



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners
From: Phil Steinhaus, CEO
Date: August 21, 2012
RE: Affordable Housing Initiative Report for August 2012

The following is an update on the CHA's Affordable Housing Initiative for the past month. Updates are organized by topic.

Public Housing Revitalization Planning Process

Phil Steinhaus, Rick Hess, Michele Duffe, and Tim Person participated in the first of a series of public meetings to discuss the CHA's Affordable Housing Initiative. The meeting was sponsored by the Downtown Resident Association and Grass Roots Organizing and was held on Wednesday, July 25. Commissioners Rogers and Stiepleman also attended.

A second public informational meeting is scheduled for Wednesday, August 22, 2012 at 6:30 p.m. at the Columbia Labor Temple, 611 Sexton Road. We will present a PowerPoint presentation on current conditions that need to be addressed with the proposed renovations and some sample layout designs for reconfiguring units to make better use of floor space and to address accessibility concerns. A meeting announcement and agenda are attached along with a copy of a handout on the Uniform Relocation Act (URA) that was distributed at the last meeting.

Strategic Planning Process Update

The strategic planning process is still in the initial stages of forming a framework and an implementation timeline. I am proposing that this be the single focus of the upcoming CHA Board Planning Retreat. I would like to schedule the Board Retreat for October 16, 2012 which will allow time for the completion of the affordable housing with supportive services application with New Horizons Community Support Services that is due to the Missouri Housing Development Commission on Friday, September 21, 2012.

Physical Needs Assessment of Downtown Public Housing

The Physical Needs Assessment is almost complete. Capital Consultants, Inc. will present the report on the assessment at the CHA Board's Planning Retreat.

Potential Partnership with New Horizons Community Support Services

We will go into closed session to discuss the acquisition of specific property for this proposed project. Additional information is attached to the staff report and Resolution 2516 that will be discussed in closed session pursuant To Section 610.021 (2) RSMo. - Pertaining to the leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.

Partnership with the City of Columbia and the Columbia Community Development Corporation

We are continuing discussions with the City of Columbia and the Columbia Community Development Corporation (CCDC) about the opportunity to form a partnership for the development of new affordable housing in the City of Columbia with a focus on revitalizing central city neighborhoods.



Housing Authority

Affordable Housing Initiative

Affordable ❖ Accessible ❖ Energy-Efficient ❖ Healthy ❖ Safe ❖ Well-Maintained

**Public Meeting to Discuss the Revitalization
of CHA Public Housing Townhomes located
on Lincoln and Unity Drives**



Please Join Us

Let Us Know What You Think

Date: Wednesday, August 22, 2012

Time: 6:30 p.m. – 8:00 p.m. *

**Place: Columbia Labor Temple
611 North Garth Avenue (Across from Oak Towers)**

**** Join us at 6:00 p.m. for some healthy snacks from Comedor Popular!***

Transportation Provided for Public Housing Residents – Call 443-2556 ext. 1122



At the meeting we will answer the following questions:

- ? **Is there a guarantee that I can move back in once the renovations are complete?**
- ? **Will CHA help me with the cost of moving during the renovation process?**
- ? **Will my rent change when I move back in?**
- ? **Can I choose to move out on Section 8 instead of moving back into Public Housing?**

Meeting Agenda

1. **Brief overview of CHA's Affordable Housing Initiative**
2. **Relocation Plan and Rent Calculation**
3. **Current Conditions and the Need to Renovate**
4. **Renovation Design Ideas**
5. **Workforce and Business Diversity**
6. **Using Tax Credit Financing to Pay for Renovations**
7. **Other Questions – General Q & A**
8. **Plans for Future Meetings**

For more information or accommodations related to disability please call (573) 443-2556 ext. 1122 or (573) 875-5161 (TTY) at least one working day prior to the meeting.



Housing Authority of the City of Columbia, Missouri

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Public Housing Resident Relocation Requirements Established by Uniform Acquisition and Relocation Act (URA)

July 25, 2012

All Public Housing Residents living on Lincoln and Unity Drives who will be affected by any renovations to the Columbia Housing Authority (CHA) properties located on these streets are protected by federal law through the Uniform Acquisition and Relocation Act (URA).

Information on the URA can be found on the following HUD web site:

<http://www.hud.gov/offices/cpd/affordablehousing/training/web/relocation/overview.cfm>

Specific federal regulations related to the URA are:

- [49 CFR Part 24](#) is the government-wide regulation that implements the URA.

