool. Parents, school, community, and so that's what I've come here to ask for you to consider, allocating funds for all of our children, not just the wealthy ones who can afford to do these things, but let's set up a place and show these families that we're committed to the success of their children. And, of course, we would like our organization to be the lead in getting this work done.

MR. WHATLEY: Thank you very much. Does any of the commissioners have any questions? Mr. Fletcher?

MS. DAWSON-THREAT: Some of you might already know

--

MR. FLETCHER: Yes. So generally, our organization, we fund proposals. And so we have a process in fact, we'll discuss later, that's talking about the request for proposal process in which we look at funding. So, my recommendation would be, you know, put together a proposal to fund what you're interested in and then it can come before us and be evaluated for the funding process.

MS. DAWSON-THREAT: I would like to do that very much.

MR. FLETCHER: We can't allocate funds outside of that process.

MS. DAWSON-THREAT: I was looking at your list, and since it's my first time here and I will try to confer with people to get advice and guidance on

how to enter this process. But I know it's being done in other cities. It has been successful.

They start with some of these children, fourth, fifth grade, and these children end up going on to Stanford and Harvard and all these other places. But if there wasn't a commitment by the community to work with these children and their families and to nurture them, these children wouldn't have made it across the bridge. I think that Columbia, being the avant-garde city that it is, we deserve to have a place like that. You know, you have University of Missouri, we ought to have a place for our children right here in the city where our kids can qualify to go right up the street to school.

MR. FLETCHER: The Community Development staff will put together -- we have a workshop, and they'll help you and walk you through that whole process and talk to you about if what if you're wanting to do falls into the category of what we can fund. I mean, they'll gladly help you with everything you need.

MS. DAWSON-THREAT: Thank you so much.

MS. SUHLER: I would also suggest that you look at Human Services Commission funding as well, because they often will fund academic programs.

MS. DAWSON-THREAT: I believe we have the funding from the city in that area.

MS. SUHLER: Okay.

MS. DAWSON-THREAT: We're here because we're looking for a facility. Right now we borrow a facility. We have been in a church two times a week, but due to COVID we increased to four times a week. We cannot ask people to give us their building four times a week for free. So, as a city, we need to make a commitment to these children, so that's what they told me to come here.

MS. JEFFERSON: What ages are you talking about?

MS. DAWSON-THREAT: We operate the program for third grade to 12th grade. The data -- the research data nationwide says that our children who have

not had preschool, nursery school training, by third grade -- I don't like quoting this, but some of our children are predestined to go prison to pipeline, because they do not have the reading skills as of third grade. What we do is we put in that extra out of school time to teach them to read, support them, encourage them, to teach them to enjoy it. So we don't play basketball, you know, or anything like that. We have fun learning.

MS. JEFFERSON: And tell me, you mentioned weekends, did you mention the word weekends?

MS. DAWSON-THREAT: If we had our own building, we could do that. I would like to see the athletes. We have children who are on these sports teams, they cannot come and get these support services, because they have to be at practice. It would be great to have a place where they could virtual in to have a tutor or be able to work on a Sunday or a Saturday, late Saturday after their games are over to get the support they need. We would love to be able to have a facility to do that.

MS. JEFFERSON: Thank you.

MR. WHATLEY: Thank you.

MS. QUALLS: Good evening. How are you doing?

MR. FLETCHER: Good.

MR. WHATLEY: Good evening.

MS. QUALLS: I'm a representative. My name is Felecia Qualls. My address is 1509 Grayson Drive Columbia, Missouri. I represent Job Point; I am the recruiter. I recruit through Mid-Missouri. I do a lot of community events, job fairs. I work through drug court, the universities, et cetera, et cetera. So, I'm a trick of all trades, I should say that. So, Job Point is Missouri Premier Employment Agency, and a community development center corporation. And so, what we do is we link individuals to jobs. We've been linking individual to jobs since 1965, since we've been in existence. We work with all phases of life, all walks of life. For example, we work with the unemployed, the underemployed.

We work with those who have disabilities. We work with those who have economic and legal problems. We deal with disconnected youth. You name it, we deal with them. So we specialize with those who - we prepare them to go back into the workforce and those who have critical needs. So that's what we do. I'm here today because -- I'm going to come on the passionate side of my job. I'm very passionate about what goes on in our community and helping those in our community. We deal with, like I said, all phases of life. So I deal with those who come for reentry and who are just coming out of incarceration. Individuals have some Economic issues, some problems. We have a test, the TABE test, for our programs. Which we have five programs involved in Job Point, and they are HVAC, carpentry, CNA, office technology, and carpentry. So we -- these individuals that come through our doors are expected to take a TABE test, which is an adult basic test. So, where I'm coming from is, a lot of these individuals test out in the second and third grade. So, me as a recruiter, I see that we need some tutors to come into our facility to help these individuals, 24 and up, to help either to prep for the TABE test or/and to get a HiSET class going. It's just a need that we need. I've been saying this for a while, because these individuals do not need to walk out those doors and lose all hope, and they lose all hope when they're told that they did not -- they're not able -- they wasn't able to pass the test because they're second and third grade level. That to me, creates -- that's a sadness, and we do not want these individuals to lose their hope. We want them to be able to say -- we always say that they can come back, but, of course, you know, with their mentality, they don't come back through the doors. So, I'm asking for help and some funds so we can have tutors come through Job Point and work with these individuals so they can help further their education, help

further -- get their HiSET, so they can move forward in life and have a quality of life.

MR. WHATLEY: Any questions from the Commission?

MS. JEFFERSON: Do you get funding from somewhere else?

MS. QUALLS: I beg your pardon?

MS. JEFFERSON: What other funding do you get?

MS. QUALLS: We get some fundings from the Columbia, City of Columbia. We get funding from -- we get scholarships, we had some grant money from Boone County, United Way, we get some of our money from. I'm sure there's some other sources that I don't know about, but those are some of the sources that I know about.

MR. WHATLEY: This is the first time I've ever heard about this particular test with Job Point, and I guess, I'm a little curious. Out of all the individuals who take this test, how many fail it?

