

## Affordable Housing Coalition Meeting 8.9.2022 Minutes

Introductions - Jane Williams

Partner Updates:

Darin Preis, CMCA Executive Director gave an overview of CMCA's mission and introduced Ben Burgett, CMCA's Housing Development Director, who oversees new construction projects and weatherization. Darin shared that CMCA has built approximately one home per year for the past 15 years. They hope to significantly increase this pace due to the current housing crisis. CMCA has property under contract at Providence and 4<sup>th</sup> St. They recently requested \$600K in CDBG/Home funds and were awarded \$100K pending City Council approval. The land purchase is \$425K. The project will be done in phases with a goal of building approximately 20 single family homes. They plan to start with two 4-unit structures of 2-bedroom homes set up like condominiums with the land donated to the Community Land Trust.

CMCA has housing projects in several of their other counties and is conducting a housing needs assessment in Callaway County.

Josh Baker and Kel Beal reported that they closed on Welcome Inn with financing through First State Community Bank. They are currently on boarding staff and addressing immediate issues to improve the hotel experience for their guests, 85% of whom rent by the week or month. They have discovered a community of people who try to take care of one another. And want to enhance this sense of community by inviting churches and community groups to use the conference rooms and kitchen at the hotel. Due to the higher interest rates, they were not able to borrow enough money to immediately start renovating the hotel and transitioning some rooms into studio apartments, but this is a goal they will save towards accomplishing.

Jane Williams reported that Love Columbia is pressing forward with their plan to establish 10 transitional homes on their downtown property and adjoining lots. This includes building a six-plex at Ash and College, purchasing a home at 205 St. Joseph and building a duplex at 207 St. Joseph. A transitional home is currently operating at 208 St. Joseph. The Victorian house at 1209 E Walnut will serve as a hub for family activities. Love Columbia was awarded \$125K in CDBG funds pending City Council approval. They are seeking funds from city, county and private donors.

Ed Stansberry reported that VAC have property under contract on East Business Loop for the Opportunity Campus (homeless shelter). They are working with an architect and various government entities to get everything in place to start the building process once funding is in place. They received state ARPA funds and hope to get matching funds from the City and County.

Conrad Hake presented information from the Missouri Interagency Council on Homelessness Strategic Planning meeting and statistics posted on the newly updated Missouri Housing Development Commission website

Missouri has 183,311 Extremely Low-Income (ELI) households earning below 30% area median income but only enough affordable housing for 1/3 of those households.

27.2% of renter households in Columbia are severely housing cost burdened (SCB); 22.7% are both ELI and SCB.

Boone County has the 3<sup>rd</sup> highest proportion of severely housing cost burdened households in the state.

4 out of 5 highest SCB counties are college towns

College towns have higher proportions of low-wage service jobs

Jessica Macy and Conrad Hake discussed landlord engagement efforts that included: community gatherings to build relationships; new incentive bonus and damage mitigation fund for landlords who accept any type of housing choice voucher; and classes/coaching to encourage tenant understanding of their rights and responsibilities.

Maria Oropallo reviewed a handout on housing policies/attitudes that impact expansion of affordable housing. The document was prepared by Diane Suhler who was unable to attend the meeting. See attached. Maria provided a synopsis of her experience in Virginia Beach where affordable housing became a priority when businesses could not find enough housing for employees. This prompted the adoption of inclusive zoning. A discussion followed about the resistance to zoning changes in Columbia and that perhaps now is the time to begin these discussions again.

Other business:

Habitat for Humanity just broke ground on 2 new houses, 1 of which is already claimed.

The group decided to continue monthly meetings of the affordable housing coalition. Our next meeting will be held Tuesday, Sept 13 at 4pm at the Love Columbia Center.