



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: June 19, 2012

RE: Affordable Housing Initiative Report for June 2012

The CHA and the ND Consulting Group (NDCG) kicked off our partnership during the past month and the following activities have been accomplished.

Introductory meetings with key neighborhood and community stakeholders.

I spent two days with Michele Duffe and Tim Person on May 29-30 having community conversations and gathering information for our strategic planning process. We sought input about the need for different types of affordable housing; how the community viewed the CHA; community concerns about any plans for new development and the revitalization or redevelopment of Public Housing; how best to engage the community in the planning process; and any other issues or concerns that should be considered. A list of persons who participated in the process is attached. Additional meetings with other key stakeholders and community leaders are planned for the future.

Development of Communication Materials

An overview of the CHA's Affordable Housing Initiative was developed that includes a set of topics and related key points of information to help explain the goals of the initiative and our commitment to the community. A companion memo was mailed to Public Housing residents living in the CHA's Providence Townhomes (downtown) and Bear Creek neighborhoods along with the community informational piece.

Media Relations

A story appeared in the Columbia Daily Tribune on June 11, 2012 about our initiative. (attached) A reporter from the Columbia Missourian is also in the process of writing a story on our initiative.

Public Housing Resident and Community Engagement Plan

I am working with Tim Person to develop a written plan to engage Public Housing Residents and the broader Columbia community in our strategic planning process. I have also asked to be on the meeting agenda for the Downtown Residents Association scheduled for Monday, June 18, 2012.

Grass Roots Organizing (GRO)

GRO conducted a closed meeting that was by invitation only on Thursday, June 14, 2012 purportedly to gather information from Public Housing residents living on Lincoln Dr., Unity Dr., and Worley Street about how they can make sure that they are included in the decision-making process. I have asked them to share any good strategies for community engagement that come out of the meeting. A copy of the flyer they distributed is attached.

Identification of vacant lots and distressed housing in the Heart of Columbia.

I have been working with NDCG to identify the owners of vacant lots and distressed housing in order to determine what types of new affordable housing development might be possible. A big part of any affordable housing development is often determined by the cost of land and the number of parcels that can be assembled for the project. Michele Duffe and I have been contacting various property owners to determine if they are interested in selling their property. We have also been exploring opportunities to partner with other affordable housing developers, the Columbia Community Development Corporation (CCDC), the City of Columbia, and/or other community organizations that are also interested in the development of affordable housing in the Heart of Columbia.

Physical Needs Assessment

Capital Consulting has initiated the physical needs assessment process and has been on-site in 42 Public Housing units located in our Providence Townhomes neighborhoods (downtown). These 42 units represent every different configuration of our Providence Townhomes properties including: floor plans, number of bedrooms, and construction date. The cost of the physical needs assessment is \$23,000.

Contract Review

Our Attorney, Marjorie Lewis has reviewed all of the proposals and contract documents submitted by the NDCG and is in the process of finalizing the contracts for services. The contract with Capital Consulting for the physical needs assessment has been approved and signed. The contract agreements for developing the long-range strategic plan and for providing consulting services for the development of affordable housing are being reviewed and revised by Ms. Lewis.

