

MINUTES

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION MEETING

COLUMBIA CITY HALL

701 EAST BROADWAY, COLUMBIA, MO

MAY 24, 2023

COMMISSIONERS PRESENT

COMMISSIONERS ABSENT

**Mr. Tom Rose
Mr. Mitchell Ritter
Mr. Michael Fletcher
Ms. Rebecca Shaw
Mr. Ross Kasmann
Ms. Diane Suhler
Mr. Blake Willoughby
Ms. Rikki Ascani**

STAFF

**Ms. Jennifer Deaver
Mr. Tim Teddy
Ms. Darcie Clark
Mr. Jacob Amelunke
Ms. Molly Fair**

I. CALL TO ORDER

MR. ROSE: Okay. I'd like to go ahead and call our meeting to order of the Housing and Community Development Commission.

II. INTRODUCTIONS

MR. ROSE: And we'll start with introductions to my right again.

MR. WILLOUGHBY: Blake Willoughby, Ward 6 Representative.

MS. SUHLER: Diane Suhler, Human Services Representative.

MR. KASMANN: Ross Kasmann, Ward 3.

MR. ROSE: Tom Rose, Ward 5.

MS. SHAW: Rebecca Shaw, Member at Large.

MR. RITTER: Mitch Ritter, Ward 2.

MR. FLETCHER: Mike Fletcher, Member at Large.

MS. ASCANI: Rikki Ascani, Ward 1.

MR. ROSE: Welcome, Rikki, our new member.

MS. ASCANI: Thank you.

MR. ROSE: Nice to have you with us.

III. APPROVAL OF AGENDA

MR. ROSE: So we'll start also then with an approval of the agenda, with staff memo included. I would entertain a motion for approval of that agenda?

MR. WILLOUGHBY: Move to approve the agenda as presented.

MS. SHAW: Seconded. Shaw.

MR. ROSE: All in favor, signify by saying aye. Any opposed, same sign.

(Unanimous voice vote for approval.)

MR. ROSE: Okay. Thank you.

IV. APPROVAL OF MINUTES

MR. ROSE: We have no minutes to approve; is that correct? They're not ready yet from the last meeting.

MS. DEEVER: That's correct.

MR. ROSE: Okay. Very good.

V. NEW BUSINESS

MR. ROSE: So we will go ahead and start with our new business, which will be presentations on the requests for funding from the 2024 CDBG and Home Funds, as well as carryovers from the previous year with our private entities and our public -- or all our non-profits and other private entities. So do you have anything to start off with, Ms. Deaver?

MS. DEEVER: Yes. We want to make sure that everybody sees the dates at the top for the allocations. Also, at the bottom, you'll see it says agency presentations will be limited to five minutes. There is a screen up in the front that will show your time clicking off so that you are aware of that. After that, that will be followed by three to four minutes of questions from the Commission if they do have questions. Once we've hit that last minimum amount, that three to four minutes, then what we would ask is that if Commission members have questions, that you email them to us and we will be able to email those out to the agencies and get you responses, and that is simply in the matter of time.

MR. ROSE: Okay. So we will begin with our first presentation with Services for Independent Living, and we ask that you state your name as you come forward for us. Thank you.

Services for Independent Living

MS. SCHWACH: Good evening. My name is Chimene Schwach, and I am the director of outreach and external services for Services for Independent Living. Services for Independent Living is a not-for-profit 501(c)(3) here in town. Our mission is to empower people with disabilities, seniors, and veterans to maximize their independence in the community. We provide a wide variety of services, one of which is home modification -- accessible home modification. Our goal with CDBG funding, our home repair and accessibility modification program makes accessibility improvements in consumers' homes allowing them to age in place for as long as they choose. And the goal of this program to help seniors and people with disabilities and, particular in Columbia, meet basic needs of shelter, improve accessibility of

ingress and egress, and increase overall safety and enhance quality of life. Without accessible egress and ingress, the quality of life, a person's individual safety is at risk, and that diminishes their -- their life leading to more isolation and poor health outcomes. Our program would not exist without CDBG funding. The eligibility requirements that we have are that people be 55 and older, or a person with a disability. They must be below 80 percent of the median income and live within the City limits of Columbia. Before projects begin, we complete a HUD income eligibility paperwork, a Section 106 review, check FEMA maps for floods, take necessary precautions around lead and asbestos. And who do we serve? In 2022, we performed 15 projects so far with 100 -- with around \$109,000 in CDBG funding. Fifteen of our households -- we had 15 households with 23 individuals. Eleven households were living on Social Security with average earnings of just about under \$1,000 a month, so low income. Seven of our households were African American and eight were Caucasian. Over the last three years, we have averaged serving about 40 percent of our population are people of color. We have about 50-50 men and women in terms of heads of households, and we had two heads of households with veterans or spouses of veterans in this past project. Noted that the cost of projects are going up. You can see that we had -- we were about \$4,000 in 2020, and we're \$7,200 now. As a result our current expenditures, we are currently -- we had -- we had late funding releases of \$95,000 in 2023, but we've got a solid core of contractors who are helping us to move forward with all of our projects and we are -- we anticipate spending down all of our dollars. Our projects are currently construction of ramps, bathroom accessibility, some plumbing, HVAC. We are really trying to serve people so that they -- to mitigate hazards in their homes. In 2024, we are seeking funding to continue this project, and we are seeking an increase. We are requesting \$125,000 and would continue funding some of the same and similar kinds of projects that we've done before, which are to construct ramps to increase accessibility, widen doorways, stabilize floors, performing some plumbing work, broken pipes, et cetera. This funding directly benefits low income and marginalized seniors and people with disabilities. A couple of quick stories at the end here. You can see from the picture, we had a 17-year-old -- 17 -- 72-year-old woman who uses a power chair, and her existing ramp was both too steep and not short -- and too short. So we -- you can tell from the picture on the right that we increased the length. That ramp is now ADA compliant with the incline. There is nothing worse, if you are a person in a wheelchair having to pull yourself up a too-steep ramp or worry about crashing at the bottom when you are leaving. and then we have no pre-picture, but this is the bathroom for Bill, who is an 82-year-old veteran, who is living independently in his home. He fell. He was in the hospital for quite a few months and in rehab, and when he came out, he was -- he is using a wheelchair long term, and we needed to modify his bathroom so that he could continue to live independently in his home. So we were able to remove a closet, change around the plumbing, and created a walk-in shower for him for it to be accessible. These are just two of the projects that we have worked on, but they are exemplary of what we do.

MR. ROSE: Okay. Thank you. Do you have any questions? Yes. Ms. Shaw? Thank you. That

was perfect. Go ahead and raise -- so for the minutes, go ahead and raise your hand and I'll recognize you so that they know who is speaking. So, Ms. Shaw?

MS. SHAW: Chimene, do you have a current list of projects that you're still working through? Is this going to go into -- this will be 2025 money. Right?

MS. SCHWACH: Right. No. So we will finish all of our projects this year and at the appropriate time. We are working very hard to do that. I do not currently have a list right -- right in front of me, but I will -- I do have a list in my bag, so I can get that for you.

MS. SHAW: So, I mean, there are people waiting for this service?

MS. SCHWACH: Yes. We have -- we have projects that are still currently working on.

MS. SHAW: How do you communicate the availability of these funds?

MS. SCHWACH: Well, we actually don't have to advertise too much. We are -- you know, we have a lot of programs at Services for Independent Living for seniors and working with folks with disabilities, with CDS care, so we have a lot of word of mouth. But we do take referrals from the City, we take referrals from other social service agencies, friends and family, and occasionally, the self-referral.

MR. ROSE: Yes.

MR. FLETCHER: Mike Fletcher. Is this the only source of funding for this program?

MS. SCHWACH: This is the only source of funding for this program within the City limits of Columbia. If this -- if we did not have this funding, it would not exist.

MR. ROSE: Ms. Suhler?

MS. SUHLER: I noticed in your proposal that some of your projects, you -- you have on bid and some that you direct hire. Can you give us some idea of what percent are bid projects or where you have contractors that bid on them versus the direct hire?

MS. SCHWACH: So we have a set of contractors that we generally work with and we bid them out. I can look at -- I will have to pull -- go pull from my whole grant folder the number -- an exact number for you, but I can get that for you.

MS. SUHLER: And do you routinely add new contractors to your list?

MS. SCHWACH: That, I don't know. I will have to -- I will say I've been doing this about two and a half months now, and we've got a set group of contractors for this year. I would assume we have -- we do bid with them and use contractors regularly. They come and go in the City, so I think that it may change over time.

MS. SUHLER: Okay. Thank you.

MR. ROSE: Okay. Thank you very much.

MS. SCHWACH: Thank you.

MR. ROSE: Next, we'll hear two proposals from Job Point.

Job Point Building Renovations

MR. SMITH: Hello. I'm Steven A. Smith, 1603 Canton Drive, President and CEO of Job Point.

First proposal is for reallocated funds. We're requesting \$82,000 to fund replacing floor coverings in our building. We bought our building -- and I did not bring slides. I didn't think you needed to see worn-out tile and frayed carpet, but, whatever. We can provide some if you need it. Some of the floor coverings are original to the building, and I made the loan on it when it was built over 33 years ago, but some of the floor tiles look dirty even though they have been cleaned, but they're -- definitely need replacement. We -- the first step is that we would need to -- we've been told by two different professional carpet companies that there's no asbestos in any of the products we have, but we are going to have a professional opinion on that before we start tearing into things. We have received \$10,000 towards this project from another source. Well, we haven't received it, it's been allocated. We have done significantly more than this amount of improvements to our building. We totally replaced HVAC system. We replaced some windows and all the ceiling tiles, so tried to do as much energy efficiency work as we have. So the first steps here would be to replace entry level on all the halls, which is the bulk of the work. then we'd get into meeting rooms and classrooms, and then assuming there would be funds left, we would get into individual offices. But as I mentioned, the tile -- all the hallways are tile. A few -- the entryway has been replaced once, and it's a safety hazard right now. One classroom is particularly a safety hazard and some of the carpet is -- needs to be mowed, and it wasn't shag carpet, if that tells you anything, so doors are hard to close and so forth. It'll give us a better work environment, safety, and more clean for everybody involved, both staff and the clients we serve. If we can do this for less, we certainly will. We won't necessarily run out and spend the money, but we did get bids a couple of months ago, and at that time, with the funds we have and these funds, this would basically kind of breakeven from -- from the bids we have, and we got two bids from two companies that we work with. We bought the building four years ago in April. We paid \$1,250,000 for it. The current balance on the loan is \$152,000. So we had -- we had hoped to have it paid off by now, but it hasn't quite happened yet, but that is our goal for this year, and that's been strictly from some City funds, some funds from you all on the down payment side, and fund-raising, primarily in the community. I don't know if you have other questions. If -- if there are additional funds left in the reallocated pool, we could probably find another place for them, but we would be able to spend these funds before the -- by the end of this calendar year and probably quicker than that.

