

A. Organization Profile

Completed by rhess@columbiaha.com on 12/6/2021 9:58 AM

Case Id: 12087

Name: Columbia Housing Authority- Kinney Point -

Address: *No Address Assigned

A. Organization Profile

Please provide the following information.

ORGANIZATION

A.1. Organization Name

Housing Authority of the City of Columbia, MO

A.2. Doing Business As (DBA)

Columbia Housing Authority

A.3. Federal EIN

43-6014416

A.4. DUNS Number

081630592

A.5. Organization Type

Government

A.6. Address

201 Switzler St. Columbia, MO 65203

CONTACT INFORMATION

A.7. Head of Organization

Randy Cole

A.8. Head of Organization Title

CEO

A.9. Phone

(573) 554-2556

A.10. Email

rcole@columbiaha.com

A.11. Website

www.columbiaha.com

B. Mission/Goals

Completed by rhess@columbiaha.com on 12/6/2021 4:09 PM

Case Id: 12087

Name: Columbia Housing Authority- Kinney Point -

Address: *No Address Assigned

B. Mission/Goals

Please provide the following information.

B.1. Organizational Mission Statement

CHA Mission: Provide quality affordable housing opportunities with supportive and economic resources to eligible households in Columbia, Boone County.

CHA Vision: To be our community's leading affordable housing provider with a diverse and expanding portfolio of safe, energy-efficient and affordable housing options connected to supportive resources that foster stability and upward mobility.

B.2. Description of Organizational Goals

The Columbia Housing Authority's primary goals are to house our community's most vulnerable populations, while also providing supportive and economic resources to CHA residents. CHA focuses on the following organizational goals:

1. Be our community's leading provider of affordable housing.
2. Stabilize households in need of housing through CHA owned properties or voucher programs.
3. Support children's success in school and life.
4. Connect families to supportive resources and services.
5. Support seniors and persons with disabilities to live independently.

See strategic plan attached.

B.3. Describe the geographic service area.

The Columbia Housing Authority serves Columbia and Boone County, Missouri. CHA owns, maintains and manages properties within the City limits of Columbia and operates the Section 8 Housing Choice Voucher Program in both the City and County wide.

B.4. Describe the populations served by your organization.

CHA provides affordable housing to 1,819 households through its voucher programs and CHA owned properties. CHA serves our community's most vulnerable populations that have also been negatively impacted by systemic social inequities. 58% of all households served by CHA are African American, while 39.85% are white. 81% of all households served by CHA make less than 30% of the Area Median Income. The average gross annual income of all CHA residents is \$13,875.68. 90% of households on CHA's waitlist for housing meet the McKinney-Vento and ARPA definition of homeless or housing insecure.

B.5. What percent of participants served in your previous fiscal year are identified as local Minority populations, persons with disabilities or non-English speaking persons as identified in 24 CFR 91.105(a)2(i)?

61.60 %

B.6. How does your organization operationalize the values of diversity, inclusion and social equity?

Printed By: Gary Anspach on 1/11/2022

The CHA has identified diversity, equity and inclusion as an organizational value within its draft strategic plan stated as follows:

Diversity, Equity, and Inclusion: We recognize and value each resident and staff member's life experience, perspective, and culture. CHA is committed to operationalizing diversity, equity and inclusion in its staff, board, and services to residents.

CHA operationalizes diversity equity and inclusion by ensuring minority populations are reflected in CHA's board membership, hiring practices, services provided to participants, and implementation of CHA programs. CHA has minority representation within its board and staffing, which also includes individuals with lived experiences of being either homeless or participants in CHA programs/housing. CHA operationalized diversity, inclusion and social equity within this specific proposal by involving minority populations and CHA residents within the decision making process of hiring a Developer Consultant, planning the design and layout of the project, and empowering CHA resident voices while marketing the need for more affordable housing. This process resulted in CHA procuring the most qualified firm for the project, that is also a minority owned business. CHA also involved low-income minority populations and CHA residents in the planning of the project at Kinney Point through partnership with the Ridgeway Neighborhood Association. CHA is also operationalizing diversity, equity and inclusion by empowering CHA residents through formalized leadership positions within the CHA Resident Advisory Board. CHA staff previously lead all Resident Advisory Board meetings, however the CEO is working in partnership with CHA residents to create President, Vice President and Treasurer positions to be held by residents, in order for CHA residents to take ownership of leading the meetings. CHA staff will be assisting in a more supportive role.

