

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
JANUARY 19, 2017

MR. STRODTMAN: At this time, I would ask any Commissioner who has had any ex parte communications prior to this meeting related to Case 17-45, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us. Thank you, Commissioners.

Case No. 17-45

A request by EMT4, LLC (owner) to rezone land from M-C (Controlled Industrial District) and M-R (Research, Development and Office Park District) to R-1 (One-Family Dwelling District). The 50.28 acre subject site is located on the east side of Brown Station Road between Blue Ridge Road and U.S. 63.

MR. STRODTMAN: May we have a staff report?

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department. Staff recommends approval of the proposed rezoning from M-C and M-R to R-1.

MR. STRODTMAN: Thank you, Mr. MacIntyre. Commissioners, any questions for the staff. I've got a question. It's very preliminary. Access would only be off of Brown Station. Correct? For future or is that —

MR. MACINTYRE: That's correct.

MR. STRODTMAN: Okay. None off of the east side. Correct? The east. Yeah.

MR. MACINTYRE: The east side of Brown Station Road, yes.

MR. STRODTMAN: Okay. No. None -- no access from the east side of the property?

MR. MACINTYRE: Right. No access on the east side.

MR. STRODTMAN: Thank you.

MR. MACINTYRE: That's -- yeah.

MR. STRODTMAN: Okay. Commissioners? Mr. MacMann?

MR. MACMANN: Thank you, Mr. Chairman. Mr. MacIntyre, just some clarification here. If this property were to stay M-C or M-R, it could be developed without essentially review into those -- one of those two --

MR. MACINTYRE: Yes. There are certain limitations with those districts. The M-C stands for controlled industrial and M-R is the research and development. I think they're open districts; however, one of them -- I can't recall if it's the M-R or the M-C -- does carry with it certain screening and buffering review that goes above and beyond the typical standards.

MR. MACMANN: Okay. Just —

MR. MACINTYRE: But these are open zone districts.

MR. MACMANN: Just very briefly -- could you exemplify for me just briefly what goes into M-C and what could go in an M-R district, please?

MR. MACINTYRE: Essentially, light industrial-type uses, such as -- such as you might find in a business park. Certainly the M-R includes a couple in its title that are explanatory or self-explanatory with the research laboratories and that type of thing. It would all be uses that are enclosed within -- within a building and generally low impact with the exception of M-C may include a few outdoor uses. I apologize for not having that list handy.

MR. MACMANN: That's fine. I'm just trying to cover something just very quickly. One more question. An M-C use could also require delivery vehicles, semis, or smaller?

MR. MACINTYRE: Yes.

MR. MACMANN: On a regular basis, would it not?

MR. MACINTYRE: Yes, it would.

MR. MACMANN: All right. Thank you very much, Mr. MacIntyre.

MR. MACINTYRE: You're welcome.

MR. STRODTMAN: Yes, Ms. Loe. Ms. Loe -- sorry. Ms. Burns? Sorry.

MS. BURNS: Yes. One question, Mr. MacIntyre. That -- when you notified the public, you had no attendees at your meeting and have had no correspondence on this issue?

MR. MACINTYRE: Right.

MS. BURNS: Okay.

MR. MACINTYRE: There was one gentleman who showed up who -- asking a question; however, he didn't sign in and I wasn't able to -- he certainly didn't have any concerns that he expressed.

MS. BURNS: Thank you.

MR. STRODTMAN: Any additional questions, Commissioners? I see none. I see none. We'll go ahead. It is a public hearing.

PUBLIC HEARING OPENED

MR. STRODTMAN: We'll open this Case 17-45 to the public. If you have any information, please come forward.

