

A. Organization Profile

Completed by sheilaw@cmca.us on 4/26/2023 10:31 AM

Case Id: 12382

Name: Central Missouri Community Action - FY2024

Address: 807B N Providence Rd

A. Organization Profile

Please provide the following information.

ORGANIZATION

A.1. Organization Name

Central Missouri Community Action

A.2. Doing Business As (DBA)

A.3. Federal EIN

430835026

A.4. SAM.gov Identifier

P14FZC79DF69

A.5. Organization Type

Tax-Exempt/not for profit

A.6. Address

807B N Providence Rd Columbia, MO 65203

CONTACT INFORMATION

A.7. Head of Organization

Darin Preis

A.8. Head of Organization Title

Executive Director

A.9. Phone

(573) 777-5299

A.10. Email

darinp@cmca.us

A.11. Website

www.cmca.us

B. Mission/Goals

Completed by benb@cmca.us on 5/9/2023 3:41 PM

Case Id: 12382

Name: Central Missouri Community Action - FY2024

Address: 807B N Providence Rd

B. Mission/Goals

Please provide the following information.

B.1. Organizational Mission Statement

CMCA's mission is to build relationships to empower people, strengthen resilience, and improve the quality of life for all members of the community.

B.2. Description of Organizational Goals

CMCA has five strategic priority areas that include Employment & Work Support, Quality Housing, Financial Education & Income Support, Diversity, Equity & Inclusion, and serving as an Agency of Excellence. Through these priorities, CMCA is working to ensure that all people in the CMCA service area have quality employment opportunities, quality housing options, economic stability, and equitable opportunities to succeed. As a result of working toward these outcomes, CMCA addresses the reduction of poverty and empowers people with low income to become more resilient.

B.3. Describe the geographic service area.

CMCA provides programs and services in eight central Missouri counties including Audrain, Boone, Callaway, Cole, Cooper, Howard, Moniteau, and Osage. We also provide Head Start services in Benton, Hickory, and Morgan counties.

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

CMCA serves individuals/families living at or below the US Federal Poverty Guidelines for income. Race and Ethnic percentages include 47% White, 40% Black, 7% Multi-Racial, 4% Hispanic, and 1% Other. 60% of those served are female, and 40% are male. Of the households served, 39% are single heads of household with no dependents, 43% are single, female heads of household with dependents, and 4% are single, male heads of household with dependents.

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)?

78.40 %

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

CMCA has a clear, comprehensive Discrimination Prevention Policy and Equal Opportunity Policy Statement and these policies are enforced. All job descriptions use gender-neutral language. DEI is reflected in our job descriptions and is expressed on our careers webpage.

CMCA analyzes the communities we serve, broken down by race and class, and attempts to recruit volunteers, employees, and managers that reflect these communities. We know that minorities are overrepresented in the population of people who are poor, and we make every effort to equitably serve them. Ultimately, CMCA serves more minority customers (40%), is led by more minority managers (20%), and is governed by more minority directors (19%), than the ratio of minorities in Central Missouri (15%). In addition, 90% of CMCA's Program Managers and 57% of board members are women. Also, more than a third (38%) of CMCA board members are representatives of the low-income population in our area.

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2 of 16

Diversity, equity, and inclusion (DEI) is one of CMCA's five strategic plan priorities. "All people in the CMCA service area have equitable opportunities to succeed: 1) Members contribute to program planning and service delivery; 2) Members have skills and opportunities to advocate for themselves and their communities; 3) Minority-led and minority-focused community groups have CMCA's support.

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

No

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?

No

Documentation

Articles of Incorporation

17854_Articles of Incorporation.pdf

By-laws

CMCA Revised Bylaws 09.24.2020.pdf

Strategic Plan

Strategic Plan with vision.mission 9.12.21.pdf

Organizational chart

CMCA Org Chart, 03-28-23.pdf

IRS Tax Exempt Status Determination Letter

IRS Determination Letter_501 (C) 3.pdf

 **Financial Statement**

2021 CMCA Audit and Financial Docs.pdf

 **IRS 990 or 990EZ**

990.pdf

 **Financial policies and procedures**

Fiscal Policies & Procedures Manual, 05-22.pdf

 **MO Secretary of State Registration**

2022 - 2023 Certificate of Good Standing.pdf

C. Governance Board

Completed by shondaw@cmca.us on 5/10/2023 3:36 PM

Case Id: 12382

Name: Central Missouri Community Action - FY2024

Address: 807B N Providence Rd

C. Governance Board

Please provide the following information.