MS. QUALLS: Quite a few. Economically, they're just not there. You know, a lot of these people, like I said, they've been incarcerated for a long time. So, you know, the educational part of it is just not there. I deal with the homeless. It's just not there. So that is my big concern and that's what I'm passionate about, is being able to help these individuals so they can move forward and have a quality of life. They deserve that. And if we can get the necessary tutors to come in and help them prep them for the tests however long it takes, if it takes two or three months, however long it takes, so they can come back, take the test, pass it, so we can put them in these classrooms and these trainings.

MS. JEFFERSON: Where are you planning to get the tutors from?

MS. QUALLS: Well, I have done -- I have dealt with Mizzou. I've dealt with the students, and I have asked them to come. We work with some students that come in volunteer, you know, and help some of these young -- some of these individuals. But you know the students with their schedules, you know, they're not -- it doesn't last

long. Maybe a semester, maybe not. And they might move onto something else. But right now, we've been blessed in working with Love of Columbia. There's a gentleman that I was introduced to through somebody who, one of the gentlemen that I was working through and he's helping us right now. But, you know, he's only one person. And the HiSET is something else.

They need to get their HiSET. We want them to be successful out in this community, and so they need to be educated. They need to have their HiSET. We always push secondary education, as well, but we got to get their HiSET. So, I feel like Job Point needs to be able

MS. LEWIS: Good evening. My name is Tywan Lewis. I am in first Ward. I am a survivor of homelessness. I am a Kewpie alumni. I am University alumni. I'm a veteran and I'm a small business owner, three times and hopefully get it straightened out after COVID. I am here tonight, because I saw on the television that the city was receiving \$1.6 million for housing. I know that there's agencies in this city that have been working real hard to destroy homelessness. And so what I'm here to say today is that, the \$1.6 million that we're actually here for, although Job Point and the other agency needs funding, there's a lot of grants out there for those two agencies, but tonight, we're here for homelessness. Okay. And my opinion, I would hope that the city of Columbia could develop some type of housing program that is real. Okay. In 1937, the New Deal came about with creating public housing. And with creating public housing, you have a product like me, that if I don't know how to clean my credit, I can't teach my children. I can't teach the future. I've gone to public school. I've served my country. I've gotten a college education. I've had 47 jobs. I've tried to build my credit. I've had bad credit establishing bank accounts, getting cars. But at the end of the day, we need a real housing program for people that are like me that can't go into a bank yet, they cannot get that 720 credit score.

I've had my credit ran a zillion times, and still denials. I know there's four agencies here that would like to have an emergency shelter to set up from the beginning and merge. At this point in time, I really feel like the city should focus on the people that are in public housing already. I know that emergency housing is really where public housing is. I know that we have four other low-income agencies here that are for the people as far as affordable housing. And with the \$1.6 million, the city really could create a big program outside of Section 8 and public housing. And so with that as far as opening up doors for law enforcement to be able to take people when they're, you know, arrested or need somewhere to go. We need something like that. I know the district downtown, landlords are needing ways out in order to, you know, provide services for people that are needing places to go, but don't know how to network that. Bringing in basically every agency that's in the city that is doing basically the same thing, but don't know how to network that part. As far as the bigger picture with \$1.6 million we're facing, there's a lot of property out here that could be rehabbed before built. There's a lot of people that are in low income right now that would like to get out of it that don't know the steps to take to get out of it. I know that homelessness is crucial. But there -- the entire program is already to set up in our city. If we would allow for us to network from Salvation Army to Welcome Home to Turning Point to the City, you know, back -- or however we need to do it in order to utilize the funding that is getting ready to come in in 2022 to basically help those that are falling in between the gaps. I really -- I am thankful to be back in this community from everything that I've experienced, and I would just hope that this city would look at Dallas-Fort Worth area, Evanston, Illinois areas, where they're creating actually home ownership programs for those people that are coming out of poverty that have transitioned, that have done the

affordable housing and all those things. That's really what I have to share. I'm not here to proposition any allocation, not yet. I do have a small company where it's for the disadvantaged. I'm not up and running, I'm here to provide my services as far as the needs when you're talking about Section 8 and landlords wanting to get those fundings, but don't know how to work with homeless people. It goes on and on and on. But I just know that I saw \$1.6 million, and I know that there's a lot of people that want to purchase a home, but don't know the steps to take to get the home, and the reality of it where your credit score has to be 50 percent, 60 percent, are not going to be there. But the city such as Columbia could reflect upon Dallas-Fort Worth area like I said and Evanston, Illinois where they have positive programs to get people lease options and things of that nature. And thank you for your time tonight.

MR. WHATLEY: Thank you. Any questions by the Commission? Thank you, ma'am.

MS. LEWIS: Thank you.

MR. COLE: Hi. I'm Randy Cole, Columbia Housing Authority, 201 Switzler. Thanks for having me here tonight. It's different to be in this spot, but I'm excited to be here.

MR. WHATLEY: For us too,

MR. COLE: I appreciate the opportunity. I always appreciate the work of the commission, so it's nice to be here. I do want to talk about some things on the horizon for the Columbia Housing Authority and things that we're working on as we've gotten settled. You know, and what's true with the city's planning process for CDBG and Home as well as with the Housing Authority, we're both funded by HUD and we need to collaborate when there's funding that can align or know what other fundings are doing so it impacts, you know, decisions that both entities can make. So, in that effort, I wanted to communicate some funds that we'll be getting of the American Recovery Act, which was passed in March. So, we will be getting

kind of piggy backing off the last speakers, a little over half \$1 billion for additional vouchers. Specifically emergency housing vouchers for homeless individuals. Households that are either homeless or at risk of homelessness, victims of human trafficking, victims of domestic violence, really a broad category that we can serve, a very vulnerable citizens in our community. So, I'm real excited to communicate that this evening. We were just awarded that, and I would anticipate we'd begin utilizing those vouchers sometime later this fall and through September of 2023. So, in --

MR. ROSE: And is that -- are you saying that Columbia Housing Authority got those funds?

MR. COLE: Correct. Directly from HUD. So, you know, there's a lot of different funding sources flowing into the community to different entities.

