

A. Organization Profile

Completed by rcole@columbiaha.com on 5/10/2023 12:48 PM

Case Id: 12408

Name: CHA Providence Walkway Apartments - FY2024

Address: 201 Switzler

A. Organization Profile

Please provide the following information.

ORGANIZATION

A.1. Organization Name

Housing Authority of the City of Columbia

A.2. Doing Business As (DBA)

A.3. Federal EIN

43-6014416

A.4. SAM.gov Identifier

HM6YGEFXXCGW7

A.5. Organization Type

Government

A.6. Address

201 Switzler Columbia, MO 65203

CONTACT INFORMATION

A.7. Head of Organization

Randy Cole

A.8. Head of Organization Title

Chief Executive Officer

A.9. Phone

(573) 554-7000

A.10. Email

rcole@columbiaha.com

A.11. Website

www.columbiaha.com

B. Mission/Goals

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Case Id: 12408

Name: CHA Providence Walkway Apartments - FY2024

Address: 201 Switzler

B. Mission/Goals

Please provide the following information.

B.1. Organizational Mission Statement

Provide quality affordable housing opportunities with supportive and economic resources to eligible households in Columbia, Boone County.

B.2. Description of Organizational Goals

The Columbia Housing Authority's primary goals are to house our community's most vulnerable populations, while also providing supportive and economic resources to CHA residents. CHA focuses on the following organizational goals:

1. Provide affordable housing through CHA owned properties.
2. Provide CHA vouchers to eligible households and properties.
3. Provide educational and enrichment activities to CHA children and youth.
4. Connect families to supportive resources and services.
5. Support seniors and persons with disabilities to live independently.

B.3. Describe the geographic service area.

The Providence Walkway Apartments serves the downtown area of Columbia and is located near the intersection of Park Avenue and Providence Road. The area of downtown Columbia has significant access to employment, commerce, grocery, transportation, services, parks and amenities. The downtown area is also experiencing a decrease in affordable housing opportunities, therefore the Providence Walkway Apartments are in an ideal geographic location for providing affordable housing.

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

CHA provided affordable housing with supportive services to 2,135 households in FY 2022 through its voucher programs and CHA owned properties. CHA serves our community's most vulnerable populations that have also been negatively impacted by systemic social inequities. 58% of all households served by CHA are African American, while 39.85% are white. 81% of all households served by CHA make less than 30% of the Area Median Income.

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)?

87.00 %

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

Our organization has incorporated diversity, equity and inclusion into our organizations stated values, board membership, and services to residents. CHA operationalizes these values with training for staff through CHA's Moving Ahead program. CHA also operationalizes these values by providing formal leadership roles and structure through the CHA Resident Advisory Board (RAB). CHA's RAB consists of a formal board structure and bylaws that provides CHA residents the power to inform CHA operational policies (safety, admissions, property management, budget) and help connect residents to CHA staff and the board. CHA also operationalizes diversity, inclusion and social equity by

maintaining one board member position on the CHA Board of Commissioners that is a CHA resident and has also had the lived experience of being homeless.

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)?

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

1956 City Ordinance Creating CHA.pdf

By-laws

CHA By-Laws 2015-04-21.pdf

Strategic Plan

CHA By-Laws 2015-04-21.pdf

Organizational chart

Appendix 1 - Organizational Chart.pdf

IRS Tax Exempt Status Determination Letter

IRS Tax Exempt Status Determination Letter.pdf

 **Financial Statement**


Housing Authority of the City of Columbia, Missouri 2021 ffa Final.pdf

 **IRS 990 or 990EZ**

IRS 990 or 990EZ.pdf

 **Financial policies and procedures**

Financial Policies and Procedures.pdf

 **MO Secretary of State Registration**

MO Secretary of State Registration.pdf

C. Governance Board

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Case Id: 12408

Name: CHA Providence Walkway Apartments - FY2024

Address: 201 Switzler

C. Governance Board

Please provide the following information.

