



City of Columbia, Missouri

Meeting Minutes

Columbia Community Development Commission

Wednesday, January 11, 2017

7:00 PM

Regular meeting

City Hall, 701 E.
Broadway, Rm 1A

I. CALL TO ORDER

Mr. Fletcher called the meeting to order.

II. INTRODUCTIONS

MR. FLETCHER: We always begin with introductions. Paul, would you begin?

MR. WHATLEY: I would be glad to. My name is Paul Whatley, and I'm a member-at-large.

MR. REGAN: Blaine Regan, 6th Ward.

MS. FORBES: I'm Pam Forbes, Ward One.

MR. COLE: Randy Cole, City Staff.

MR. FLETCHER: Mike Fletcher, Member-at-Large.

MR. SALANSKI: Good evening. Michael Salanski, Fifth Ward.

MS. LAMBERT: I'm Michelle Lambert; Ward Three.

MR. AMELUNKE: Jacob Amelunke, City Staff.

MR. ANSPACH: Gary Anspach, City Staff.

MS. FORBES: There's Ritter.

MR. FLETCHER: We were just in the midst of introduction.

MR. RITTER: All right.

MR. FLETCHER: So if you will introduce yourself, we will move forward.

MR. RITTER: Mitch Ritter, Ward 2.

MR. FLETCHER: Thank you.

Present: 7 - Michael Fletcher, Pamela Forbes, Mitchell Ritter, Blaine Regan, Michelle Lambert, Paul Whatley and Michael Salanski

Absent: 1 - Mark Jones

III. APPROVAL OF AGENDA

MR. FLETCHER: Our first order of business is approval of the agenda. Does anyone have any comments on tonight's agenda? Any changes? Hearing none. I need a motion to approve the agenda.

MR. REGAN: Motion to approve the agenda as is.

MR. RITTER: Second that.

MR. FLETCHER: All in favor?

(Unanimous voice vote for approval.)

MR. FLETCHER: Opposed? Hearing none, the agenda is approved.

Mr. Regan made a motion to approve the agenda; second by Mr. Ritter. The motion passed by a unanimous voice vote.

IV. APPROVAL OF MINUTES

MR. FLETCHER: Next, we need to approve the minutes from December 14th's meeting. Does anyone have any comments or changes they would like to see in the meeting minutes? So I need a motion to approve.

MR. RITTER: I'll make a motion to approve the minutes from December 14, 2016.

MR. SALANSKI: Second that.

MR. FLETCHER: All in favor?

(Unanimous voice vote for approval.)

MR. FLETCHER: Sounds like that is approved.

Mr. Ritter made a motion to approve the Dec. 14, 2016 minutes; second by Mr. Salanski. The motion was approved by a unanimous voice vote.

Dec. 14, 2016 CDC minutes

V. PUBLIC HEARINGS

FY 2018 Community Development Needs Hearing

MR. COLE: All right. Thanks. So back in 2014 -- well, actually late 2013, we started public input process for our 2015 through 2019 Five Year Consolidated Plan, and that's the document that basically spells out what community needs are. And we did that through a series -- we did seven focus groups and seven public hearings, analyzed data, got a lot of public input, did multiple surveys. And basically that fed into our Five Year Consolidated Plan, which spells out what the community needs of our community are -- the community development needs of affordable housing, infrastructure, economic development, all the different things we fund. So that's spelled out in our Five Year Plan. And we did a pretty big robust public input process, but also within that plan, we spell out our annual public participation plan. So every year in January when we start the process of figuring out what we are going to do for the next year and plan for the next year, we conduct a community development needs hearing. And what we have been doing these last three years since we redid our Consolidated Plan was using it as an opportunity to hear from the public and local agencies on if there is specific community needs or conditions that they feel are changing or maybe need reevaluated or things that are working well -- things that we are doing well. But it is an opportunity to get additional public input. We are statutorily required to do at least one public input hearing per year, and we do -- we'll do five this year, so we try to exceed that. And this is a good -- good time to do it because this is before RFP coming up, which will release at the end of February. This is also the time we've just released our -- our community development needs survey, and I'll talk about that a little later on. So it's nice to do the survey and this public input process all at once, so it kind of kicks off getting us thinking about what our most important needs are for this year to fund. Within our Consolidated Plan document, itself, on pages seven and eight, this large chart spells out all of our goals. So these are the things that dictate what we can fund from the year 2015 to program year 2019. The year that we are planning for -- that we are beginning the process to plan for is 2018, so that will be year four of our five-year plan. So we are a ways in, but this spells out, you know, all the goals over here on that right-hand column under the deliverables is how many vocational training -- or persons we are going to serve at the vocational training, how many microloans we'll provide, how many units we will rehab, and how many we will construct, all the way towards what we're going to do in terms of infrastructure, fair housing, and then this last -- this last one, community facilities. So what we plan to do over the five-year

period for addressing community facility needs. So if there is some kind of input from the public that spurs the Commission to want to reevaluate our goals -- our goals do align with the dollar amount, so if you want to do more than one category, that means we would want to do less in another, just to match those up. But this would be the document we would amend, if from this meeting and our survey the Commission, you know, wants to realign our goals. So if there is any questions, I would be happy to answer any.

MR. FLETCHER: Commissioners, do you have any questions about the proceedings? All right. So some basic ground rules. First, would you -- let's everybody make sure you have your cell phones, pagers on silent, please, to respect the speakers. So the speakers will sit at the end of the table and use the microphone. You need to introduce yourself and your organization you're with, if you are with one, and provide your address. And then you can provide us with your input. I'll give you about seven minutes. Paul, would you -- I see you have your phone. Can you act as our unofficial timekeeper?

MR. WHATLEY: I'll try to.

MR. FLETCHER: And at seven minutes, kind of give us a hand wave or something, so we -- we won't cut you off, but we just -- out of respect for everybody else because everybody wants to get their input in. So we can just start at the end if you would like, sir.

MR. HANNEKEN: Hello, everybody. My name is Dan Hanneken. I work with an agency here in Columbia called in2Action, and we provide transitional housing to recently released offenders. On the -- on the goals for the strategic plan, I know for community facilities, the last item on their ex-offender housing is included as either, you know, acquisition or rehabilitation or expanding that. I don't have much to report other than the need today is probably greater than the need was at the end of 2013 when we did some of our public input sessions. As an agency, we are developing the infrastructure now to do better data collection, but I can tell you anecdotally, we turn down probably 85 percent of the people that are qualified for our program simply because of capacity. We have 17 beds, and we, on an average week, probably -- and it varies, but somewhere between 15 and 25 or family members of offenders that live in the Columbia area are calling me, and I'm telling them that we don't have -- we don't have the bed space, and we won't have bed space for the foreseeable future. And it's a little bit gut wrenching when you are talking to a mom, and her son is getting out of prison, and she says,

Well, what do I do? And I tell them that I really don't have any suggestions. We do have Reality House. Reality House is also on a waiting list, so people are staying in prison past their out dates now because Reality House is having the same issue. So I'm just here to -- to thank the Commission for the support that they have already given in2Action and Reality House and all the other efforts like this in our community, and to let you know that it is still a pressing need in our community. So, thank you.

MR. FLETCHER: Thank you, Dan. Commissioners, do you have any questions for Dan?

MR. RITTER: No. Thanks for the update. Do you foresee any future projects from your organization to purchase another facility --

MR. HANNEKEN: We're --

MR. RITTER: -- or house?

MR. HANNEKEN: I don't know that we're looking at purchasing another facility. Potentially adding to one of the facilities we have. So we have two houses, 17 beds, and -- and CDBG funds helped us purchase the one house. And we're looking at maybe adding onto that. So I am crunching some numbers now and working with some contractors and looking at appraisal values and all that.

MR. RITTER: Good.

MR. FLETCHER: Good.

MR. HANNEKEN: We're hoping to be able to submit a proposal.

MR. FLETCHER: All right. Thank you, Dan.

MR. HANNEKEN: Thank you.

MR. FLETCHER: Next?

MR. MERRY: Hello. I'm Scout Merry with Services for Independent Living. I'm the access services manager. And we're located at 1401 Hathman Place in Columbia. And we -- we get funds for minor home repair and accessibility modifications. We've been getting these funds for a number of years, and it's -- it's a program that is great. We work closely with the City and it's -- for me, I just want to, you know, thank the Commission and the City because it's -- it's a great collaborative effort, I feel like, meeting the needs of predominately low income seniors, but -- but anybody with a disability. We're -- we've just got a -- you know, we're ready for our new fiscal year. We generally have anywhere from eight to 20 projects going at any given time anywhere from just starting the application to finishing up the closing paperwork. We do all kinds of -- all kinds of projects. Since I have seven minutes, I'm going to tell you about a recent project, which is also a collaboration with the City. I had a

woman -- and I went to her home. She's an older woman who takes care of her -- her son, and has for probably for over 30 years and who has a significant disability. And she, herself, also is limited, you know, with some conditions that generally come with age. And she told me, I want a walk-in bathtub. I want -- I want one that -- you know, that the door closes and they fill up. And I said, I can't do that. It's not -- it's not a good use of my funds. You know, we do a walk-in shower for people who can't get over the tub, but I -- I can't justify to you guys the money for a re-bath -- or one of those, you know, walk-in tubs. And she said, Get me the price. I said, What do you -- you know, how are you going to come up with the other part of what I would fund and what she would fund? And she said, I'll ask God. And I'm, you know -- I said, Okay. You know, I'll do what -- I'm doing what my consumer asked of me, and being what I consider fiscally responsible. I kid you not, the next day -- and we had gotten a bid for how much that would cost. And it was, you know, probably three times what I would want to pay for that kind of project. The -- the next day after I got -- I gave her the numbers, one of my contractors that I work with regularly called me, and he says, I've got a guy who -- I hadn't talked to him -- I've got a guy who is selling this walk-in tub for like a third of the price.

MS. FORBES: Oh my gosh.

MR. MERRY: So guess who has a walk-in bathtub? She can sit down and take a bath. And, you know, I -- I think it is really cool. I like the stories. You know, I don't do the paperwork anymore. We have a really good team at work. I go out and I get to talk to people and help them live in their home more safely. They feel more secure. All kinds of projects, but that one just kind of struck me as a -- as a really cool story. So I wanted to share that. Do you have questions about other things besides walk-in tubs?

MR. FLETCHER: Any questions from the Commissioners?

MR. MERRY: All right. Thanks.

MR. FLETCHER: Thank you, Scout.

MS. CORBIN: Hello. My name -- I'm a little hoarse. Hello. My name is Megan Corbin. I'm with Central Missouri Community Action, and I'm a community organizer here in Boone County. And I'm here -- or our business address is 807B North Providence, 65203. CMCA believes that economic development is a key function of the CDBG funding. Supporting small business owners, especially those at the low and moderate income level is a critical need in this community. While microloans are important and CMCA has seen them work successfully with this population of

small business owners, additional support such as business counseling and education are critical to helping these business owners. This has been especially true at CMCA since we have opened our Missouri Women's Business Center in June. We provide training and counseling to business owners and we especially support the growth of women-owned businesses. We have helped six small businesses find financing to start or expand their businesses and supported the launch of two new businesses. And our goal is to help start eight additional businesses within the year. We would like to see additional funding dedicated to additional support for low to moderate income business owners, such as business education and counseling initiatives with the CDBG coming -- funding coming up this next year. We believe this kind of commitment of funding would enhance economic development across the Columbia community, and especially the low and moderate income citizens who are trying to be business owners. So does anyone have any questions?

MR. SALANSKI: Yeah. Hi.

MS. CORBIN: Yes.

MR. SALANSKI: Michael Salanski, Fifth Ward Commissioner. I have a -- just a question.

MS. CORBIN: Okay.

MR. SALANSKI: You mentioned six small businesses -- helped the system find financing?

MS. CORBIN: Right.

MR. SALANSKI: Do you mind me asking, are you aware of kind of which -- what particular avenues you all take with those small businesses meaning, as you can tell, up and down Broadway, there's a handful of banks --

MS. CORBIN: Right.

MR. SALANSKI: -- eager to earn businesses.

MS. CORBIN: Right.

MR. SALANSKI: How do you all go through the selection process with so many different lending --

MS. CORBIN: Opportunities?

MR. SALANSKI: -- options?

MS. CORBIN: Well -- so I can't speak in credible specifics. Our director of our Missouri Women's Business Center can best answer those questions. But I can tell you that five of those folks have received microloans, and one received traditional

bank financing. The support that they receive at CMCA -- the small business owners -- we help them figure out what's going to be best for them in their situation specifically. We find that some of the clients that we have at CMCA have existing rapport with programs, and then that allows them to become more comfortable with the idea of becoming a small business owner, and more likely to access the resources that we have. So it comes from a variety of ways, but I don't want to specify, like, which particular entities, because that's between the business and our director of our program.

MR. SALANSKI: Okay. So I think to your point, it's really that that particular business, what they particularly feel comfortable with, maybe through a personal relationship, they kind of segue to bring the business relationship to that financial institution that they've been working with?

MS. CORBIN: Exactly. And whatever kind of financial institution that is, we want everyone to have the goals that they have and pick who they are most comfortable working with.

MR. SALANSKI: Certainly.

MS. CORBIN: Any other questions that I can answer? Okay. Thank you.

MR. FLETCHER: Thank you, Megan.

MS. CORBIN: Yes.

MR. SMITH: Good evening. I'm Steve Smith with Job Point, 400 Wilkes Boulevard. Just a couple of quick things. Obviously, vocational training is very important to us. We have formalized a couple of programs that we had done informally for years with the Alternative Sentencing Courts here in town -- Circuit Court. There is a diversion program in place that has been formalized as well where offenders of certain crimes -- not axe murderers or such, but certain crimes are not sentenced. They are not formally placed on probation. They are referred to us for training and/or to find and maintain a job. If they go through all that and maintain the job for a certain amount of time, they are not sentenced for that offense. So while many of them have prior records, that obviously helps them to find a job and keep a job. The City and County both provided some initial funding for that. We are just starting to get formal referrals for that, but there are a number of jobs available for those folks. And we are seeing -- back to Ban the Box, but we are seeing with our low unemployment rate in Boone County, which is now 2.6 percent, third lowest in the state, we have employers calling us regularly looking for people who will show up regularly and conditioned to work -- willing to work and listen to -- work and play well

with others, and the jobs are there. And the City, itself, has some internship programs they have set up for Public Works and related programs where they're looking to fill certain positions. So there's a number of jobs available, and, you know, grant -- obviously, we and other folks who are not in those unemployment numbers. So vocational training is very important to the community and can help us in more ways than one, both on the employment side and the rehabilitation side. I will confess this evening, which probably isn't a smart thing to do, but we are a little bit slow in this past year's progress with our program with the Housing Authority. A couple of reasons for that, one of which is the passing of one of our -- the more recent passing of one of our primary folks involved with that program. And we have not been able to find a recruiter that we think is appropriate, but we are actively trying to fill that position at this time, so I can assure you that we will be trying to make up lost ground in that regard as we go forward. The other side I'll mention is home construction of low to moderate income housing. We are very active in that. We built two homes on Lynn Street last year on the south side of the street, and are an applicant to build one on the Community Land Trust property on the north side of the street. We are currently partnering as general contractor with CMCA for a home on Woodside near Blue Ridge School and hopefully set the walls today and be under roof shortly. So we are collaborating with several other agencies. We do several of the ramps for Services for Independent Living. We had gotten away from that over the years, and this last year we did some and look to do more as we go forward. It tends to work out well because I think Scout would confirm --

MR. MERRY: Yes.

MR. SMITH: -- that we are able to provide those services at less than market rates, so that makes the dollars that you provide go further throughout and serve more people. And it also allows for training for the folks that we're serving. We are -- we do have employers calling us. We do have some openings, but our Highway Heavy Construction Program in particular has picked up dramatically. Those employers all along historically have been much more open to legal histories. And, in fact, there are some federal highway jobs that are paying prevailing wage with benefits in the \$30 and up range. We have one gentleman that went through drug court and stands to make \$100,000 this year. And his family was on every government program known to man. So I'm not going to -- we -- I can't promise that job to every person, but those positions are out there and they are available, along with City and MoDOT and other jobs. So if you have questions, I'll try to answer

them, but I appreciate the opportunity to visit with you.

MS. LAMBERT: I have a question

MR. SMITH: Yes, ma'am?

MS. LAMBERT: Do you have any statistics on, like, sort of recidivism rates for the offenders?

MR. SMITH: We do not have our -- we're on a federal fiscal year, and we -- I should have next week those numbers, but for the prior year, our recidivism rate was in the 12 to 13 percent range. And the state average, I believe, for the year was over 30 percent -- round numbers. I'm not saying exactly. Federal rates tend to run 40 to 45 percent. Obviously, everyone doesn't complete the program on the first pass. We do have a re-enrollment program, as long as they do not bring drugs on property, bring weapons on property, or physically threaten to harm someone. And we have one young man who just started again Monday who just committed a pretty heinous crime, and part of his -- he is on probation, and he has one last chance. He's on five years' probation, and if he gets kicked out of our program, he's going to serve seven years in prison. And his attitude has dramatically changed in a week's time.

MS. LAMBERT: Thank you.

MR. SMITH: Thank you very much.

MR. FLETCHER: Any other questions?

MR. SALANSKI: Steve, I have one more question. With regards to job placement, you mentioned Job Point. One of its predominant roles is job placement for these individuals.

MR. SMITH: Yes.

MR. SALANSKI: I'm curious. With the different industries in town, do you see a common denominator as to job -- employers that reach out or that kind of play hand-in-hand and sync up with these individuals or is it rather sporadic?

MR. SMITH: Well, we have a pretty broad network, and granted -- you know, I'm relatively new to the -- I've been there two years. I'm a recovering banker after 37 years. But it's really pretty broad. You know, we have CNA training. We actually went a year without CNA training -- Certified Nursing Assistant -- people are begging for those positions with the demographics having some of us approach retirement age. That has changed just in the two years I've been there. When I started it was a minimum wage job, and while they needed help, you know, no incentives or whatever. Lenoir recently has been offering a \$3,000 sign-on bonus for CNAs, and they do their classwork, and then they go on site for training. Once they go in training -- I'll wrap

up in just a second. Once they go in for their clinicals, it's called, where they are in the location, what we're seeing now is they're starting at \$10.00 to \$11.00 an hour, which is dramatic over a two-year period. They're offering incentives. And if they like the person after they have been there for a couple weeks -- they show up on time, they're doing well, they are hiring them as an NA, just to get them tied up and in place. And then when they get their certification, they get another raise. So that's one example. Construction trades, as I mentioned, very active again after the downturn in '08. In our Highway Heavy Construction, we offer commercial driver licenses. There is any number of positions open for that, including the City position, as I mentioned. We were -- met with MoDOT today to renew some contracts. They have a number of openings. So it really is across the board, and we haven't -- and then our Rehab Unit is what we consider more entry level, tends to be a little more fast food, janitorial -- kind of the true entry level positions. But even there, there is some competition, particularly for the better applicants. So a long answer to a short question. Thank you very much.

MR. FLETCHER: Thank you, Steve.

MR. STEINHAUS: Good evening. Phil Steinhaus, CEO of the Columbia Housing Authority. And I just kind of went down through Randy's chart, so I'll just talk about some of the needs that we have. I did agree with the increase to code enforcement for older homes, but I do think perhaps, maybe, based on the age of the home that the code enforcement could be increased. Right now, it's three years or you get six years if you pass after the first one. You get a bye. But these older homes, a lot can happen in three years, so it might be that you pick a certain age for increased code enforcement where you would say you're going to require it every three years, nobody gets a six-year pass, or you do it every two years, or something like that because some of these older homes can really deteriorate quick. I really like the priority for -- for affordable housing. As many of you probably know, we are in the process right now -- Columbia Housing Authority -- of renovating all 719 units of public housing property. We just closed on our Bryant Walkway and Bryant Walkway II projects. That means we got funded -- actually closing on the financing. We'll close on that next year. At the end of 2017, we'll have renovated 509 of our 719 properties, with the additional 90 units from Bryant Walkway and Bryant Walkway II then will be I'll bet 500, basically 600 units with about 120 units left to renovate. By the time we're done, we'll have made the biggest investment in affordable housing in this community since urban renewal. It will be about \$60 million in renovating,

preserving these properties. If you haven't been up on Unity Drive lately, drive up there. It's just amazing what those units look like. They're all new. We kind of joke that I never lived in anything that nice when I was a renter. So that's really important, but it's important for support from the City because we're leveraging money through low income tax credits, through Missouri Housing Development Commission HOME funds, and even possibly Missouri Housing Trust funds. So when they see that the community, through even a \$100,000 allocation of HOME funds for one of our projects, even though it might have a \$12 million budget, it shows the City is supporting what we're doing. So I -- I do think that ought to be a priority in the Consolidated Plan or be reflected somewhere that the community's priority is to preserve and renovate our existing public housing stock because if we let that deteriorate, then we're going to have to figure out how we would replace it. I also have strong support for other MHDC funded projects. So, you know, we have others - - Boone County Family Resources jumped in last year and got a 9 percent deal, which was great. Jeff Smith got another 9 percent deal funded this year. Randy can kind of explain what the 9 percent and 4 percent LIHTCs are. That would take a special work session. But you can have priorities for new housing as well as what they call AC Rehab -- acquisition and rehab, so if you look at Columbia Square, that was an AC Rehab project. That is where Yarko came in, used tax credits to acquire and rehabilitate the property. But you can also have new construction, like what happens with Jeff Smith's property or with what Boone County Family Resources is doing. We had a new project -- we still own the lot on the corner of Sexton and Garth, the northeast corner next to the old intersection building. It's a little over -- it's about 1.92 acres. And we have a plan for a 42 unit three-story building there that is all designed and ready to go. We just had to put it on the back burner when the HUD program came along to allow us to renovate our property. So I support the need for new affordable housing with low income housing tax credits as well. One of the things I might suggest that the Commission look at or be included in the plan is that somehow stronger support go to low income housing tax credit projects that have rents that are set to be -- that someone with income below 50 percent of the median family income or even perhaps 40 percent of the median family income would be able to afford. Some of the projects that have done low income housing tax credits can go up to 60 percent of the median family income. But if you're right up there at the top, then you're only getting a small segment of people. Anybody that is below 50 percent of the median family income can't afford those units. They are still not

affordable for them. So if you were looking at giving money to LIHTC projects, you might ask them, well, what are -- what are your rents going to be? What are your proposed rents for this project, and try to get them to lower their rents a little bit because you can as long as the financial model works. So I strongly support any effort to create new affordable housing in our community, and I think the Community Housing Trust that has been created by the City is a fantastic project to move forward. Some of you may know, we actually formed a Housing Trust several years ago -- just the entity, and not the full structure that Randy has done in the hopes of moving forward on that ourselves. And then the Rental Assistance Demonstration Program came on, which gave us the opportunity to renovate 719 units, and you can probably imagine, that's a lot of work, and it's probably a seven to ten year ordeal to get that done. So I'm glad to see that and I really support the Housing Trust. I also think that that might also be some consideration with Habitat for Humanity. I saw that they were looking at doing like a 50-unit tract or something. But if City funds go there, maybe there's some way that you could nudge them towards that Housing Trust model because with Habitat the money goes to the family. So when the family sells that -- after they earn that house and they sell that house, then it becomes a market rate house, and that's the beauty of the Housing Trust is it keeps it below market rate to sell to another affordable person. So it could be that somehow you keep a lien on the money that you put into Habitat houses to help keep them more affordable. I'm not sure how that would work. And I also would encourage, when we get to it, the support for Kinney Point, or that -- to develop any new housing with supportive services. And so Kinney Point had one whole floor dedicated to having supportive services for persons with severe and persistent mental illness, and that New Horizons Community Support Services was our partner to provide those supportive services to those families. And as you probably know, a lot of the folks that are out there homeless or housing compromised are people that have mental health issues, and that includes a dual diagnosis where they have an underlying mental health condition that's either diagnosed or undiagnosed, but is also complicated by self-medication. And so affordable housing is important, but affordable housing with supportive services helps keep those people from being repeat users of the system. Finally, I really think that we need a Housing Trust Fund in our community, and I don't know if that's reflected in the Consolidated Plan, but we need some solid source of funding besides just a CDBG or HOME funds that might fund four houses on Lynn because if we really want to address this, we need to be

starting -- thinking about 20 houses a year or 40 houses a year, and come up with some kind of Housing Trust Fund. There is a variety of them across the country that are funded in all sorts of different ways. But also consider partnering that with a land bank, and I would support removing dilapidated structures in our community with the funds that you have and that there may be a possibility when you remove those dilapidated structures that you're also able to acquire that property and put it into a Land Trust so that at a later point in time when you have the money to actually build a house on that through the Community Housing Trust, you can do that. So I think the Housing Trust Fund, the Land Trust and the housing -- Community Housing Trust itself all work really good together. So I said finally, but I've got a couple more points actually. So supportive housing, I mentioned that -- I may be beyond my seven minutes, Mitch, so give me a flag if I am -- or Paul --

MR. WHATLEY: I raised a hand already, so --

MR. STEINHAUS: You know, I brought up Tenant Based Rental Assistance, which we used to administer each year. It didn't rank out high in the priorities by the community a while back, and I've given a lot of thought to that because there is still a great need with us. And what we always use TBRA -- which is basically a housing voucher, but we always used it with supportive services. We were always having agencies coming to us and saying, I've got somebody in crisis. We're providing these services. But if we don't get a roof over their head, we're not going to do much good for them. And so that is really what we did with TBRA. So I do see housing with supportive services as a need, and ought to be reflected in the plan, but I know it didn't quite get voted out that way, so -- but I do think it is good to support housing that has those connected supportive services for children and families. And it is not always for, you know, people with severe mental illness, but you can have supportive services for low income families that are helping them become self-sufficient, and that's what we try to do at the Housing Authority. And, finally now, I'll just say that we opened our Section 8 Housing Choice Voucher waiting list for one week in June of 2015. We took 1,200 names. We closed it after a week. We assigned people to that list by lottery. We don't leave the list open because there is no point in us taking 8,000 applications which we can't keep track of anyway. And we can't even possibly offer them a voucher for five or six years, and we don't know where they're going to be -- their housing need is immediate. So that is an example of how bad the need is. And so it will take us at least two years to work through those 1,200 names. And of those 1,200 people, we will house about 400 of them. And we'll lose

track of some of them. They won't keep us up-to-date on what their address is, so we can't contact them. Others will not be eligible for the program for a variety of reasons. Our public housing waiting lists are always open, but they are also long. The shortest ones run four to six months. The longest ones run up to three years. And so there is a huge need for housing. And I think we have a lot of folks that would rather have a housing choice voucher than live in public housing. I hope that will change when people start seeing our newly renovated units. So I thank you for your time and all your work on this. I'm happy to answer any questions.