MR. VIEW: I'll introduce myself to you. I'm Bill View; I'm the executive director at Habitat for Humanity here in Columbia. We're the proposed purchasers of the property. And I really came tonight just in case you had questions, but I certainly have a few things to say. We've built 145 homes in Columbia, and all of our homes are no interest and no profit, so we don't mark the homes up. Once we sell them, we just sell them for what they cost to build. The City of Columbia has a consolidated plan that ranks single-family homes as a high priority for the City, and this -- this property has been for sale for 20 years, and I'm here to tell you that Habitat is ready to put some low-income housing in it. So we think it's a great thing for Habitat. We know it's a good thing for the City. Single-family homes are more difficult to find. Lots to build homes on are more and more difficult to find. So I've been passing this lot for years. We've been building some houses on James Dale and Mary Jane just a few blocks down the road, and I

kept seeing that sign for sale and I -- I was afraid to ask about it because it's a big project for us. But the owners have made us a great offer and I think it'll be a great thing for Habitat and the City of Columbia. So if you have any questions, I would be glad to answer them.

MR. STRODTMAN: Commissioners, any questions for this speaker? Mr. Stanton?

MR. STANTON: Will you be taking advantage of, like, Job Point, students, school -- Rock Bridge, Hickman, or how do you plan to build some of your homes? It's a lot of homes. This is a big project for you.

MR. VIEW: It is a lot of homes and we'll build in a phase -- phases because we can't do it all at once. We don't have the resources to do it all at once, but we plan on doing it in phases. What phases, I don't know whether it will be three phases or two or four, but I hope it's three or less, maybe two, you know, but I'm just not sure. But we have to build that infrastructure first, obviously. To be honest, just to answer your question, we've worked with Job Point in the past. They're -- they're a great group, CMA. I told Randy Cole today at Community Development that we're open to maybe even selling a few of the lots for low-income housing -- restricted for low-income housing to help generate some funds so that we can help build the infrastructure. So -- but we haven't decided what we're going to do yet. Our board hasn't done that because we're still at the -- you know, see if it gets rezoned and see if the other contingencies in our contract can be made, but we're pretty confident that we can accept this challenge and do it. But, yes, we're open to partnerships with those groups. We've worked with them in the past.

MR. STRODTMAN: Mr. MacMann?

MR. MACMANN: Thank you, sir. Thank you for what you do. A couple -- a couple of quick questions. The price ranges of the homes that you sell?

MR. VIEW: Well, right now, we have a 32-home subdivision down on Daycrew Loop, on Old Plank Meadows Road, and those houses range from -- I think the first one -- what was it -- \$108,000, and the last one was \$122,000. We have them appraised by a licensed appraiser, so that's the appraisal amount. And then we sell them -- sell them for 73 percent of the appraisal value, which represents the cost of the home. So all of our homes are sold probably at a -- down there in the range of \$83,000 to \$89,000 for the first mortgage. Then we have a second -- soft second that protects the value of the home and it's forgiven 5 percent over 20 years, so they never have to pay that if they pay off their original mortgage. So if they stay in the home, they'll pay about \$85,000 to \$89,000 for it at zero interest. If they were paying 5 percent interest over 30 years, that would be another \$45,000 to \$50,000. If it was over 30 years, it would be another \$75,000 at 5 percent interest.

MR. MACMANN: All right. I have --

MR. VIEW: So it's a great deal and it's a good hand up for folks, but it's not a handout.

MR. MACMANN: And I -- and I appreciate that. I do.

MR. VIEW: Yeah.

MR. MACMANN: This is a -- as Commissioner Stanton has said, this is a big development. Are you looking at about 100 units -- potentially 100 units? Would you be looking to have a broader span of income prices and more diverse population in there or --

MR. VIEW: I'm sorry? What? I didn't quite understand.

MR. MACMANN: Okay. Let me -- let me restate the question. My apologies for not being clear. These homes, from what I gather from you, are going to be around the same price tag?

MR. VIEW: Yes.

MR. MACMANN: That's your hope going in the future.

MR. VIEW: Yes.

MR. MACMANN: It is your hope because of the -- my question is as follows: Because of the size of this development, you're going to have potentially 100 units in the \$80,000, \$90,000 range. My question is this -- to get to my question. Would you hope to increase that span? Would you have some houses that would be -- maybe be a little bit more than that, some a little less?

