

January 24, 2019 Affordable Housing Focus Group Responses

What are the community and individual benefits for each of these goals?

Group 1

- a. Stability for homeless as well as community stable housing = stable people. Feel safe, becomes more self-reliant. Increased focused attention on other issues (health, jobs etc.) Increased accountability because you're a part of a community. Revitalizes the value of community. Provide continuity.
- b. Stability in education, sense of safety and belonging. Improved health outcomes, improved grades. Access to healthy foods, and activities. Community and shared child care opportunity.
- c. Stability increases from renting, increased net worth, equity, appreciated assets. Greater neighborhood cohesiveness. More opportunities for those who want it, to be able to get it. More dollars back into community. Provides pathway to long term thinking, leading to larger goals.

Group 2

- Benefits: C=Community I=Individuals
- Change views on single family consider cooperative living and encourage higher density housing.
- Stable housing is good for children.
- Quit marketing public policy that drives the cost of housing up. Student pricing have driven it up.
- Inclusionary joining-certain percent of ownership affordable.
- Education is key

Group 3

- Changing the ideas around "single-family" housing arrangements
 - E.g. central, cooperating living. Intergenerational living.
 - Benefits for seniors.
 - Benefits for younger generations.
 - More density.
- Other cities: putting a variety of creative residents together.

Group 4

Homelessness

- Health benefits to shelter
- Focus on other areas: job, schools etc.
- Feel secure, RATI (Room at the Inn) really covers a part of the year, need year round and in a permanent location; need a center with additional services and referrals; similar to Welcome Home for the general population.
- Empty Sears store, can it be homeless shelter
- MU North, connect homeless to jobs , supervision, more out to bring others in; lots of small efforts, homelessness needs a big effort; Make homelessness a funding priority.
- Lots of people working independently; need 1 agency to rent and operate.

Rental:

- Gives people some central and stability
- There is plenty of money to support our need

All three items (homeless/rental/ownership) all important; these 3 are steps-all 3 are important; shelter is a net, rental assistance is a net; boost up for these to become owners; Help people who are on the brink of becoming homeless. Engage in our efforts like a civic club or PAT.

Group 5

Homeless

- Less deaths for homeless. Should be individualized in homeless medical. Moral imperative and less expensive. Wilkes Blvd. Church doing a lot with not a lot of money.
- Violence, less predatory
- Mizzou North as possible shelters. Shelters vs. support for rent, apt, etc. 5000 housing units unoccupied.

Rental

- Stable housing for children and families. Children don't change schools, expenses of moving. Housing vouchers racial discrepancies. How can people who aren't the poorest qualify for help? Classes, down payment. Rental assistance operations. Homeownership stability. Rental builds landlord wealth. Land Trust trying to build 7-10 houses per year.

Homeownership

- Need to rehab for energy efficient neighborhoods. May not note or speak up. Sense of accomplishments. Builds generational wealth.

Group 6

1. Stable shelter/home improves health, having pride in stable, (allows to address other issues) safety and peace of mind, allows person or family to get back on track.
2. Prefab housing, look into economical options, closer community, jobs, transit.
3. Community benefits; deter crime, helps crime
4. How do we stabilize rent in Columbia to meet the needs of those who need help?

Group 7

- Homelessness creates expenses with medical, social, etc.
 - Rents are high, people are forced out
 - Only 5% of housing, has to be "accessible"
 - Affects children's education, future
- Benefits: (homelessness reduction) education, stable schools, accessibility to services in community, stress reduction-better lifelong health
 - (Homeownership opportunities) "wealth effect", homeowner education is critical
- *Tax credit opportunities, other incentives for completing home buying education

Group 8

1. Education, housing, rehabilitation, sharp end was self-sustaining
 - Urban renewal was not a solution
 - Need minority input for what they need/ want to see
 - Neighborhood wealthy vs. neighborhood poor. More social services, over policing-police presence is predatory-social services

Group 9

1. Allocation of funds-closer to the problem
2. Investment shown in Budget Process
3. Basic needs-food, health, shelter-agencies for homeless/new to community-rapid rehousing-HUD-long term case management.
 - Homeownership, wealth building
 - Land Trust
 - CMCA
 - Job Point

- Habitat
- *SIL
- *Financial education, Providence Bank

Are there specific populations or areas of Town that we should prioritize?

a. single mothers, specific income groups, elderly, disabled, neighborhoods at risk of displacement etc....?

Group 1

- Families with children. Stability is essential. Ripple effects prevents trauma and truancy.
- Disability: need increased accessibilities for access
- Neighborhoods at risk of displacement, minimal notice, impacts large swaths of people
- All should be prioritized, for varied reasons
 - Elderly-silent voices, likely not to complain but need help. Limited resources post retirement.