AFFORDABLE HOUSING INITIATIVE - FOCUS GROUP & INTERVIEWS - MAY 29-30, 2012

NAME	GROUP	NAME	GROUP
Neighborhood Association Meeting		One-On-One and Small Group Interviews	
Lorenzo Lawson	Youth Empowerment Zone	Robert Ross	Minority Men's Network
Nina Wilson- Keenan	North Central Columbia Neighborhood Association	Sehon Williams	Minority Men's Network
Pat Kelly	Ridgeway NA	Wynna Faye Elbert	Community Activist, former Parks & Recreation Neighborhood Svcs.
Dan Cullimore	North Central Columbia Neighborhood Association	Tracy Edwards	First Ward Ambassadors
Pat Fowler	North Central Columbia Neighborhood Association	Rufus Broadus	First Ward Ambassadors
Meg Hegemann	Wilkes Blvd UMC (Methodist)	Scottie Williams	First Ward Ambassadors
Adam Saunders	Columbia Center for Urban Ag	Darrel Foster	First Ward Ambassadors
Justin Thomas	Douglass Park Neighborhood Association	Almeta Crayton	Former First Ward City Council Person
Michael Pryor	Downtown Public Housing Resident Association	Art Dyer	Pastor of Covenant Church (The Intersection CDC)
Jan Henmann	New Horizons Community Support Services	Anthony Stanton	Minority Contractor's Network
Shannon Stewart	Wilkes Boulevard United Methodist Church	Pastor Clyde Ruffin	Pastor of Second Missionary Baptist Church
David Webber	University of Missouri	Jack Clark	Community Housing Options (CHO)
Verna Laboy	Worley St. Park Neighborhood Association	Homer Page	Community Housing Options (CHO)
Tracy Greever-Rice	North Central Columbia Neighborhood Association	Roy Dudark	Community Housing Options (CHO)
Mary Hussmann	GRO (Grass Roots Organizing)	Mary Ratliff	Local and State President of the NAACP
John Buthod	GRO (Grass Roots Organizing)	Wilma Blair	Downtown Public Housing Resident
Linda Rootes	North Central Columbia Neighborhood Association	Stephanie Hursey	Downtown Public Housing Resident
Timm Hudspeth	Community Voice Newspaper	Katie Reynolds	Section 8 Participant
Grass Roots Organizing (GRO) Meeting		Tracy Greever-Rice	Neighborhood Activist, Interim Director of OSEDA
Brenda Proctor	GRO Board President	Michael Trapp	Second Ward City Council Person
Virginia Bzdek	GRO Board Member		
Mary Hussmann	GRO Organizer		
Michael Pryor	GRO Member		
Curtis Edwards	GRO Member		
CHA EMPLOYEES		CHA EMPLOYEES	
Mark Brotemarkle	CHA Director of Safety and Columbia Police Officer	Mary Flemming	CHA Assistant to the Public Housing Manager *
Ida Hatton	CHA Assistant Public Housing Manager/Safety Department ASA *	Jewel Kelly	CHA Section 8 Specialist **
Katie Howard	CHA Intake Coordinator *	Melissa Riechers	CHA Assistant Public Housing Manager *
ElTonya Rhoades	CHA Executive Assistant **	Beverly Thompson	CHA Computer Lab Monitor *
Dionne Richardson	CHA Public Housing Manager *	John Stapleton	CHA Maintenance *
Crystal Skinner	CHA Receptionist *	R.V. Pride	CHA Food Pantry Coordinator *

* Current Public Housing Resident ** Former Public Housing Resident



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

Office: (573) 443-2556 ♦ TTY: (573) 875-5161 ♦ Fax Line: (573) 443-0051 ♦ www.ColumbiaHA.com

Columbia Housing Authority Affordable Housing Initiative

The Columbia Housing Authority (CHA) is launching a new affordable housing initiative designed to strengthen and revitalize neighborhoods located in the Heart of Columbia. The CHA believes it should be a leader in the development of affordable housing that is energy-efficient and fully accessible to persons with disabilities. In this leadership role, the CHA will partner with other community organizations to develop a broad variety of affordable housing options designed to revitalize neighborhoods and build strong, inclusive communities that reflect the diversity of Columbia.

The CHA has engaged the ND Consulting Group (NDCG) to assist in this process. The NDCG is part of a team that has a wealth of experience in developing affordable housing and is committed to strengthening neighborhoods and building communities. This team includes the ND Consulting Group; Tim Person and Associates; and Capital Consultants, Inc. Information on their qualifications and experience is available on the CHA's web site at: www.ColumbiaHA.com.

The CHA will focus its efforts in the Heart of Columbia with the following long-term goals:

- To increase the supply of affordable housing in partnership with other community organizations.
- To revitalize neighborhoods in a way that builds strong, diverse, and inclusive communities.
- To provide a wide-range of energy-efficient affordable housing options that meet community needs.
- To revitalize or redevelop our aging Public Housing family neighborhoods in the Heart of Columbia.

Our goals for the first year are:

- To complete a long-range strategic plan to increase the supply of energy-efficient affordable housing options in the Heart of Columbia over the next ten (10) years that meets community needs.
- To conduct a Physical Needs Assessment on our downtown Public Housing family neighborhoods that will help us to determine how best to revitalize or redevelop these 50+ year-old properties.
- To submit an application for affordable housing tax credits to the Missouri Housing Development Commission to help finance an affordable housing development in 2013.

The CHA is considering developing the following types of affordable housing based on need:

- Rental housing for low-income households including those at or below 30% of Median Family Income (MFI), working families, the elderly, and persons with disabilities.
- Home-ownership opportunities for households at or below 60% MFI.
- Housing with supportive services for families, the elderly and persons with disabilities.
- Mixed-income housing and mixed-use development that strengthens neighborhoods, provides necessary services, and creates job opportunities for low-income households.

The CHA's commitment to our Public Housing Residents and the Columbia community is:

- The CHA will increase the supply of energy-efficient affordable housing.
- The Columbia community will be engaged in determining how to best meet our housing needs.
- Any revitalization or redevelopment of Public Housing neighborhoods will ensure that every currently assisted household will continue to receive housing assistance.
- Every effort will be made to keep Public Housing communities intact by giving eligible residents the first choice to return to their neighborhood in the event of any revitalization or redevelopment of Public Housing.