You know, some is coming through HUD, some is coming through the US Treasury. So it's just good to keep a handle on what all is at the plate as you guys are sifting through your decisions. So just sharing that with you this evening. In the past, organizations come to you for several development projects for home funds, a conversion -- converting the public housing into project-based vouchers. We've got some really good projects that were done. Great units that are really nice and livable. We still have about 120 units left that we want to do. Over the last three years, we've submitted three different proposals, the City and City Council and this Commission has graciously supported a lot of those efforts. But we were unsuccessful in getting the larger part of the funds from the Missouri Housing Development Commission. So that's a very important priority on the table for me, but - and my team and the Board, but we are putting that on pause a little bit and rethinking some of the strategies. Is our strategy right for what our projects we're planning to do? Do we have the right partners in place? Do we need to rethink some strategies involved in that? Do we need to

engage some of our residents around some of that planning efforts? So this funding run, I don't anticipate us submitting a proposal in that regard, but in particular your other gen items later on in the evening, your additional \$2 million from the American Recovery Plan, that would probably be a source that we would be tracking seeing when those will become available to look at, you know, having our team in place by that time and our plans reaffirmed and something -- a project that I feel confident that I can bring to the Commission and say, this is the direction we want to go. Some other things relating to the last speaker and to these funds for homelessness, the emergency housing vouchers, it's a very unique opportunity and HUD provided close to \$200,000 for supportive services and we're also required to collaborate with our local continuative care, so that would include like the task force, other providers in the room. So, I look forward to doing that. One thing we've also looked at with our voucher program at large is we're looking at our preferences. We've had -- we've struggled to keep up with the demand for housing, because the demand is very high. But we have some preferences in place that we've put on -- in our agency on our own decision. So, we'll be looking at those and seeing if they're appropriate. A couple in particular, we had some preferences for working households, so prioritizing those ahead of others. We've had staff members on my team say, we should rethink that, because a lot of barriers to getting a job or getting employment is not having housing. So, looking at rethinking a few of those things that would both make our process as more streamlined and get more people into housing sooner. So that's just some of the things we're up to. I'll take any questions.

MR. WHATLEY: Thank you, Mr. Cole. Any questions by the Commission?

MR, WILLOUGHBY: Mr. Cole, when it comes to those funds that you're talking about that you receive for the emergency vouchers and for the additional

supporting services, do you -- how long -- when do you need to spend those funds?

MR. COLE: Through September of 2023. But once people are on the voucher, they would continue to get assistance payments beyond that, but if someone rolls off, say moves or moves into other housing, that voucher would go away, so it would slowly attrition off, but we'd try to transition people onto the housing choice voucher or Section 8 program.

MR. WILLOUGHBY: Thank you.

MS. JEFFERSON: So, what are you asking for here? You want assistance with vouchers or you just kind of giving us an update of what's going on?

MR. COLE: Giving you an update. So, I figured some of you would anticipate that we're coming to a -- you know, this proposal process with an affordable housing project, but we won't be doing that this funding round. But we will be looking to do that whenever you all make decisions around the likely \$2 million.

MS. JEFFERSON: But you'll be back another time? Could you tell me a little bit about what are the vouchers being used for now? You mentioned looking -- like you're going to look at it differently on how they use vouchers?

MR. COLE: The 51 vouchers? So, we haven't had those before. So this is a new voucher serving a population with additional services that, you know, is unique that we haven't had in the past.

So, these are 51 new vouchers.

MS. JEFFERSON: 51 new vouchers.

MR. COLE: Yeah. I think what makes them unique is that we would work very closely with our local service providers to identify very vulnerable homeless populations and get them into housing. We've had similar vouchers in the past, but this is a pretty unique opportunity.

MS. JEFFERSON: But you are using vouchers right now for what? Utility? What do you --

MR. COLE: We have our Section 8 program or housing choice voucher program, our vast program for veterans, and the tenant-based rental assistance

that this commission and the City has funded. And they're all voucher programs that pay a portion of a person's rent to make it affordable so that they can have affordable rental housing.

MS. JEFFERSON: Thank you.

MR. WHATLEY: Any other questions?

MS. SUHLER: You mentioned 200,000 in supportive services, what exactly would those supportive services --

MR. COLE: So they could fund some case management with the families that we're helping, helping them navigate getting connected to a property manager and a property as well as if they need assistance with utility deposits, maybe they don't have dishes, maybe they need connected with some other services that are offered in town so that case manager could help with those services.

MR. CROUCH: Within those services, Randy, the - you mentioned, you know, that they would be looking for employment. Is there a program where those people getting the vouchers, you can help toward employment? I mean, one hears on the news every evening that nobody can hire people. So is there -- do you look at that as a possible avenue of applying those funds. MR. COLE: Yes. So we have social workers or resident services on staff at our organization that help with connecting people to those dots. We also have the family self-sufficiency program where people work on a five-year list of goals, albeit, furthering their employment or getting more gainful employment, saving money for homeownership, so yeah, we have programs like that in place.

MR. CROUCH: Okay. Thank you.

MR. WHATLEY: Thank you, Randy.

MR. COLE: Yes. Thank you.

MR. FLETCHER: Thank you.

MR. STANSBERRY: Good evening. I'm Ed Stansberry, 5001 Whitefish Court. I am the executive director of Voluntary Actions Center or VAC as we are currently known as these days. I'd first like to say, I don't envy the job you have

to do. Nobody that stepped to the podium so far tonight is unworthy in any respect, and I wish the bottom of the well was endless, but it's not. Most of you know that VAC has been serving Columbia and Boone County for over 50 years. The crisis of the pandemic brought a new focus to VAC's commitment to safe and affordable housing in our town for everyone including those who are homeless, and those at risk of homelessness.

As a result, and with the help of the Faith Voices housing justice team, Room at the Inn, Turning Point, and Loaves and Fishes, I'm pleased to share today that VAC has hired a project coordinator to identify the scope, nature, and sequence of a project that we are currently calling the Opportunity Campus. His name is Mark Palmer. Many of you may recognize that name.

Mark is the former CEO of Woodhaven. We're fortunate to have a coordinator with Mark's skill set and experience. We're at the very

beginning of this process and more detailed information will be released as things progress, but the vision is to end homelessness in Columbia.

The Opportunity Campus will have a goal of transitioning our homeless neighbors to being sheltered by providing safe temporary shelter, transitional housing, affordable housing, meals, basic daily needs and wraparound services to lift people up and out of homelessness. These services are not the focus of this project. The people we serve are at the heart of this effort. We will surround people with services in order to help them move forward to long-lasting stability. This product has been a dream of this community for many years. VAC's commitment is to make this dream a reality with the help of the many agencies and benevolent organizations in town that

MS. JEFFERSON: Are you also -- at one time I was on a meeting with Ed and there was a talk about a mobile unit. Is that something that will be coming along?

