

A. Organization Profile

Completed by projcoor@vacmo.org on 4/26/2023 11:36 AM

Case Id: 12379

Name: Voluntary Action Center - FY2024 CDBG - 2024

Address: 403A Vandiver Drive

A. Organization Profile

Please provide the following information.

ORGANIZATION

A.1. Organization Name

Voluntary Action Center

A.2. Doing Business As (DBA)

A.3. Federal EIN

23-7120750

A.4. SAM.gov Identifier

15-816-2040

A.5. Organization Type

Tax-Exempt/not for profit

A.6. Address

403A Vandiver Drive Columbia, MO 52021-663

CONTACT INFORMATION

A.7. Head of Organization

Ed Stansberry

A.8. Head of Organization Title

Executive Director

A.9. Phone

(573) 874-2273

A.10. Email

dir@vacmo.org

A.11. Website

<https://www.vacmo.org/>

B. Mission/Goals

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B. Mission/Goals

Please provide the following information.

B.1. Organizational Mission Statement

The mission of the Voluntary Action Center (VAC) is to respond to the immediate basic needs of individuals and families within our community.

B.2. Description of Organizational Goals

For over 50 years, VAC has provided emergency services and resources to residents experiencing hardship and homelessness in Boone County. By reaching out to those in need, VAC provides basic and emergency services in the areas of health, employment, education, and housing. These programs are a critical community asset providing important resources and community safety net services to those in need. As the community's needs have changed so have VAC outreach services.

B.3. Describe the geographic service area.

VAC serves residents of Columbia, MO, and the surrounding county seat of Boone County. Boone County is centrally located in Mid-Missouri with the Missouri River on its southern border. The county is 691 square miles with a population of 183,610 (2020 census), making it the eighth most populated county in Missouri. Columbia, Missouri, has a population of 126,254 (2020 census) and is located centrally in the state with St. Louis and Kansas City both 120 miles away. Jefferson City, the state's capital, is 29 miles south of Columbia.

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

VAC serves individuals experiencing hardship and chronic or unsheltered homelessness. Chronic homelessness is defined as long periods or multiple periods of homelessness, while unsheltered homelessness refers to individuals living in unsuitable and non-habitable locations such as outdoor tent camps, parking garages, parks, a car, or buildings without running water or utilities.

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

72.00 %

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

VAC focuses on DEI in the hiring process and board member recruitment. Staff and board members represent multiple ethnic backgrounds as well as LGBTQ+.

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

Yes

B.8. Does the organization's top 5 paid employees employed include local minority populations, persons with

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disabilities or non-English speaking persons as identified in 24 CFR 91.105(a)2(i)?

Yes

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

Yes

Documentation

Articles of Incorporation

Amendment Articles of Incorporation 1973.pdf

By-laws

By-laws_VAC_(amended 7-2020).pdf

Strategic Plan

VAC Internal Strategic Plan Document 2023-2026 (3).pdf

Organizational chart

Org Chart_Names 2023.pdf

IRS Tax Exempt Status Determination Letter

IRS Tax Determination 501(c)(3) Letter_VAC.pdf

Financial Statement

Audit Report 2021_VAC.pdf

IRS 990 or 990EZ

990_2021_VAC.pdf

Financial policies and procedures

Financial Procedures 2010.pdf

MO Secretary of State Registration

MO Tax Exempt_VAC.pdf

C. Governance Board

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Name: Voluntary Action Center - FY2024 CDBG - 2024

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C. Governance Board

Please provide the following information.