MR. SALANSKI: One question for you. You mentioned the suggestion that you had pertaining to the Housing Trust Fund --

MR. STEINHAUS: Uh-huh.

MR. SALANSKI: -- and you mentioned other cities throughout the nation --

MR. STEINHAUS: Right.

MR. SALANSKI: -- have done so successfully. I'm always interested in not reinventing the wheel that seems to churn particularly well. Is there a -- is there a city perhaps close by or far that you have found to be a good model that the City of Columbia could therefore kind of put its attentions to?

MR. STEINHAUS: I have a whole report I would be happy to share with you that has all sorts of different cities and different best practices and models. I had an intern do it for me a number of years ago. I would be happy to share it with -- it might be on our --

MR. FLETCHER: Could you get that --

MR. STEINHAUS: -- website. If not, I'll just --

MR. FLETCHER: -- to Randy, and then --

MR. STEINHAUS: -- email it to Randy.

MR. FLETCHER: -- he can share it?

MR. STEINHAUS: -- He can send it out.

MR. COLE: I've seen it.

MR. FLETCHER: Okay.

MR. COLE: I think I've got it.

MR. FLETCHER: Okay.

MR. STEINHAUS: Yeah. So some of them go to like where you would have a real estate transfer tax that for every vehicle state transaction, a dollar or five dollars goes into the fund.

MR. RITTER: Uh-huh.

MR. STEINHAUS: Others are just operated more like the community fund here, whatever it is called, that John Baker runs where they are out there just encouraging people to -- if you are supportive of affordable housing, put it in your will, donate money to it. You get some tax breaks and some other things like that. And then there is a lot of other things that are kind of in between that can help fund those projects. And then they turn around and fund things like Randy's project there, the Housing Trust.

MR. COLE: And if I could add, we essentially have started a fund for the Community Land Trust with the initial \$200,000 that Council put in. We'll get some proceeds out of the sales of those first properties, so there will be -- the revolving fund has -- has started.

MR. FLETCHER: Been started.

MR. COLE: Yeah.

MR. FLETCHER: The seed money is there.

MR. COLE: Yeah.

MR. FLETCHER: Any other questions for Phil? All right. Phil, thank you.

MR. STEINHAUS: Thank you, everyone.

MR. FLETCHER: Do we have a next? Sir, do you have any comments?

MR. MACMANN: No. I'm here to observe. Thank you.

MR. FLETCHER: All right. It looks like that completes the public hearing portion.

VI. REPORTS

Staff Memo

Expenditure Progress

MR. COLE: All right. So at the last meeting, you requested an expenditure progress update. So I put one together, and I hope it is going to come up. Here we go. So I used FY 2015 budget because FY 2016 program funds didn't get here from HUD and released until October of this last year. So I didn't seem -- it didn't seem smart to look at, hey, how's the -- yeah. It's been a couple of months, and they have through the end of December of 2017 to complete this progress. So I looked in at 2015. And this is 2015 budgeted projects, so it comes out of the 2015 pot. In March, I'll give you all our annual report that will include all of the projects that we've incurred expenditures on within FY 2016, which will include some projects on this list, but also some of the projects that began expenditures with their FY 2016 funds, if that makes sense, because there is an overlap there. So looking at it, we're doing really well on the whole. There are a few projects that are a little behind; some that show a balance remaining that are not behind. I'll start with those. The CMCA CHDO project, a CHDO-funded project over on Woodside that Steve alluded to, they just did their agreement in April because CHDO funds come later in the year, so those are FY 2015 CHDO funds that you all voted on back -- not this last November, but the November before. And then they got incorporated into our next year's plan, and an agreement was executed in April. So they have through -- it was 365 days from the date of the agreement, so they have through the next year -- or this year coming up, spring of this year, to finish it. So they're making progress. They're not behind, I guess, is what I'm trying to say. Stuart Parker project, that's the Housing Authority's project. They're making a lot of progress. That's a two-year funded project. They are still within their agreement and have plenty of time to finish on time. The ones where we are behind was the Job Point project. I wouldn't say they are behind in the terms of number of people they are serving. I know Steve alluded to their staff member, you know, coordinating that program, sudden passing. I mean, you can look and see the expenditures are coming in, and then when they had that vacancy, I know they -- they need to get some additional bills to us. So I don't think, once they get a staff person identified, they'll have any problem getting the remaining balance expended very quickly. And then our NRT Code Enforcement, this one there is a balance there, and looking back in previous years, it looks like that is about the cushion that typically remains. It looks like it has been done that way for -- for a while because what we are doing in 2015 -- FY 2015 funds, they probably didn't get until October of 2015, and the City's fiscal year began back in October of 2014. So

we are always -- our years don't line up well with the City fiscal year funds, so we are always planning with some cushion out there a ways to make sure we can cover our costs with the previous year's funds until we get the next year's funds.