MR. ROSE: I'll take any questions right now for that funding, if anybody has any. Yes, Ms. Shaw?

MS. SHAW: Will your students do this labor? Are they installing the carpet?

MR. SMITH: No, they will not. They will observe. They actually did -- we created a new classroom in our IT room, and they did the -- the carpet tiles, and that's -- that will be the bulk of what we use. We've talked again to different companies, different stores, if you will. They both recommended the carpet squares, so rather than having to replace a whole room or a whole area, we could just do a square at a time. Our students actually did the office we just did, but -- and they will observe, but not do it. They could do it. It would take probably four times as long, and so that's the trade-offs we have. The same as building a house, it takes longer to do, but we -- we do those, so --

MS. SHAW: Your application also showed about \$97,000 that was left of the 2022 CDBG funds. Are there plans already for those funds?

MR. SMITH: Well, the 2022 funds, we just signed the agreement a month or six weeks ago. We had -- we made our first draw today of \$26,000 on that. All past funds have been used this year. Our -- our numbers dropped significantly during Covid for obvious reasons, but we're on a pace to be back. We probably won't be quite at pre-Covid levels this year, but we'll be close. We dropped to 250 last year, total served, and we'll probably be more on the 400 range this year in our -- prior to Covid, we were 450 to 500.

MS. SHAW: Thank you.

MR. ROSE: Questions for that proposal? Do you want to go ahead and let's just restart the timer for -- did you want to discuss the second proposal now?

MR. SMITH: Sure.

Job Point Vocational Training

MR. SMITH: This one, I think, is pretty familiar to most of you. It's for tuition expense for our planning class or our training classes. It would -- it's a little hard to say, but depending on which class people take, it probably would serve ten to fifteen students. It could do more, but more than likely, you know, the fees have gone up on most of our classes. We are starting a new stand-alone commercial driver's license class shortly. That has been a part of our highway heavy construction class, but we have more -- much more demand for people to strictly get that CDL license. And we actually with City ARPA monies bought a CDL simulator that we have that we can use for that, so they can do training and all of that. We also are starting a warehouse class, which will primarily be funded through workforce investment boards. There's five different boards in the state that went together and got a federal grant for that. That should pay the bulk of the expenses on that for the next three years, but those are some additional classes. And we are looking at reinstating our heating, ventilation, air conditioning class. We -- our instructor left and we had nobody signed up for the class, so we haven't offered it for about a year, but we have a new referral source that has several people interested, plus an instructor who would be easy to get certified, so we're looking at restarting that class, and we can place those people as soon as they start the class. We had one young lady a year ago started the class. She went to the class for two weeks and was hired full-time, finished the class, and she's now working for a commercial company here in town, and is one of the top people they have. That was with a five-month class. So it's -- it's for those classes. The '92 funds that were just mentioned, which we just started will probably last us -- well, I think the contract says September, and I don't think it will last that long. Of course, these funds would come after that. And the reason we're asking for \$75,000, which is a little bit less than we have normally requested, as you know, there's a limit of \$150,000, approximately, for training-type funds, and we sat down with CMCA and we both need more than \$75,000, but we just decided to make your all's life a little simpler if you were willing to do that and for us to split the \$150,000, so \$75,000 would go to Job Pont and \$75,00 to the Women's Business Center. And rather than arm wrestle or do some other competition to try to determine

who gets more than the other one, so that's why the \$75,000. We do have several other sources. Obviously, we'd like more, but we have found some other sources for larger amounts, and we've actually started cutting down on smaller grant amounts, and we're trying to have fewer grants with larger amounts because every grant has different reporting times, outcomes, all the different pieces that go with it, and this way it's easier for us to actually serve the clients and not have to juggle so much where they go.

MR. ROSE: Okay. Any questions for this funding? Okay. Yes. Ms. Suhler? Yes.

MS. SUHLER: This is kind of a hypothetical question, but given that the move to a lot of technical fields now, what percent of the demand do you think you're able to fulfill right now, and how much more capacity would you need to kind of be able to meet the demand?

MR. SMITH: Well, we can't begin to meet all the demand in Columbia. That -- on the technical side, I guess, what I'm interpreting, the Career Center -- Columbia Public School Career Center handles a lot more of the laser and what I'd consider technical training. We have entered a partnership with Columbia Public Schools. They're referring students to us who will not graduate, or some have dropped out. They would -- they are duly enrolled in CPS and Job Point. If they complete any of our programs and check the boxes as far as the test they need to take and so forth, they can still earn their high school diploma. We actually had a number, and I don't have the number in my head right now, but we had a number of students who walked and graduated last weekend who would not have completed high school. So this is a big deal. We -- they have referred 80 to use -- 80 folks to us in that program in a little over a year's time. We started with seven about a month before graduation last year, and we got five of those that were -- those were easier ones -- one test or one thing. Five of those seven graduated last May in about a month or six weeks' time. That's life-changing for those folks. Some will continue education, and they wouldn't have graduated high school. Others will go into the workforce. But they can get their high school diploma, as well as their HiSet, and several have decided to continue their education at MACC or Columbia College or wherever. So they've referred 80 to us. Seventy to seventy-five percent of those folks have either graduated or are on track to graduate. So pretty good odds there, but there's a waiting list of over 80 right now. We've actually used -- found a second site to help us onboard some of those folks. We're going to more night classes. We're looking at every way we can to serve those folks. But we can't begin to fill the total void that's there.

MR. ROSE: Ms. Shaw?

MS. SHAW: I'm happy to hear that you're adding a CDL training program. I know that we hear from the City all the time that they're having a really hard time staffing those positions. Can you tell me how many of your students, and a percentage is fine, how many are local to Columbia or local surrounding counties? Are there any from out --

MR. SMITH: The vast majority are within the city limits of Columbia, and a lot of that is because of the funding sources we have. We are -- we have increased significantly the funding from the Boone County Children's Services because most of the people that were referred from the schools fit those

criteria, and we're actually finalizing another agreement, so we basically doubled the funding we have there. We've applied for Boone County ARPA, and we did receive some City ARPA-type funds. They weren't technically ARPA monies. We're -- that -- so we're trying to broaden that scope. But the bulk of the funds are for people in Boone County and primarily in Columbia.

MS. SHAW: And --

MR. SMITH: But there are folks -- there are times that we need to be able serve somebody that lives literally across the line -- the city-limit line that these funds, for instance, wouldn't -- wouldn't serve.

MS. SHAW: And is there a -- let's say a percentage that stay and work locally?

MR. SMITH: Most of these folks will start locally. The primary ones who don't are the ones that take the federal highway and bridge jobs with Capital Paving or Emery Sapp and Sons, and they can travel all over the state, or Emery Sapp and Sons is in 16 states, but they're starting at \$40 to \$50 an hour.

MS. SHAW: Thank you.

MR. ROSE: Thank you very much.

MR. SMITH: Thank you.

MR. ROSE: Next, we'll hear presentations from Woodhaven. I know two proposals, same usage, but two proposals.

Woodhaven - Reallocated CDBG

MS. GORDON: Good evening and thank you for having us. My name is Jennifer Gordon, and my colleague, Jeff Kitch, and I are here this evening representing Woodhaven. Woodhaven is a caring team of professionals that supports and advocates for adults with disabilities in our community. You see our mission statement, or you will as soon as I move us forward. You'll see our mission statement ahead of you. Woodhaven has been part of the Columbia community since 1964. We started as a school for children with disabilities that was literally a haven in the woods. We started serving adults in the 1970s, and moved all of our individuals -- almost all of our individuals off campus in the early 1990s. We are accredited by the Commission on Accreditation of Rehabilitation Facilities, and we're very proud that external experts recognize the excellent care that we provide each day. We serve the adults in our programming primarily through three programs. Our largest, and the one that is impacted by CDBG funding is our Community Living program. We also have a day program known as Community Connections and Community Employment Services exists primarily through the program known as EnCircle, which serves young adults with neuro diversity, particularly autism. Across all of these programs, we support independence and choice for our individuals. We advocate for inclusion, and we strive to create opportunities. Woodhaven is also an economic engine in our community. We have almost 300 staff members who provide support for our individuals 24/7/365. A couple of fun pictures. On the lower left is move-in day on campus, and when we first opened in 1964. The young man there is Van Taylor, who lived with us at Woodhaven until he died several years ago. The gals on the right are some of our Thornberry crew with a couple of their staff, so almost 60 years of providing this support in the community.

All of this work happens under the direction of an 11-member board of directors, all volunteers, and a six-member administrative team of which Jeff and I are members. We have a great balance now between longevity and experience with Greg and Jeff, and the rest of us have a newer perspective and a beginner's mind. Specifically relating to our community living program, we currently serve 97 adults with developmental disabilities. One hundred percent of them have disabilities and all of them are also low income. Just under two-thirds of them are male. Almost -- more than a third are female. All live within Boone County and all of the houses that we are seeking support for through CDBG are located within the City of Columbia. And these houses look just like any other house in a neighborhood. You would not know that they were Woodhaven homes if you were just driving by. We operate under a model called ISL for Independent Supported Living, which, by regulation, allows no more than four individuals per home, so this is not a large group home setting. These are small, family-like homes in which our individuals serve and live. And we're proud to offer individualized supports. We like to say we have 97 clients at the moment and we have 97 individual support plans. We are seeking CDBG carryover funds from 2023 in the amount of \$80,000 for rehabilitation and repair of seven of our Woodhaven homes in Columbia. They're located throughout the city, as you see there on the map. These seven buildings are home to 24 of our 97 individuals, and CDBG funds will help us address accessibility, affordability, and livability. As our clients age, they have increasing needs for greater access mobilitywise in their homes. They also live on fixed incomes. So anything that we can do through CDBG funding allows us to continue to serve them even better. We have identified among all of our properties that these are the seven with the greatest need. Among these seven homes, there are nine sets of repairs and modifications that we need, the most expensive and extensive of which are the air handling units. Assuming all of this goes well, we will increase our capacity to serve two additional individuals by building out the basement of the home at Lake Town, which will allow us to, again, impact the lives of -- of two more people. We've spoken already about the livability and accessibility in seven of our homes. For the homes that receive high energy efficiency appliances, we expect those costs to go down, and also allow more of our operating fund expenses to be available for serving our clients directly. And lastly -- I know I'm out of time but thank you on behalf of our individuals. We received \$110,000 a couple of years ago, \$90,000 the year after that, and we've spent every penny of those, and are grateful for the opportunity to ask for this additional funding for carryover for 2023 and also for 2024, moving forward.