MR. RYAN: I think that's a question for Ed.

MS. JEFFERSON: I mean, are you going to get that

going?

MR. RYAN: Yeah, that's a question for Ed.

MS. JEFFERSON: Are you forgetting that part - are you going to plan -- how's that going -- go ahead.

MR. FLETCHER: For the sake of maybe moving on, to give other organizations an opportunity can we -- can we call time?

MR. RYAN: Sure.

MR. FLETCHER: I think we'll have plenty of time to have discussions about this awesome proposal.

MR. RYAN: A mobile crisis unit that I believed was an option for the city.

MR. WHATLEY: Thank you, Brad. Thank you. Good evening.

MS. GRAHAM: Hi. My name is Debbie Graham. My address is 4709 Winding Wood Court in Columbia, and I am the current president of the board for the Columbia Interfaith Resource Center, and we operate Room at the Inn every year. Just -- I've already -- I gave an update to the City Council not long after we closed in mid-March, but just so that you guys know what we did over the winter, from mid-December through mid-March when my closed, we provided 3,777 cot nights for 249 unique individuals. So those numbers indicate to me that there is a need for an Opportunity Center Campus that would provide emergency shelter during critical times of the year, such as winter in mid-Missouri. We did manage to rent another facility for COVID positive or isolation, under quarantine individuals. So, we ran two campuses this year, one at the Unitarian Church and one at the old Eastwood Motel at the east end of the Business Loop. It was a unique experience that I would not care to repeat operating two shelter sites simultaneously. We do plan to operate Room at the Inn again this coming winter, so we will be entering our 14th winter as the temporary emergency winter shelter in Columbia. We are thrilled to be a part of the advisory committee and the work that's going to be done on the Opportunity Center Campus. This is something that has been needed for decades in

Columbia. More and more of the folks that we see at the Room at the Inn, and I'm sure they see at Turning Point are dealing with serious addiction issues, serious mental health issues, and we are not equipped to deal with it, because our mission is to provide a place to sleep and some warm food in the evening. We would love to be able to provide case management, but we're just -- that's just not something that we can do at the present time. We're just not equipped, and we don't have the funds. But we are more than ecstatic to lend our support to the Opportunity Center and we hope that -- I mean, we are -- we know this is a process and we know this process may take a while. We are going to continue to operate Room at the Inn until the Opportunity Center finds a place wherever that may be, and we can set up Room at the Inn there as one of the programs that operates under that roof.

So, I just wanted to let you know that we wholeheartedly support this idea, have supported it for a very long time, and hope that you all will seriously consider designating part of the funding when the proposals are submitted for the Opportunity Center. Any questions?

MR. WHATLEY: Any questions by the Commission?

MS. JEFFERSON: I don't have a question, but I really want to thank you -- the Room at the Inn for helping during this COVID time.

MS. GRAHAM: Well, every year we think it can't get any more challenging, and then we had COVID.

So -- but we made it through and we're hoping that next winter might be a little easier for us.

MS. JEFFERSON: I do too.

MS. GRAHAM: Thank you all.

MR. WHATLEY: Thank you.

MR. CHIN: Good evening. My name is Jeff Chin, I'm on the board of the Columbia Center for Urban Agriculture. My address is 504 West

Mount. I'm going to change directions a little bit.

I think the integrative housing proposal sounds terrific, but what we're talking about at the Center for Urban Agriculture

is an integrated program of food and health. As you know, or I assume you know, Columbia Center for Urban Agriculture, CCUA as well call it, is one of three nonprofit partners building out at the Clary-Shy Park, or the agriculture park in central Columbia with the farmers market and sustainable farms and communities. Sustainable farms doubles the WIC and SNAP dollars at the farmers market. We're at the last stage of our project.

We have moved the Center for Urban Agricultural over to the ten-acre facility.

This last year we sent over 30,000 pounds of food to the Food Pantry. When it's completely developed, it'll be 50,000 pounds of food.

We recently completed the schoolhouse that will be in the center of the educational programs at the facility. In a normal non-COVID year, we will have, at least at our old site that was much smaller with very few facilities, we had over 10,000 children every year learning about healthy eating and the science of agriculture and nutrition.

The last piece of our puzzle is a -- what I -- what our proposal will request is some help with a multipurpose facility that can serve as an event center, can serve as an educational center, that will have a commercial and teaching kitchen so that we can deal -- take the fresh food that we have and teach people how to use some of things that we're growing, that they may not be familiar with to improve their health. We're partnering with the Family Health Center, now Compass, to work with some of -- to have referrals to our facilities.

And our proposal will be for the last building that goes up on that site, which will be a multimillion dollar building that will -- I often describe it as a Riechmann Pavilion on steroids, that it will be able to be used for events, it'll be the Parks Department because the Parks Department or the City actually owns the whole site although, 76 percent of the money that has built this facility so far, has been private, has been individuals and local businesses and

grants from various sources. We started with some money from the Parks and Rec Department, and we used that as a match for a federal grant. But since then, most of our funding has been private. So, our proposal is going to ask for some assistance in this last project. We're not starting a project, we're finishing our project, and I think this whole facility will be a great benefit to the community. It's drawing people from all over the place. Serves -- the farmers market has increased its business by about 50 percent since it went under roof. This winter, we're going to triple the size of the pavilion. So that part will be completed. And then our last part is this event center, multipurpose building, that we will seek some help with. So, I'd be happy to answer any questions.

MR. WHATLEY: With this multipurpose room -- let me step back -- are you actually offering the education, or the teaching program right now, just don't have the space that you need or once you have the multipurpose room or the facility, then you'll start offering the teaching program?

MR. CHIN: We'll we've had the teaching program for a long time. I mean, for -- especially for kids. I mean, we also, you know, do some classes for adults as well. But the one project -- part of it that has been finished is what we call our one-room schoolhouse, which is, you know, a small 30x30 building that we can get kids out of the rain, out of the hottest days of the summer, set up tables and demonstrations inside. But the whole facility is what we use for kids, they're education stations throughout the park. The commercial kitchen is going to be a different story. I mean, that's going to be a way that -- that'll have many uses too. Anybody who rents -- who uses that meeting space can use -- obviously, use the kitchen. Again, that's rentable through the Parks Department. We will use it for cooking classes and demonstrations. The vendors at the market can use it to add value to their produce and the city and county for food safety

classes can use it as well if they so choose. So it will be available for many different uses.