MR. FLETCHER: Those have to be expended by when?

MR. COLE: So with CDBG funds, in my report, we have to expend funds within eight years, statutorily of receiving them for CDBG. For HOME funds, you have to commit them within two years, do a project, and then expend those on that project after they are committed within four years. So those expire after six years -- the HOME funds.

MR. FLETCHER: Uh-huh.

MR. COLE: So CDBG, we have eight years. But with CDBG, we can't ever exceed 1.5 times our annual allocation. We can't have more than that on hand of unexpended funds every year on November 1. So we exceeded that guideline this year; we were around the 1.3 mark. So we're good on expenditures. Ideally -- 2015 funds ideally would be expended by the end of December -- this last December -- December 31st of 2016. So ideally, folks are done within a year and a half. So that one we may look at this year when we come back in to apply for CDBG funds if it looks like we -- you know, we typically fund \$30,000 a year. If it looks like there is a cushion to where we only need to apply for \$15- or \$10-, that -- that could be a good way to adjust that.

MR. FLETCHER: Okay.

MR. COLE: So other than that, we're -- we're doing pretty well.

MR. FLETCHER: Good. Thank you.

MR. MACMANN: Excuse me. I know I'm a little bit out of order, but -- and I'll let you go in just a second. I'm on the Planning and Zoning Commission, and one of the reasons I stopped by was to see if there was anything we could do for you all.

MR. FLETCHER: We -- we have a comment period that we'll get to in just a minute, and so you can --

MR. MACMANN: I'm sorry. I wasn't clear with the procedures.

MR. FLETCHER: Okay.

MR. MACMANN: I apologize.

MR. FLETCHER: Sure. Are you done?

MR. COLE: I'm done with that portion. I guess there is another agenda item. Do you want me to dive into the Community Development Needs Survey?

MR. FLETCHER: Yes.

Community Development Needs Survey

MR. COLE: So that was released to the public. Bill Canton, that works in our department, has sent it out to all of our various LISTSERVs that I think touch about 430 individuals and organizations in the city. And so far we received 53 responses, so that's good. It's just been out since the beginning of this week. Last year, we had a total of 189, I believe, so it would be great if we could exceed 200. For those new Commissioners, we do a lot of additional outreach besides just having it available on the web. You know, some people might not have access to the Internet or a computer. So typically, we've worked with a volunteer through MU to have some students -- and I think we're planning on doing that again this year. We'll have them go out and sit in, like, Oak Towers, Paquin Towers, sit over at Centro Latino, and maybe the Health Department -- various places around town where we know there's a good concentration of lower income citizens that we might serve with our programs so that we make sure we're getting good input back from them on -- on what the needs of our community are. So we try to do a lot of extra work to get this survey data to be valid for you all to help inform your funding decisions that come up here in May and June. And anything you Commissioners can do to help get the word out about the survey, that is always good too.

MS. FORBES: Can I suggest that you distribute the survey to temp services?

MR. COLE: Sure.

MS. FORBES: Employment services in town?

MR. FLETCHER: Any other questions for --

MS. LAMBERT: I was going to say -- yeah, can we get this link sent out to us via email?

MR. COLE: Uh-huh. Yeah.

MS. LAMBERT: Thank you.

MR. COLE: I'll do that at the end of the meeting.

MR. FLETCHER: Is that it for your report?

MR. COLE: That's it.

MR. FLETCHER: All right.

VII. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

MR. FLETCHER: Now, sir? We are at general comments by the public. And if you would please introduce yourself and --

MR. MACMANN: She knows me. Hi. Sorry. My name is Michael MacMann. I live up in North Village, and I'm a Planning and Zoning Commissioner. Pardon my appearance. I've been working not too long ago. One of the reasons I stopped by -- I had chatted with Randy previously, but I just wanted to put out there, if there is anything on Planning and Zoning that we can do for you or there are issues that you feel that we might be able to address, if you all could communicate those to myself or another Commissioner or our liaison, Manager Zenner, that would be -- that would be awesome. Sometimes we do things that don't dovetail very much, but if there is an availability issue or locations issues, land use issues, those are the type of things that we address every day.

MR. FLETCHER: Okay.

MR. MACMANN: And I just wanted to share that.

MR. FLETCHER: Yeah. Thank you.

MR. MACMANN: All right. Thank you.

MR. COLE: You know, we've also got Anthony Stanton on the Community Land Trust Board, who is on the Planning and Zoning with Mike, so that is a good connection there also.

MR. FLETCHER: Okay. Any comments -- additional comments from Commission Members? Questions? There was some discussion of a Habitat for Humanity development. I saw that in the newspaper. Do you want to expand on that? Is that - - that's not tied to us in any way. That's a completely separate funded --

MR. COLE: It's not, but Bill did -- Bill View, their director, did come by my office maybe a month ago and talked about this as a prospect and potentially applying to us for some CDBG funds in the spring for some of the road and infrastructure-type work, and potentially some of the housing. So, yeah, I would think he would be interested in submitting an application.

MR. FLETCHER: Where was that location?

MR. COLE: It's up northeast. I think it is Brown Station or Brown School. I can't remember which is which. But it is -- it's up in the northeast part of town. I think that's Brown Station Road. There was an article. I could get -- I could find that link and circulate it if people would like to look up on it.

