



Central Missouri Community Action
807-B North Providence Rd
Columbia, MO 65203
573.443.8706 office
573.875.2689 fax
ShowMeAction.org

June 22, 2016

Randy Cole, Housing Programs Supervisor
City of Columbia, Community Development Department
P.O. Box 6015
Columbia, MO 65205

Re: Letter of Support for Establishment of a Community Land Trust in Columbia, MO

Dear Randy,

As an organization committed to the elimination of poverty in mid-Missouri, we recognize the impact of housing costs on those who are struggling. When their housing costs exceed 30% of their household income, as they often do, their ability to meet their basic needs and opportunities to gain economic stability dramatically decline. The City clearly acknowledged this dynamic when it committed to "increase the stock of affordable energy-efficient, universal design homes in Columbia" in the 2016-2019 Strategic Plan. There are several strategies a city could employ to achieve this mission. The City already supports the development of affordable single-family homes by providing a subsidy to income eligible homebuyers and by focusing CDBG and HOME funds on this issue. A Community Land Trust would both add value to existing efforts and create opportunities to more rapidly meet City goals.

A Community Land Trust will help to stabilize neighborhoods, increase homeownership opportunities, support economic stability, and decrease mobility for families with children at risk. Central Missouri Community Action offers its full support for the establishment of a Community Land Trust.

I hope that we can be of assistance while establishing this important affordable housing tool.

In Partnership,

A handwritten signature in black ink that reads "Darin Preis".

Darin Preis, CCAP, MPA
Executive Director





Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

June 20, 2016

Mr. Randy Cole, Housing Programs Supervisor
City of Columbia, Community Development Department
P.O. Box 6015
Columbia, MO 65205

RE: Letter of Support for the Creation of a Community Land Trust in Columbia

Dear Randy:

The Columbia Housing Authority would like to offer its strong support for the City proceeding with implementing a Community Land Trust (CLT) organization, as a separate 501(c)3 nonprofit corporation.

The City currently supports the development of affordable owner-occupied housing by providing a subsidy to income eligible homebuyers. The implementation of a CLT would further protect these investments of public funding by maintaining a long-term interest in these properties. A CLT would ensure that the homes maintain their affordability throughout the resale process. This is accomplished by a restriction that would require CLT homes only be sold to income eligible buyers at an affordable price as well as ensuring that the homes remain owner-occupied.

A Columbia CLT would also eliminate the need for additional subsidies to future buyers of a CLT unit, while also providing an additional benefit to the neighborhood by reducing the risk of foreclosure.

I believe the establishment of a CLT by the City of Columbia would offer another significant option in the effort to create and maintain affordable housing in our community.

Best Regards,

A handwritten signature in black ink, appearing to read 'Phil Steinhaus', is written over a light blue horizontal line.

Phil Steinhaus, CEO
Columbia Housing Authority

COLUMBIA

BOARD OF REALTORS®

August 1, 2016

Mayor & Members of the City Council
City of Columbia Missouri
P.O. Box 6015
Columbia, MO 65202-6015

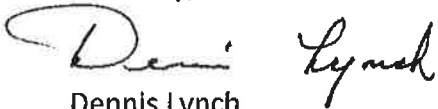
Re: Community Land Trust

Dear Mayor and Members of the City Council:

I am writing to express the Columbia Board of REALTORS® Board of Director's support for the creation of the Columbia Community Land Trust Initiative. Our Board feels this type of program will help create affordable housing in the City of Columbia, which is greatly needed.

We do support this concept as a vehicle for voluntary contributions to address affordable housing. However, we would not support the City of Columbia requiring property owners to donate land, infrastructure, and/or funds to the land trust corporation as a requirement for any regulatory approval.

Sincerely,



Dennis Lynch
2016 President
Columbia Board of REALTORS®

cc: Randall Cole

DL:bt





July 15, 2016

Mr. Randy Cole, Housing Programs Supervisor
City of Columbia, Community Development Department
P.O. Box 6015
Columbia, MO 65205

RE: Letter of Support for the Creation of a Community Land Trust in Columbia

Dear Randy,

Since 1905, the Columbia Chamber of Commerce has been a voluntary, member-supported organization of business, industrial and professional people who are dedicated to developing, promoting and maintaining a sound and healthy economic climate for Columbia.

As a guiding principle the Chamber believes Government should place a high priority on core issues such as economic development, infrastructure, public health, public safety, transportation and the financial well-being of our community.

Creating community based solutions to address one of the biggest challenges facing low-income seniors and people with disabilities is an effort worthy of city-wide support and the endorsement from the Columbia Chamber of Commerce.

The City of Columbia currently subsidizes the sale price of homes developed with public/private charitable resources up to \$25,000. The creation of a Community Land Trust will accomplish three things:

1. Protects City Investments in affordable homeownership opportunities.
 - a. Ensures homes resale to income qualified buyers at affordable rates.
 - b. Ensures homes developed with public/private subsidies remain as owner-occupied.
 - c. Eliminates the need to provide additional subsidies to future buyers.
 - d. Ensures homes maintain their quality and condition.
2. Protects neighborhoods from adverse impacts of foreclosure.
3. Provides on-going support with lower income homebuyers to ensure successful homeownership.