The Columbia Housing Authority is committed to increasing the supply of energy-efficient affordable housing in the Heart of Columbia. The CHA's mission is to provide safe and affordable housing opportunities to low-income individuals and families. In carrying out this mission, CHA will seek partnerships and collaborative efforts with local organizations and other governmental agencies that provide services to improve quality of life for CHA's residents.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

Office: (573) 443-2556 ♦ TTY: (573) 875-5161 ♦ Fax Line: (573) 443-0051 ♦ www.ColumbiaHA.com

To: Public Housing Residents

From: Phil Steinhaus, CEO 

Date: June 14, 2012

RE: CHA's Affordable Housing Initiative

Recently, you may have heard about the CHA's plans to build more affordable housing in Columbia. Many Public Housing Residents have questions about what CHA plans to do with our Downtown Public Housing neighborhoods. The truth is we have just started the planning process and no decisions have been made. We want to hear from you.

Planning for the Future

The CHA has hired the ND Consulting Group to help us develop a plan for the future.

We have three goals for 2012:

1. Develop a 10-Year Plan to build more energy-efficient affordable housing.
2. Conduct a Physical Needs Assessment of our Downtown Public Housing Townhomes.
3. Submit an application for funding to build new affordable housing.

What Do Public Housing Residents Want?

As part of the planning process, the CHA will be asking Public Housing Residents living in our Downtown neighborhoods to let us know what you think we should do.

- Should we make renovations to our Public Housing units?
- What improvements are needed?
- Should we build new Public Housing units?
- If offered, would you prefer a Section 8 voucher instead of new Public Housing units?
- What kind of housing is needed and what should we think about building?

Our Commitment to Public Housing Residents

- The CHA will include Public Housing Residents in planning process.
- The CHA will increase the supply of energy-efficient affordable housing.
- All Public Housing Residents will continue to receive housing assistance and have the first choice to return to their neighborhood in the event of any revitalization or redevelopment of Public Housing.

The Columbia Housing Authority is committed to increasing the supply of energy-efficient affordable housing in the Heart of Columbia. The CHA's mission is to provide safe and affordable housing opportunities to low-income individuals and families. In carrying out this mission, CHA will seek partnerships and collaborative efforts with local organizations and other governmental agencies that provide services to improve quality of life for CHA's residents.

Columbia Housing Authority assesses its future

By Andrew Denney
Monday, June 11, 2012

The Columbia Housing Authority is working with consultants to help create a plan for development of affordable housing in the city and map the future of the agency's downtown public housing sites.

In April, CHA's board of directors passed a resolution allowing Phil Steinhaus, the agency's CEO, to enter a contract with a coalition of firms to help the agency in obtaining financing for new affordable housing and funds to revitalize its existing housing stock. Steinhaus said the agency will pay \$68,000 to the consultants for assessing its housing stock and developing a strategic plan.

In the weeks since, the public housing authority has been meeting with CHA tenants, elected officials and community leaders to gather input and get the word out about the agency's efforts.

Steinhaus said public engagement has been a weakness for the agency in the past. He pointed to an effort by the agency in 2002 to establish affordable housing on Wyatt Lane, which was unsuccessful after a backlash from residents there. And with the disappearance of the Sharp End — a neighborhood of black-owned businesses and residences that was razed as part of the urban renewal efforts of the 1950s and 1960s — still remembered by some residents, efforts to redevelop land in the central city are typically viewed with skepticism, he said. Thus, the agency is putting an emphasis on keeping the public informed.

"The housing authority hasn't always had the best reputation in the community," Steinhaus said.

Steinhaus said plans to alter CHA's downtown housing and increase affordable housing in the city are in preliminary stages. However, he said the agency plans to apply with the Missouri Housing Development Commission for low-income tax credits in September, an effort he said will likely pit the agency against other local firms and entities also seeking the tax credits.

When the MHDC allocates tax credits, Steinhaus said, it tends to attempt to spread the credits around the state to avoid concentrating allocations into a limited geographic area.

The St. Louis-based ND Consulting Group is one of the three groups with which the agency entered an agreement, and the firm has previously done work in Columbia. The firm assisted Rain of Central Missouri in receiving financing through low-income housing tax credits to construct Waterbrook Place Apartments, a \$1.2 million project on Garth Avenue near the street's intersection with Worley Street that opened in 2008.

Michelle Duffy, co-owner of the group, said the age of CHA's downtown units is starting to show, and tenants have expressed a desire for more spacious and modern accommodations.

"It is really not the best living circumstances, currently," Duffy said.

Second Ward Councilman Michael Trapp, who has talked with the agency about its plans, said he is in favor of CHA's efforts to create a mix of different income levels within the neighborhoods it affects. Low-income households should not be concentrated into monolithic pockets, he said.

"We need to build a city that kind of works for everybody," Trapp said.