MR. ROSE: Thank you. Do you have any questions? Mr. Willoughby?

MR. WILLOUGHBY: So for that amount of funds for the reallocated project, have you already bid that out and know that it's going to cover all of it, or is that an estimate on your all's end?

MS. GORDON: Neither. We have not bid them out. We will do as much as we can with the \$80,000, and you will see here in our second proposal that we will be able to finish one of those houses, we know. The other six will carry over into 2025, and we will just keep going down the list.

MR. ROSE: Any other questions? Okay. Did you have more to present on the second?

MS. GORDON: I just have one more slide on the second one.

Woodhaven Number - FY2024 CDBG

MS. GORDON: So everything that I just told you about Woodhaven remains exactly the same. The second request for fiscal year 2024, to be spent in 2025, is for \$105,000 for seven of our homes. They still serve 24 of our individuals. Six of them are the same, but Shoram (ph.) will be completed by then and we have added Panther, and that also will allow us to do an additional renovation in the Panther basement which will allow to serve an additional two people, so two more at Lake Town, two more at Panther.

MR. ROSE: Questions? Mr. Fletcher?

MR. FLETCHER: But you're -- you just simply, since there are reallocated funds are available, you just simply can't use more reallocated funds --

MS. GORDON: We absolutely could use --

MR. FLETCHER: -- I mean, to get these projects finished?

MS. GORDON: We could use more reallocated funds. We were trying not to be greedy, and so didn't ask for hundreds of thousands of dollars. But if there are extra funds, we absolutely could use them between now and the end of December.

MR. FLETCHER: So if you got more money, you could spend it?

MS. GORDON: Absolutely. Gratefully.

MR. ROSE: Okay. Ms. Shaw?

MS. SHAW: I was just wondering what the average age is of these homes. I see -- I mean, they are all over town, so you said you've put the most immediate need as your kind of number one. What is the average?

MS. GORDON: I do not know that. Do you know, Jeff?

MR. KITCH: I would say -- (inaudible).

MS. GORDON: Twenty-two years, twenty years, yeah.

MR. ROSE: Okay. Any other questions? Okay. Thank you very much.

MS. GORDON: Thank you all.

MR. ROSE: Next, we will hear from the Voluntary Action Center representatives.

Voluntary Action Center

MR. PALMER: Good evening. Thank you for allowing us to come out and speak with you this evening. My name is Mark Palmer, and this is Vicki Schrader, and we're representing the Voluntary Action Center this evening. We're here on behalf of the Voluntary Action Center seeking \$100,000 in support for the opportunity campus, and we appreciate your past support of this project. The photo you see in front of you is George, and George is going to be the face of our campaign as we move forward, so -- and it's a stock photo, so it's not someone local. And so -- there we go. There we go. Just kind of wanted to give you an update in regards to our -- our funding stream for this project. It is a fairly complex

and large project, as you will see. Currently right now we have a \$6 million budget appropriation from the State where that contract is signed. We are part of both the City and the County ARPA requests, which have been out there. The dates on that are a little bit flexible on when those are actually going to be awarded. We're looking at this summer, June -- May, June, July for the County. The City is looking at some time in August for those confirmations with that. We -- that's -- those top three are strictly for capital costs. The \$1.6 million is also for start-up operating, for -- so once we get going, there will be monies for that. The land, as you know, we're looking at the land off Business Loop. We did have a conditional use permit, which is approved, on February by the City Council, and we hope to get that closed within the next 60 days. We're making progress with our medical clinic providers. We're getting ready for our -- to go public with our capital campaign. All the marketing material is almost ready to go, and we are -- we are looking at our campaign committee, and we're recruiting those individuals. So we are making progress with that. One of the things we noticed after the fact is that we have secured about \$2.1 million in private dollars that's not on this list. This kind of gives you a layout. The \$100,000 request would be in the green area of the project. That's where the shelter is going to be. And I had mentioned earlier that we're looking for a medical clinic provider. That'll be on the right side in the blue, just for your -- for your knowledge. And so we continue to make progress with that. This kind of gives you what I would call the full capacity of the shelter. Really about 104 beds on the main floor that you can see right in the middle, and then at the bottom right, there are some rooms that are available that are flex space that can deal with folks that maybe have fevers, may be showing signs of illness, maybe having behavioral issues, et cetera, et cetera. So that's kind of a floor plan of that. Offices up to the left, and showers off to the right. I'm going to turn it over to Vicki, and she's going to continue the program.

MS. SCHRADER: Hi. Thank you. We wanted to show you a few of the renderings our architect has put together to give you an idea of the visuals that we are envisioning for this space. So this is the shelter exterior. We're hoping the space will be welcoming to all people, with bike racks and wide sidewalks, and places for people to come in and feel welcome and feel like this is a place for them to feel safe and to -- to stabilize. Then this is a rendering of a possible configuration of the interior. It really demonstrates what the space could be used for and not that it will necessarily represent this all of the time. So we have tables that would be utilized during the day for meals and activities. And then to the right you can see there are cots that can be laid out depending on how many people we have staying overnight. There has been talk about curtains and things like that that might need to be utilized for the space, whether we keep the cots up or cots down. And the windows will provide very wonderful natural light, and we will be investing in some type of mechanism to darken them so people can sleep at night. The Opportunity Campus will be a low barrier shelter utilizing housing first approaches, so it'll be open year around. Laundry facilities, showers, storage, kennel facilities, computer lab, mailing services, all those things are what we anticipate providing for the clients that will be staying at the Opportunity Campus.

MR. ROSE: All right. Thank you very much. Do we have any questions from the -- yes.

Mr. Fletcher? I think you have a question. Right? No. Okay.

MR. PALMER: He answered his own -- answered his own question.

MS. SHAW: Can you just walk us through what happened with the \$100,000 from 2023 that was given to you for land acquisition, which I understand that probably took longer than you anticipated.

MR. PALMER: Uh-huh.

MS. SHAW: You used some of it, it looks like, because about \$75,000 was returned?

MR. PALMER: Okay. So there's -- we've actually had two awards. The first one was \$72,000, and the second one was \$100,000. Is that correct? We had a conversation last week about this.

MS. CLARK: Talk into the microphone, please.

MR. ROSE: You need to speak louder.

MR. PALMER: Oh, sorry. Thank you. The reality is in order to pull these monies down, we actually have to have data to show that we've actually been providing services to that. And since there's been a delay in construction, that's why those funds have not been spent or encumbered at this time.

MS. SHAW: Thank you.

MR. PALMER: It's a -- it's a timing issue. The project, as you can see, of this size takes -- took a little longer than we had thought.

MR. ROSE: Ms. Suhler? Oh, sorry.

MS. SUHLER: Either way.

MR. ROSE: Okay. Mr. Fletcher?

MR. FLETCHER: Mike Fletcher. Sorry, I -- I can't resist. My only comment is it's just taking forever. You know, you've come to us year after year after year for a long time trying to get this off the ground, and it just seems like it's taking forever. That's my only comment. It's just --

MR. PALMER: We're frustrated, as well. You know, the -- the process is we have followed what the City did in the planning grant for the homeless shelter. And what they had requested is pretty much what you see in here, and the time like -- the time that it has taken to distribute the ARPA funds in order for this to occur has been frustrating, but we respect their process, and that's kind of where we're at.

MR. ROSE: Ms. Suhler?

MS. SUHLER: I just had a question about the funds that you're asking for. Do they have a specific purpose, or are you just trying to big -- put it into a big pot?

MR. PALMER: It'll be part of a capital towards the end where we're actually kind of doing the finishing up. There isn't actually a specific thing, such as a generator or a washing machine. That will be determined as we get through and closer to a project finished to where we can actually then start providing services. So there's not a specific line item or a specific item that we're looking at. It's much more to help with the overall capital.

MS. CLARK: Hey, Mark, lean into the microphone, please.

MR. PALMER: Yeah. Sorry. I need to change the microphone. There we go. Sorry. Could you

hear all that.

MS. SUHLER: Yes.

MR. PALMER: Good.

MR. ROSE: I'm going to -- so Tom Rose to ask a question. So do you have a time line that you're expecting then that you would be able to utilize these funds in the time period?

MR. PALMER: So if -- if -- if the dominoes fall into place on page 3, we feel like we're pretty ready to start construction this fall. And the time line for construction is 12 to 18 months, depending on supply chain and labor is what we're being told.

MR. ROSE: Ms. Shaw?

MS. SHAW: I noticed in the application -- or I'm sorry. Maybe the City staff noted that HUD currently was reviewing for a conflict with the project.

MR. PALMER: Uh-huh. Yeah.

MS. SHAW: Can you just tell us when a report would be expected?

MR. PALMER: Government moves slow, and federal government moves even slower. So that revolves around the -- the land, and, as you know, we talked about it last year, that the land was owned by Betsy Peters, who is a City Councilman, and there was a concern about a conflict of interest. The City's attorney and VAC have been working with HUD to try to get a ruling on that. And as of the last time we checked on Friday, there had been some movement, but there was not a final clarification on that ruling. We feel like the risk is low, but we would hope to get confirmation on that as soon as HUD can do it.

MR. ROSE: And, Ms. Deaver, do you have more to add with that?

MS. DEAVER: Our last response from HUD, which the City attorneys were in touch with them earlier in the week, was that we would hear something by the end of this week, but we'll just have to know -- I don't know if that will be before the end of the -- before the holiday or not, so --

MR. PALMER: Our next move internally for that is we've been not really passive, but not really aggressive. We have looked at hiring a HUD attorney to help on our behalf to move this along. We're going to more of a proactive approach.

MR. ROSE: Ms. Suhler?

MS. SUHLER: I echo kind of the comment about kind of the project taking a long time. Is there any reason why the Opportunity Campus for the homeless has to be paired with VAC's new office building? You know, could those two be separated and move much quicker on the -- the homeless component?

MR. PALMER: You know, that -- that kind of comes as a package deal. When we actually did -- the City released the planning grant for this project, the -- the community services that are a part of that and the VAC offices were kind of requested to provide supportive services for people entering the homeless shelter and utilizing the homeless shelter, so those services would be just right across the sidewalk to do that. Now the two buildings can be built separately, but we're still dealing with the same

issues that we're dealing with now. So we're still waiting for the ARPA approval and we're still waiting for the HUD approval, so they're tied together. So we couldn't proceed with one without proceeding -- without both at the same time because both of them are wrapped into the funding.