It's going to be -- as I said, probably a two and a half million-dollar building. So, we -- so far to build out the park to the current extent, we've raised over 5 million, and this will be the last piece.

MR. WHATLEY: Thank you for the clarification.

MS. JEFFERSON: Did you say that this building is multipurpose, so where -- is it -- tell me about the low-income clients or not even clients, people at your facility. Tell me the diverse part of it.

MR. CHIN: Yeah. I think I understand where you're going. The -- this whole project came about with the community food survey that was done, I'm guessing, five or six years ago, which designated this particular area in need of access to fresh food, teaching about, you know, how to use fresh food, not boxed macaroni, and recreation facilities in the north-central neighborhood. Our programs really emphasize serving low-income individuals. The sort of the premier program of the Columbia Center for Urban Agriculture is what we call planting for the pantry, where everything grown on that site, 3-plus acres under cultivation, goes to the Food Pantry. In fact, this afternoon when I was over there, the food pantry truck pulled up and we loaded the spring greens and things that have recently been harvested onto the truck. So you know, our efforts have been to work particularly with low-income individuals.

MS. JEFFERSON: When you say work with them, are you talking about giving them food or do you actually have them down there learning how to have their own food, their own garden in their backyard?

MR. CHIN: Actually, that is one of our programs.

MS. JEFFERSON: And how many do you have?

MR. CHIN: One of our programs is called Opportunity Gardens, where every year people can apply, and we will build 50 to 60 new backyard

gardens for people. But most importantly, we'll work with them over three years to show them how much food can be grown in a relatively small space and maybe more importantly how to get fresh food into their kids' diet.

MS. JEFFERSON: Let me ask about the diversity part of it.

MR. CHIN: Excuse me.

MS. JEFFERSON: How many listed are diverse skin color people that are doing that in their backyard, growing gardens from your organization?

MR. CHIN: Well, this started -- this started originally, let me stay by the microphone, this started originally through the Columbia Housing Authority. And so, you know, I don't -- I don't have the numbers on the top of my head, but I would estimate that at least half of the people that we are serving through that program are people of color.

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MS. JEFFERSON: You're serving them?

MR. CHIN: Yes.

MS. JEFFERSON: Thank you, sir.

MR. WHATLEY: Any other questions?

MR. CHIN: Thank you very much.

MR. WHATLEY: Any other members of the public like to make a comment tonight? Good evening.

MS. WILLIAMS: Good evening. My name is Kara Williams. My address is 903 Old Highway 63 North, Unit A. I am the owner of Kids Inc. I wanted to kind of piggyback off Dr. Janice. I heard everybody talk about the services they provided, but I feel like if we concentrated on youth services, we wouldn't need so much of the other services. So, if we could get kids when they're at -- in kindergarten, first, second, third grade, we won't need them to go through Job Point or Turning Point to look for vouchers and things like that. So, we need to make sure that we're focusing on -- focusing on kids. And if we focus on the youth, then I think a lot of problems that we're having in our community now, would go away. Not completely, but we can do something about it now. So, making sure that we're allocating most of those funds to our youth.

MR. WHATLEY: Any questions from the commissioners?

MS. JEFFERSON: What type of programs do you have?

MS. WILLIAMS: I run an after-school program. It's an educational program. We also provide special programs as far as culinary, art, beyond STEM, and sports and fitness.

MS. JEFFERSON: And --

MS. WILLIAMS: We're also open on the weekends as well.

MS. JEFFERSON: And you're wanting funding to maintain your services to the community?

MS. WILLIAMS: Yes.

MS. JEFFERSON: Thank you.

MR. WHATLEY: Any other questions?

MS. WILLIAMS: Thank you, guys.

MR. WHATLEY: Thank you, Ms. Williams. Any other

comments from the public? Hearing none, we're going to move onto old business.

VI. OLD BUSINESS

MR. WHATLEY: Next on the agenda is the Fiscal Year 2022, CDBG and HOME RFP. I believe we had an attachment for this, and the attachment actually shows all the changes that have been made since the last meeting. Correct? If I recall, I thought we voted on this at the last meeting, accepting the amended changes that we discussed. So, there's really no need to discuss this any further, unless any commissioners had any questions or comments about the changes that have been made.

MS. JEFFERSON: Is this talking about -- I'm sorry -- is this -- are we talking about this organizational profile now?

MR. WHATLEY: Yes.

MS. JEFFERSON: Okay. Because I did read over that. One of the questions that bothered me a little bit was that the B7 that's in red now. You know, it says, does the organization promote, and that -- you know, I see where that comes in as a yes or no type answer, but I was thinking more about how does the organization, so we would just -- get away from that yes and no type stuff.

MR. TEDDY: Change it from "does" to "how"?

MS. JEFFERSON: That's just my thought.

MR. TEDDY: Ms. Jefferson, what was your recommendation again, if we were 6 to --

MS. JEFFERSON: I recommended that we -- from -- on that B7, we remove the "does" and we change it to "how".

MR. WHATLEY: If we did that, we would eliminate the choice.

MR. FLETCHER: Well, I think she brings up a good point. As I read it, it's asking, how does it, and then we have a yes or no. So, like, if you're asking a how question, you need a blank space to be able to provide how your organization is doing that not a yes or a no. Is that the question?

MR. WHATLEY: So basically, on the same format is

B6. So, the question before that -- we have the same type --

MR. FLETCHER: It appears like we reworded that we left a yes/no block in there.

MR. CROUCH: But if you -- if you -- if you keep it as it is, where it says, does the organization do it, when they come to make that proposal, it's at that time that we could ask them how they do that.

I mean, I think it becomes, you know, English semantics.

MR. FLETCHER: Right. Or was the intent. As she suggested take out the how and say does it. It's got to be one or the other.

MR. CROUCH: I think she was saying that we insert "how" instead of "does". I think, Barbara, is that what you were saying?

MS. JEFFERSON: Well, I would like to know how they do not if they do it.

MR. FLETCHER: Well, that's going to be like how many members of the board are of diverse population. So you could have it as it is and then if yes, explain.

MR. CROUCH: Exactly.

MS. JEFFERSON: Okay. I would go with that, yes, explain.