C.1. Board Members

Name	Board Position	Address	Term Begin Date	Term End Date
Bob Hutton	President	2252 country Lane	06/01/2015	05/31/2023
Robin Winneker	Vice-President	1404 Torrey Pines Lane	06/01/2017	05/31/2025
Steve Calloway	Member	3900 Sherman Ct.	08/17/2020	05/31/2024
Rigel Oliveri	Member	305 Edgewood Avenue	07/01/2018	05/31/2026
Jama Rahn	Member	2600 Jacob's Place	08/16/2021	05/31/2024

D. Proposal Summary

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Address: 201 Switzler

D. Proposal Summary

Please provide the following information.

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

This proposal includes the demolition and reconstruction of 52 units of public housing stock into new affordable rental housing. The project consists of (7) 1-bedroom, (19) 2-bedroom, (14) 3 bedroom, and (12) 4-bedroom units. The development will include wrap-around services for each tenant including case management, youth programming, and independent living services. Funding the Providence Walkway project would preserve 52 desperately needed affordable housing units, leverage over \$10 million in state and federal funding, serve approximately 775 individuals over 25 years and ensure long-term sustainable operations of the Columbia Housing Authority.

The CHA's Providence Walkway affordable housing development consists of 52 units on the west side of Providence Road bounded by Park Avenue, Trinity, and Switzler. These properties have been providing affordable housing with supportive services to eligible low-income households for over 60 years. Residents include single adults, elderly, disabled, survivors of domestic violence and families with children. These units were constructed in 1964 and have exceeded their life cycle. Local funding will also assist CHA in converting these properties from public housing to low-income housing tax credit housing, while preserving the same level of affordability with higher quality housing. The CHA's current plans include demolishing all 52 units and replacing them with new, modern, and energy-efficient housing built to standards most desirable for current and future residents. The proposed plans for new construction of Providence Walkway currently includes replacement of units based upon current unit mix and configuration of bedroom sizes. Preserving and expanding affordable housing is critical for meeting the increased demand for affordable housing in Columbia. Goals of the project include preserving and providing affordable housing with supportive services in downtown, Columbia to facilitate upward economic mobility.

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

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- 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?

The project will serve low-income households in downtown Columbia, MO. This project will serve households residing within the City of Columbia.

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

Please provide data to support.

Funding the Providence Walkway project will serve approximately 775 individuals over 25 years. Providence Walkway will consist of 1 bedroom, 2 bedroom, 3-bedroom and 4-bedroom units, therefore it will serve a variety of household sizes and populations ranging from single adults to families with children. 67% of current Providence Walkway residents are very low-income minority populations.

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

The primary desirable outcome for this project is the removal of dilapidated housing and replacement with new, energy efficient and high-quality affordable housing. CHA will continue to monitor occupancy rates, lease up rates, increase in household income per participant, rate of households maintaining housing, employment, and successful completion of the family self-sufficiency program.

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

Household data reflecting increases in income, employment, credit and movement to private sector housing. In FY 2022 142 households moved into CHA housing and 98 CHA households moved up into market rate housing.

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

By ensuring our community's most vulnerable citizens can live in high quality, energy-efficient affordable housing with supportive services. Housing is foundational to creating upward economic mobility.

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

The property meets zoning requirements for intended use and a new plat has recently been approved.

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

CHA staff held a community wide meeting at the Missionary 2nd Baptist Church in April of 2022 to collect feedback on community wide development considerations. CHA staff also held a resident feedback session and survey of CHA residents living on Providence Walkway in March of 2023. CHA has received broad community support and significant support from CHA residents for these efforts. Feedback from CHA resident surveys are included in the application

packet.

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

The CEO of the Columbia Housing Authority will ensure compliance with HUD and City regulations and maintains a significant background and knowledge of CDBG and HUD funded programs.

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.

Randy Cole, 10 years of experience overseeing CDBG funded projects at the City of Columbia and MPA.

Tammy Matondo, Housing Development Coordinator - 8 years at CHA

Greg Willingham, Director of Maintenance & Modernization - 28 years at CHA.

A licensed contractor will complete the work with specific low-income housing tax credit development.