MS. DEEVER: We are at time for this project.

MR. ROSE: All right. Thank you.

MR. PALMER: Thank you.

MR. ROSE: Next, we'll hear from the Voluntary -- no. Food Bank. Sorry.

The Food Bank for Central and Northeast Missouri

MS. LOPEZ: Hi. Good evening. I'm Lindsay Lopez, and I am president and CEO of the Food Bank for Central and Northeast Missouri. And I would like to thank the Housing and Development Commission for this opportunity. Tonight I intend to discuss a project we are excited about and believe will be transformative for food security in the City of Columbia and beyond. As you may be aware, the Food Bank is currently renovating the former Moser's Grocery Store at the west end of Business Loop 70, and we will be moving our central pantry into this location later in the year. Central Pantry is the largest supplemental food aid outlet in our organization's 32 county service area, and the only one owned and operated by the Food Bank. Last year, Central Pantry distributed enough food to provide 3.3 million meals to food and secure neighbors through more than 100,000 visits. With soaring food costs, need for food aid in our community is growing. Central Pantry served 37 percent more individuals in 2022 compared to 2021. The growing need, a desire to offer more services to help food insecure individuals, and a visible, accessible location are the main reasons the Food Bank is relocating Central Pantry. The new facility will be nearly three times larger than the current location on Big Bear Boulevard. The additional space means increased and improved opportunities for the organization to serve our neighbors. This includes offering more food options to patrons in a welcoming and dignified environment, providing more nutrition education and outreach, as well as providing increased opportunity to give back to our community through volunteerism. The extra space will also allow the Food Bank to work with both existing and new partners, to offer visiting services that patrons have requested and need. This includes a partnership with Compass Health to provide access to preventative and primary-care services. Other partners will provide education and assistance on topics such as Medicaid and SNAP access, counseling, legal and financial aid, workforce development, utility assistance, and more. Tomorrow, we will announce the public phase of a capital campaign to fund the building purchase, renovation, and programming. We have already raised more than 60 percent of the total project cost. Also tomorrow we will announce the Central Pantry will be rebranded under a new name, so you're among the first to hear this. We are on target to open the new facility later this year as the Food Bank Market. An integral part of the facility is the construction of 8,000 square feet of cold storage. One important final component of the project is a backup generator which is scheduled to be installed before the end of 2023. A backup generator is not something that our patrons will necessarily see or think about on a regular basis, but it is an extremely important improvement to this

public facility. This generator is insurance against power outages that could result in the freezer and cooler warming to unsafe temperatures, leading to a loss of inventory of perishable, nutritious foods that are distributed by the Food Bank. We estimate that cold storage in the Food Bank Market will be able to hold more than half a million pounds of inventory at any given time. Spoilage of this food would constitute a substantial loss of investment in the health of food and secure neighbors and could include food purchased utilizing funding from the City of Columbia. A loss of this extent would also interrupt the organization's ability to serve those in need as it would take considerable time to replace lost inventory. A second reason the backup generator is so important is the fact that the Food Bank is also a disaster relief organization. We respond to emergencies and disasters throughout the Midwest, providing food where it is needed for as long as it is needed. For example, in 2011, when Joplin was devastated by a tornado, the Food Bank sent its first shipment of food, aid, and supplies to the area within four days after the tornado hit and continued providing assistance for the following three months. Should a disaster, natural or otherwise, strike mid-Missouri, a backup generator will allow the Food Bank Market to operate as an emergency response hub, maintaining operations in the new facility, along with the Food Bank's main warehouse, which is already equipped with a backup generator, will allow the organization the flexibility to respond fully and quickly to emergencies. CDBG funding through the City of Columbia to support the purchase and installation of a backup generator at the Food Bank Market will improve the resiliency of this important community facility and ensure that nutritious food will be available when needed the most. I thank you for your time and your consideration.

MR. ROSE: Thank you. Do you have any questions from the Commission?

MR. WILLOUGHBY: Willoughby.

MR. ROSE: Okay. Mr. Willoughby?

MR. WILLOUGHBY: I know that you all are asking for this to be paid for a generator. If we were to give more of the reallocated funds, would there be purchases that you could do with construction to get done this year?

MS. LOPEZ: Absolutely, without question. No doubt, yes. So this is a \$7 million project. We will be announcing that tomorrow as part of our capital campaign. Thank you.

MR. ROSE: Ms. Shaw?

MS. SHAW: My only question, it touches on disaster relief. You mentioned being an emergency shelter, which is wonderful news because so many people don't have a place to go when things are looking bad outside, and we are in Missouri. So are you also applying for grants through, like, Red Cross, and disaster relief through the government?

MS. LOPEZ: So just to clarify, we won't be a shelter.

MS. SHAW: Okay.

MS. LOPEZ: We -- this backup generator will allow us to continue to operate. So our current facility on Vandiver Drive, 64,000 square feet there is completely equipped on a generator. So if we lose

power ten minutes from now, we can continue to operate. Our administrative offices can continue to operate. And it's really important that this facility work in tandem. So I had mentioned to you that we are really fortunate to be a part of a cohort, Missouri and all contiguous states are part of this cohort, where we are being proactive in the event of a disaster. And so all of the Food Banks in these states will work together in the event that a disaster strikes, so this backup generator really -- really will be beneficial in the event that something terrible happens here.

MS. SHAW: Thank you for the clarification.

MS. LOPEZ: Absolutely.

MS. SHAW: You may consider that -- I mean, I know that there are funds out there for community centers that are also aid relief centers, so --

MS. LOPEZ: Certainly. I appreciate that.

MR. ROSE: Any other questions? Okay. Thank you.

MS. LOPEZ: Thank you so much.

MR. ROSE: Next we will hear from KVC, previously Great Circle.

KVC MISSOURI

MR. ROBERTSON: I just want to say, it's somewhat appropriate that we're going next, since there's a name change coming there too. So my name is John Robertson; I'm the senior director of grant's development with KVC Missouri, formerly, Great Circle. And so, KVC may be an unfamiliar name to you. We actually just merged on April 1st with KVC. KVC Health Systems is a larger organization that's based out of Kansas -- Olathe, Kansas. It started in 1970, and they actually had --

MR. ROSE: Can you speak a little louder, I think, for her -- yeah.

MR. ROBERTSON: I'm sorry.

MR. ROSE: That's okay.

MR. ROBERTSON: It's hard being tall.

MR. ROSE: And just speak loud. Don't worry about -- that you're too loud.

MR. ROBERTSON: All right. So KVC is a health-care organization, behavior health-care organization based out of Olathe, Kansas. They've been around since 1970, and they -- I'm just going to touch on this briefly, but they provide behavioral health. They're also in Nebraska, Missouri now, West Virginia, and Kentucky. So a lot -- with the merger with Great Circle, they have a much increased presence in Missouri, and they're really going to bring a lot of strength to the organization. Our -- we decided to do the merger because what we both did was so similar in how we serve children and families, kids in foster care, kids who are wards of the State, and just providing everything they need. All of our locations and services will continue to operate, provide services at the same level, same quality. There's been no disruption in services with the merger. We are still working through some of the paperwork on the back end, which you may have noticed, I added a note about that in the grant application, because it's been interesting getting the federal government caught up with all of the paperwork that's going on with

that. So our goals haven't changed. As KVC Missouri, we want to serve thousands of families and children every year. We're coming to you today to request -- oh, wait. I'm so sorry. I'm a nervous person anyway, so -- I'm a writer, so usually I'm behind a desk. The focus of the KVC Missouri CDBG request this year is for our two transitional living group homes located in Columbia. We've traditionally come to you for things for our residential campus on Bearfield Road, but this year, we thought we'd go for something a little different because we've been doing a lot of work on campus. Basically, these two houses serve up to eight youth at any given time. One house is for girls, one house is for boys. They're from age 16 to 18, is what is served. And basically, these are kids who -- they've been taken from their homes to be put into out-of-home placements. They're not quite at the level or haven't been -- we haven't been able to find them a foster home yet, but they don't need the level of care that they need in residential where it's much more restrictive, you know, watched over constantly. These are the kids that are at the level where they're ready to start taking care of themselves and move into the community. They just need soft skills, essentially. So we help them continue their education, figure out their future educational plans, try to help them get prepared for applying for jobs, and all the soft skills -- doing laundry, et cetera. So what we're requesting for the houses is, number one, we have -- no one is sure when this happened, but at some point in the past, someone thought they were doing maintenance, and there's a window well where water was coming in. They decided to just fill it in the concrete, like that was going to fix the problem, and not remove the window. So we're seeking funds to -- basically, we need to take out all the concrete that's poured around that, take out the old metal window well, and then run some proper drainage down the side of the house so that we can replace that with a proper skylight up. And in the picture of the house, if I go back, it's actually the house on the bottom. It's back in that carport area. So the reason we went ahead and went with the 2024 funds is because it doesn't flood a lot, but when we get a really, really major rain, that's when it does it. So we weren't sure we could spend the money by the end of the year to get the contractor and everything, so that's why we went ahead and went for the 2024 funds. The other project is that we need to rekey all of the doors and get new hardware on all of the doors in the buildings. There's -- we're looking into doing electronic locks. You would have the swipe in the end, but for right now, they're going to redo that organization wide, as I understand it. And so, for right now, what we'd like to do is, until they get that going, which may be a few years, we want to go ahead and do proper key locks for everyone. And so, each one of the bedrooms, they all have their own individual keys. And then, like, the exterior doors all are shared keys, so when the kids come or go, then they could still get in.

MR. ROSE: All right. Thank you very much. Do we have any questions from the Commission? Yes, Ms. Shaw?

MS. SHAW: What other type of funding are you currently receiving and can you tell us all of the children that are in these homes, are they Columbia residents or are they County?

MR. ROBERTSON: They're not all Columbia residents. Quite a few of them are. I can't tell you the percentage right now, but I could get you that. But they are being served in Columbia, if that helps.

Once -- once they're here -- and the problem is when you're serving foster kids, they come from all over and go all over the place, so when they're here, they go to Columbia school in the TLGH house and that kind of stuff.

MR. ROSE: Other funding, she asked questions about.

MR. ROBERTSON: Are you asking other funding for this project specifically?

MS. SHAW: Yes.

MR. ROBERTSON: They're -- the money that -- for the rest of it for our match will come from individual donations. We have a very robust program of -- of individual donors, and we have donors up here, like the Veterans United Foundation contributes a lot to us. Several other -- the electric cooperative, I believe, up here. I -- I can't remember. I can definitely get you more detail if you would like it.

