



Molly Fair <molly.fair@como.gov>

Communication from Randy Cole

Molly Fair <molly.fair@como.gov>
To: Anthony Osiris Stanton <stanton.anthony.e@gmail.com>

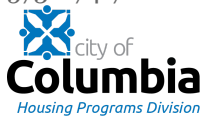
Wed, Mar 29, 2023 at 11:11 AM

Sounds good, thank you!

--

Molly Fair

Administrative Technician
Housing Programs Division
500 E. Walnut Suite 108/P.O. Box 6015
Columbia, MO 65205
573-874-7288



On Wed, Mar 29, 2023 at 11:07 AM Anthony Osiris Stanton <stanton.anthony.e@gmail.com> wrote:
Yes and yes. Yes, to all. Thank you.

On Wed, Mar 29, 2023 at 10:59 AM Molly Fair <molly.fair@como.gov> wrote:
Hi Anthony,

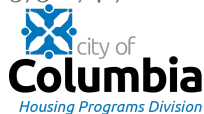
I just wanted to clarify a couple of things with you. I know you wanted "Communication from Randy Cole" on the meeting agenda under New Business - do you want this email attached to that agenda item? Also, per our phone conversation yesterday, you want the closed session about discussion of contracts/CCLT transition discussion and NOT the closed session about discussion or real estate, right?

Thanks!

--

Molly Fair

Administrative Technician
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On Mon, Mar 27, 2023 at 10:10 AM Anthony Osiris Stanton <stanton.anthony.e@gmail.com> wrote:

From: **Randy Cole** <rcole@columbiaia.com>

Date: Thu, Mar 23, 2023 at 3:39 PM

Subject: FY 2022 CAPER Follow-up

To: Pat Fowler <ward1@como.gov>, ward2@como.gov <ward2@como.gov>, ward3@como.gov <Ward3@como.gov>, Ian Thomas <ward4@como.gov>, ward5@como.gov <Ward5@como.gov>, ward6@como.gov <ward6@como.gov>, City of Columbia Mayor <mayor@como.gov>

Cc: De'Carlton Seewood <decarlon.seewood@como.gov>, Nancy Thompson <Nancy.Thompson@como.gov>

City Council Members-

I am reaching out to ensure Council Members are reassured that comments requested from City Staff and provided by CHA for the FY2022 Consolidated Annual Performance and Evaluation Report (CAPER) were true and accurate in all respects, and in particular as it relates to information on page 19, and the City's activities to support CHA Resident participation in Homeownership in accordance with 24 CFR Part 91.215(c). There is a significant need for affordable housing and homeownership and CHA is committed to expanding further homeownership opportunities to CHA residents and appreciates the on-going City support for CHA resident needs. Here is follow-up information as it relates to page 19 of the FY 2022 CAPER:

"The CCLT board also hosted a CLT Executive Director from One Roof in Duluth, MN, and the speaker provided significant comments around the value of a strong partnership between a local CLT and PHA."

- This can be verified through audio recording of the February 1, 2023, CCLT Meeting starting at 2:00:45 thru 2:07:22.

"CHA made significant efforts and concessions to move towards the beginning negotiation position of the CCLT board, however an agreement or strategic alignment has not been identified."

- CHA's initial proposal dated 12/15/21 included the CHA Board assuming full governance duties of the CCLT entity, but the CCLT's 2/25/22 response indicated a desire to keep four CCLT Board Members involved in governance in perpetuity.
- CHA's March 15, 2022, revised offer included maintaining 3 CCLT Board Members in perpetuity and CHA's final offer of December 6, 2022, also included allowing all other CCLT Board Members to transition off as terms expire during a transition period.
- The CCLT requested a staffing plan from CHA, therefore CHA provided a staffing plan to include, at CHA expense, ¼ FTE dedicated to serving the CCLT with the potential to grow to 1 FTE as the initiative grew. The CHA staffing plan also included CHA absorbing finance operational costs, and mowing costs, as CHA has significant capacity and infrastructure to absorb these costs.
- CHA provided its most recent proposal to the CCLT Board on December 6, 2022, incorporating board structure, development of housing on N. 8th and staffing plan, as referenced in prior communications. CHA staff also highlighted this proposal to all CCLT Board Members in an open meeting at the February 1, 2023, CCLT Meeting at 2:20:35 thru 2:25:25. CHA articulated a willingness to support more affordable housing through a merger or any other partnership that could be considered. CHA has not received a response from the CCLT Board to date and is still open to a potential partnership.

"CHA also offered and followed through with the purchase of land at 1105 N. 8th Street to assist in adding additional units to the CCLT's portfolio, however no interest has been expressed by the CCLT in aligning on a project."

- CHA presented to CCLT Board at the monthly CCLT meeting on January 1, 2022, its willingness and desire to purchase 1115 N. 8th with CHA funds for the purpose of adding two additional units into the CCLT portfolio and providing homeownership opportunities to CHA residents. This can be verified through meeting minutes and audio recording at 25:23 thru 28:39.
- CCLT Board Representatives indicated a desire for CHA to move forward with purchasing and developing housing at 1115 N. 8th and this was included in Provision 9 of CHA's revised proposal to the CCLT dated March 15, 2022.
- The CCLT Attorney indicated formal CCLT Board approval of Provision 9 along with other provisions on August 4, 2022, which included CHA moving forward with affordable housing efforts on 1115 N. 8th Street.

CHA appreciates all the past and present City support of CHA efforts. CHA is committed to aligning with the direction of City Council and City Leadership for increasing affordable housing and homeownership participation for CHA residents and low-income populations. Thank you.

Randy Cole

Chief Executive Officer

Columbia Housing Authority