The Columbia Chamber of Commerce believes the establishment of a Community Land Trust by the City of Columbia with a separate non-profit 501(C)(3) organization to operate the program will aid in the efforts to create and maintain affordable housing in our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt McCormick', with a stylized flourish at the end.

Matt McCormick, IOM, CCE
President
Columbia Chamber of Commerce



Executive Committee

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Mizzi Clayton

Vice President
Steve Guthrie

Secretary
Gwen Jones

Treasurer
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Steve Nagel

Eryca Neville
Troy Norton

Erica Pfefferman
Clyde Ruffin

Ed Scavone
Cynthia Schreen

Mahree Skala
Bernard Solomon

Steven Sowers
Peter Stapleman

Pieter Van Waarde
Andy Waters

Ex-Officio

Randy Cole
Deborah Daniels
Steve Hollis
Kelly Wallis

Executive Director

Andrew Grabau

**GIVE.
ADVOCATE.
VOLUNTEER.**

105 East Ash Street
Suite 300
Columbia, MO 65203
tel: 573.443.4523
fax: 573.874.1285
www.uheartmo.org

July 23, 2016

Randy Cole
City of Columbia
500 E. Walnut, Suite 108
PO BOX 6015
Columbia, MO 65205

Re: Support for Community Land Trust (CLT) organization

Dear Randy:

As the Executive Director for the Heart of Missouri United Way, I am writing in support for the City of Columbia to proceed with implementing a Community Land Trust (CLT) organization as a separate 501(c)3 nonprofit organization.

The City currently supports the development of affordable owner-occupied housing by providing a subsidy to income eligible homebuyers. The implementation of a CLT would further protect these investments of public funding by maintaining a long-term interest in these properties. A CLT would ensure that the homes maintain their affordability throughout the resale process and remain owner occupied.

A Columbia CLT would also eliminate the need for additional subsidies to future buyers of a CLT unit, while also providing an additional benefit to the neighborhood by reducing the risk of foreclosure, and ensuring the homes are well maintained.

United Way's work in our community is linked to wrap-around services that seek to promote stability and self-sufficiency. Affordable housing is an essential component in providing this stability. With the establishment of a CLT, our community will have one more tool to create and maintain affordable housing, which will advance all of our goals. Therefore, I support and endorse the implementation of a Columbia CLT.

Sincerely,

Andrew Grabau
Executive Director
Heart of Missouri United Way



JES Dev Co, Inc.
P.O. Box 7688

Columbia, Missouri 65203

Phone – (573) 443-2021 / (573) 874-7116 - Fax

July 13, 2016

Mr. Randy Cole
City of Columbia
P.O. Box 6015
Columbia, MO 65205

RE: Letter of Support for the Creation of a Community Land Trust in Columbia

Dear Randy:

JES Dev Co, Inc. would like to offer our support to the City of Columbia for the implementation of a Community Land Trust (CLT) organization, as a separate 501(c)3 nonprofit corporation.

As a local housing developer of market and affordable rental housing properties in Columbia, we support the City's efforts to provide affordable owner-occupied housing by providing a subsidy to income eligible homebuyers. We feel the implementation of a CLT would further protect these investments of public funding by maintaining a long-term interest in these properties as well as ensuring that the homes will maintain their affordability throughout the resale process.

A Columbia CLT would also eliminate the need for additional subsidies to future buyers of a CLT unit, while also providing an additional benefit to the neighborhood by reducing the risk of foreclosure.

I believe the establishment of a CLT by the City of Columbia would offer another significant option in the effort to create and maintain affordable housing in the community.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Kimes". The signature is written in a cursive style with a large initial "B".

Brian Kimes
Director of Acquisitions



573-874-1646 | (TTY) 573-874-4121
1401 Hathman Place | Columbia, MO 65201
www.silcolumbia.org

June 23, 2016

Mr. Randy Cole, Housing Programs Supervisor
City of Columbia, Community Development Department
P.O. Box 6015
Columbia, MO 65205

RE: Letter of Support for the Creation of a Community Land Trust in Columbia

Dear Randy:

Services for Independent Living (SIL) offers its strong support for the City proceeding with implementing a Community Land Trust (CLT) organization, as a separate 501(c)3 nonprofit corporation. The biggest challenge low income seniors and people with disabilities face is the shortage of affordable and universally designed accessible homes.

The City currently supports the development of affordable owner-occupied housing by providing a subsidy to income eligible homebuyers. The implementation of a CLT would further protect these investments of public funding by maintaining a long-term interest in these properties. A CLT would ensure that the homes maintain their affordability throughout the resale process. This is accomplished by a restriction that would require CLT homes only be sold to income eligible buyers at an affordable price as well as ensuring that the homes remain owner-occupied.

A Columbia CLT would also eliminate the need for additional subsidies to future buyers of a CLT unit, while also providing an additional benefit to the neighborhood by reducing the risk of foreclosure.

SIL believes the establishment of a CLT by the City of Columbia would offer another significant option in the effort to create and maintain affordable housing in our community, especially for low income seniors and people with disabilities.

Respectfully,

A handwritten signature in black ink that reads "Tec Chapman". The signature is written in a cursive, flowing style.

Tec Chapman
Executive Director
Services for Independent Living