MR. ROSE: Mr. Fletcher, did you have a question? Oh, okay. Ms. Suhler?

MS. SUHLER: I don't have a question, just a comment. I just want to thank you for your last slide where you explicitly laid out the costs of each one of your projects. I think that's very helpful, rather than just a lump sum that says that's going to cover everything. So I appreciate that.

MR. ROBERTSON: I wish I could have broken it down even more by how much for each thing, because I'm -- I have that kind of mind, but, yes. I didn't have enough slide room.

MS. SUHLER: Okay.

MR. ROSE: Any other questions? Okay. Thank you.

MR. ROBERTSON: Thank you very much.

MR. ROSE: Next, we will hear from Central Habitat for Humanity.

Show-Me Central Habitat for Humanity - 1-3

MR. VIEW: Hi. Austin with Show-Me Central Habitat for Humanity. I am the executive director. Show-Me Central Habitat for Humanity is an affiliate of Habitat for Humanity International, founded in 1988. We have built 171 homes to date, 154 internationally have been funded from Columbia, and we currently hold 91 mortgages for low-income families in Columbia. We are a fair housing. We follow all fair housing and fair lending laws. We are seeking 105K to support three single-family resident homes. That's primarily what we do is affordable home ownership for low-income families. One thing that makes us different than some other opportunities out there is that we target a lower demographic income-wise. We're going at 30 to 60 percent. A lot of home ownership programs that support affordable housing are up to 80 percent, so you can see by the chart, the green area is kind of our target demographic. For that demographic, anyone at 50 percent, a family of four, for example, needs to make -- I'm sorry. In that demographic, a family of four average household payment, they can only afford about \$1,100. That's a house that's \$130,000 to \$140,000. In this low-income group, we -- it must be past my bedtime. All right. Since we do target a lower-income group, four out of ten of our last families selected are actually on Section 8 currently. And so that we're offering permanent housing to these folks, we're freeing up 25K annually, estimated out of every ten houses we do. And back to the affordability aspect, this is just an

example of current homes in the market of people that are in that 30 to 60 percent can afford. Only four are listed. The one shown is the best one shown, and there are only three pictures, and all of them have split equity, investor paradise, that kind of thing, so you know once you get on the inside, they're pretty much destroyed. So there's no availability for people in this income group. They can't get loans and, in general, they can't afford the payments to begin with. So how we help families do this is that we sell the homes at no profit, so our most recent three-bedroom home was appraised at \$180,000. We gave them a first mortgage covering essentially what is our cost, which is land, construction, and some of our plumbers and electricians, and things like that. So they pay back \$145,000. There is a second mortgage put in place that is forgiven over the life of the loan to kind of protect that extra that's built into it. So they're only paying back the cost of the home. It's a zero-percent interest mortgage over 30 years. So, side by side here, we have some examples of that \$180,000 home. With Habitat, they only pay \$606. If they were to buy that traditionally through a bank at today's interest rates, it's almost -- over \$1,400. So primarily the no profit and no interest is really what makes these affordable for families. The second part is we do a lot of working with volunteers to keep our costs lower, and families are required to put in at least 250 hours of sweat equity. This helps them learn about their home, the process, and also helps reduce some of our costs by having additional helpers on site. Two-fifty is the minimum. They also put in an extra 50 for every person over 18 in the household. So this is Angela, and she's actually the recipient of the funding we got, I think, on the two year ago cycle approval. And these are just some of our houses in a subdivision that we completed.

MR. ROSE: All right. Do you have any questions from the Commission? Yes, Mr. Fletcher?

MR. FLETCHER: Yeah. Mike Fletcher. So you're specifically a Christian-based organization; is that correct?

MR. VIEW: Yes. I can't remember the word exactly, but it's non-proselytizing, which basically means that we don't require anyone to participate in any conversion or listen to any faith speech, or really be Christians in any aspect at all.

MR. FLETCHER: So -- so I'm going to preface this. I think you have a great organization and, you know, obviously, you do good things in the community. However, these are government funds, so explain to me how you would address a LGBTQ [sic] individuals or, say, someone of a differing religious background -- Muslim, something like that, who wants to work through your program. Is -- are people like that accepted within your program, or would that be against --

MR. VIEW: Sure. I mean, I guess the first answer is I don't -- I don't care about any of those factors. But we -- we provide the loan, so we're required to follow all the same lending protection that a bank would. So not only is that not my personal preference to care about any of those factors, but it is also -- would not be legal for us to care about those things, either. So, you know, we have LGBTQ people that work for our organization. We have two Muslims that have just entered the program. Lots of non-Christians. It's just not a factor for us at all. Or not a consideration, not against someone.

MR. FLETCHER: Thank you.

MR. ROSE: Any other questions? Ms. Suhler?

MS. SUHLER: Is there anything that you have put in place that protects these homes to be affordable in the future, either a land trust or something so that they don't appreciate and become much more than just an affordable house for others.

MR. VIEW: Sure. There are some protections, but the land trust takes it to a different level. The protection that we have is we have land-use restrictions on the property for ten years, which requires them to -- if they were to sell, to sell it to someone else for 80 percent, and to -- I'm sorry -- 80 percent or below median income, and the house cannot appreciate more than five percent a year. And there's also limits set in place about they can't represent more payment than a certain percent based on household size. That's for ten years. Our newest subdivision is also -- has an HOA that makes it so that you can't rent them out unless you've owned it and lived there for five years. Habitat families can't rent them as long as they have a mortgage, but that would be in the case if they did sell it in 15 years, they couldn't sell it to an investor. It would have to be to another family. So I think, in general, if you look around in Columbia, nobody is building 1,100 square foot homes, and the size in itself limits the -- the price that it gets in the market. And then, also, we get that money back. So they're paying back the mortgage, and if they sell it early, they still have to pay back all that money and that second mortgage. So although that house may be sold, those funds were then reinvested into more affordable housing.

MR. ROSE: Any other questions? Okay. Thank you very much.

MR. VIEW: I'm sorry. One more thing. I will say to you that of the last 20 years, because that's how long our mortgages were till recently, we still have 85 percent of the mortgages. so if there is an attrition rate, it's low, and I do believe that some of the equity that's built into these homes, it is important for the homeowner to keep so they can transition to more appropriate housing if they are selling. Bigger families is an example. The other is, you know, someone might turn 65, retiring, they wanted to go to a condo. Well, if they got their house 18, 19 years ago, they sold it with appreciation, they were able to move into a similar situation without taking on a new mortgage, but, anyway, long-winded answer.

MS. SUHLER: No. I appreciate that. Thank you.

MR. ROSE: Thank you.

MR. VIEW: All right. Thank you, guys.

MR. ROSE: Next, we will hear from Central Missouri Community Action proposals.

Central Missouri Community Action

MR. BURGETT: Good evening. I am Ben Burgett, the Housing Development Director for Central Missouri Community Action. We're applying for the HOME funds fiscal year '24. A little bit of our experience.

MS. CLARK: Hey, Ben. Will you put the microphone down?

MR. BURGETT: Yeah. Recently to note, we built some homes with HOME funds already at

North Seventh Street, Linn Street, King Avenue, and North Eighth Streets. We also do some rehab and renovation. I'm also the weatherization program manager, which is residential energy efficiency. Currently, we're about at 65 homes a year in Boone County. Our request amount there is to build two lots of land and build two single-family homes, which would be sold to citizens at or below 80 percent AMI. Previously, the model we have used is the land that we buy, after we build the homes, the land is donated to a land trust, which is what keeps these homes affordable. Right here is a -- I don't know if this has a pointer on it. But if you can see in the top right, that's northeast. These are the lots. Down south of that is Kilgore's Pharmacy right on Providence, so those two lots on the northeast are the ones we're considering purchasing: 611 North Fourth, and 306 Dysart. This is a view -- view at ground level. These lots are currently vacant and have been vacant for some time. So we know the importance of developing on these vacant lots, especially this close to downtown. This is just kind of some illustrations on what these homes may look like. I believe we're applying for two three-bedroom homes. Around this type of square footage, it could be a little bit more depending on the lot size and how the platting works. This is just kind of another illustration. We sort of picked these to hopefully have the same community look, keep it modern, but still blend into the existing community there.

MR. ROSE: All right. That was quick.

MR. BURGETT: Questions?

MR. ROSE: Any questions from the Commission? Yes, Mr. Willoughby?

MR. WILLOUGHBY: Would it be a hindrance if we didn't give you the whole amount that you all are requesting when doing this project?

MR. BURGETT: It would be a hindrance, but it would still be able to go forward without the full amount.

MR. ROSE: Yes, Ms. Shaw?

MS. SHAW: And this may be a combination question for City staff, too. But are the lots conforming? Are these R-1 zoned or --

MR. BURGETT: They are residential multi-family, so it's both.

MS. SHAW: Okay. And sizewise, are you going to have to be looking for a lot of adjustments or --

MR. BURGETT: No.

MS. SHAW: Okay.

MR. BURGETT: Other -- if it was, I guess, kind of answer Mike's original question. If there's less money, we will probably just look at purchasing one of the lots and building one of the homes. If we can fit it, possibly to smaller on a lot, but that being -- it's all up in the air.

MR. ROSE: Any other questions? No. Thank you very much.

MR. BURGETT: Thank you.

MR. ROSE: Are you speaking to the -- oh, somebody else is speaking to the second part. Okay.

