

## **Columbia City Council Work Session Minutes**

Monday, November 17, 2014 5:00 p.m.

City Hall – Conference Room 1A/1B

701 East Broadway

**Council members present:** Mayor McDavid, Ginny Chadwick, Mike Trapp, Karl Skala, Ian Thomas (arrived at approximately 5:10), Laura Nauser (arrived at approximately 6:37), and Barbara Hoppe

**Absent:** None

---

Mayor McDavid called the meeting to order at approximately 5:02 p.m.

### **Columbia Housing Authority Renovation of Public Housing:**

City Manager Mike Matthes introduced Phil Steinhaus, Director of the Columbia Housing Authority (CHA). Mr. Steinhaus introduced other guests in attendance with him including two CHA Board Commissioners; Genie Rogers, Chair and Mary Anne McCollum, Vice Chair as well as Ken Nuernberger, ND Consulting Group.

Mr. Steinhaus provided an overview of current CHA public housing properties. There is a total of 719 units downtown. This includes a family site with 294 units, the Bear Creek Family Site with 78 units, Oak Towers with 147 units for the elderly, and Paquin Tower with 200 units for the disabled and elderly. He explained the housing choice voucher and family self-sufficiency programs. The Housing Choice Voucher Program issues 1,147 through the Vouchers Veterans Administration Supportive Housing (85 vouchers), Shelter Plus Care (65 vouchers) & TBRA (15 vouchers). CHA Low-Income Services (CHALIS) includes a 501(c)3 Family Self-Sufficiency & Independent Living Programs. He then reviewed the affordable housing income levels and explained that CHA will renovate 719 units of Public Housing in five (5) phases: 2014 – 2017. Rental Assistance Demonstration Program (RAD) will convert to long-term contract rentals. Low-Income Housing Tax Credits (LIHTC) from MHDC is a combination of 4% and 9% credits. Mr. Nuernberger added that CHA is the only RAD approved housing authority in the community. Mr. Steinhaus explained that RAD is a new HUD Pilot Program designed to encourage housing authorities to transition from the public housing financial model to the more stable Project-Based Section 8 model. Conversion to long-term contract rents through the RAD program allows housing authorities to convert their unpredictable Public Housing subsidies to a long-term contract rent under the Project-Based Voucher Program (Section 8). Substantial renovation of public housing through this conversion is based on the CHA renovating current public housing stock to a level that may be sustained for 15 to 20 years. He reviewed public housing finances and explained the RAD conversion noting that this will not change the rent due to tenants,

which will remain at \$150 per month. He overviewed the public housing renovation phases and discussed some of the renovations needed including: aging plumbing and sewer systems, uneven floors due to settling ground and "Floating Slab" design, poorly insulated walls and ceilings, old H/VAC systems and poor circulation, 3 bedroom units have 1 bedroom with no H/VAC, inadequate electrical service, common water system and aging water pipes, units retrofitted with double roofs, second story windows do not allow fire escape and many other concerns.

Mr. Steinhaus reviewed funding sources noting primary sources to be State and Federal 9% Low Income Housing Tax Credits (LIHTC) from MHDC and State and Federal 4% LIHTC financing & Tax exempt bonds. Gap funding sources include HOME funds from Missouri Housing Development Commission or City of Columbia; Community Development Block Grant (CDBG) Funds administered by the City of Columbia; Federal Home Loan Bank of Des Moines's Affordable Housing Programs. He reviewed allocations of the 9% LIHTC and explained that he is asking Council to adopt a resolution stating the priority for the city is to renovate public housing.

Council person Skala asked what happened in 2012 to reflect such different numbers. Mr. Steinhaus explained that many funds that year were allocated to Joplin due to the tornado. Council person Hoppe noted that in the past there were concerns and issues for residents and asked if that has been resolved. Mr. Steinhaus replied absolutely, and added that RAD has a series of guarantees for residents as well. This will be no different for residents making payments, but the housing conditions will be improved.

Mr. Matthes added that this item is on the Council Consent Agenda at tonight's regular meeting which will be in time for decision making at the State level which will be happening in December. Council person Chadwick asked if we have a State lobbyist to help on this effort. Mr. Matthes replied yes, he can work on this issue. Ms. Chadwick asked if there are other things Council can do to reach out. Mr. Steinhaus explained that the handout provided includes contact information for those to contact in support of this. Mr. Nuernberger added that this will be approved by December 5<sup>th</sup>, so any contacts made should be done in the next few days. Council person Trapp supports this and encouraged those to make personal calls. He added that it fits in with the Comprehensive Plan and would be great to lock in Federal support through RAD funding which can't be done without the support of the State. Locking in Federal support would be critical. Mr. Matthes added that affordable housing goals are long term goals of the Council and this could move the needle on that.

Documents provide by Columbia Housing Authority regarding this item can be viewed at the following link:

<https://www.gocolumbiamo.com/CMS/bcmanager/downloadfile.php?id=15822>

The full presentation on this item can be viewed at the following link:

<https://www.gocolumbiamo.com/CMS/bcmanager/downloadfile.php?id=16002>

### **Transit Survey Results:**

Mr. Matthes introduced Toni Messina, Civic Relations Manager who explained that this is first opportunity to provide details of the survey results. Chris Tatham, ETC Institute explained that he has been doing surveys for 20 years and noted the purpose of this is to assess current usage and perceptions of existing transit services in the City of Columbia; to identify ways to improve transit services in the City, and; to assess support for increased funding for public transit services. He reviewed the methodology for the survey and provided a survey description to be a four-page survey taking approximately 10-15 minutes to complete. The method of administration was by mail, phone, and online to randomly selected sample of households in the City. The sample size was 668 completed surveys (goal was 400), with a confidence level of 95% and a margin of error of +/- 3.8% overall. He showed a map location of respondent's homes and felt there was good representation throughout the city with the core city being most supportive of transit.

Mr. Tatham reviewed major findings and explained that 1 in 4 have used transit which is not unusual. Frequency showed that most do not use service frequently. Shopping & work were top reasons, followed by medical and social activities. Council person Chadwick inquired if the survey asked if they are employed. Mr. Tatham said yes and the data could be broken out. He continued to explain that perceptions of the current service quality show that most are satisfied. Opportunities for improvement include service offered to more destinations, getting to a destination faster and having more stops closer to people's homes. In regard to funding related issues, results showed that a majority of residents support increasing funding, but do not know how much to increase. They broke down proposals in the survey questions, but did not get overwhelming support. Most residents supported the 3% increase in visitors' tax and or an increase of general city sales tax by 1/2th of a cent for 3 years. He did not recommend sending these items to a ballot at this time without educational campaigns. Mayor McDavid added that the 3% would equate to about \$1.8 Million and added that there are really four transit systems in town: contract shuttle with half our ridership using that service, Para-Transit, apartment shuttles and our system. The successful models in other University towns involved widespread participation with the University. To be successful we must replicate those models. Ms. Chadwick asked why the survey was conducted when students aren't in town. Mayor McDavid replied that they should be polled separately because but they are different constituents. Council person Thomas added that the University conducted a student poll a few years ago, 75% said they'd pay

more for better transit and 55% said they would pay double what they pay for better service. Mr. Skala added that we must figure out this relative relationship. Mr. Tatham provided a summary and noted that most residents are not currently using public transit service in Columbia; the improvements to public transit that residents think are most likely to lead to higher ridership are: Adding stops that are closer to people's homes; Adding service to more destinations; Even though most residents are not currently using public transit services in Columbia, a majority think funding for public transit services should be increased; The preferred sources of funding expanded public transit services are: a 3% increase in the tax charged on hotel rooms and a 1/20th of a cent sales tax for 3 years. Mayor McDavid added that he hears that we are wasting money on buses, but this helps show that citizens do want and need the service and that it should be funded. Mr. Thomas added that 60% support increase funding, but there are very few riders. Mr. Matthes noted that the actual FY15 budget includes streets with \$5.9M, Transit \$2.6M, and Airport at \$1.8M. Ms. Chadwick asked what amount we get from the fare box. Mr. Matthes replied that it was about \$260,000 or 5% of the budget. Public Works Director John Glascock added that we won't have contracts next year with apartments since they are providing direct transport since the black route isn't direct enough. Mr. Matthes added that the fare free is a goal that could be attainable. Council person Trapp would like to see how have numbers compared since COMO Connect. Mr. Glascock noted that they have counters on busses to see where people get on and off and totals are about the same as before COMO Connect. He will get something to Council in December to give 6 months of data. Mr. Matthes noted that we are prepping an RFP for further transit study by a consultant. They will do route analysis among other things. Council should think about the scope of that project. Ms. Chadwick asked how Lawrence, KS does their model. Mr. Thomas replied that they have two primary funders, each with a contract for bus service. This might be a model to consider. The consultant should look at all services, the surveys, routes, etc. Mr. Matthes will take council comments on the RFP by email.

The full presentation on this item can be viewed at the following link:

<https://www.gocolumbiamo.com/CMS/bcmanager/downloadfile.php?id=16003>

### **GIS Update:**

Matt Gerike, GIS Manager explained that it has been over a year since they updated Council on their projects. Recent projects included trails, snow status updates, downed limbs requests after the big July storm among other items. He noted that GIS Day is November 19<sup>th</sup> and this is geography awareness week. Today he would like to highlight three new products and update existing product. All are accessible through the City MAPS tab on the city web site. He displayed the new Maps and Apps directory making an easier way to search for, discover, and use maps, web maps, and data. This item is going

live today. Community Dashboard is another new feature which updates nightly with data. This enables accessibility of transactional information and had a soft opening in October 2014. Stormwater Management Practices Map Tour is a tool to aid business units in stormwater management education. Mr. Gerike added that the historical utility information has been updated based on the council policy resolution. He has also made improvements to the site for flow and has not received any comments from upset people. Council person Chadwick noted that the Environment and Energy Commission recommends adding other data for Water and Light and she asked if we could we do that. Mr. Gerike replied that we could, but that data comes from a different office and would need to see if they want the data on there but technically, it can be done.

The full presentation on this item can be viewed at the following link:

<https://www.gocolumbiamo.com/CMS/bcmanager/downloadfile.php?id=16004>

At approximately 6:45 p.m., Mayor McDavid made a motion for the City Council of the City of Columbia, Missouri, to immediately hold a closed meeting in Conference Room 1A/1B of City Hall, 701 E. Broadway, Columbia, Missouri, to discuss legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys as authorized by Section 610.021(1) RSMo. The motion was seconded by Mr. Trapp.

The vote was recorded as follows: VOTING YES: MCDAVID, CHADWICK, TRAPP, SKALA, THOMAS, NAUSER, HOPPE. VOTING NO: NO ONE.

At approximately 6:46 p.m., the City Council went into closed session pursuant to RSMo Section 610.021(1).

There being no further discussion, the meeting adjourned at approximately 6:57 PM.