



BOONE POINT APARTMENTS



BOONE POINT SOUTH

4630 APPLE TREE LANE

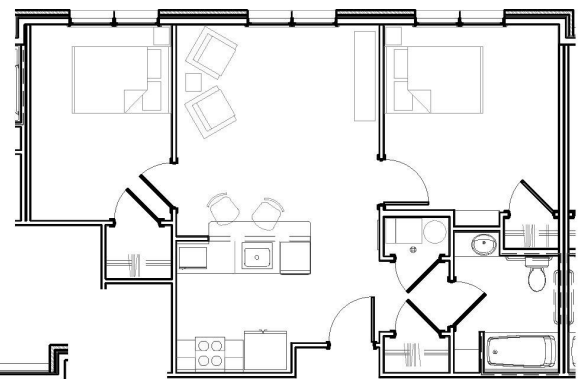
Located in southwest Columbia, the property is within Cedar Lake Subdivision. The single-story building has 13 one-bedroom and 2 two-bedroom apartments. Four apartments are fully accessible. Included are: energy efficient appliances (stove, refrigerator, microwave, and dishwasher) shared laundry, patio and common areas; secure building access; pedestrian-friendly access to public transportation; and Cedar Lake Association member privileges. Rental price ranges, utilities included: 1-bedroom \$416-\$493; 2-bedroom \$514-\$624.



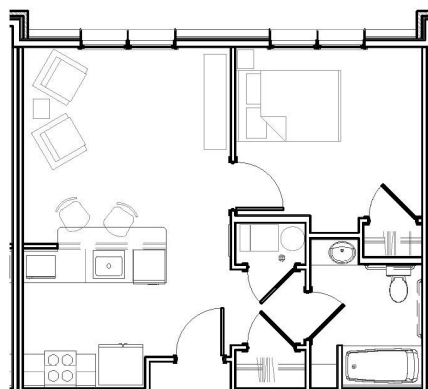
BOONE POINT CENTRAL

306 ST JOSEPH STREET

Located in central Columbia, the property is within the historic North Village neighborhood. This two-story building includes 11 one-bedroom and 2 two-bedroom apartments. Four of the apartments are fully accessible. Included are: elevator; energy efficient appliances (stove, refrigerator, microwave and dishwasher); shared laundry, patio and common areas; secure building access; and pedestrian-friendly access to public transportation and Columbia's downtown. Rental price ranges, utilities included: 1-bedroom \$416-\$504; 2-bedroom \$525-\$624.



Typical Two-Bedroom Floor Plan



Typical One-Bedroom Floor Plan



QUALIFYING GUIDELINES & OCCUPANCY STANDARDS:

SPECIAL NEEDS: All apartments must have at least one resident with Special Needs as defined by MHDC who is “physically emotionally or mentally impaired or suffers from mental illness; developmentally disabled; homeless, including survivors of domestic violence; or youth aging out of foster care.”

AGE: Applicant must be 18 years or older.

INDEPENDENCE: Must be capable of living independently or with minimal supports.

RESIDENCE: Must be a current resident of Boone County, Missouri.

CITIZENSHIP: Must declare in writing their status as a United States citizen, national or eligible non-citizen. All household members must provide a valid social security number or verification of satisfactory immigration status.

FINANCIAL RESPONSIBILITY: Applicants must have verifiable employment, Social Security, pensions or other forms of stable income and meet the affordability guidelines, excluding amounts paid by Section 8 or other rental assistance.

CREDIT HISTORY: Must have acceptable recent (last 12 months) credit history based upon a formal credit check, according to qualifications.

RESIDENTIAL HISTORY: Previous residency must be verifiable.

Applicants are required to have excellent payment (rental or mortgage) history and have fulfilled all terms of any applicable lease/ mortgage agreement.

BACKGROUND HISTORY: Must pass criminal background and personal reference checks.

PETS: Pets are limited to one per apartment. Pet owners are required to pay a pet security deposit of \$200.00 and non-refundable pet fee of \$25.00. The fee and deposit do not apply to an animal needed as a reasonable ADA accommodation. Some restrictions apply.

OCCUPANCY LIMITS: The maximum occupancy limit is 2 persons per bedroom.

VEHICLES: On-site and street parking spaces are provided for the convenience of cars belonging to tenant(s), their guests and Management. See Management for restrictions.

STUDENTS: The household cannot be comprised of all full time students without special circumstances.

TENANT PREFERENCE WILL BE EXTENDED BASED UPON:

- ✦ Emergency Transfer Request (VAWA)
- ✦ Current tenant’s changing need for an accessible unit or different number of bedrooms
- ✦ Applicant’s need for an accessible unit or number of bedrooms
- ✦ Applicant’s application date and time

MAXIMUM INCOME

The maximum allowable income by household size is 50% or 60% of the Boone County Area Median Income (AMI) dependent upon the unit. Ask us for information about the AMI. The 2023 limits are:

Family Size	1 person	2 person	3 person	4 person
Income	\$32,650/	\$37,300/	\$41,950/	\$46,600/
Limit	\$39,180	\$44,760	\$50,340	\$55,920

BOONE COUNTY FAMILY RESOURCES

has supported individuals since 1976. Our Mission is to effectively and efficiently use agency and other available resources to enable Boone County residents with developmental disabilities to thrive in the community, connect with others and achieve their personal goals. We connect people to a wide array of services, providers and opportunities to allow people choices so they can learn, work and enrich their lives within our community. Boone Point applicants need not be eligible to receive BCFR services as a condition for tenancy. www.bcf.org

BOONE COUNTY SPECIAL NEEDS AFFORDABLE HOUSING LIMITED PARTNERSHIP,

aka Boone Point Apartments, was formed in 2015. Co-owners include Life and Work Connections Affordable Housing LLC (an affiliate of Boone County Family Resources), North Star Housing LLC, Midwest Housing Equity Group and Sugar Creek Capital, LLC.

The Partnership’s goal, to build affordable, accessible and energy-efficient housing for individuals with disabilities, meets a need identified in the City of Columbia Consolidated Plan and of individuals served by Boone County Family Resources. The housing enables individuals to thrive as independently as possible in their own home and allow for aging-in-place, connect with others and larger community amenities and events, and achieve their goals for living in a place they can call their own.

BOONE POINT APARTMENTS ARE MADE POSSIBLE BY:

Midwest Housing Equity Group (MHEG): the federal tax credit investor/co-owner; **Sugar Creek Capital LLC:** the state tax credit investor/co-owner; **Life and Work Connections Affordable Housing, LLC:** co-owner; **North Star Housing, LLC:** co-owner/developer; **Boone County Family Resources:** developer/property manager; **MHDC (Missouri Housing Development Commission):** Awarded funding of tax credits and construction loan for the \$5.4 million project. (*MHDC administers the federal and state tax credit programs which are incentives for investor participation in funding for affordable housing.*); **Federal Home Loan Bank of Des Moines:** Awarded a \$200,000 Affordable Housing grant. The local sponsor bank was **Central Bank of Boone County;** **City of Columbia Community Development Block Grant (CDBG):** Awarded a \$25,000 grant to the project.

FOR MORE INFORMATION OR FOR APPLICATION, CONTACT THE HOUSING COORDINATION SPECIALIST: Tara Hammers, 573-874-1995, extension 343 or lhammers@bcfr.org