



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - CDBG/Home

To: City Council

From: City Manager & Staff

Council Meeting Date: September 6, 2016

Re: Authorizing a CDBG Demolition Agreement with Boone County Family Resources for the Demolition of 4632 Apple Tree Lane.

Executive Summary

The attached resolution would authorize an agreement with Boone County Family Resources for the demolition of a dilapidated structure at 4632 Apple Tree Lane.

Discussion

City Council approved allocating \$25,000 in CDBG funds for demolition costs associated with the Boone County Family Resources (BCFR) property located at 4632 Apple Tree Lane. This funding was allocated as a part of the FY 2016 City budget.

BCFR plans to demolish this substandard apartment building and develop quality, affordable housing for low income persons with disabilities. This project will enable persons to live as independently as possible, and to become integrated into the community so that they might lead more active lives in pursuit of their individual goals.

The agency purchased 4632 Apple Tree Lane in 1991 for client housing. The property, located in the Cedar Lake Subdivision, is a 4,026 square foot four-unit apartment building, built in approximately 1980. The property is in an area zoned R-3 for multi-family buildings.

The existing structure has experienced significant settling of the building's footings and concrete slab. Steel foundation supports were installed in 2002, and mud jacking was performed in 2007. There is a large separation of the floor slab at one corner of the building, there are cracks in the drywall and the exterior brick, and door jambs are damaged. Renovation of the building was deemed to be cost prohibitive; therefore, the agency's Board of Directors opted for demolition.

Demolition of the building at 4632 Apple Tree Lane is one component of a plan to build one and two-bedroom apartments for low income individuals with special needs. BCFR has been awarded Low Income Housing Tax Credits through the Missouri Housing Development Corporation (MHDC) to fund redevelopment. The total project will consist of twenty-eight universally designed apartments, with fifteen units to be constructed on the Apple Tree Lane site.



Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Health, Social Services & Affordable Housing, Secondary Impact: Economic Development, Tertiary Impact: Environment

Strategic Plan Impacts:

Primary Impact: Social Equity, Secondary Impact: Social Equity, Tertiary Impact: Infrastructure

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
October 19, 2015	City Council approved the FY 2016 Budget, which included \$25,000 for Boone County Family Resources' demolition project at 4632 Apple Tree Lane.

Suggested Council Action

Approve the resolution authorizing an agreement with Boone County Family Resources for the demolition of 4632 Apple Tree Lane.