

City of Columbia

Cullimore Cottages Project Update

PRESENTATION OVERVIEW

- Project costs
- Funding recommendations
- Community Housing Development Organizations
- Columbia Community Land Trust



SITE LAYOUT

- 10 homes
- Owner-occupied
- 3 homes funded through CHDOs
- 7 homes through CCLT (5 initial)
- Major Storm water upgrades
- Energy efficient homes



HOME DESIGN SUMMARIES



3 bedroom 2 bath
1,357 square feet
1 car garage
Appraised value: \$142,000



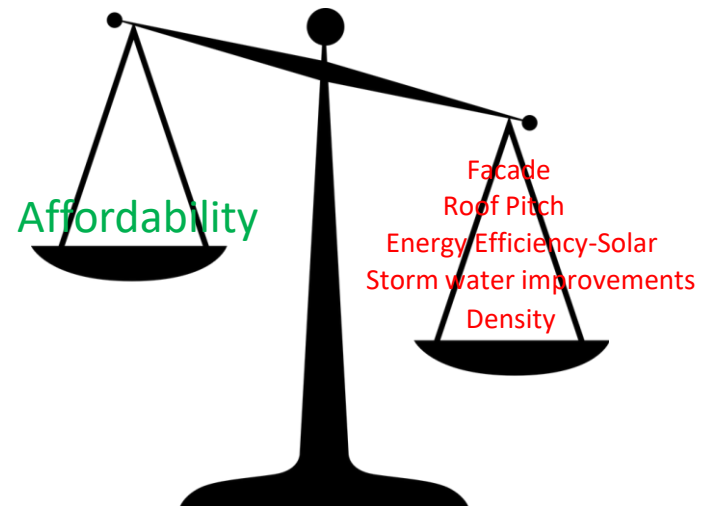
3 bedroom 2 bath
1,467 square feet
1 car garage
Appraised value: \$145,000



2 bedroom 2 bath
1,075 square feet
1 car garage
Appraised value: \$135,000

STEPS TO MANAGE PROJECT COSTS

- Aligned CHDO and CCLT Bid Process
- Procured architect to provide 3 designs.
- Increased Competition.
 - Reduced Realtor Fees 6% to 5%.
 - Reduced Financing Costs: 1% to .75%
 - Reduced Builder Pricing: Developer fee reduction by over 50%
- Identified funding sources outside of CDBG and HOME for solar panels.
 - W&L
 - Private donations



CHDO AND CCLT

- Community Housing Development Organization (CHDO)
 - Non-profit housing developer
 - Specific board criteria:
 - 1/3 low income representation, no more than 1/3 government official
- Intent of CHDO regulations
 - Set-aside for organizations that provide economic opportunity.
 - Example: Job Point: career training and skills to low income minority youth.
- Challenges of CHDO regulations
 - CHDO capacity
 - Higher overhead and costs than most private builders
- How do we partner?
 - City is required to allocate 15% of HOME funds annually to CHDOs
 - CCLT receives land at closing to ensure permanent affordability
 - CCLT provides additional capacity beyond the 15% cap

HOME DESIGN SUMMARIES

CHDO Funding			
Year	Required 15%	Previously Budgeted	HCDC Recommended
2018	\$ 97,698	\$ 166,187	\$ 97,698
2019	\$ 87,408	\$ 222,448	\$ 139,205
Total	\$ 185,106	\$ 388,635	\$ 236,903

HCDC Recommendations Detail	
Organization	Subsidy
Job Point B	\$ 83,020
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CMCA A	\$ 70,863
Total	\$ 236,903

- HCDC Recommending funding 3 homes through CHDOs and remaining \$151,732 with CCLT due to significant cost savings.

CHDO AND CCLT PROPOSED COSTS

Item	Job Point Plan B	CMCA Plan A	CCLT Plan A	CCLT Plan C
Home Construction Costs	\$ 186,620	\$ 185,363	\$ 155,214	\$ 127,536
Solar Panels	\$ 10,000	\$ 11,500	\$ 10,000	\$ 10,000
Market Appraised Value	\$ 142,000	\$ 145,000	\$ 145,000	\$ 135,000
Subsidized Price	\$ 113,600	\$ 116,000	\$ 116,000	\$ 108,000
Subsidy Gap	\$ 83,020	\$ 80,863	\$ 49,214	\$ 29,536

- CCLT to manage completing for the whole project site.
 - Bioretention:.....\$7,578
 - Parking Spaces:....\$4,276
 - North Trees:.....\$2,450
 - Inner sidewalks:...\$4,280
- Donated land and infrastructure value per lot: \$37,615.03

FY 2019 ANNUAL ACTION PLAN AMENDMENT

- Includes funding recommendations for the Cullimore Cottages project
 - April 6, 2020 Council Meeting

<u>Amended Uses</u>	<u>Amounts</u>
Job Point-COMO CHDO 1101 N. Eighth Street	\$83,020
Job Point-COMO CHDO 1103 N. Eighth Street	\$83,020
Central Missouri Community Action CHDO 1105 N. 8th Street	\$80,863
Columbia Community Land Trust HOA-ND 1100 Rear Coats	\$55,181
Columbia Community Land Trust HOA-ND 1102 Rear Coats	\$33,253
Columbia Community Land Trust HOA-ND 1104 Rear Coats	\$55,181
Columbia Community Land Trust HOA-ND 1106 Rear Coats	\$33,253
Columbia Community Land Trust HOA-ND 1108 Rear Coats	\$55,181

QUESTIONS