B.7. Does the organization promote and provide board representation from local minority populations, persons with disabilities or non-English speaking persons as identified in 24 CFR 91.105(a)2(i)?

Yes

B.8. Does the organization's top 5 paid employees employed include local minority populations, persons with disabilities or non-English speaking persons as identified in 24 CFR 91.105(a)2(i)?

No

B.9. Is your organization a Section 3 employer, or does the proposed project include the Utilization of Section 3 employers in accordance with the Housing and Urban development Act of 1968?

Yes

Documentation



Articles of Incorporation

1956 City Ordinance Creating CHA.pdf



By-laws

CHA By-Laws 2015-04-21.pdf

 **Strategic Plan**

Columbia Housing Authority-Strategic Plan.docx

 **Organizational chart**

CHA Project Based Asset Management Organizational Chart.pdf

 **IRS Tax Exempt Status Determination Letter**

IRS Tax Exempt Status Determination Letter.pdf

 **Financial Statement**


Housing Authority of the City of Columbia, Missouri 2020 ye and ffa Final.pdf

 **IRS 990 or 990EZ**

IRS 990 or 990EZ.pdf

 **Financial policies and procedures**

Financial Policies and Procedures.pdf

 **MO Secretary of State Registration**

MO Secretary of State Registration.pdf

C. Governance Board

Completed by gary.anspach@como.gov on 1/11/2022 10:23 AM

Case Id: 12087

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Address: *No Address Assigned

C. Governance Board

Please provide the following information.

C.1. Board Members

Name	Board Position	Address	Term Begin Date	Term End Date
Bob Hutton	President	2252 country Lane	6/1/2015	5/31/2023
Robin Wenneker	Vice-President	1404 Torrey Pines Drive	6/1/2017	5/31/2025
Steve Calloway	Member	3900 Sherman Ct.	8/1/2020	5/31/2024
Rigel Oliveri	Member	305 Edgewood Avenue	7/1/2018	5/31/2022
Jama Rahn	Member	2600 Jacobs Place	9/1/2021	5/31/2024

D. Proposal Summary

Completed by rhes@columbiaha.com on 12/6/2021 4:00 PM

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D. Proposal Summary

Please provide the following information.

D.1. Provide a summary describing the proposed project.

CHA is requesting \$2 million in HOME ARPA and \$205,000 in FY 2022 HOME funds to fund direct project construction costs. Obtaining City support at this level will greatly increase CHA's ability to obtain \$4.7 million in state tax credit financing for the project, as this significant of a commit will allow CHA to seek a more easily accessible 4% tax credit application, rather than the highly competitive 9% tax credits. CHA has obtained all the necessary commitments from banking institutions and investors required to submit a tax credit application. CHA has also assembled a development team consisting of experienced CHA staff, a LIHTC developer, engineer and architect. The Missouri Housing Development commission estimates a project of this size and scope will create up to 30 jobs.

The proposed project includes 24 units of high quality affordable housing to serve Columbia's most vulnerable populations. The project will include four 2-bedroom units, six 3-bedroom units and ten 4-bedroom units. The project is located on the northeast corner of the Garth and Sexton intersection within the Ridgeway Neighborhood Association boundaries. This project is critical to CHA's renovation of its remaining 120 units of public housing to ensure it can appropriately relocate residents during renovations. The construction of these additional units is also critical to CHA meeting the growing demand for more affordable housing in our community, as its available housing units have not kept up with population growth and demand in Columbia.