MR. VIEW: Well, the \$89,000 is what they're going to pay for it, but the assessed -- the appraisal on our homes have been \$108,000 to \$122,000. So really they're a starter home at \$120,000. So the value of the home is going to be more like \$120,000, it's just they get a discount because we build it cheaper than --

MR. MACMANN: And -- and I appreciate that. I'm just -- thank you.

MR. VIEW: Do you mean will we expand it to \$150,000 maybe some of them?

MR. MACMANN: Yes.

MR. VIEW: Our intent would be not to. However, as I tried to say -- or I was talking to Mr. Stanton about, we're willing -- we're going to be willing to look at it as a board and say how can we best develop this property. And if part of it means putting in some more expensive homes than the ones we're looking at for the starter homes, we might be willing to do that. But we're not going -- no developer is going to come in there and want to put a \$200,000 home in next to the \$125,000 homes, I doubt. So I -- I don't think there will be much expansion in that. And the ones that Habitat builds will be more in the -- the \$125,000 range. You know, the three-, four-, and five-bedrooms with two-bath, one-car garage, you know -- I don't know. That's what -- that's what they are.

MR. MACMANN: All right.

MR. VIEW: But -- you know.

MR. MACMANN: I'm just -- just trying to get a feel for what was potentially going in there given its size. Thank you very much.

MR. VIEW: You bet.

MR. STRODTMAN: Mr. Stanton?

MR. STANTON: Oh, I was just going to try to help Mr. MacMann. I think what we're -- what we've experienced is that if you have a mixed community --

MR. VIEW: Sure.

MR. STANTON: -- it kind of helps everybody in the neighborhood. And I think, you know, if -- this probably isn't the venue, but that would be something that you probably want to look into. That would be -- you know, I know your -- I know your mission statement isn't that, but --

MR. VIEW: Sure. Well, I've thought about it because, quite honestly, I thought about it on the reverse. All of these subdivisions that come in that are \$200,000 homes, I always thought it would be nice if one or two or three of them could have been a starter home in those subdivisions, so I understand what you're saying. I just usually think of it the opposite than what you're thinking of it. But we're open to some things like that, but that hasn't really crossed our minds particularly. That would be more in the planning phase, I guess -- site development.

MR. STRODTMAN: Any additional -- I've got a couple. And I understand it's way early to -- to assume, but how long would you estimate that you would -- it would take you to develop 100 homes based on your last 140?

MR. VIEW: Well, quite a while.

MR. STRODTMAN: Years?

MR. VIEW: But -- yes. Years. But at the same time, Habitat and our board is looking at this as a next step for us, you know. We -- we have typically built six, seven, eight, nine, and ten homes a year for the last ten years. And, you know, we've hit ten once, nine a couple of times, and eight and seven and six. So, you know, that's not a lot. But we're looking at -- we're looking at expanding that. And also with the fact that, as I told Randy, we might be willing to have some other organizations building some of those homes for us. Our goal is to build homes that are affordable for lower income folks. We're not stuck on it has to Habitat, but it's going to be a Habitat project. And if we get -- if we build nine and somebody else builds six or ten for us in the, you know, year and a half period, that's still more people in homes that weren't.

MR. STRODTMAN: What is the -- what's the -- your entry level for income, to be eligible to qualify?

MR. VIEW: And I should know that. It's on our website.

MR. STRODTMAN: That's fine. That's fine.

MR. VIEW: I think it's \$16,000 for a single person, but, you know, if you're a family of eight, you can go up to \$60,000, I think. We serve -- Habitat tries to serve 30 to 50 percent below the median income in Columbia. A lot of -- well, like, Community Development, they have some CHDO money, they serve up to 80 percent. And we serve some folks over 50 percent, don't get me wrong, but we target 30 to 50 percent, which means mostly about 45 or 50 because the lower the income, the harder it is to afford a home, so that's --

MR. STRODTMAN: What's your number one hurdle to develop affordable housing in Columbia. If you were to pick one of all of your different hurdles that you have to overcome from land to finding the labor to build it to all of the above, what's your biggest hurdle for affordable housing?