CMCA Women's Business Center

MS. PRENGER: Good evening. My name is Jayme Prenger; I'm the director of the Missouri Women's Business Center, and we're seeking \$75,000 of fiscal year '24 funds. Thank you the opportunity to share with you about the Missouri Women's Business Center, and our need for this funding. First, I want to thank you for your past support from the City of Columbia. You've given our organization funds in the past, and we're just excited about the opportunity to come forward with this. The support from the City, we've been able to continue operating at our highest capacity to benefit the Columbia entrepreneurs and small business ecosystem. The Missouri Women's Business Center is a program of Central Missouri Community Action. Our center is dedicated to breaking down barriers for entrepreneurs. We focus on women, minorities, and those that have low to moderate income. Over the past seven years, we've been able to build strong relationships with the Small Business Administration and the Columbia organizations such as Redi, Prosper You, the District, CID, and the Columbia Public Library. Since 2021, the Missouri Women's Business Center has received a total of \$230,000 in CDBG funding through the City of Columbia. With this support, we've been able to sustain one on one coaching services and training for Columbia entrepreneurs. This current year, we've been able to support two part-time coaches who provide technical assistance and have made great strides with Columbia clients. We're currently on target to reach or exceed our program goals for 2023. This request is for \$75,000 and would allow us to meet the client demand and have three business coaches here in Columbia. Also it's important to note that CDBG funds help us meet the required match to our grant from the Small Business Administration, and these are the only allowable federal match dollars. Here you can see the stats from 2022. Serving -- we served 243 individuals in Columbia alone. We saw a large increase in new clients with nearly 140 new clients enrolled this past year. A hundred and six of those individuals were minorities, 184 were women, and something that we're most proud about is the 29 new business starts that we assisted with here in Columbia. Statistics show that technical assistance increases the success rate of businesses and ongoing mentoring and coaching programs help 70 percent of businesses survive past five years or longer. This picture here is of our recent graduating class of Fast Track Business Academy. We -- earlier this year, we became a certified facilitator of this business feasibility program, and we're thrilled with the success of these participants. There are many types of businesses represented here, such as a tech company, an entertainment business, transportation, dog treats, photograph, and bridal. The majority of these participants are here in Columbia. Each of these participants had to spend two hours of class time, plus two to three hours of homework each week, and at the end of the program, the participants had a business plan that they could use to tell their story when requesting capital. This here is an example of how we're working with clients to help them get connected and make a difference in their community. Our client -- our client here is a child-care provider in Columbia. We've been working with her to understand her finances, and to increase revenue to be able to create more spots for child care. Through connections, she was invited to attend a special child-care provider appreciation event at the Capitol. This

was a platform for her to have a voice at the State government, representing child-care providers in Columbia. Community involvement is something we pride ourselves in. Staying actively involved with the Columbia Chamber of Commerce is important. Through this recent event for the small business of the year, we invited clients to attend with us, which gave them a seat at the table that they might not have had otherwise. And last, but not least, here are a few of our Columbia clients. First on the left is Raw Roots Turmeric. She's been receiving coaching from us for several years. She started off at the Farmer's Market, and she continues to have a booth there. She's grown her online presence and has been invited to participate in the Buy Missouri Program and represents Columbia well. There in the middle is Shelly with Pasta La Fata. She's grown her pasta-making business into a full restaurant over the last three years. If you have not visited her in the Arcade District, it will soon be easier because we are working with her to create a plan for more seating inside and out. And, lastly, the check picture is a Columbia native MU student who we coached for a student pitch competition. She won third place to start her business, Glam Elite. Lauren is just getting her feet wet with entrepreneurship, but we're excited to see where she takes her business in the future. As Steve mentioned earlier, we've met with him to discuss the CDBG funding, and we've decided that, if we could, we would split that allowable funds for that. Again, thank you for your time tonight, and we appreciate your continued support for the Missouri Women's Business Center.

MR. ROSE: Thank you. Do we have questions from the Commission? Mr. Willoughby?

MR. WILLOUGHBY: I just have two quick ones, maybe quick. One, when you -- obviously, people can come to you all and ask for services. Do you all reach out to businesses that are already established that are women owned and reach out to see if they are needing assistance?

MS. PRENGER: So we are constantly in the community. We are -- we go to networking events and different fund development events so that we can try and find new clients. But right now, that's not a need. That's why we're asking for increase in funding from this current year so that we can provide three coaches.

MR. WILLOUGHBY: Okay. And then is there a requirement at all that you all keep -- make sure that these businesses are within the City of Columbia or Boone County?

MS. PRENGER: So we have a reporting system. It's called Neoserra. And so whenever I pull the statistics just for Columbia, I can divide it out by City limits, and I can -- and it says Columbia address.

MR. WILLOUGHBY: Okay.

MS. PRENGER: So we serve many, many more than just these numbers here. This is just the Columbia numbers.

MR. ROSE: Question? Ms. Shaw, go ahead.

MS. SHAW: I just want to clarify because of the name of your center. So are you also welcoming to non-binary folks and everyone else, or is this women only?

MS. PRENGER: Absolutely. So whenever I -- let's see here.

MR. ROSE: That was my question, too. There's 25 percent that were not women, so --

MS. PRENGER: Right. So, I mean, I -- however you come in, I mean, we saw an increase in men just here in this current year. And so we'll serve whoever walks through our door. If you have a small business and you're wanting to, you know, grow or develop that business, we're there to help.

MS. SHAW: Thank you.

MR. ROSE: Any other questions? Yes, Ms. Suhler?

MS. SUHLER: I'm curious. I think we've been funding you for four years now; is that correct -- or longer? And I was just curious, what's the survival rate of the businesses that you help? Like, how many come to you and are still in business four years later?

MS. PRENGER: So, you know, I mean that depends on if they're going to continue with ongoing coaching, things like that. We know that businesses that get ongoing coaching, 70 percent have a success rate of five years or more. If they don't come back to us, we can't force them to come back to us, so --

MS. SUHLER: Right. But I -- I was just curious. Do you follow up to see if they actually survive and are able to make a go of it, and are those statistics 70 percent for Columbia, or are those national statistics?

MS. PRENGER: That 70 percent is a national statistic, and if we have more funding, we can have more staff that can help us with the follow-up, yes.

MS. SUHLER: And, secondly, how would you characterize these businesses? Are they businesses that would actually support someone and so that they could have, say, a middle class income, or are a lot of these businesses second income for a family where there's already a main breadwinner in the family?

MS. PRENGER: So I was trying to look at those numbers based on, like, how many jobs they provide and different things like that for each of the businesses that we serve. That's really hard to break down just because it's self-reporting, so if they don't report it, then we don't have good statistics. So I didn't comfortable sharing those statistics because I didn't know how correct they were.

MS. SUHLER: Okay. One last question. Can you give us an idea of the size in terms of the revenue that's generated by these firms on average?

MS. PRENGER: So I would say the majority of who we meet with are start-up businesses, so some aren't even making money at this current moment. but that doesn't mean, like, Pasta La Fata, she started with nothing, and she just made pasta. And then she moved to CoMo Cooks, that kitchen, and now she has her own shop. So it just really depends on the individual business.

MS. SUHLER: Okay. Thank you.

MR. ROSE: All right. Thank you very much. Next, we will hear a request for just a few funds from Columbia Housing Authority.

Columbia Housing Authority - Providence Walkway

MR. COLE: Thank you. Randy Cole, Columbia Housing Authority. So the first one, Providence Walkway. Before I dive in, just give a little summary of the Housing Authority. We were established in 1956 to provide affordable housing to our most vulnerable population. We are a separate entity from the City, but we were authorized by ordinance and created by the City back in April of 1956, and the mayor does appoint our board and continues those appointments as -- as necessary. Our mission is to provide affordable housing opportunities with support of economic resources, so providing housing, but also providing supportive services. We provide housing through our Section 8 and many other voucher programs, about 1,200 vouchers. And then we have 750, approximately, CHA-owned units where we provide housing and maintain those properties, as well. We also have a significant amount of supportive services, up to \$1 million annually, we put into direct services for our residents. We have youth programming, case management for families, basic needs, such as our Food Pantry that we work with the Food Bank to -- to provide about 100,000 pounds per year. It's a great partnership. And then we have services for elderly and disabled. So our request is for \$450,000 in CDBG funds, and \$250,000 in HOME funds. This would leverage, we anticipate, over \$11 million in State resources, both federal and State tax credits. It would demolish 52 units of dilapidated housing with collapsing sewer lines, no insulation in the walls, termite damage. These units were built in the late '50s. They've definitely exceeded their life cycle, and not where we want our community's most vulnerable citizens. So this is an opportunity that we're going to take to build nice, new affordable housing. We think it would impact close to 775 households -- or, excuse me -- individuals over the next 25 years, so a significant impact on -- on the bang for your buck for -- for a dollar spent. We did a resident engagement event back in March to engage our residents on what they want to see in their housing. We did this on Park Avenue. We're going to do additional meetings with our Providence Walkway tenants. Just in summary, things that they wanted highlighted were just quality of resources, like finishes, dishwashers, washer and dryer hook-ups, also energy efficiency, and a big one they wanted was supportive services. So like Park Avenue, we have a portion of a residence services coordinator built into that, so there's a set of hands there to help people get services and get connected to services. This is a layout of the property. It does have some significant changes from what is there. This is a concept right now. It proposes moving the laundry facility over to our warehouse that's in the middle of that bottom box. We're going to have washer and dryer hookups, so we need less laundry, but we still need it, and we feel that site has better accessibility, as well. It incorporates our warehouse and the Blind Boone Center, as well. We're going to upgrade those facades, so we don't have brand-new nice housing with these facilities that still look dated, so we're going to dress those up, as well. That's our laundry facility in the middle. You can see it's up on a hill, so we have to do several switchbacks to -- for people on a wheelchair to get in there, so we think relocating it is a good idea. As I mentioned before, we have a high impact on our residents with supportive services. We don't just house our residents, we connect them to resources, connect them to programming provided, and also connect with other providers in town through a variety of programs, such as our afterschool and summer school

programming, our family self-sufficiency program. We have a staff of about 35 resident services staff to help provide those services. Again, that's our -- our request, the \$250,000 in HOME and \$450,000 in CDBG. I know those are large dollar amounts, but they're very important to us getting to their credit request that we think is competitive across other requests from the State, so getting the City's support at a monetary level and, you know, from a resolution standpoint. The additional sources are our own funding go in the project, the value and the land, about \$900,000. City ARPA, we submitted a proposal for \$3 million. We think MHDC funding is a little over \$11 million, and some divert development fees. So the project total is about \$16.5 million. And these costs are based on Kinney Point and Park Avenue costs that we've been running. In summary, I think some really salient points is that housing has definitely exceeded its life cycle. We regularly have collapsing sewer lines, problems in the foundations. The furnaces are naturally aspirated, so it's -- it's not healthy, good space for our residents. And now is the time to invest in these units. They're our last 50 units that are in need of renovation and conversion from public housing to non-public housing, leverages a significant amount of funding. It serves a high number for per funds expended. And lastly, the Consolidated Plan and HUD policy stresses the need to support residents and revitalization efforts, as well.

MR. ROSE: Any questions from the Commission on that plan -- proposal? Ms. Shaw?

MS. SHAW: Can you give us the time line for this project?

MR. COLE: Absolutely.

MS. SHAW: I'm just -- I mean, looking at how much we have to really cut back on things that were proposed. Is there something we could fund this year and something we could possibly fund as construction continues?