The project also includes supportive services for employment, nutrition, independent living and other services provided through CHA and local community partners. The additional housing will increase CHA's capacity to housing more homeless and housing insecure populations, and serve qualified ARPA populations. This proposal directly aligns with the HOME ARPA funding notice, and local plans identifying the need for more affordable housing.

D.2. *Select the production goal(s) within the 2020-2024 Consolidated Plan that this project will fulfill:*

- Non-Congregate Shelter
- Non-Profit Operating Assistance
- Non-Profit Capacity Building Assistance
- Rental Housing
- Supportive Services
- Tenant Based Rental Assistance

D.3. **Project service area: Will this project service individuals and households within the City of Columbia?**

Yes, this project is located within the City limits of the City of Columbia.

D.4. Number Served: How many individuals or households will this project benefit? What is the qualifying population? Please provide data to support.

CHA anticipates this project will benefit approximately 357 persons. This number assumed the average unit tenure is 4 years, the average household size is 2.38 persons and the properties will remain at a very high quality for a minimum of 25 years. Based on current households served, CHA estimated 61% of persons served will be minority populations and that all units will serve homeless and households at risk of homelessness as identified in the ARPA legislation as qualified populations.

D.5. Outcomes: Identify the specific, measurable and desired outcomes for this project.

The specific outcomes will include housing populations that are currently homeless or at risk of homelessness with high quality, safe and energy efficient affordable housing. There are currently 974 households on CHA's waitlist and this housing will directly result in moving 24 homeless households out of hotels, transitional housing, cars, doubled up situations and into permanent stable housing with supportive services. CHA will connect each resident with supportive services and partners.

D.6. Outcome Data: What data will be collected to evaluate the outcomes for this project?

CHA staff will track housing status, employment, income and demographic information at time of lease up. CHA will continue to track these data points as residents are connected to services and their incomes increase over time. CHA will be able to track residents' successful increases in income.

D.7. How does the proposed project address and promote systemic changes towards social and racial equality?

This project addresses and promotes systemic changes towards social and racial equity by providing an opportunity for safe, high quality and affordable housing for Columbia's most vulnerable minority populations. 7 in 10 Americans experiencing homelessness in the U.S. are Black, Indigenous and people of color and 80% of people in the U.S. at risk of eviction are people of color. This proposal will provide very high quality affordable housing options for minority populations in Columbia that have also been adversely impacted by homelessness and housing insecurity. Housing security is foundational to low income minority populations obtaining gainful employment, training, education and other life enriching activities. Stable housing also ensures assists low income minority youth in their educational attainment by increasing household stability and reducing the number of moves within a school year, as one move between schools can set a child back up to 5 weeks within the curriculum.

The proposed project also promotes social and racial equity by incorporating neighborhood input into the design of the site, which included minority populations and CHA residents. Ensuring that neighbors have meaningful input on the size, scale and design of the project advances social and racial equity by empowering neighborhood members to help shape what the project will look like. The project will also address and promote systemic changes towards social and racial equity during the planning and construction phases. CHA has procured an MBE to oversee development of the project and is also committed to including MBE/WBE businesses throughout project completion.

D.8. Does the organization have control of the site(s) for the project?

Yes

D.9. Is the proposed project compliant with existing zoning and land use ordinances?

Yes

D.10. Describe actions to rezone the property to allow for desired use

CHA has zoning approved for 24 units of housing for the site. CHA is undergoing a process to modify the PD Plan to further align the site layout and design around neighborhood feedback. CHA staff have held 2 neighborhood meetings

and communicated intentions with City planning and zoning staff. City staff will be conducting a concept review in mid December.

D.11. Neighborhood Consultation: Describe how the neighborhood has been consulted regarding this project.

CHA staff conducted a neighborhood planning session the evening of Wednesday, November 17th at the project site location regarding design, layout and density of the proposed site. Over 20 persons attended including low income minority populations, CHA residents and Ridgeway Neighborhood Association leadership. CHA then completed draft drawings of a building and site layout plan and held a follow up meeting with residents to allow for additional feedback. Feedback was supportive and helpful.

