



City of Columbia, Missouri

Meeting Minutes

Housing and Community Development Commission

Wednesday, February 19, 2020

7:00 PM

Regular Meeting (Rescheduled from February 12, 2020)

Room 1A, City Hall

701 E. Broadway
Columbia

I. CALL TO ORDER

The meeting was called to order at 7:00 pm by Regan

II. INTRODUCTIONS

Present at the start of the meeting were commission members Whatley, Fisher, Suhler, Fletcher, Kasmann, and Regan, as well as city staff Cole, Clark, and Amelunke.

Present: 7 - Michael Fletcher, Mitchell Ritter, Blaine Regan, Paul Whatley, Diane Suhler, Ross Kasmann and Hannah Fisher

Excused: 1 - Terence Crouch

III. APPROVAL OF AGENDA

Staff Memo

Attachments: [CDC Memo 2-12-2020.pdf](#)

Discussed throughout the course of the meeting.

Motion to approve the Agenda: Fletcher

Motion to 2nd: Whatley

Not Voting: Ritter and Crouch

Motion passes: 6:0

IV. APPROVAL OF MINUTES

Approval of the Draft January 8, 2020 HCDC minutes

Attachments: [Draft January 8, 2020 HCDC Minutes.pdf](#)

Motion to approve the draft January 8, 2020 Minutes: Kasmann

Motion to 2nd: Whatley

Not Voting: Ritter and Crouch

Motion passes: 6:0

V. NEW BUSINESS

Community Housing Development Organization Funding-Cullimore Cottages

Attachments: [Job Point Completed Application.pdf](#)
[Job Point Form X.pdf](#)
[CMCA Application.pdf](#)
[Form X - CMCA - PLAN A.pdf](#)
[Form X - CMCA - PLAN B.pdf](#)
[Cullimore Cottages As Proposed Appraised Value.pdf](#)

Cole shares that for the Cullimore Cottages project there will be two years of funding used with \$388,635. Staff potentially recommends lowering that. Cole shares that for the Cullimore Cottages project an architect drew the plans and the CHDO's were actively involved in that process. The commission reviews the proposals.

Ritter arrives at 7:10pm.

Steve Smith, President and CEO of Job Point speaks to the commission about the work that Job Point does and the purpose of using the homes for training purposes. Darin Preis and Sheila Garten of Central Missouri Community Action (CMCA) share the mission of CMCA and the process of building their homes utilizing R. Anthony Development. They answer questions from the commission regarding their costs and other processes.

Cole shares that it is likely that the Columbia Community Land Trust (CCLT) will be able to build homes at a lesser cost because the CCLT does not have the administrative costs that the CHDO's do. Cole shares that staff recommends the CHDO's building three homes and the CCLT building the remaining two homes. Discussion is had about different ways to allocate the funds, whether that be recommending funding two homes each or not. The group decides to vote on the CHDO's building three homes total.

Motion to approve "Option one" the building of three CHDO homes, Job Point building two and CMCA building one: Regan

Motion to 2nd: Fisher

Not voting: Crouch

Motion passes: 6:1 (Regan opposed)

FY 2020 Allocations

Allocations have come out for 2020, this is very early. There were more funds than expected for CDBG and HOME. Cole confirms that there are rollover funds for CDBG and HOME that will also go through the annual funding process.

Affordable Housing Summit: February 27, 2020

Attachments: [Affordable Housing Summit Invite \(3\) \(1\).pdf](#)

Cole shares that that the Summit is on the 2th and there are currently 120 people signed up to attend. The commission is invited.

VI. OLD BUSINESS

FY 2021 Affordable Housing and Community Development RFP

Attachments: [Annual CDBG and HOME RFP-2021.pdf](#)

Cole shares that there was an addition to the ratings but the RFP is mostly the same.

The goals were updated to reflect the 2020-2024 Consolidated Plan and value statement from the Fair Housing Task Force were added. Regan proposes to swap the timeline and add past performance on the ratings with a multiplier of 2.

Motion to swap past performance and timeline with the multiplier of two: Regan

Motion to 2nd: Kasman

Not voting: Crouch

Motion passes: 7:0

Integrated Electric Resource Planning Task Force-HCDC Rep

Fletcher recuses himself as an employee of Ameren. Regan offers as the representative from HCDC.

VII. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Tim Teddy, Director of Community Development shared that there will be a request that the HCDC review the short term rental ordinance as it relates to affordable housing at the next meeting.

VIII. NEXT MEETING DATE

March 11, 2020

IX. ADJOURNMENT

The meeting adjourns at 8:18 pm.

Motion to adjourn: Whatley

Motion to 2nd: Ritter

Not voting: Crouch

Motion passes: 7: