



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: July 17, 2012

RE: Affordable Housing Initiative Report for July 2012

The CHA and the ND Consulting Group (NDCG) have been working diligently for the past month to move forward on a number of key aspects of our Affordable Housing Initiative. Representatives from NDCG including Ken Nuernberger, Michele Duffe, and Cynthia Duffe will be attending to provide an update to the Board and engage the Board in a significant discussion of important items related to our strategic planning process. Attached are the following items for your review prior to our meeting:

- **Lincoln-Unity Preliminary Scope of Work 06-22-2012**

This is the preliminary scope of work developed for the public housing units located on Lincoln Drive and Unity Drive based on the physical needs assessment conducted by Capital Consultants, Inc. Items in italics indicate preliminary recommendations.

- **Existing and Proposed Unit Conversions 07-13-2012**

These are drawings produced by Capital Consultants, Inc. that show the existing floor layout of one and three bedroom units and how this space could be reconfigured within the existing structure of the buildings.

- **Columbia Vacant Lot Assessment 07-17-2012**

This is a map of vacant lots in the central city area near current CHA properties.

- **Potential Site for Housing with Supportive Services**

This is information on a currently available property on the east end of Business Loop 70 next to Tyree Parts & Hardware. There are about 4.2 acres that could be purchased for the development of affordable housing with supportive services provided by New Horizons Community Support Services. New Horizons Community Support Services is located in easy walking distance, 0.2 miles from this location.

- **Garth and Sexton Preliminary Studies 07-13-2012**

These are some preliminary drawings produced by Capital Consultants, Inc. that show possible housing configurations that could be considered for development in the area of the intersection of Garth Avenue and Sexton Road.

- **CHA PowerPoint for Residents 07-12-2012**

This is the PowerPoint presentation that Tim Person and Michele Duffe used when they met with Public Housing Residents on July 12, 2012.

Meetings with Public Housing Residents and community stakeholders.

Phil Steinhaus, Rick Hess, Michele Duffe, and Tim Person held a series of interviews with community stakeholders on Tuesday, July 10, 2012 to gather information about affordable housing needs in the community and to share information about the CHA's Affordable Housing Initiative. Key stakeholders that participated include Fred Schmidt, First Ward City Council Person; Barbara Hoppe, Sixth Ward

City Council Person; Jim Loveless, Executive Director of Job Point; Robyn Kauffman, Interim Executive Director of Boone County Family Resources; Rev. Raymond Warren and Clete Warren; and Tyree Byndom, President of the Fredrick Douglass Neighborhood Association.

Michele Duffe and Tim Person held a series of meetings with Public Housing Residents on Thursday, July 12, 2012 to gather information about Public Housing needs and to share information about the CHA's Affordable Housing Initiative. Seventy invitations were sent out to Public Housing Residents who have lived in our Downtown properties for five or more years. A copy of the invitation is attached. Eight Public Housing Residents met with our consultants. Additional meetings with Public Housing Residents will be held in the future and other methods of reaching Residents will be employed to help ensure that Public Housing Residents have every opportunity to be engaged in the decision-making process.

I am working with Tim Person to finalize a written plan to engage Public Housing Residents and the broader Columbia community in our strategic planning process.

Identification of potential sites for the development of affordable housing.

NDCG identified five sites that have the potential for the development of affordable housing. Four of these sites were outside of the central Columbia area bounded by Business Loop 70, West Boulevard, College Avenue, and Broadway with the sole exception being property near the intersection of Garth Avenue and Sexton Road.

Of the four sites (other than Garth and Sexton), we felt the site of the Deluxe Inn offered the best opportunity to develop affordable housing with supportive services in partnership with New Horizons Community Support Services. Additional information on this site is attached and will be presented and discussed at the CHA Board meeting.

Affordable housing developments are often determined by the cost of land and defined by the number of parcels that can be assembled for the development. Potential partnerships also play a key role.

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.

Contract Review

Our Attorney, Marjorie Lewis has completed her review and drafted a final contract agreement with corresponding sub-agreements for the different components of our Affordable Housing Initiative. These agreements are in a final state of review by NDCG.

Sample Pro-Forma and Financing Sources and Uses Statement

A sample pro-forma and financing sources and uses statement is being drafted that will provide an example of how the financing might be structured in order to renovate the public housing units located on Lincoln Drive and Unity Drive. This document will be presented and reviewed at the CHA Board meeting.

Potential Community Partners

On Thursday, July 12, 2012, we had a very productive meeting with key representatives from the City of Columbia, the Columbia Community Development Corporation (CCDC), and Job Point. We discussed working together to develop affordable housing on property near the intersection of Garth Avenue and Sexton Road. Everyone was very enthusiastic that our joint interests in the area presented a real opportunity to make a very positive impact in the area.