Group 2

Populations:

- Elderly and disabled
- Certain income groups
 - Low income
 - Moderate income
 - Income depressed
- Families with unstable situations
- Displaced families to stabilize
- College students—have plenty of places

Areas:

- Near employment and shopping and medical

Group 3

- Disabilities, aged/elderly “displaced people/groups” “Income people”
- Homeless... “Temporary housing” needs?
- Ownership-offset for low income/low ownership i.e. RENT

Group 4

No-

- Single mom with small children should be a priority
- Those with higher risk and death
- Early childhood education related to housing
- Culture matters—are we helping improve, not just giving money away; families shared support, kids and families.
- Elderly—Have good resources—senior center is a great
 - Seniors not at risk; don’t see elderly on the street; educating elderly about the possibilities
- Housing: give your house to the Community Housing to a senior to go to a housing facility
- Disabilities=long waiting list for accessibility—adults with disability to live independently. Not with an agency.

Group 5

- Stabilize for children, elderly and disabled. Coordinate with other programs. How can children in ISL or group homes have what they need?
- Homeless are priority populations. Mostly single. Lose job, end relationship, mental health.
- Housing is a solution, need supportive services. Preventive, interventions possibilities
- Low-middle income opportunities needed. Kids transitioning from foster care, group home
- Refugees

Group 6

Population:

- Homeless
- Low-income
- Veterans
- International refugees
- African Americans
- Young Adults
- Elderly
- Single-parents
- Disabled
- Underfunded retirees

Areas of Town:

- Parkade Parking lot
- Inner City Cluster
- Columbia Mall Area
- Ag Park by ARC
- Piece of land by Goodwill on Nifong/Grindstone

Group 7

- Neighborhoods at risk of displacement-mobile homes/trailer parks
- Make rental application fees transferrable
- Felons
- Property management companies make up their own rules
- People at risk of being displaced, "on edge" how would we assess this
- Don't "silo" people; mingle
- Veterans; tiny houses
- Increase access, marketing for financial counseling at family counseling center
- Check ordinances for discrimination-not allowed to have disabled group homes next to each other?

Group 8

- Planning
- Multi Class neighborhood
- Helps community/can't be kicked out

- Refugees

Group 9

- Refugee families
- “working homeless”-transient houses/schools
- Multigenerational
- Multi units
 - Age

I. New Construction or rehab

- Rental
- Homeownership

II. Down payment assist

- Transportation, grocery/shopping

Are there specific populations or areas of town that we should prioritize?

a. increasing affordable housing options outside of central City of Columbia

b. preserving units within the central city to reduce displacement

Group 1

- Need to conduct landscape assessment to see what resources are available to encourage living in central city
- Need to provide access throughout city
 - Encourage mixed income housing
 - Discourage clustering of “affordable housing”
 - Can be strain on resources
- In order to measure the community, ease access to local transportation, healthcare, culture, education
- Other considerations
 - Other options to give people and address and address homelessness
- How do we incentivize affordable housing in COMO vs. push to Boone County?

Group 2

- Expand vision of central city-perhaps old 1960-1970 area Columbia
- All low/moderate income should be blended with all income groups for best success
- Class=cost of homeownership after closing

Group 3

- Central City... nearby to transportation
- Families do better in mixed income neighborhoods
- Expand to include area by Old 63/Hwy 63 (East), Stadium Blvd., Business Loop/Parkade
- Education for people trying to buy/own/maintain (doing with case management)
 - Credit 101
 - Homeownership 101
- Look at Habitat for Humanity as it operates in Jeff City

Group 4

- Lakeview Avenue
- David Roger’s Estate (BC/College) ???
Put housing in the city-need resources, transportation, can’t be on the fringe of town

- Gentrification: ward 1 African Americans live North/Prathersville; furthest from employment
- Increase housing close to MU and Hospitals
- Density in Central city
- Focus on Transit routes
- *Support preserving units in the central city-then more opportunity-come more out of the city when they are independent
- Do employers provide a bus pass for employees?
- Van service for employees?

Group 5

- Redistricting schools impacts. Moving low income families south of town.
- Bus system doesn't help. Need a new system
- Building where the jobs are is a possibility.
- Preserving affordable housing in the central city. Infrastructure issues. Police issues.
- Need integrated neighborhoods
- Fair Housing education needed
- Increase affordable housing outside central city
- Not use CDBG to replace city money
- Need 4 bedroom houses

Group 6

A. A minimum standards for any rental property.

- i. Make sure inspectors are well trained and enforce any landlord violations

B. Income Section 8 incentives to landlords and property owners

C. Examples of types of communities

- i. tiny homes
- ii. hotel rooms
- iii. renovating studio/apartments multifamily
- iv. housing facilities with social services and/or medical facilities onsite
- ex. Individuals who cannot work, but need stable housing and needs taken care (ie.

Mental health)

Group 7

- Where there's access to services, e.g. schools, transportation
- Require affordable housing in all new developments

Group 8

- Better schools
- Long term solutions
- Wealth generating

Group 9

- Affordable housing, city planning-rehab/reclaim neighborhood
 - Bethany
 - White Gate
 - North of Derby Ridge,
 - Parkade
 - Hanover

- Safety, Health, security
 - Education
 - Stable Children
- CDBG Funds
 - Daycare
 - Blind Boone