C.1. Board Members

Name	Board Position	Address	Term Begin Date	Term End Date
Mark Thomas	President	306 Reynolds Alumni Center, Columbia, MO 65211	07/01/2019	06/30/2024
Michele Curry	Vice-President	901 E. Broadway, Columbia, MO 65201	7/1/2020	06/30/2023
Todd Weyler	Treasurer	1817 W. Broadway Columbia, MO 65218	07/01/2021	06/30/2023
Sabrina Basinger	Secretary	1729 W. Broadway – Ste. 3 Columbia, MO 65203	7/1/2019	06/30/2025
Chris Lunn	Member	1400 Veterans United Drive Columbia, MO 65203	07/01/2017	06/30/2023
Monica Barton	Member	1400 Veterans United Drive Columbia, MO 65203	07/01/2018	06/30/2024
Jim Bryan	Member	3413 Whitney Ct., Columbia, MO 65203	07/01/2017	06/30/2023
Jennifer Erickson	Member	412 W. Walnut, Columbia, MO 65203	07/01/2017	06/30/2023
Kelly Gilbert	Member	801 E. Broadway, Columbia, MO 65201	07/01/2021	06/30/2024
Sidney Lammers Graham	Member	1007 N. College Ave., Columbia, MO 65201	07/01/2022	06/30/2025
Bridget Gruender	Member	2614 Forum Blvd., Columbia, MO 65203	07/01/2020	06/30/2023
Ken Hutchinson	Member	1416 N. Countryside Dr., Columbia, MO 65202	07/01/2017	06/30/2023
Ezra Komo	Member	1020 E. Walnut St., Columbia, MO 65201	07/01/2021	06/30/2024
Denzel Patterson	Member	720 E. Broadway, Columbia, MO 65201	07/01/2021	06/30/2024
Charles Sampson	Member	2706 Scarlet Oak Ct., Columbia, MO 65201	07/01/2019	06/30/2025
Megan Steen	Member	3401 Berrywood Drive, Columbia, MO	07/01/2021	06/30/2024

D. Proposal Summary

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Address: 403A Vandiver Drive

D. Proposal Summary

Please provide the following information.

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

The Voluntary Action Center (VAC) will expand its current services with the construction and operation of The Opportunity Campus (OC), a low-barrier emergency shelter using Housing First Principles and operating 24/7, 365 days a year to provide comprehensive services for individuals experiencing chronic and unsheltered homelessness in Columbia, MO. Chronic homelessness is defined as long periods or multiple periods of homelessness, while unsheltered homelessness refers to individuals living in unsuitable and non-habitable locations such as outdoor tent camps, parking garages, parks, a car, or buildings without running water or utilities.

The OC shelter will be approximately 25,000 square feet and will have the capacity for 125 beds, a kitchen, laundry facilities, showers, secure storage, a computer lab, a drop-in center, and housing case management resources. In addition, VAC will partner with several community resources to provide essential services in the new facility, including Turning Point, Loaves and Fishes, and Room at the Inn. Turning Point, currently located at Wilkes Boulevard Methodist Church, will relocate to the Opportunity Campus and operate the drop-in center and serve as a point of contact for facilitating building services. Loaves and Fishes will serve free, community meals, approximately 150 each evening. The primary goal of the OC is to provide critically needed emergency shelter beds, services, and care with quick placement to permanent housing. The OC will benefit Columbia and Boone County by reducing community costs associated with caring for the homeless, including emergency room visits, incarcerations, and loitering to name a few.

The shelter will be built on a 5.65-acre site located at Bowling Lane and Business Loop 70 in Columbia, MO. This site was secured by VAC on April 5, 2022, for \$602,000. VAC has secured Little Dixie as its general contractor and PWA Architects, Inc. for architectural services.

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

- Rehab and Repair of Homes
- Technical Assistance to Businesses
- Direct Homebuyer Assistance
- Sidewalk Construction
- Direct Housing Counseling and Education
- Storm Water Improvements
- New Home Construction
- Acquisition and Demolition of Dilapidated Structures

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- Production of Rental Units
- Code Enforcement
- Tenant Based Rental Assistance
- Public Facilities and Improvements
- Vocational Training
- Homeless Facility Improvements

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

Yes

D.4. Number Served: How many individuals or households will this project benefit? What is the target population?

Please provide data to support.

The OC shelter will serve individuals experiencing homelessness as well as those at risk of experiencing homelessness. According to the 2020 Missouri Balance of State report, there were a total of 237 sheltered and unsheltered individuals in Boone County. VAC estimates the OC will serve 500 individuals annually, including 100 individuals daily with overnight shelter, 80 individuals daily with meals, and 60 individuals daily with day center resources.

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

The project goal is to end homelessness through supportive services and resources and quick placement in permanent housing. Client success outcomes will be measured through a comprehensive case management solution (Apricot 360). In addition, homelessness data tracking (identified in D6) will measure the reduction level in counts of the Prioritization List, Point in Time census, and VAC calls for housing assistance. We will also monitor other agency counts to gather broader perspectives.

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

Data tracking will be collected through Homeless Management Information System (HMIS) and Boone County Collation to End Homelessness (BCCEH), formerly Functional Zero Task Force (FZTF). Client data on services utilized through the Opportunity Campus will also be tracked and analyzed.

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

This project will promote social and racial equality by addressing service deficiencies for the homeless. The OC will be the first investment of resources for the Boone County homeless population in more than 20 years.

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

Yes

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

Yes

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

Rezoning of the site location property is not necessary.