The Columbia Housing Authority has completed similar projects since 2010, totally over \$750,000 in CDBG and HOME funds. Each of these projects have been successfully completed with involvement of the staff listed above.

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.

Greg Willingham, Director of Modernization and Maintenance, will oversee the project implementation and inspection of work completed.

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

CDBG Funds – Facility Renovations

Year Amount Remaining Measurable Results

2019 \$27,000 \$0 Renovations completed to the playground, heavy daily use

2013 \$84,000 \$0 Renovations to the Park Ave Child & Family Develop Center

2013 \$14,900 \$0 Demolition of 105 Lynn St. & 700 Oak St.

2012 \$100,000 \$0 Fire alarm system upgrades at Paquin Tower & Oak Towers

2010 \$77,000 \$0 Bear Creek Community Center Renovations

CDBG Funds - Homebuyer Classes

Year Amount Remaining Measurable Results

2014 \$15,480 \$0 87 participants educated about the homebuyer process

2013 \$15,480 \$0 81 participants educated about the homebuyer process

2012 \$15,480 \$0 94 participants educated about the homebuyer process

2011 \$15,480 \$0 77 participants educated about the homebuyer process

CDBG Funds – Money Smart Classes

Year Amount Remaining Measurable Results

2013 \$5,000 \$0 148 participants, 88 graduates, Eight 10-week classes offered

2012 \$12,000 \$0 57 participants, 43 graduates, Eight 10-week classes offered*

2011 \$12,000 \$0 93 participants, 73 graduates, Eight 10-week classes offered*

2010 \$12,000 \$0 82 participants, 57 graduates, Eight 10-week classes offered*

HOME Funds

Year Amount Remaining Measurable Results

2021 \$110,000 \$110,000

2020 \$300,000 \$3,941 Housed 14 households at risk of homelessness

2017 \$100,000 \$0 Renovation of Bryant Walkway II Apartments

2016 \$80,000 \$0 Renovation of Oak Towers Apartments

2015 \$101,750 \$0 Renovation of Stuart Parker Public Housing Apartments

2014 \$175,250 \$0 Renovation of Stuart Parker Public Housing Apartments

2014 \$75,000 \$0 TBRA-Ave. 15 households/month. \$543/Month Ave. HAP

2013 \$156,000 \$0 TBRA-Ave. 20 households/month. \$579/Month Ave. HAP

2012 \$191,250 \$0 TBRA-Ave. 30 households/month. \$654/month Ave. HAP

2011 \$150,000 \$0 TBRA-Ave. 25 households/month. \$417/month average HAP

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.

CHA desires to use FY2024 CDBG and HOME funding, and would anticipate fully expending funds by December 31, 2025.

Documentation



Project timeline

PWW Estimated Timeline.pdf



Site map/diagram

05.10.2023__PROVIDENCE WALKWAY.pdf

Providence Walkway 9% - Sources and Uses.pdf

Providence Walkway 9% - Development Costs.pdf

Providence Walkway 9% - 15 year pro forma.pdf



Site pictures

***No files uploaded*



Letters of commitment

***No files uploaded*



Project personnel resumes

Tammy Matondo Resume 10.2022.pdf

Greg Willingham's Resume.pdf

Tim Koske Resume 2023.pdf

Randy Cole Resume-CHA 12-6-21.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	\$900,000.00	\$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	\$250,000.00	\$0.00	\$0.00	\$14,992,501.55
Demolition and Site Improvements**	\$450,000.00	\$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	\$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

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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
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
	\$450,000.00	\$250,000.00	\$900,000.00	\$0.00	\$14,992,501.55

F. Required Documents

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Case Id: 12408

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Required Documents

Please upload the following files:

Documentation



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CHA By-Laws 2015-04-21.pdf



Strategic Plan ***Required**

CHA By-Laws 2015-04-21.pdf



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Certification

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Case Id: 12408

Name: CHA Providence Walkway Apartments - FY2024

Address: 201 Switzler

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

Randy Cole

Telephone

(713) 452-9581

Authorized Signature

Randy Cole

Electronically signed by rcole@columbiaha.com on 5/10/2023 10:31 PM