MR. COLE: So we would want to get funding commitments before September of this year. That is the MHDC deadline, so it would be a commitment, knowing that if we did not get funded through MHDC, those funds would go to another location. That's been the deal every year since I've been with the City. You've got to get all your funding sources. But this would definitely put us into a competitive position to get those sources. We've had good success with Kinney Point and Park Avenue, and I think what we're drafting up is in a similar vein, and I feel pretty good about our -- our abilities to do that. If we did get awarded funds in December of this year through MHDC, you know, these funds that we're competing for, I don't think would come available from the City till fall of next year, which would align probably about the same time that MHDC would release their funds. So it would be in pretty close tandem coordination for those projects moving forward and the funds aligning.

MR. ROSE: Good question. Yes, Mr. Fletcher?

MR. FLETCHER: So if -- if this project succeeds, you get funding allocation from us and the tax increment funding would actually be the end?

MR. COLE: Absolutely. Yes, it would.

MR. FLETCHER: It would be all -- all of your properties will have been completely remodeled?

MR. COLE: Yes. That would be all of them, and we would no longer be on the public housing capital fund, which is what every presidential administration and Congress has wanted since the late '80s and early '90s. And our operations would be smoother. We wouldn't have two sets of regulations, public housing and then LIHTC. We would have just LIHTC and our Section 8. So it would allow us to revamp how we budget our funds, how we allocate staff costs across our maintenance department. We would gain efficiencies as an organization, and therefore, provide stronger services.

MR. ROSE: Ms. Suhler?

MS. SUHLER: I was just curious on the leveraging the State and the other funds granted. It would be nice to award you the entire amount, so that would be a very easy job. But is there some minimum amount that we could provide, or if you don't get that minimum threshold, you won't be able to leverage it towards those State funds?

MR. COLE: You know, when I put together proposals for CDBG, I want to be really respectful of all the difficult decisions you make, knowing that you're going to cut here or there. But I come to the table with requests that we think are our actual costs and what we need to do to get the deal done. So we don't do the game of asking for more, thinking we might get less. We -- we ask what we think we need. That being said, you all have very tough decisions and a lot of really good proposals tonight, so if there were cuts, whatever that may be, we would go elsewhere and try to chase down funds. But we ask what we thought was good for the project, and what we could deliver upon.

MR. ROSE: Mr. Kasmann?

MR. KASMANN: I guess, is this your only State application this year on this round?

MR. COLE: Yes, it would be. And we'll be closing on Kinney Point, hopefully, in August of this year, and that will be meaningful to making sure that project is moving forward as we submit our application, so we've got our attention to that.

MR. ROSE: Yes. Ms. Shaw?

MS. SHAW: All right. I have one more. So given that there is a shortage of housing available right now for folks, where are you going -- are there people currently living in these, and where will you move them to if this project goes forward?

MR. COLE: That's a great question. So that's a common question, one of the first ones people ask. So since we're renovating the last remaining 120 units of public housing, our 70 on Park, and 50 on Providence Walkway, HUD has given us a declaration to be able to not refill units as people move out. Every month, we have people that move out of our housing for a variety of reasons. People move to a different town. Sometimes they income out, and they -- they grow their incomes to where they move on and up into market rate housing. So right now, we have about 12 vacancies across those properties, and we think we can -- we'll be at about 20 by the time we close on Park Avenue. So if you look at Park Avenue, each of those boxes is about 20 to 25 housing units, so we're going to take down a block at a time, move those people to the vacant units. So the first, I would say, you know, 30 -- or 20 to 25

households might have to move -- move twice during that duration, and the remaining would probably only need to move once. Also with Kinney Point coming online, I would imagine there might be an opportunity to move some of the Providence Walkway over to Kinney Point, as well. The good thing is we have a lot of staff in place that went through this process for the 597 units that were done before me --

MS. DEEVER: All right. Time on this proposal.

MR. COLE: All right. So we have experience.

MR. ROSE: Any other questions? Okay. Thank you. Oh, you go into the next --

MR. COLE: Yeah.

Columbia Housing Authority Tenant Based Rental Assistance (TBRA)

MR. COLE: So Tenant Based Rental Assistance. So this request is for \$100,000 in HOME funds for Tenant Based Rental Assistance. Like each year, we request 10 percent or \$10,000 for admin costs, and the remainder of the \$90,000 goes directly to rent assistance for our residents. It operates just like Section 8. There are some differences, though, and some value adds to our organization. So these funds have additional flexibility, especially as it pertains to criminal background checks and special-needs populations, so there are some people that wouldn't qualify for Section 8 that will qualify for this voucher program, so it's good to have that flexibility. It's a two-year program thinking that through this program people will get stabilized and then transition to Section 8 or maybe on up into market rate housing. We're currently serving 15 households. We are on track to expend our remaining year's funds. We're seeking this request to continue the operation of the program. This is a diagram of our -- kind of how our housing market works. I'll try to keep it under five minutes in total. But on the -- on the left, it shows -- I think it's a good diagram to show how our system works here locally. All of our service providers in town that provide services for homeless populations, they're a critical -- they are all critical partners that provide referrals to our housing, be it our Section 8 housing, our CHA owned properties, or some of our special vouchers for homeless populations. And I would -- with Tenant Based Rental Assistance within those 285 that are there. And a lot of our supportive services providers listed there help people get stabilized so they can become housed, and then also once they're housed, they help them stay housed with their services, and hopefully move on to the next step in life. This kind of shows how we fit into the picture and work with our partners, many of which participate in those Boone County Coalition and Homeless Meetings through our local continuum. Our Tenant Based Rental Assistance program has run really well for many years. We're still seeing challenges with getting lease-ups across all of our voucher programs. And TBRA has no -- is also an issue there. So we've had a special program specialist for many, many years that issues all of our vouchers, reissues them every year as people stay in their house. They requalify their income, make sure they meet all the regulations, get payment issued to landlords. Each voucher specialist, like our special program specialists, has about a caseload about 300 households. But what we're seeing is, as the Housing Authority, we want to think outside the box, because the market is really tight, it's really hard to find housing. We have a lot of people that are homeless, and it's tough to navigate systems. So we're

hiring back with the help of the City Council approving an extension on our funds for our housing ambassador position. HUD has also increased flexibility on our admin fees and is allowing us to invest in these two positions that are now, the Housing Ambassador, and then a Homeless Service Coordinator. The Housing Ambassador will help connect additional landlords to our programs and properties, and people to available properties. This person collects available and eligible properties, puts them on our website, connects them with residents, and then also will work in tandem with this additional position that we're interviewing this week, that our board approved this last month, and that's our Homeless Services Coordinator. This position will be more outward facing. You know, in the past, we've kind of had a really clear line of we do the vouchers, our service providers help the people navigate the systems. And I think we need to be more proactive and be more outward facing, so this position is going to be out at Turning Point, out at Love or VAC, connecting with their staff, connecting with residents, maybe even traveling to camps, and trying to help people navigate barriers to get on our vouchers and get connected to housing. Also, HUD has allowed us to update our Section 8 admin plan to have a pool of resources to help people with when they get leased up housing, buy things like a bed, dishes, sheets, things like that. So we think these two positions and the way we're headed can also help lift up our Tenant Based Rental Assistance program, and I'm really excited that we're thinking outside of the box and trying to do more. So in summary, it's \$100,000 HOME request. Again, 10 percent or \$10,000 for admin funds, \$90,000 for direct rent assistance, and it would help us continue operation of the program.

MR. ROSE: Do we have any questions from the Commission? Mr. Willoughby?

MR. WILLOUGHBY: I'm going to ask you a real hard question and it's okay to say no. Blake. Knowing that this is a really competitive space and we have a lot of requests, between the two HOME requests, if we were to make reductions, would you prefer it be in the TBRA or more into the other project?

MR. COLE: You know, our priority would be our Providence Walkway project. That needs to happen. That housing, it's really tough to go in when I talk to residents and see the housing. And you see the problems, you see the -- you know, the termite damage when they're repairing stuff in the walls. That seems like a -- like an emergency. Tenant Based Rental Assistance, you know, there's people currently in that program, so that seems like a priority. There's probably a portion of which could be transferred to Section 8, so it's -- it's not as a tenuous situation. Our next proposal, I think, is really important for the future of our organization, and I would -- I would see it as a priority, as well. Hopefully, that helps to answer your question.

MR. ROSE: Mr. Kasmann?

MR. KASMANN: Randy, are there separate wait lists for your different program for, you know, CHA owned or TBRA?

MR. COLE: There are.

MR. KASMANN: Okay.

MR. COLE: That's a very good question. Yes. There are separate wait lists for our voucher programs, and then our properties all have their own wait lists. And that works well because some of our properties are more specific to different populations, so the answer would be yes, there are. There are many times where someone might qualify across all of our programs, and so we'll get them on all the wait lists at their request.

MR. KASMANN: Okay.

MR. ROSE: Yes, Ms. Shaw?

MS. SHAW: Can you -- you said you're currently supporting 15 households. I guess, what is -- is there a current wait list for TBRA vouchers, as well, and --

MR. COLE: There is, yes. Yeah. It's significant. I think that wait list is over 150. You know, our current across all of our programs, all of our wait lists, we have about 1,400 households.

MR. ROSE: Can you explain more how you're having troubles, though, with utilization of the vouchers, because you can't find housing?

MR. COLE: Yeah. There's literally not enough housing on our market, and that's -- that's a common story in Columbia and across most towns across our country. Even worldwide, the housing stock and supply has not kept up pace with the demand for affordable housing, and the cost to create housing, well, with financing, materials, all those, has exceeded how much income levels have risen, so there's -- it's been a tough market. So, you know, we had a call with HUD last week talking about Section 8 utilization, we need to still lease up about 100 more Section 8 vouchers. They were talking about offsets in Section 8 that they've had over 250 public housing authorities in our region, meaning those funds weren't utilized, so they get swept up, put to other communities. I think in 2017, they had \$250,000 -- or, no -- \$850,000 in offsets, and last year in 2022, that was \$25 million, because there's just so many housing authorities that people get a voucher, we do everything we can to find a place that's -- it's a -- it's a battle to find an eligible place to match that -- that voucher to.

MR. ROSE: Any other questions? Okay. And your final proposal?

MR. COLE: Yeah. Yes, sir.