MR. CROUCH: Yes.

MR. ROSE: 'Cause they're asking specifically about the board.

MS. JEFFERSON: I just think we need more than a yes or no type of.

MR. WHATLEY: Okay. So we're --

MR. ROSE: 'Cause that could be they have one person, and they'll answer yes.

MS. CLARK: Can we have a yes, no with the option to elaborate. That question was just specific to how we had set up the rating criteria that you all had already approved. So could we offer that option to leave yes/no and add the option to collaborate, if needed.

MR. WHATLEY: All right. Any additional comments or something like that?

MS. CLARK: Yes.

MR. FLETCHER: I think that would be okay.

MR. ROSE: I think that would get -- the answer that we're looking for. Yeah.

MS. CLARK: Okay. I'll reach out to make sure that that is feasible, because like Paul had said, you all did approve this RFP. We just wanted to request to release it this evening. But I think that's feasible, it's a minor change. 12

MR. CROUCH: I do think, you know, reiterating that, you know, if we have that there, the ability we would have when we get the proposal to ask that question. When we get the proposal from whichever organization it is. So we would have the opportunity to expand on just a simple yes/no.

MR. WHATLEY: And this is the flipside, if we just leave it as is, and if an organization does check no, then that does give us the opportunity during the proposal process to ask, you know, for more information. I mean, we could just let it be.

MS. JEFFERSON: Well, I like what you said, Darcie, because, you know, when we get people here, we may not remember to ask that additional part.

MS. CLARK: Absolutely. Yeah. I will double check with Neighborly and make sure that that's something we can do. Leave it the yes/no and we'll add the option to elaborate.

MR. WHATLEY: Okay. MS. CLARK: Okay.

MR. WHATLEY: Good question, Ms. Jefferson. Any other questions or feedback on the RFP? Hearing none, I don't think we really need to vote on that. I think we're all in agreement for the comment field.

MS. CLARK: We can vote to release it with the amended changes when you're ready.

MR. WHATLEY: Okay.

MR. ROSE: Right now, I would move that we release the RFP with the amended changes.

MR. WHATLEY: Motion has been made. Is there a second?

MS. JEFFERSON: I second.

MR. WHATLEY: A motion has been made and seconded. Any further discussion? All those in favor of releasing the RFP with the amended changes as

discussed, raise your right hand. All those who oppose do the same. The motion carries.

(Unanimous vote for approval.)

MS. CLARK: Thank you.

MR. WHATLEY: Thank you, Darcie. Next on the agenda is the Housing and Community Development Commission Needs Survey

Update and Discussion of Paper Survey. You know, we actually received two attachments, so are we wanting to discuss the current survey results that had 167 responses thus far?

MR. TEDDY: That's really just give you a progress report on how the responses are coming in. I think you'll want to discuss it when all the results are in, unless there is something that strikes your eye that you want to comment on now, of course. And these are the results. And, Darcie, correct me if I'm wrong, but these include also some paper survey results.

MS. CLARK: I believe so.

MR. TEDDY: Submitted to us from the manager's office.

MS. CLARK: Yes. And since we made this slide, we have even more. I think we're close to 200 now. They're still rolling in.

MR. WHATLEY: I guess -- go ahead, Ms. Jefferson.

MS. JEFFERSON: Is this the -- are we going to talk later on about paper surveys in general? Do you want to wait and so that at the end of the meeting?

MS. CLARK: This is that item. If you have comments, yeah, we're on that item.

MS. JEFFERSON: Okay. I do have a comment. I - you know, I haven't been here for one year yet, so, I'm just wondering in the past, how has it -- how have they gotten the word out for the people that do not -- cannot go on the Internet?

MR. ROSE: Well, I guess at the end of the day it's word of mouth. I mean, you know, we -- we can do everything we can as a commission to get the word out, but I know the housing services themselves they've made efforts, you know, using the student population to help volunteer, solicit surveys at

the library, at the post office and other public places, if you will. And I can't think of the center name down off of - you know, by Twin Oaks or by Oak Towers, there's -- I know we've done some survey research there as well or gaining survey results, but outside of that, we've always encouraged all the commissioners and everybody we know to use your connections to get the word out. So, you know, one of the things that I've done since being on the commission is I've been sitting out the survey to nextdoor.com and I just did that yesterday after Darcie sent us the, you know, the current results. So far, the 167 responses.

MS. JEFFERSON: I do know that we had -- we have done a survey in the past, and it was brought to my attention at that time how we only have these type of surveys where we're asking for everybody's input. Like, we have a survey out and we was talking a lot about the homelessness, so -- you know, but yet, they were not giving an opportunity to participate in the survey. I kind of see this the same way as when you say to someone -- have we -- have we had paper surveys before?

MR. WHATLEY: You know, I guess, I cannot answer that, but Darcie is shaking her said yes. And then also too, I don't know if Brad with Turning Point is still here --

MR. ROSE: He left.

MR. WHATLEY: But I don't want to put him on the spot or speak for him, but I know in the past, you know, when they had their computer up and running, they have encouraged, you know, the homelessness to go in and actually take the survey as well.

MS. JEFFERSON: But he's not the only one that deals with the homelessness. Really he's not. But -- because I have been told also that a lot of times -- well, the organization themselves that serve like low-income needy income people, they'll fill out the survey, but it's not actually offered to the clients that come in. And I know in my area I have had a couple of people say to me that this is an unfair way of doing this. I just -- I know that this is where we're at right now, but I really do

hope that by next year, we -- you know, we have a better way than just the word-of-mouth or knocking at the door. As I was coming down here tonight, I was thinking -- well, I thought this before, but, yeah, they have a way to make sure you pay your taxes. And we're trying to get community input.

MR. WHATLEY: You know, I guess -- you know, so one thing that comes to mind is so for example, you know, Room at the Inn -- I'm just talking out loud, but maybe, you know, when somebody, you know, kind of checks in for the night, if a computer can be made available. You know, one thing a person could ask, is hey, can you take this survey real quick, it would really help us, you know, hopefully make your life better. You know, and by taking the survey, you know, your survey counts in a sense.

MS. JEFFERSON: The senior citizens, I think about, yes surveys could be left there -- paper surveys, I guess, but would not want to ask someone at Oak Towers to get on the computer.