C.1. Board Members

Name	Board Position	Address	Term Begin Date	Term End Date
Cotton Walker	Member	1310 Swifts Hwy F103, Jefferson City, MO 65109	10/10/2020	09/30/2023
Karen Digh-Allen	Secretary	213 Market St., Fulton, MO 65251	10/01/2020	9/30/2023
Michael Bickell	Member	1200 E Main St., Linn, MO 65051	10/01/2021	09/30/2024
Paula Sims	Member	19871 Robb Ct., Boonville, MO 65233	10/01/2021	09/30/2024
Heather Berkemeyer	Member	43 Hwy 89N, Linn, MO 65051	10/01/2018	09/30/2024
Ruby Young	Member	1307 E Elm St., Jefferson City, MO 65101	10/01/2020	09/30/2023
Michael Pryor	Member	1601 E Hanover #10E, Columbia, MO 65202	10/01/2021	09/30/2024
Stephanie Schmidt	Treasurer	1910 Providence St., Mexico, MO 65265	10/01/2020	09/30/2023
Susan Hart	President	3407 Berrywood Dr. Ste 201 Columbia, MO 65201	10/01/2021	09/30/2024
John Flanders	Member	512 W Davis St., Fayette, MO 65248	10/01/2021	09/30/2024
Tiffany Burns	Member	608 E Cora Ave., California, MO 65018	10/01/2021	09/30/2024
Jodi McSwain	Vice-President	3421 State Route H, Fayette, MO 65248	06/27/2022	06/27/2025
Alan Winders	Member	101 N Jefferson, Rm 102, Mexico Mo 65265	10/01/2017	09/30/2023
Elizabeth Anderson	Member	1811 Green Berry Rd, Jefferson City MO 65101	10/01/2022	09/30/2025
Janet Thompson	Member	801 E. Walnut, Rm. 333, Columbia Mo 6520	10/01/2017	09/30/2023
Jeremy Dawson	Member	500 N Linn, Fayette Mo, 65248	10/01/2022	09/30/2025
Michelle Barg	Member	1125 Madison St, Jefferson City Mo 65101	10/01/2019	M/d/yyyy
Phillip Iman	Member	7904 Audrain Rd 369, Mexico Mo 65265	10/01/2022	09/30/2025
Stella Druml	Member	53070 Hughs Rd, Centertown Mo	02/01/2023	09/30/2026

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5 of 16

		65023		
Khyeese Bethea	Member	824 E Water St, Boonville Mo 65233	02/01/2023	09/30/2026
Robert Sparks	Member	829 Jefferson St, Fulton MO 65251	02/01/2023	09/30/2026

D. Proposal Summary

Completed by benb@cmca.us on 5/10/2023 8:11 AM

Case Id: 12382

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Address: 807B N Providence Rd

D. Proposal Summary

Please provide the following information.

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

Central Missouri Community Action (CMCA) plans to procure, develop, and build affordable housing units on two vacant lots located between Providence, Dysart, and N 4th street in Columbia, MO. These funds will be spent on land acquisition, site preparation, and construction. We project two single unit structures can be built as three bedroom, two bath homes, to address the housing needs of the community. This site is within walking distance to grocery stores, medical facilities, public transport, employment, and parks. These homes are planned to be built and offered as land leases (like the land trust), which would allow CMCA or a land trust to retain management and maintenance of the land, but also provide quality housing at lower costs. This affordable housing is achieved by omitting the land as part of the purchase price of the property; allowing more low income residents to own their own property. The target population for these homes are citizens who are 55 years or older, minorities, and under the HUD required Area Median Income in the City of Columbia. CMCA will also provide supportive services to tenants to maintain economic and housing stability.

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

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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.

Projected number of individuals served is four to eight; dependent on whether couples or families occupy each residence. The target population is minority individuals 55 years or older.

According to HUD and the Census Bureau 47% of assisted households in Boone Co are headed by people over 51 years old. The average monthly social security payment is \$794 and the average one bedroom rent is \$722. Black Boone Countians are disproportionately more likely to be renters than white Boone Countians.

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

Address the need for housing for low-income individuals and families as well as individuals seeking to re-enter our community. Our intention is to build two housing units on these two lots in an effort to increase our affordable housing stock focused on serving minority and aged citizens. We believe this will assist in achieving the City's goals for neighborhood revitalization as well as increasing the number of affordable housing units in Columbia.

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

Closing on property purchase, site prepared for construction (zoning, platting, engineering, watershed, etc.) Age, income, demographics, constructions costs, and selling costs of constructed homes.

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

This project is focused on increasing the amount of affordable housing within the city of Columbia, for low income and aged citizens. Racial equality will be addressed by promoting this housing option to organizations that serve our BIPOC neighbors.