MR. FLETCHER: Didn't this last week, I believe, there was the initial meeting for the

Community Land Trust?

MR. COLE: Yeah. It was actually last night.

MR. FLETCHER: Last night. Okay.

MR. COLE: Yeah.

MR. FLETCHER: So do you want -- can you give us a little insight into the meeting?

MR. COLE: Yeah. I'd love to. Yeah. It was -- it was awesome. It was really good.

We've got a great board. So last night was our first meeting. They needed to approve bylaws in order to become an actual entity, and so they did that. And it was very apparent that we've got a very diverse set of views on the board, and some people that are very -- feel very strongly about their views. But the main goal that they all see is, you know, making our community better and further affordable housing and ensuring that our investments in affordable housing are protected for -- in perpetuity. They dove right in and took the ball and ran, and we're going to have a really strong board that is very active. It went really well. So they approved bylaws last night. They approved the funding agreement that Council provided to build the first homes and fund their first year operations. They also approved the financing funds through Providence Bank for the gap financing needed to develop the homes. And they also procured -- or approved to me procuring a local firm to do the 501(c)(3) application. So there was a good energy in the room. We did it over at Centro Latino.

MR. FLETCHER: Yeah.

MR. COLE: So it was really neat to have all of those people out in the neighborhood next to the properties where we're going to be developing and in the neighborhood where we are going to be doing work. So it was really good, and I'm really optimistic.

MR. FLETCHER: Last question, I promise. There was a discussion by Phil -- he mentioned a Community Housing Trust. And how does that differ from a Land Trust, and --

MR. COLE: So --

MR. FLETCHER: -- just briefly --

MR. COLE: -- there's three different terms. He was kind of calling our Community Land Trust a housing trust, but really our -- the organization we started is a Community Land Trust organization. So that's the organization itself that will do this activity. A Housing Trust Fund is typically the funding that can do affordable housing, and that typically can go to a Community Land Trust or to other affordable housing-type activity. So a Housing Fund, it can be funded through a variety of

mechanisms, you know, like he was talking about --

MR. FLETCHER: Do they end up owning the home though? I mean, so for the Land Trust, the Land Trust owns the land in perpetuity --

MR. COLE: Yeah.

MR. FLETCHER: And people just occupy and rent the home, lease the homes --

MR. COLE: So for community -- and it's Community Land Trust. It's really -- the word "community" is very intentional in the organization because that's what structures the board and how it's intended to be used, and that the board is made up of community business leaders, neighborhood leaders, as well as people that actually live in the homes. So it is a recognized as a form of home ownership. So the idea behind the Community Land Trust is, you know, in the past, we've provided subsidies to Job Point, Habitat, CMCA, Homebuyers -- let's just say, for instance, it is a \$130,000 house. We've typically provided a \$30,000 subsidy in a secondary mortgage so they can get into the home. What the Land Trust does is take that subsidy and instead of applying it to the transaction as a secondary loan to get an affordable mortgage, it just uses that subsidy to write down the price. And that -- the price on just the structure itself -- and there is a 99-year renewable, inheritable ground lease that basically spells out the rights and privileges of the -- the participant that lives in the home, as well as the duties of the Land Trust. And there is typically a fee. Usually, it is nominal and below market for what the lease is, but it is a recognized form of homeownership. And the beauty in the Land Trust is it takes that subsidy and it protects it. It says in exchange for buying a \$130,000 house for \$100,000, we're going to require you to leave that subsidy there so the next buyer can enjoy that affordable housing opportunity or rather than letting that person walk away with all that subsidy and then that house then not being affordable to the next buyer or having to resubidize.

MR. FLETCHER: So how does that Community Housing Trust differ from that? I guess that was what I was trying to get at.

MR. COLE: So Housing Trust funds are an actual fund that, say, a city, a local government entity or county will set up. So that's where --

MR. FLETCHER: Just to generally -- to get funds --

MR. COLE: Funds --

MR. FLETCHER: Okay.

MR. COLE: -- for affordable housing.

MR. FLETCHER: Okay.

MR. COLE: That's typically what a Housing Trust Fund is. A Community Land Trust is -- a Community Land Trust organization is an actual organization, itself, that does the activity. And then a Land Bank is an entity that will collect vacant and maybe land without good title to utilize for other uses, be it environmental, you know, uses or affordable housing, you know. Land Banks -- there is a Land Bank in Kansas City that has turned properties over to develop affordable housing. There is all different types of Land Banks. Typically, Land Banks are just about getting properties.

MR. FLETCHER: All right. Thank you. Any other staff questions?

VIII. NEXT MEETING DATE: FEB. 8, 2017

IX. ADJOURNMENT

MR. FLETCHER: And with that, I think we've completed everything on the agenda.

We need a motion to adjourn.

MR. RITTER: I will. A motion to adjourn.

MR. WHATLEY: Second.

MR. FLETCHER: All in favor, say aye.

(Unanimous voice vote for approval.)

MR. FLETCHER: We are adjourned. Thank you.

(The meeting adjourned at 7:55 p.m.)

(Off the record)

Mr. Ritter made a motion to adjourn; second by Mr. Whatley. The motion passed by a unanimous voice vote.

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-7214. In order to assist staff in making the appropriate arrangements for your accommodation, please make your request as far in advance of the posted meeting date as possible.