MR. WHATLEY: Well, but a person there could answer the questions on the computer, just maybe ask the questions and actually, you know, click the appropriate buttons.

MS. JEFFERSON: And how well did we do with getting the word out about the survey even now?

MR. WHATLEY: You know, I guess, I can't really, you know, fully speak to that, but I know we've talked about different ways of getting out in the City Source with the utility bill, you know, talking about it.

MS. JEFFERSON: I would hope that we revisit it. It doesn't have to be tonight, but I just think something could be done better.

MR. WHATLEY: Well, I guess my suggestion would be is, you know, sort of -- I mean, it's not too late to get the word out. I mean, as a commission, we can still, you know, get the word out within our circles, within our home associations, you know, place of worship or, you know, the groups that we belong to. You know, we can get the word out. You know, and if I

remember correctly, and what I've seen in the results so far, you know, Ward 4 and Ward 5, were some of the biggest, you know, responders to the survey and based on the comments that I've read, it's -- it's pretty -- kind of paints a picture of what we need to do as a commission already.

MS. JEFFERSON: Yes. I thought about the Ward 4 and Ward 5, and I think about how, you know, the have Internet accessibility. You know, you keep bringing up taken it to your churches and things like that, I just hope -- we just need to come back and talk about this, because this could take some time tonight, I think.

MR. WHATLEY: So that's the challenge then. So, once we get through this particular process, then, you know, when talk about the survey, you know, next year, I think in addition to discussing the questions that we want to ask the community, is how do we get the toward out more effectively. You know, I'm a word of mouth kind of guy. I talk to people day in and day out. You know, kind of consider it part of your sales pitch, if you will.

MS. JEFFERSON: Well, I'm not a salesperson, but, you know, I understand that's kind of part of my role maybe here, but we'll just need to talk about this some other time.

MR. ROSE: So, there are paper surveys. Right?

MS. CLARK: We will do paper surveys upon request. Just with limitations on staffing --

MR. ROSE: Right. It's hard to generate the information out of that.

MS. CLARK: Exactly. So, Barbara has taken some paper surveys. We've also had Councilman Ballard take them to one of her public meetings. We're happy to provide them. If you're able to print them, for your -- if you're going to church or any facilities that you're at. We also do send these out on all of our listservs, which a lot of our nonprofit partners are on. I can't speak for how their participants are taking them, but we absolutely request that they share the survey widely. That's our request every year. And we are still continuing to get responses. We've sent out

press releases. I don't know recall if it's been picked up by the news, but we absolutely hope it is.

MR. ROSE: I know through the Columbia Housing Authority they try to --

MS. CLARK: We have prior connections with them, so.

MR. ROSE: Yeah. I know they do that. I don't know the results -- the responses that I was reading, look like you did have a diverse group of people that responded to it.

MS. JEFFERSON: Okay. We done?

MR. WHATLEY: Yes and no. Any other questions or comments by the Commission?

MR. WILLOUGHBY: You brought up the fact that at one point the Commission has talked about seeing if we could put it in utility bills that's going out. What was the reason for not doing that in the past, do you remember?

MR. WHATLEY: You know, I don't know. You know, maybe it could just be an oversight or just something we forgot about doing. So once again, if we don't talk about it, then it's not going to get done.

MR. ROSE: It is again as she brings up, you get a lot of these paper responses that really complicates the issue but has to be considered.

MR. WHATLEY: And I do understand not everybody does have access to a computer and there should be an alternative way, you know, for everyone take the survey, but at the end of the day we still need to communicate it.

MS. JEFFERSON: Especially the -- for community input I think that's very important, give everybody the opportunity to 20 --

MR. ROSE: Do we do that through the library, too, in any sense?

MS. CLARK: We have in the past. We haven't been able to offer that this year, but, yes, we absolutely like Chairperson Whatley shared, the

OLD BUSINESS

MS. CLARK: There's two more items.

MS. JEFFERSON: I thought we were doing general comments.

MR. WHATLEY: No. Okay. I'm sorry. So Fiscal Year 2020 and 2021 CHDO, is its own.

MR. TEDDY: Yeah, and this is the CHDO set-aside Community Housing Development Organization set-aside just to review -- the rules say that our annual home allocation of that 15 percent must be set aside for these organizations that qualify as Community Housing Development organizations. We haven't yet allocated the 2020 or the 2021 funding, so it'd be our intent to solicit for that with the RFP for the more general CDBG and HOME in fiscal '22. So just making you aware of that. There's only a handful of organizations that qualify as CHDOs and they typically build single-family houses or build affordable housing with that resource. The amount of available of, I'll have to fact check this, but it's right around 185,000, the combination of those two years. That's what it's been running at. We do about, close to the minimum 15 percent. You can actually do more than that, but the rules say minimum 15 percent. Any questions about that from commission?

MR. FLETCHER: What is the deadline for expenditure of the 2020 funds?

MR. TEDDY: Well, that's part of the reason for getting it going now instead of in the fall, is when you usually look at that. I'll have to check that. I think it's about a four-year spend down on home. I'll double check that for you, sir.

MR. WHATLEY: Any other questions by the Commission for the 2020 and 2021 CHDO. And then the HOME ARP?

MR. TEDDY: Yeah. So, we'll advance the slide here. This is some exciting news in light of the discussions that have been had this evening. And I know Staff has updated you, that's why we got it under old business. So, I think you knew this was coming, but a couple of our speakers referred to the American Rescue Plan, known as the American Rescue Plan Act of 2021, and among other housing

related provisions in it, it allocates approximately 2.1 million through the HOME Program to Columbia. So that's been announced as of early April that we get those funds. And it's known -- this particular program is known as the Homelessness Assistance and Supportive Services Program. And the funding can be used to develop affordable housing, tenant-based rental assistance, supportive services, and acquisition and development of non-congregate shelter units. So it is squarely focused, all of it, on the problem of homelessness. There's a separate program and that was mentioned by CEO Cole regarding the emergency housing vouchers that public housing Authorities are getting, and I think he indicated to you that they are getting those funds. And I did see a release on that. The funds are to be spent, I believe, by 2030. I've also heard five years, so I'll have to see -- the point is it's fairly forgiving in terms of timing.

So, this is not your usual all has to be spent within 2 1/2 years like you're used to at the CDBG. Of course, it's a very urgent issue that it's addressing. And HUD guidance is forthcoming. So, we - we don't have the specific rules yet, and we'll, of course, advise you when that comes out on what that process is going to look like to decide the funding. I'd answer any questions if you have them.