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

No

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

No rezoning is required for the intended lots.

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

Meetings with adjacent property home owners, renters, and landlords will be conducted to gauge the interest and acceptance of this proposed builds. We are interested in getting design and operational feedback from our neighbors.

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

Benjamin Burgett, Housing Development Director, and Darin Preis, Executive Director. Both have extensive experience monitoring, administering, and maintaining compliance with HUD, City, County, State, and other governmental funding. CMCA will use proceeds from prior projects, as well as the 10% operational allowance from this grant to pay for administration costs on this project.

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.

Darin Preis (MPA), Executive Director, and Benjamin Burgett (B.S. Environmental Science), Housing Development Director and Weatherization Program Manager will oversee the construction project. Anthony Development Group, LLC is planned to be the General Contractor on this development and be responsible for project design, accounting, and insurance. CMCA will coordinate all phases of development including project concept, planning, administration, and construction oversight. No existing commitments will impact CMCA's ability to implement the project immediately.

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.

R. Anthony Development Group.

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

CMCA has received approximately \$1.7 million from the City of Columbia between 1994 and 2022 in HOME & CDBG funds. Those funds have been used to develop affordable apartment units and construction of 12 single family homes. Most recent projects include 103 Lynn St., 804 King Ave, and 1105 N Eighth Street. CMCA was a partner in the Lynn Street Cottages and Cullimore Cottages projects and donated the property to the Columbia Community Land Trust (CCLT) per our agreement upon final sale. The King Ave lot was donated to CMCA and CMCA donated it to the CCLT when the house was sold. CMCA works with the City and local banks to identify and train eligible home buyers. CMCA has also used CDBG funds to provide \$46,500 in rental assistance and \$35,000 in child care assistance over the past year. All rental funds have been expended and we have nearly spent all of the child care assistance funds available to us through December 2022. We have served 45 families with rental assistance and 23 families with child care assistance so far.

CMCA was awarded \$38,506 in CDBG funds in 2007 to build an ADA ramp onto an old church on Worley Street that we purchased and transformed into a Head Start center. In 2018 CMCA received \$80,000 in CDBG funds to replace and expand the parking lot at the Worley Head Start center. CMCA was also awarded \$100,000 in 2021 to make direct grants to LMI-owned childcare businesses through the Women's Business Center, which we are granting through 2022. CMCA was awarded \$20,000 in 2020 funding and \$75,000 in 2021 funding for the Women's Business Center. Through the 2020 funding and a portion of the 2021 funding currently being utilized, the MoWBC has supported 81 individuals and assisted them with launching 13 businesses in Columbia.

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.

We will utilize these funds for FY 2024. We Anticipate funds will likely be fully expended 12/1/2024.

Documentation

Project timeline

Project Timeline_FY24 HOME App.xlsx

 **Site map/diagram**

Google Maps_HOME Site.jpg

 **Site pictures**

N-East Plot_4th St.jpeg

 **Letters of commitment**

Letter of Commitment - Developer Agreement.pdf

 **Project personnel resumes**

Darin Preis Resume.pdf

Benjamin Burgett Resume.pdf

RADG Resume.pdf

E. Budget

Case Id: 12382

Name: Central Missouri Community Action - FY2024

Address: 807B N Providence Rd

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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	\$100,000.00	\$0.00	\$0.00	\$0.00
Architectural	\$0.00	\$2,500.00	\$0.00	\$0.00	\$0.00
Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Inspection	\$0.00	\$2,500.00	\$0.00	\$0.00	\$0.00
New Housing Construction*	\$0.00	\$295,000.00	\$0.00	\$0.00	\$165,000.00
Demolition and Site Improvements**	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Improvements Construction**	\$0.00	\$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	\$55,000.00
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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11 of 16

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
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
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
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
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
Tenant Based Rental Assistance*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

is ineligible)					
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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
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
	\$0.00	\$400,000.00	\$0.00	\$0.00	\$220,000.00

F. Required Documents

Completed by benb@cmca.us on 5/9/2023 4:10 PM

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Address: 807B N Providence Rd

Required Documents

Please upload the following files:

Documentation



Articles of Incorporation *Required

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RADG Resume.pdf

Certification

Completed by darin-preis@showmeaction.org on 5/10/2023 6:17 PM

Case Id: 12382

Name: Central Missouri Community Action - FY2024

Address: 807B N Providence Rd

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

Darin Preis, Executive Director

Telephone

(573) 443-8706

Authorized Signature

Darin Preis

Electronically signed by darin-preis@showmeaction.org on 5/10/2023 6:17 PM