D.12. The proposed program administrator to ensure compliance with HUD and City regulations and source of funding for this position.

Tammy Matondo, Housing Development Coordinator, for CHA will be the program administrator to ensure compliance with regulations. Tammy has worked at CHA since 2015 and been involved with renovations and on-going compliance with CHA's first 597 units.

D.13. What is the prior experience of the organization's personnel with this type of project? Include the following: 1) Credentials, including resumes and licenses necessary to accomplish the job. 2) Number of years of experience with this type of project; 3) List of representative projects completed in the past.

Randy Cole, 10 years of experience overseeing HOME funded projects at the City of Columbia and MPA.

Tammy Matondo, Housing Dev. Coord. - 6 years at CHA

Greg Willingham, Director of Maintenance & Modernization - 27 years at CHA.

A licensed contractor will complete the work.

The Columbia Housing Authority has completed 9 City CDBG or HOME funded renovation projects of similar or greater size in scope since 2010, totaling over \$1.8 million in CDBG and HOME funds. Each of these projects have been successfully completed.

D.14. Does the proposed project include the utilization of qualified MBE/WBE contractors or subcontractors, which may include construction, services or operational supplies?

Yes

D.15. For construction projects, who is the designated person or firm designing and inspecting construction projects.

Fulson Housing Group and Crockett Engineering.

D.16. Provide a brief summary on previous City funding received, any funding remaining, and the measurable results from previous City funding.

CDBG Funds – Facility Renovations

Year Amount Remaining Measurable Results

2019 \$27,000 \$0 Renovations completed to the playground, heavy daily use

2013 \$84,000 \$0 Renovations to the Park Ave Child & Family Develop Center

2013 \$14,900 \$0 Demolition of 105 Lynn St. & 700 Oak St.

2012 \$100,000 \$0 Fire alarm system upgrades at Paquin Tower & Oak Towers

2010 \$77,000 \$0 Bear Creek Community Center Renovations

CDBG Funds - Homebuyer Classes

Year Amount Remaining Measurable Results

2014 \$15,480 \$0 87 participants educated about the homebuyer process

2013 \$15,480 \$0 81 participants educated about the homebuyer process

2012 \$15,480 \$0 94 participants educated about the homebuyer process

2011 \$15,480 \$0 77 participants educated about the homebuyer process

CDBG Funds – Money Smart Classes

Year Amount Remaining Measurable Results

2013 \$5,000 \$0 148 participants, 88 graduates, Eight 10-week classes offered

2012 \$12,000 \$0 57 participants, 43 graduates, Eight 10-week classes offered*

2011 \$12,000 \$0 93 participants, 73 graduates, Eight 10-week classes offered*

2010 \$12,000 \$0 82 participants, 57 graduates, Eight 10-week classes offered*

HOME Funds

Year Amount Remaining Measurable Results

2020 \$300,000 \$279,487 Housed 14 households at risk of homelessness

2017 \$200,000 \$0 Renovation of Bryant Walkway II Apartments

2016 \$80,000 \$0 Renovation of Oak Towers Apartments

2015 \$101,750 \$0 Renovation of Stuart Parker Public Housing Apartments

2014 \$175,250 \$0 Renovation of Stuart Parker Public Housing Apartments

2014 \$75,000 \$0 TBRA–Ave. 15 households/month. \$543/Month Ave. HAP

2013 \$156,000 \$0 TBRA–Ave. 20 households/month. \$579/Month Ave. HAP

2012 \$191,250 \$0 TBRA–Ave. 30 households/month. \$654/month Ave. HAP

2011 \$150,000 \$0 TBRA–Ave. 25 households/month. \$417/month average HAP

2010 \$100,000 \$0 TBRA–Ave. 19 households/month. \$490/month average HAP

Documentation



Project timeline

Kinney Point Timeline.docx

KP Proforma Sources and Uses 12.6.2021.pdf



Site map/diagram

Kinney Point Layout 12-6-2021.pdf



Site pictures

Architects Kinney Point 12-6-21.pdf

Site Picture (1) - 1 E Sexton (Kinney Point).pdf

 **Letters of commitment**

Financing Commitment Federal LIHTC.pdf

Financing Commitment Non-MHDC.pdf

Financing Commitment.pdf

 **Project personnel resumes**

Randy Cole Resume-CHA 12-6-21.pdf

Tammy Matondo Resume.pdf

Greg Willingham's Resume.pdf

E. Budget

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E. Budget

Please provide the following information.