All resident families on Unity, Lincoln, West Worley:

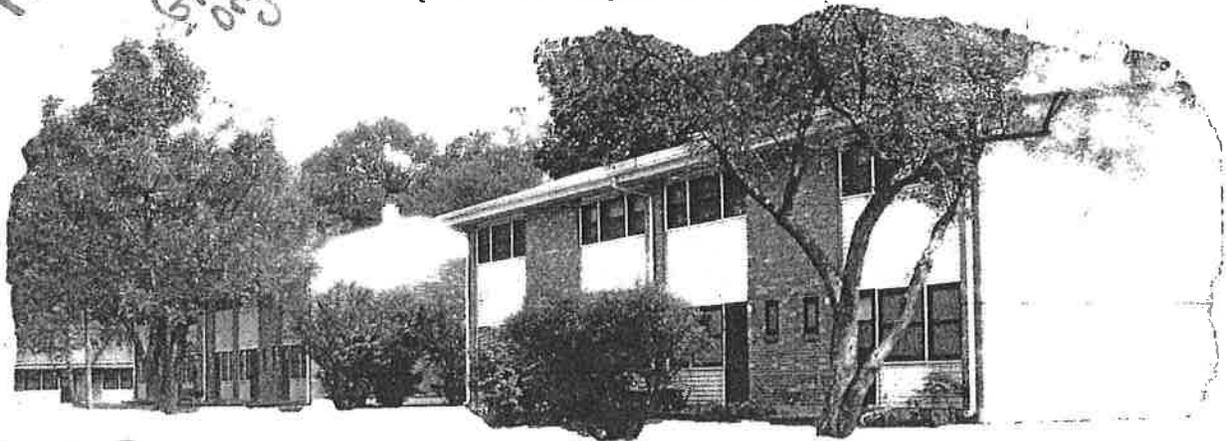
Come to a meeting with other residents to talk about Columbia Housing Authority plans and how you can make sure you are included in the decisions.

Thursday, June 14th, 2012

6:30pm-8pm

611 N. Garth, Columbia, MO

(across the street from Oak Towers)



If you need a ride or have questions, please call GRO—Grass Roots Organizing at 573-443-4476.

*Reminder
From GRO
GRO Organizer*

CHA will partner with a Development Consulting Team to conduct a Voluntary Conversion Assessment or similar assessment required for a Demolition/Disposition (Demo/Dispo) Application to the HUD Special Applications Center (SAC) directly related to the post of renovating or replacing the 294 public housing units in AMP1 - Downtown Family Site (MO-007-00001).

- b. The steps in the Voluntary Conversion Assessment process are listed in the chart below. This chart is also included as Attachment mo007m01.
- c. The requirements for the submission of a Demo/Dispo Application to the HUD Special Applications Center and corresponding certification is described in detail in Attachment mo007m02 (HUD PIH Notice 2012-7: Demolition/disposition of public housing and associated requirements for PHA Plans, resident consultation, Section 3 and application processing, Effective 02/02/2012).

F39

Demolition/Disposition Activity Description	
1a. Development name:	AMP1 - Downtown Family Site (MO-007-00001) <i>(Please refer to the Voluntary Conversion Assessment or HUD Special Applications Center (SAC) Demolition/Disposition Application Process and Activity Description)</i>
1b. Development (project) number:	MO-007-00001
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one):	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> (Sometime in FY2013)
4. Date application approved, submitted, or planned for submission:	(DD/MM/YY)
5. Number of units affected:	68
6. Coverage of action (select one):	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Planning and Physical Needs Assessment activity to start in the summer of 2012 and continue into FY2013. b. Projected end date of activity: N/A at this time.

Voluntary Conversion Assessment or HUD Special Applications Center (SAC) Demolition/Disposition Application Process and Activity Description	
1a. Development(s) name(s):	<ul style="list-style-type: none"> • <u>Stuart Parker</u> (MO7-1) <i>Public housing located on Lincoln Drive, Unity Drive, and West Worley Street</i> • <u>Jessie Wrench</u> (MO7-2A and MO7-2E) <i>MO7-2A: Public housing located on Hicks Drive & Oak Street</i> <i>MO7-2E: Public housing located on North 5th Street, Park Avenue (east of Providence, south side), and the east side of Providence Rd.</i> • <u>Blind Boone Apartments</u> (MO7-2B Upper and Lower, and MO7-2D) <i>MO7-2B Upper: Allen St., Allen Walkway, Bryant St., Bryant Walkway, Park Avenue (100 Block)</i> <i>MO7-2B Lower: Park Avenue (200 Block), Boone Dr., west side of Providence Rd., Providence Walkway, Switzer St., and east side of Trinity Place.</i> <i>MO7-2D: Fisher Walkway, Moore Walkway, Park Ave. (east of Providence, north side)</i> • <u>Frank Coleman</u> (MO7-3) <i>MO7-3: LaSalle Place, Pendleton Walkway, and west side of Trinity Place</i>

From CHA Report
to HUD