Columbia Housing Authority Park Avenue, FSS Home Ownership

MR. COLE: So this is our Park Avenue FSS Home Ownership. I'm really excited about this proposal. It is a HOME request for \$150,000. It would fund six new home ownership units. It would provide additional housing diversity options on Park Avenue. So this project is on property that adjoins our Park Avenue development on the north side of Park in between the church and Ardmore Walkway, there's vacant land. If you drive down Park, it's that large vacant land. But we have a sales contract on it, so it -- it -- we do have site control. We intend to continue our partnership with Job Point for construction of the homes, and we think that's another great way to -- to add additional opportunity for learning and being a part of that project with -- through that program. This project will provide wealth building opportunities and upward economic mobility for our households. We have site control, we have commitment from financing

for a local bank, and we have the additional funds raised necessary to do the project. So as presented, as proposed, we could -- we could do the project. Home ownership on Park Avenue was also expressed as a priority in our Park Avenue Community Engagement that we did all of last year when we were talking about taking down our Park Avenue units and rebuilding with new, nice, affordable homes. And I'm really excited about it because on Park Avenue, we had 70 units that we're going to take down. We're going to replace back with 70 just affordable units, but we're going to add in nine market rate units. Now if we add this, we'll have home ownership, as well. So we'll have a -- this will help create an additional housing diversity down there that I think will really add value to the development and to the broader community. And this was also a priority expressed by people that we met with one on one through the NAACP, Men's Minority Network, people involved with Sharp End efforts, such as Barbara Horrell, and other local historical churches led by African American leaders. They really felt bringing home ownership back to Park Avenue was a good opportunity and a good priority, so we want to respond to those -- those points. This is a site layout with Park Avenue on the left. We would rezone this under a PD plan process, which would allow us to get legal lots under each of the units, which would allow us to sell them with a ground lease and keep them affordable in perpetuity, so we would make sure that affordability is locked in. We will be purchasing the land with funds through our Columbia Community Housing Trust organization, where we've raised funds to be able to do that. We have additional gap funding through CHA that we can put to the project. We have a commitment from a local community bank. And we will do both two-bedroom and three-bedroom homes and anticipate a price or first mortgage between \$120,000 and \$140,000, but also, we're going to work with FSS graduates, so there will be additional subsidy that goes into that purchase. The average payout for FSS graduates last year was \$11,000 per household. We had one as high as \$40,000, which was really exciting. So our family self-sufficiency program currently serves 135 CHA participants. It pairs a coordinator, an FSS coordinator with CHA participants, either voucher or in our housing. They'll create a five-year plan to increase their education, resume building, interviewing assistance, basic needs, increase their credit, increase their employment and increase their income. And we do this in partnership with a variety of local organizations. We work with Prosper U; we work with other non-profits to help wrap -- provide wrap-around services to these households. But with that, as their income grows over that five-year period, we pay the same amount of housing assistance into their housing, and that gap that grows over time goes into an escrow savings account. In 2022, that amount was \$11,000 was the average. So looking at what we do as the Housing Authority, I think this is really important for the future of our -- of our organization. Last year in 2022, we had 142 households enter our household or voucher programs. We served 2,181, and with that, 98 households increased their incomes to a level to where they moved on and up out of our housing, and 61 percent of all of our 2,181 are elderly and disabled, so if we set those aside and our families, we have a really good success rates of turning people out to the next step because housing with supportive services works, and I think home ownership will help us increase that number. HUD identified as a priority in 2000 for housing authorities to look into.

We were initially ordered resources in 2001. We want to expand those efforts. We've talked with other housing authorities that are doing that to help create more upward economic mobility. We had a conference call with Louisville Housing Authority. They had over 400 units, which was exciting. And we would hope that we could help -- you know, work with our partners to figure out how we could do that more here in this community.

MR. ROSE: All right. Do we have any questions from the Commission? Yes, Mr. Fletcher?

MR. FLETCHER: Mike Fletcher. It seems like they're pretty compact. If I read correctly, .68 acres and you're putting six houses on that?

MR. COLE: Yes. Yes. We think this is the type of development that we need to think about as a community, especially when you're so close to downtown. It's walkable. You know, when we talk about affordable housing as a community, we need to rethink density. We work with our local engineer to see if this is accessible, is this something that we think could meet the standards, including storm water, parking, and, yes, we met all those standards. Is it different than a green field development on the periphery of town? Absolutely. But I think given its location, I think this will be an advantage that we're on these -- these compact lots because we find there's a lot of people that like that urban living, that want to be downtown, that want, you know, a low-maintenance yard, and to be connected to the community.

MR. ROSE: Ms. Shaw?

MS. SHAW: If you want to see an example of something that looks this way, look at Green Meadows and Green Meadows Circle because there are six houses going in on a half-acre lot. Randy, I appreciate --

MR. COLE: Be more affordable there.

MS. SHAW: Yes. I'm just curious, and this may be a staff question, too. Can any of these funds be pushed over the 2023 CDBG funds, or are these going to have to be HOME?

MR. COLE: No. CDBG can't go towards the construction of new affordable housing.

MS. SHAW: Okay.

MR. COLE: You can do rehab or acquisition. You could -- could do new construction as a community if you had an economic development item built in your five-year consolidated plan, but we don't --

MS. SHAW: But your -- your acquisition is done and finalized?

MR. COLE: Yes.

MS. SHAW: I mean, like, you couldn't move things around?

MR. COLE: Well, that's a good point. We could do that. I would want to work closely with staff because having been in that role, that can get you into trouble if -- if you aren't -- and sure the full deal works throughout at the point at which you give CDBG funding. Otherwise, you get into a situation where you've committed CDBG funds with the hopes of everything else falling into place. But for this one, I guess we do have everything in place. We would close on it in November, so long as we could verify

the funds I mentioned in our slides are in the bank account and that you have adequate HOME funds going into the deal, and that we would have bids. I think it could be possible. I would want to be respectful of the City staff's ability to analyze if we could all maintain compliance and do that. I would want to help the City with that. I also wouldn't want to back the City in the corner where that's not a good idea.

MS. SHAW: Okay. I just -- if -- if that could be a discussion topic -- (inaudible) -- because we do have fewer proposals for that funding, and if it could be used by December, it might a way to free up some funds for other things.

MR. COLE: Uh-huh.

MS. DEEVER: We can definitely look at some -- at what the options are that we have available.

MR. COLE: There's a lot of nuances. We would definitely want to look at it.

MR. ROSE: Any other questions? Okay. Thank you very much.

MR. COLE: Uh-huh.

MR. ROSE: And our final proposals from Love Columbia.

MS. DEEVER: Love Columbia Has withdrawn their proposal.

MR. ROSE: They have.

MS. DEEVER: They have.

MR. ROSE: Okay. I would have thought that might have been a good one for the reallocation funds, too, if they were able to get it done in 2023. But -- okay. So that -- are all the presentations for this evening. And then do you want to speak to, as far as this -- related to this our Neighborly, what we will be doing from here out?

MS. DEEVER Yes. So Neighborly will be available to -- you all should be able to get into Neighborly by afternoon tomorrow. We will work on that at first thing in the morning and get those all opened up for everybody. And then you'll be able to go in and look at your criteria rating sheets to do these for each project. If you have any questions, problems, any kind of issue, please do not hesitate to reach out to staff. That's what we're here for, to help you all, so do not -- don't fret at home and worry about something. Call us, we're here. And then you can always also email to housing programs @, and then we all get it, so that'll be -- make sure that we see what you have. But that will be available tomorrow by noon.

MR. ROSE: And the time frame we would like to have our responses in by would be?

MS. DEEVER: Our next meeting is June 14th --

MR. ROSE: Right.

MS. DEEVER: -- so we're going to -- the sooner that we can get your responses in and done, then that will give us the opportunity to be able to start ranking them where they are in your criteria.

MR. ROSE: We could have them in -- so that's a Wednesday, the 14th, so by that Friday before or sooner?

MR. KASMANN: The 7th.

MS. DEEVER: Ideally, what? Oh, it is on here. June 7th is the day that the -- the Commissioner proposal evaluations are due.

MR. ROSE: Oh, okay. There you go. If I read that right there. Okay.

MS. DEEVER: Sorry. I missed that, too.

MR. ROSE: Okay. Very good.

VI. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

MR. ROSE: Do we have any questions from the Commissioners for -- or comments?

MR. FLETCHER: So with the reallocated funds that we have to have spent, obviously, the requests were less than what we have, so what are we doing about it?

MS. DEEVER: We're going to have to reallocate funds. We also have a couple of different ideas of how those funds could be used in other projects and programs, so we are in the process of evaluating that, too. There may be the opportunity that we have to reopen another RFP as we enter towards fall.

MR. ROSE: Okay. Well, we did have a couple of agencies tonight that indicated they might -- would have requested more if they knew that funds were available, so I don't know if we're in the position then to --

MS. DEEVER: It would have to still go through an RFP process --

MR. ROSE: They have to redo that then.

MS. DEEVER: -- because we would have to get letters of intent.

MR. ROSE: Okay.

MR. FLETCHER: So -- so we can't just arbitrarily increase above their requested amount. We have to go back to an RFP?

MS. DEEVER: I would have to discuss that with staff. I can let you know the answer to that and look at how that's been handled historically.

MR. FLETCHER: Okay.

MR. ROSE: Ms. Shaw, yes?

MS. SHAW: Could the staff give us some clarification on where these proposals fall under our categories that we have. I know that we try to allocate certain percentages in different categories. So, like, the CHA, Providence Walkway, is that neighborhood revitalization or does that fall under affordable housing or --

MS. DEEVER: So what we've tried to do in this -- in this particular process is to have each of the projects stand alone and have you weight them based on the project itself rather than where they're falling into the criteria. We have worked on that spreadsheet. I have been in the process of working on that. We did not provide that so that each project could be looked at individually, and then we'll have that at the next meeting for you all as to where they fall into each category.

MS. SHAW: Okay.

MR. FLETCHER: Yeah. Because we ran into that last funding cycle because we had some

highly rated projects, so when we tried to fit them into those categories, we were trying to fund lower rated projects just because, you know, we would have exceeded, I think, you know.

MS. CLARK: Hey, Mike, talk in your microphone.

MS. DEEVER: You have to speak in the microphone, please. I'm sorry.

MR. FLETCHER: Merit. We should rate everything on merit and fund accordingly. And it's -- well it's -- someone said, it's a recommendation, not a straitjacket, something like that.

MR. ROSE: Okay. Do we have any other comments from the public? Comments from the public? Okay. Any comments from the rest of the Commissioner, or from staff?

MS. DEEVER: We look forward to working with everybody, and -- and getting information to you as needed. If you do have questions, please reach out to us.

VII. NEXT MEETING DATE

MR. ROSE: And our next meeting then will be on June 14th, where we discuss the funding recommendations.

MS. DEEVER: Correct.

VIII. ADJOURNMENT

MR. ROSE: I would entertain a motion to adjourn then.

MS. SHAW: Motion made.

MR. KASMANN: Second.

MR. ROSE: All in favor, aye? Opposed?

(Unanimous voice vote for approval.)

MR. ROSE: Okay. Thank you, all.

(The meeting was adjourned at 8:51 p.m.)

(Off the record.)