**Affordable Housing Coalition Agenda Minutes**

March 15, 2022

Attendees: Kel Beal, Josh Baker, Mary Clark, Randy Cole, Damian Dean, Conrad Hake, Wednesday Harmon, Roy Lovelady, Jessica Macy, Tammy Matondo, Ronda Moore, Matt Moore, Rebecca Shaw, Diane Suhler, Ashley Switzer, Kelli Van Doren, Jane Williams

**Updates from Partners**

* **Welcome Inn** **- Kel Beal and Josh Baker**
  + They are a couple of weeks away from having a contract for buildings in Blue Springs, Springfield and Columbia. Would like to partner with Love Columbia and other community organizations.
  + All the funds have been raised for the transaction. Estimated timeline for closing is end of May.
  + Welcome Inn is currently an extended stay hotel for people a step above homelessness. Kel would like to work with service providers to move people to more stability. Welcome Inn has 3 conference rooms and a commercial kitchen. They will be combining some rooms to make one-bedroom apartments and also creating studio apartments. They will start with rooms that are currently not usable so that people currently staying at the hotel are not displaced. There are 142 rooms total with 20 rooms that are currently unusable. The goal is to make apartments into long-term housing. Welcome Inn has 80% occupancy rate now.
* **CMCA (Central MO Community Action) and YIMBY** (Yes in my back yard).
  + Jane announced that CMCA is organizing a fund raiser with a Harlem Wizards basketball game in Jefferson City. They have developed a Yes in My Back Yard theme (see attached flyers) to encourage public awareness and support for affordable housing. The two fliers were distributed.
    - Jane would like to develop a campaign in Columbia to increase public awareness and let people know how they can help with the housing crisis. Campaign materials could include statistics on need and steps people could take to help. We will be looking at using statistics from a flyer CHA has developed (see attached) and adding to it. For example, Ranita Norwood, supervisor of student services for CPS recently reported there are 271 students identified as experiencing homelessness currently enrolled in Columbia Public Schools. This includes 105 being picked up by buses from hotels. Love Columbia reports an increase in calls from people experiencing homelessness from 10% prior to the pandemic to 40% currently. Love Columbia Communications Coordinator will work on a draft flyer for the next meeting for group to review.
* **CHA (Columbia Housing Authority) and Comprehensive Plan for Opportunity Center - Randy Cole**
  + Kinney Point
    - Application for Kinney Point will be submitted to MHDC within 30 days. All funding sources are lined up. Breaking ground in the fall. Will apply for funds from Federal Home Loan Bank in Des Moines, Iowa, in May to add funds for landscaping.
    - Will start public engagement project for refurbishing units on Park Avenue on March, 31. Event will be exclusively for community residents. 120 Units to be refurbished. May need to tear down and build new units. There is also the potential to add units.
    - Will follow up with another public engagement event at 2nd Missionary Baptist Church mid-late April.
    - Approximately 11 out of 27 households that moved out of CHA public housing have gone into market rate housing (40%)
  + Homeless Comprehensive Planning Center
    - Ed Stansberry was unavailable for the meeting, but shared earlier that VAC (Voluntary Action Center) is close to identifying a site for a shelter. The group developing the comprehensive plan to address the range of services needed to address homelessness would like to seek public input as plans are made to address the range of needs including shelter, transitional housing and affordable permanent housing.
    - **Housing Community Engagement Meeting – Broadway Christian Church from 6:30 -8:00pm on April 28 – Please contact Randy if you are willing to be a small group facilitator.**
* Neighborhood Revitalization - Conrad Hake
  + Pat Fowler worked with Love Columbia to identify vacant properties in 1st ward. 42 properties identified. Three homes have title issues, 5 are vacant and African American owned. Shelley Mayer with *For Columbia* is on board to renovate homes with volunteers. Some homes may be available for transition housing.
  + Jane said there is a vacant home next to Love Columbia Center (207 St. Joseph). She has contacted the St. Louis-based owner and he expressed interest in selling. The hope is to purchase, repair and use for transitional housing for families with children experiencing homelessness.
* River of Refuge (Transitional Housing in Raytown) Tour Report and Photos - Conrad Hake and Jane Williams.
  + Property was formerly a hospital and was empty for 15 years (365,000 sq ft). River of Refuge purchased in 2011 for $1M. They have used private donations and AHAP tax credits to renovate.
  + Administrative Building was refurbished into 10-units, operating since 2016. They are working on 8 more units to open in spring.
    - Families stay 4-6 months
    - Have to have a child in household
    - Adults must work 35 hours/week
    - Must be drug/alcohol free.
    - Parenting class once a week
    - Life skills once a week
  + Next project is to refurbish hospital building.
* 55-unit mixed income
* Housing choice vouchers will be used
* Habitat for Humanity 2023 Blitz Event - Ashley Switzler
  + New subdivision called Boone Prairie with 143 homes
  + Organization builds 5-6 homes/year.
  + Blitz Build Event – One city is chosen every year for this event. 300 volunteers will come to build 4 homes in 10 days in 2023. Volunteers will come from across the country. Local Habitat will need to recruit for 2 homes – 20 volunteers. Will probably be in August. Single family homes, number of bedrooms depend on size of lot. All homes have same layout.

Applications are taken during the month of March. Application can be downloaded from website, sign up on website to get email copy, or pick up application from store. Only 30 applications have been received so far. Usually get between 100 and 150 applications. 75% are usually qualified. 250 hours have to be donated by the adults in the family. The household does the first 50 hours on their own and then they can bring in friends, family to help. Takes 4 to 6 months to build one house typically.

**Next Affordable Housing Coalition meeting: April 12 at 4PM at the Love Columbia Center. Randy Cole will give a presentation on funding sources for affordable housing.**