MR. VIEW: I'd say there's a couple. One of them in my mind would be finding a lot that's affordable that doesn't have so many restrictions on it we can't build on it. You know, sometimes I'll look and I'll find a lot, oh, that's not a bad-looking lot and it's in the price range, and then the restrictions are it has to be, you know, 75 percent brick in the front and three-car garage or two -- you know, two-car garage. But I'm saying the restrictions on it keep us out of a lot of areas in Columbia.

MR. STRODTMAN: And it would be more neighborhood association restrictions probably that you're referring to?

MR. VIEW: Yes. Right. Right. Not the City's restrictions, just neighborhood associations.

MR. STRODTMAN: How many years have you been doing the affordable housing?

MR. VIEW: This is my 11th year.

MR. STRODTMAN: Is it -- is it more expensive for you today than --

MR. VIEW: Most definitely.

MR. STRODTMAN: And what -- and what's driving that cost?

MR. VIEW: Well, I -- materials, because we don't pay labor very much. We do pay some labor, Hi-Vac and plumbing, but most of it's been materials. Labor has gone up, too.

MR. STRODTMAN: Was that land?

MR. VIEW: Labor has gone up, too, but City development fees have gone up, too.

MR. STRODTMAN: Well, that was my point of asking.

MR. VIEW: They -- they started out when I was here 11 years ago, I used to pay, like, \$800 for a City permit. Now, it's \$5,500.

MR. STRODTMAN: For that same home?

MR. VIEW: A big difference for the same home.

MR. STRODTMAN: Yeah.

MR. VIEW: That's not criticism, it's just -- it's what it costs.

MR. STRODTMAN: No. And that's -- that's important for us to understand because as the Commissioners, we've all talked about this off -- off record -- not off record, but outside of this -- that some of the changes that we have done to our recent Codes that we are proposing or that are at the City Council hands right now for their consideration, we talked a lot about the costs associated with some of our recommendations. And we -- some of us recently went to Fort Collins and went to that community, and the -- the infrastructure -- you know, just to hook into things and to do the land preparation and things was astronomically expensive, and it's forcing them into a huge problem with affordable housing. And so we're just trying to understand it so that as we hear more need for that, we understand what's driving it and how maybe our role can help or can hurt that.

MR. VIEW: And we -- and we didn't turn a blind eye to the project. I mean, it's got a retention pond on it and some different things, so we know already -- already it's going to be helpful when we try to do the plat and those kind of things because those things can be expensive. And although I'm sure it'll

need some update, it was made for the industrial area at the time and, like I said though, it's been 20 years, so who knows.

MR. STRODTMAN: Well, we really appreciate your efforts. We -- we understand the need for affordable housing because we hear about it all the time and, you know, this is going to be a good site for you. It's good -- it's good and level and, hopefully, there's not a lot of hurdles that you have to overcome from construction, and we look forward to seeing your developments that come through.

MR. VIEW: Thanks.

MR. STRODTMAN: Any additional questions, Commissioners, of this speaker? Thank you, Mr. View.

MR. VIEW: Appreciate it.

MR. STRODTMAN: Any additional speakers that would like to come forward? I see none. We'll go ahead and close this public hearing.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, discussion, questions, additional need for staff?
Mr. Stanton?

MR. STANTON: I'm going to rock and roll.

MR. STRODTMAN: There we go. I like this. It's a new year.

MR. STANTON: As it relates to Case 17-45, I recommend that we approve the downzoning to R-1.

MS. RUSHING: Second.

MR. STRODTMAN: Thank you Mr. Stanton. We have a motion that has been put on the floor by Mr. Stanton, seconded by Ms. Rushing. Commissioners, discussion on this motion? I see none. Ms. Secretary, at your --

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodman, Ms. Rushing, Mr. Toohy, Ms. Burns. Motion carries 7-0.

MS. BURNS: Motion carries 7-0.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for approval will be forwarded to City Council for their consideration.