

PLANS FOR AFFORDABLE HOUSING MOVE FORWARD!

Boone County Family Resources' plans for constructing two apartment buildings in our community for persons with disabilities made great strides in the closing weeks of 2015. The construction project title is Boone County Special Needs Affordable Housing.

The buildings, to be located on sites in Central and Southwest Columbia, will provide 28 affordable, energy-efficient apartments - 24 of which will be 1-bedroom units.

FUNDING AWARDED

Community Development Block Grant (CDBG): Funding to assist with demolition of a deteriorating 4-plex has been awarded by the CDBG program in Columbia.

Federal Home Loan Bank of Des Moines: A \$200,000 Affordable Housing grant has been awarded. Central Bank of Boone County partnered with BCFR in submitting the application. These funds are being set-aside for rental assistance as needed.

Missouri Housing Development Commission (MHDC): MHDC has responsibility for administering the federal and state tax credit programs which are incentives for investors to participate in affordable housing production. MHDC has awarded tax credits and a construction loan to Boone County Special Needs Affordable Housing.

THE BOONE COUNTY SPECIAL NEEDS AFFORDABLE HOUSING DEVELOPMENT TEAM

BCFR and the agency's affiliated non-profit, Life and Work Connections, Inc., are working with local and Missouri-based experts in development of affordable housing. This development team includes: North Star Housing, LLC, Crocket Engineering Consultants LLC, Simon Associates, Inc. (architects), Double Diamond Construction and Development LLC and Antella Consulting Engineers Inc. State and federal tax credit investors will be Sugar Creek Capital LLC and Midwest Housing Equity Group.

PROJECTED TIMELINE

Construction plans and budget for the apartment buildings will be finalized and submitted to MHDC for approval in March 2016. Construction is anticipated to begin in Summer 2016. Occupancy is anticipated to begin in 2017.

WHO WILL LIVE IN THE APARTMENTS

Potential tenants include adults with a disability who can live on their own with or without support and small families that include a child with a disability. Universal Design features allow for aging-in-place adding stability to the lives of the tenants. While individualized services are available if needed, the apartments are designed for persons who live independently and do not require 24/7 care. Eligible candidates are encouraged to contact BCFR for additional information or to express their interest in applying for the planned housing.



Apple Tree Lane - Preliminary Architect's Drawing



St Joseph Street - Preliminary Architect's Drawing

Images generated by Simon Associates, Inc., Columbia MO

BCFR building designs will meet the agency's mission and community need, as well as complement existing housing and enhance the character of our neighborhoods.

4632 APPLE TREE LANE

Boone County Family Resources purchased 4632 Apple Tree Lane in 1991. The property, located in Southwest Columbia, is within the Cedar Lake Subdivision. Initially, BCFR used the 4-unit/8 bedroom building built in the early 1980's as a location for residential services; more recently the apartments have served as rental housing for persons with developmental disabilities.

The Agency will replace the building (fraught with structural issues) with a new building that includes 13 one-bedroom and 2 two-bedroom apartments.

302 ST JOSEPH STREET

BCFR purchased three adjacent lots on St Joseph in 2011, intending to meet housing needs of individuals served by the agency who live independently with minimal supports. The Central Columbia location offers easy access to community amenities and public transportation.

The new building is designed to blend into the historic North Village neighborhood as it features a front façade similar to the roof and porch lines of the nearby single family homes. It will include 11 one-bedroom and 2 two-bedroom apartment homes.

BCFR's MISSION

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.

The purpose of the proposed development is to expand availability of affordable, accessible, energy-efficient housing for people with disabilities in our community.

Consistent with the agency's mission, the new apartments will enhance opportunities for people with developmental disabilities to thrive, connect, and achieve.

- ✦ Universal design features will enable people, regardless of disability, to **thrive** independently as possible in their own home for as long as they choose.
- ✦ Both housing projects are located near bus routes, in welcoming neighborhoods, enabling tenants to **connect** with others and to the larger community.
- ✦ Affordability features enable many who might not otherwise have the means to **achieve** goals for living in places they can call their own, in some cases for the first time.

BCFR'S COMMITMENT TO ENHANCING OUR NEIGHBORHOODS

- ✦ The 2015-2019 Columbia Consolidated Plan set a goal to expand the number of affordable housing units while incorporating universal design and energy efficiency. The Plan noted a particular need for 1-bedroom units, as single person house-holds are the most likely to be cost-burdened renters and wait lists range from 1 to 5 years.
- ✦ Tenants of the agency have historically been responsible, long-term residents who offered diversity and stability to the neighborhood in which they were living.
- ✦ BCFR employs a full-time property and facilities maintenance manager and has maintenance staff on call.
- ✦ BCFR maintains an annual capital projects budget and 5-year capital projects plans to maintain a schedule of interior and exterior upgrades so the buildings and grounds remain attractive and in good condition to help maintain property values in the neighborhood.
- ✦ The new buildings will be visually compatible and complementary to the surrounding homes. The shape, height, materials and location of the buildings will be in harmony with the external design and location of adjacent structures. Sidewalks, landscaping and planned green space around the buildings will enhance the neighborhood.
- ✦ Buildings will meet all current zoning and code requirements.
- ✦ BCFR appreciates the suggestions and feedback received from the Cedar Lake Homeowner Association and the North Central Columbia Neighborhood Association. We look forward to continuing to relate to these groups as plans continue to move forward.

WHO IS

BOONE COUNTY FAMILY RESOURCES?

- ✦ BCFR was established under state statute in 1976 with a special property tax to serve persons in Boone County with a diagnosed developmental disability.
- ✦ BCFR has provided residential services and managed housing since 1977.
- ✦ The Board of 9 persons is appointed by the Boone County Commission and provides policy and fiduciary oversight.
- ✦ The agency annually serves over 1,400 persons of all ages; the majority live with their family or in their own home.
- ✦ BCFR promotes inclusion by providing support for living, working and playing in our community.
- ✦ Programs include: service coordination and connection to resources; life and work skills training, and supported living residential services.
- ✦ Individuals choose providers for services identified within their annual Individual Plan.
- ✦ BCFR has held national accreditation from the Commission on Accreditation of Rehabilitation Facilities (CARF) since 1985. CARF accreditation assures quality in key areas including service delivery and involvement of individuals in developing their Individual Plan.
- ✦ Visit our website to view our Annual Report, newsletters, resources and the success stories of persons served who have reached their goals or connected to their community.

WHAT IS A DEVELOPMENTAL DISABILITY?

A Developmental Disability is a physical or mental condition which presented while the person was developing, before age 22, and is life-long or of extended duration.

Individuals with developmental disabilities experience difficulty with two or more of the following: walking, talking, self-care, self-direction, learning, getting and keeping a job and independent living.

Eligibility for services from Boone County Family Resources is determined by the Missouri Department of Mental Health, Division of Developmental Disabilities and dependent upon Boone County residency.