MR. FLETCHER: Have they defined -- that's interesting language, the non-congregate shelter.

MR. TEDDY: Yeah. That's a term, it's a crosscutting term that's used by at least two federal agencies that I'm aware of, for example, FEMA, Federal Emergency Management uses it. And it just refers to shelter arrangements where there's some amount of privacy to individual, individuals and households or individual and family units. So for example, persons displaced by a flood, they might be offered temporary shelter in a converted gym, well, that's congregate. So noncongregate would be for example a converted hotel where folks are offered shelter and that's the typical example

of non-congregate in this context would a conversion of a hotel.

MR. FLETCHER: Okay. I was reading that thinking they were trying to say that you had to do individual housing type units or something.

MR. TEDDY: No. And, you know, it could be something like single room occupancy, or could be, you know, a suppose purpose built multiunit kind of thing, but I'm pretty sure this was informed by the -- the lingering pandemic that the idea is sensitivity to the possibility of contagion and that sort of thing. So, I think there is a health purpose in singling that out.

MS. JEFFERSON: This could -- and it's mentioned that it can go towards to development of some type of housing area for homing -- homeless situation.

MR. CROUCH: Is there an opportunity there to take 100,000-foot view of those kind of funds to be put together to create an Opportunity Campus? You know, again, we talk about these individual proposals, but tonight we heard a lot of people with different organizations wanting to do the same thing. Is there an opportunity here to take a different view to create an Opportunity Campus? Personal view, but I'd be interested in comments in the city?

MR. TEDDY: You know, it seems there would be.

MR. CROUCH: Huh?

MR. TEDDY: It seems there would be, understanding the purpose of the funds.

MS. JEFFERSON: But this would not mean -- the city still would also financially give --

MR. CROUCH: Add to this -- add to the 2 million that's coming. Yes.

MS. JEFFERSON: Are you saying to give all this just to build a homeless shelter?

MR. CROUCH: Why not?

MR. TEDDY: Well, that would depend upon (WHEREIN; Crosstalk did not allow for transcription.)

MR. TEDDY: Yeah. We're getting ahead of ourselves to talk about how we're going to use it, but I think it's certainly exciting for those that have

an interest in this, this area.

MR. AMELUNKE: And the building part of it is the cheap part. Well, figuring out who's going to run it and how many people you have who's going to be -- is what's going take the work.

MS. JEFFERSON: And I think we will need to keep in mind that there's other homeless situations besides needing that homeless -- the shelter part. Other citizens are having needs also.

MR. WHATLEY: Any other questions or comments about the HOME ARP?

MS. SUHLER: This will be in addition to what we get as a normal allocation?

MR. TEDDY: We're estimating that our regular HOME would be approximately \$600,000. There are several references 1.6 million -- 1 million CDBG, 600 HOME.

Attachments: [FY 2022 CDBG and HOME RFP](#)

1st Rose, 2nd Jefferson, 7:0

Yes: 7 - Fletcher, Whatley, Suhler, Crouch, Rose, Jefferson and Willoughby

Excused: 2 - Ritter and Kasmann

Attachments: [City of Columbia - Housing and Community Development Needs Survey for FY 2022.pdf](#)

VII. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

MR. WHATLEY: Okay. Now do we have any general comments by the public after we've had a healthy discussion. Hearing none, from the two in our audience.

City Staff, any final general comments? Anything for the Commission?

MR. TEDDY: From me, thank you, to these two for keeping things together, also to all of our speakers tonight, the two that remain, I guess, and to you on the Commission. Thank you for all of the dialogue. I think it's been very educational.

MS. CLARK: Just an update on our staff, we did hire, as you know, Jacob and I were promoted. We did hire a new admin tech, she's on the Zoom call, her name is Nikki. You may see her more in the future. You will see her more in the future. She's been great.

She actually -- we stole her from Planning. So, she's very familiar with city and she's going to pick up HOME and CDBG very quickly. So, we're excited to have her.

MR. WHATLEY: Perfect. Great news.

VIII. NEXT MEETING DATE: JULY 7, 2021

MR. WHATLEY: The next meeting date is July 7th, and I am sure we're still going to continue to meet in here.

MS. CLARK: Yeah. I booked you all out for council chambers for the remainder of your meetings.

MR. ROSE: So we're not meeting on June 16th?

MS. CLARK: No. We met last week and that was just an update. If something comes up, I'll reach out to you all, but at this time, we don't believe that meeting is necessary.

MR. WHATLEY: Okay.

MR. CROUCH: Then the June 7th, be the off --

MS. CLARK: July 7th, yes. You'll be --

MR. CROUCH: July 7th. Sorry.

MS. CLARK: Uh-huh. Yes. I think if we go back to 16--

MR. TEDDY: We're back to two hearings where you'll have the agencies and then you'll have the --

MR. CROUCH: Right.

MS. CLARK: Yep. Your timeline --

MR. TEDDY: -- public units, governmental units.

MS. CLARK: Yep. Perfect.

MR. WHATLEY: All right. Any further discussion by the commissioners?

MS. JEFFERSON: Is that the presentation - when do we have -- in July the presentation?

MS. CLARK: Uh-huh.

MS. JEFFERSON: Okay.

MS. CLARK: Yes, ma'am.

MR. WHATLEY: A couple of busy nights ahead of us.

MS. SUHLER: Will there be any specific -- are they going to be kind of category specific on the 7th, certain types of proposals on the 21st, other types or will it be just be a random sort of thing?

MS. CLARK: In the past, we did public, so, any like city requests and then the following we did all the nonprofits. I think we had discussed internally, potentially, doing housing related projects or more public, like, sidewalk related projects. I'm not exactly sure how we'll split those, but we'll keep you all posted. We won't overload you and put them all in one night. That's not the plan.

MR. WHATLEY: That's a good thing. Any other questions?

IX. ADJOURNMENT

MR. WHATLEY: Hearing none, can I get a motion to adjourn?

MR. ROSE: So moved.

MR. WHATLEY: Is there a second?

MS. JEFFERSON: I second.

MR. WHATLEY: A motion has been made and seconded.

1st rose, 2nd Jefferson, 7:0

Adjourn at 8:51pm