E.1.

Activities	Non-Congregate Shelter	Rental Housing
Acquisition	\$0.00	\$0.00
Architectural	\$0.00	\$0.00
Relocation	\$0.00	\$0.00
Inspection	\$0.00	\$0.00
Demolition	\$0.00	\$0.00
Site Preparation	\$0.00	\$0.00
Utility Connections	\$0.00	\$0.00
On-Site Management Office	\$0.00	\$0.00
Financing Costs	\$0.00	\$0.00
Replacement Reserves	\$0.00	\$0.00
Community Facilities Improvements	\$0.00	\$0.00
Construction	\$0.00	\$2,000,000.00
Rehabilitation	\$0.00	\$0.00
Site Improvements	\$0.00	\$0.00
Refinance of Debt	\$0.00	\$0.00
Development	\$0.00	\$0.00
Operating Costs*	\$0.00	\$0.00
*Input not applicable for Non-Congregate Shelter	\$0.00	\$2,000,000.00

E.2.

Activities	Non-Profit Operating	Capacity Building
Facility Rental Payments*	\$0.00	\$0.00
Facility Utility Payments*	\$0.00	\$0.00
Communications*	\$0.00	\$0.00
Taxes*	\$0.00	\$0.00
Insurance*	\$0.00	\$0.00
Salaries/Wages/Comp./Benefits	\$0.00	\$0.00
Training/Travel/Staff Development	\$0.00	\$0.00
Equipment/Materials/Supplies	\$0.00	\$0.00
New Hire Salaries**	\$0.00	\$0.00
Technical Assistance**	\$0.00	\$0.00
*Input not applicable for Capacity Building	\$0.00	\$0.00

**Input not applicable for Non-Profit Operating		
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E.3.

Activities	Supportive Services	TBRA
Child Care*	\$0.00	\$0.00
Basic Skills/Knowledge Improvement*	\$0.00	\$0.00
Job Training*	\$0.00	\$0.00
Meals/Groceries*	\$0.00	\$0.00
Locate/Obtain/Retain Housing*	\$0.00	\$0.00
Legal Services*	\$0.00	\$0.00
Life Skills*	\$0.00	\$0.00
Rental Application Fees*	\$0.00	\$0.00
Rent Arrears*	\$0.00	\$0.00
Housing Counseling*	\$0.00	\$0.00
Security Deposits	\$0.00	\$0.00
Utility Deposits	\$0.00	\$0.00
Rent Assistance**	\$0.00	\$0.00
Utility Payments**	\$0.00	\$0.00
*Input not applicable for TBRA **Input not applicable for Supportive Services	\$0.00	\$0.00

F. Required Documents

Completed by rhes@columbiaha.com on 12/6/2021 3:59 PM

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Required Documents

Please upload the following files:

Documentation

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By-laws *Required

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Strategic Plan *Required

Columbia Housing Authority-Strategic Plan.docx

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Certification

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Case Id: 12087

Name: Columbia Housing Authority- Kinney Point -

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Certification

Please provide the following information.

LEAD AGENCY

I certify that I have been authorized by the applicant's governing body to submit this application and that the information contained herein is true and correct to the best of my knowledge.

Authorized Name and Title

Randy Cole, Chief Executive Officer

Telephone

(573) 554-7000

Authorized Signature

Randall Cole

Electronically signed by rhess@columbiaha.com on 12/6/2021 4:15 PM