



City of Columbia, Missouri

Meeting Minutes

Housing and Community Development Commission

Wednesday, March 15, 2023
7:00 PM

Regular Meeting

Council Chambers, City
Hall 701 E Broadway

I. CALL TO ORDER

The meeting was called to order by Rose at 7:00 pm.

II. INTRODUCTIONS

Present at the start of the meeting were commission members Shaw, Fletcher, Ritter, Kasmann, Jefferson, Rose, and Suhler.

Present: 7 - Michael Fletcher, Mitchell Ritter, Diane Suhler, Ross Kasmann, Thomas Rose, Barbara Jefferson and Rebecca Shaw

Excused: 1 - Blake Willoughby

III. APPROVAL OF AGENDA

Motion to approve the agenda: Shaw

Motion to 2nd: Ritter

Motion passes: 7:0

Not voting: Willoughby

IV. APPROVAL OF MINUTES

Attachments: [HCDC Draft Minutes 2.8.2023](#)

[2.8.2023 HCDC Transcribed Minutes](#)

[HCDC Recording 2.8.23](#)

Motion to approve the draft February 8th, 2023 minutes: Shaw

Motion to 2nd: Kasmann

Motion passes: 7:0

Not voting: Willoughby

V. SPECIAL ITEMS

Attachments: [CBOR Stats Jan. 2022](#)

[CBOR Stats Jan 2023](#)

Columbia Board of Realtors January 2023 Statistics: Deaver presented the information from the Columbia Board of Realtors (CBOR). Shaw requested staff reach out to CBOR to request any data they have about new construction. Suhler also requested data about available listings vs sold listings. Rose requested staff reach out to the Executive Director of CBOR to see if he would be willing to speak to HCDC.

VI. OLD BUSINESS

FY 2024 Community Development Needs Survey: Deaver shared that the survey has had 235 responses as of March 15, including responses from all six wards. Survey drop

boxes are available at multiple locations across town, and the survey was also sent out with the Columbia Housing Authority's most recent newsletter. There is also a Spanish version of the survey available.

VII. NEW BUSINESS

Attachments: [FY 2022 CAPER Updated 3.9.23](#)
[FY2021 Subrecipient Funds Awarded and Expended](#)

FY 2022 Consolidated Annual Performance & Evaluation Report (CAPER): Deaver presented information from the CAPER and spoke to the status of subrecipients' funding expenditures. Unexpended funds from past funding years will be reallocated in the upcoming funding round; the application process for the reallocated funds will run simultaneously with the process for FY24 funds. The commission discussed goals met and exceeded in the CAPER. Shaw requested information about what codes were issued by code enforcement using HUD funds during this CAPER reporting period. Jefferson requested information about what HUD classifies as Extremely Low Income.

Attachments: [HUD FY2023 Allocations](#)

FY 2023 Annual Action Plan: Deaver shared that HUD has released the funding amounts for FY 2023. At the next meeting, HCDC will review the Annual Action Plan that allocates FY 2023 funds to subrecipients.

VIII. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Randy Cole of the Columbia Housing Authority (CHA) talked about their Kinney Point project. The commission inquired about various CHA policies.

Deaver shared that Michelle Lambert has resigned from HCDC due to moving out of the City.

Teddy introduced Luca Mollel, who is doing a fellowship with the City Manager's Office and will be researching information about housing programs.

Jefferson inquired as to why Rainbow House withdrew from their funding agreement. Amelunke shared that they did not want to sign a Deed of Trust and Promissory Note as required by HUD. Those documents are required so that if the property is sold to a for-profit organization, it ensures the HUD funding is recaptured. He also noted that this can create issues with organizations who rent their space applying for HUD funds, since the property owner must sign those documents.

Deaver shared that the March 8th Pre-Application workshop had approximately 18 attendees, and that all of the information from that workshop is available on the City's website. Rose requested the sign-in sheet for the workshop be sent to HCDC. Deaver shared that staff can send that but to note that not everyone interested in applying may have attended the workshop.

IX. NEXT MEETING DATE

April 12, 2023

X. ADJOURNMENT

The meeting was adjourned at 8:04 pm.

Motion to Adjourn: Shaw

Motion to 2nd: Suhler
Motion passes 7:0
Not voting: Willoughby

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