<http://www.gpo.gov/fdsys/pkg/FR-2005-01-04/pdf/05-6.pdf>

- [HUD Handbook 1378](#) provides HUD policy and guidance on implementing the URA and 49 CFR Part 24 for HUD funded programs and projects.

http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/library/relocation/policyandguidance/handbook1378

You can also do a Google search on the [Uniform Relocation Act](#) to find this information.

Relocation Process

The process described below includes the steps, required by the URA, as they would be implemented for any proposed CHA renovations of the Public Housing units located on Lincoln and Unity Drives. CHA will have about nine (9) months from the time that the Missouri Housing Development Commission (MHDC) awards funds for this project and the beginning of the first phase of construction. During this time the relocation of any Public Housing Residents displaced by construction will be implemented.

Four (4) Phases of Construction

The CHA is proposing to renovate the public housing units located on Lincoln and Unity Drives in four (4) phases to minimize the relocation of Public Housing Residents to off-site housing referrals. Each phase will take approximately four (4) months to renovate. The assistance each Public Housing Resident will receive is described below.

Project Funding Application – March 2013

The funding application to the Missouri Housing Development Commission (MHDC) for 4% tax credits to revitalize public housing units on Lincoln and Unity Drives is due in March 2013

Project Funding – May/June 2013

The Missouri Housing Development Commission (MHDC) will announce its awards for 4% tax credits in May or June 2013. If CHA's project is funded, all Public Housing Residents would receive notice and the Resident Interview and Relocation process would be initiated. If CHA's project is not funded, the process stops and CHA must wait until the next opportunity to apply for funding from MHDC.

Resident Notices and Interview Process – July 2013

General Information Notices will be delivered to each household describing their housing options and the assistance they will receive. An interview with each household will be scheduled so Resident can express their housing preferences (location, housing type, family requirements, etc.) The timing of their relocation will be discussed which will be based on which 'Phase of Renovation' they live and their expressed 'Housing Option' they select.

Housing Options to be Offered to Public Housing Residents

During the interview process, all Residents will be offered the following housing options. The Resident moving process will be coordinated with the Resident based on their housing choice.

1. Residents may accept a Section 8 Housing Choice Voucher and move permanently.
2. Residents may accept a Section 8 Housing Choice Voucher and move temporarily until renovations are complete and they are able to move back into their public housing units.
3. Residents may move temporarily to another CHA public housing unit until renovations are complete and they are able to move back into their public housing units.

Relocation Assistance Residents Will Receive

All Public Housing Residents that will be displaced by renovations will receive relocation assistance based on what housing option they requested in the interview process. The housing option chosen by the displaced Resident becomes the "comparable replacement home" referral.

Relocation assistance to be provided is as follows:

1. Non-CHA housing options must be inspected prior to be given as a referral.
2. The Section 8 Housing Choice Voucher Program will provide Housing Assistance Payments to cover monthly rent expenses that exceed 30% of Resident's adjusted household income.
3. Payment of moving expenses. The Resident may choose one (1) of the following options:
 - a. Payment of actual moving expenses and related expenses, or
 - b. Choose to move themselves (self-move) and receive a payment based on the number of rooms in their apartment.
 - * Residents choosing a temporary move will also have their moving expenses covered for the return move.
 - * CHA may choose to move Residents within the complex and pay the Resident a minimal dislocation allowance.
4. Payment for any required credit check and the security deposit at the replacement location if they choose to accept a Section 8 Housing Choice Voucher.
5. Storage of personal property for a period not to exceed twelve (12) months.

6. Disconnecting, dismantling, moving, reassembling and reinstalling household appliances and other personal property as part of the move.
7. Utility hookups and deposits, including reinstallation of telephone and cable service for permanent or temporary moves.
8. Insurance for the replacement value of property in connection with the move and necessary storage.
9. The replacement value of property lost, stolen or damaged in the process of the move, unless Resident doing a self-move.
10. Counseling and assistance filling out claim forms or any other assistance Resident needs to successfully move.
11. Transportation to housing referrals, if needed by Resident.
12. Residents will receive assistance from a relocation staff person throughout the entire process. CHA will do everything they can to minimize disruption to Residents lives while the CHA apartments are totally renovated.

If you have questions, please contact:

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