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

The agency received consultation regarding this project through the following relationships:

- Homeless clients working with VAC case managers.
- Homeless clients working with the Turning Point day center.
- Partnership with Burrell Mental Health Services.
- Contributions from the Public Health Department to the Boone Impact Group.
- Boone County Collation to End Homelessness.

The agency will facilitate several community forums and input sessions with members of the homeless community.

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

Compliance with HUD and City regulations for this project will be carried out by the following agency members:

- Ed Stansberry, Executive Director
- Debbie Jones, Finance Administrator
- Mark Thomas, Board President

The ultimate responsibility lies with the agency's executive director.

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

VAC has over 50 years of experience providing emergency services and resources to residents experiencing hardship and homelessness in Columbia. The key leaders of VAC have over 50 years of experience working with multiple nonprofit organizations in the region. An executive director for the OC will be hired within the next 12 months. The selected individual will provide leadership in achieving organizational goals and objectives, providing a vision for strategic planning, overseeing the day-to-day operations, and maintaining key internal and external relationships.

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

Yes

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

The agency has secured Little Dixie as its general contractor and PWAarchitects, Inc. for architectural services.

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

With numerous years of experience receiving funding from the City of Columbia, VAC has successfully administered CDBG and social service grants. In 2022 and 2023 VAC has distributed \$11,070 in service coordination and \$38,930.10 in case management as part of the VAC's social services grant from the City.

Last year, VAC made a big impact in the lives of those facing hardship and homelessness in Columbia. VAC is grateful to the City of Columbia for its support in 2022, without COMO's generosity many residents would have gone without critical and life-supporting needs. VAC served 450 housing clients with rent and mortgage assistance. Of all its services and programs, 7,770 individuals and 3,046 households were served meeting more than 32,657 needs. This data is a testament to the breadth of services provided and the value of investments made by the City of Columbia for its residents with critical needs.

This CDBG project application for the OC will go even further in supporting the housing needs of Columbia, and VAC looks forward to utilizing its current FY2023 CDBG funds of \$100,000 toward this project.

Also located on the OC property will be a Resource Center, serving as another community asset. This facility will be separate and distinct from the emergency shelter and will provide a variety of supportive services including behavioral health, mental health, substance abuse treatment, and employment services from several community partners.

D.17. Please provide what year of funding you wish to use for this proposed project and the date that the funds will likely be fully expended.

VAC will expend the FY23 \$100,000 allocation in the calendar year 2024. Any other future awards, including this FY24 request for \$100,000, will be expended in appropriate time frames.

Documentation

 **Project timeline**

Timeline_Opportunity Campus UPDATE APR23.pdf

 **Site map/diagram**

OC_Site Plan_20230112.pdf

 **Site pictures**

17846_Site Pictures_OC_Bowling Street Property.pdf

VAC Interior 20230302.jpg

VAC Exterior Alt 20230206.jpg

 **Letters of commitment**

Confirmed Funding_VAC_OC_April 2023.docx

 **Project personnel resumes**

Resume_Ed Stansberry.pdf

Resume_Deborah Jones.pdf

E. Budget

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E. Budget

Please provide the following information.

* - denotes ineligible CDBG funding activity

** - denotes ineligible HOME funding activity

E.1.

Activities	CDBG	HOME	Cash Applicant Providing	In Kind Services	Other
Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Architectural	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Inspection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
New Housing Construction*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Demolition and Site Improvements**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Improvements Construction**	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Housing Rehabilitation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Minor Home Repair**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Professional	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Housing Infrastructure**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Homeownership Assistance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tenant Based Rental Assistance*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Office and Utilities (Costs only CDBG eligible for public services activities)**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies (Equipment is ineligible)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contractual Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Developer Fee for Housing Development (limited to 10% of total development cost)*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Project Personnel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Program Administration**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TBRA Administration*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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Tenant Based Rental Assistance*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies (Equipment is ineligible)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00

F. Required Documents

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Required Documents

Please upload the following files:

Documentation



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Amendment Articles of Incorporation 1973.pdf



By-laws *Required

By-laws_VAC_(amended 7-2020).pdf



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Org Chart_Names 2023.pdf



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Certification

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Address: 403A Vandiver Drive

Certification

Please provide the following information.

LEAD AGENCY

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

Authorized Name and Title

Ed Stansberry

Telephone

(573) 874-2273

Authorized Signature

Ed Stansberry

Electronically signed by projcoor@vacmo.org on 5/9/2023 4:59 PM