



BOONE POINT AFFORDABLE HOUSING

Lease-Up anticipated in early Fall 2017



Images generated by Simon Associates, Inc., Columbia MO



BOONE POINT SOUTH

4630 APPLE TREE LANE

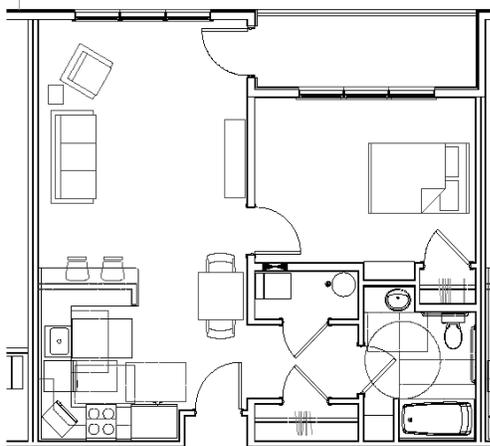
Located in southwest Columbia, the property is within Cedar Lake Subdivision. The single-story building has 13 one-bedroom and 2 two-bedroom apartments. Four apartments are fully accessible. Included are: energy efficient appliances (stove, refrigerator, microwave, and dishwasher) shared laundry, patio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

BOONE POINT CENTRAL

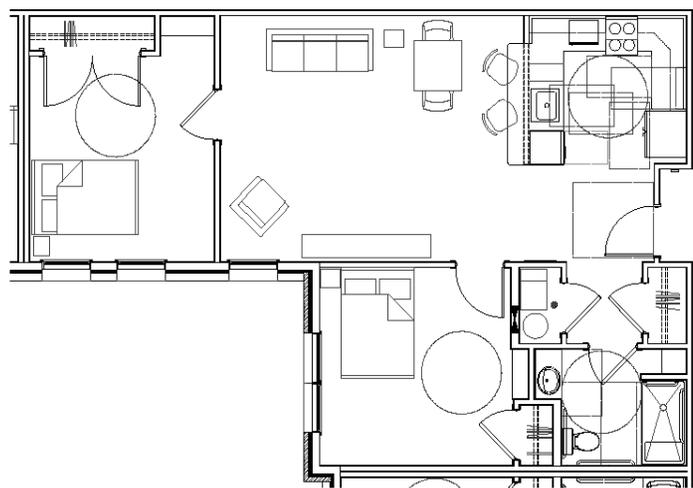
306 ST JOSEPH STREET

Located in central Columbia, the property is within the historic North Village neighborhood. The two-story building has 11 one-bedroom and 2 two-bedroom apartments. Four 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 district.

Typical One-Bedroom Floor Plan



Typical Two-Bedroom Floor Plan



QUALIFYING TENANTS:

- ✦ include a household member with a qualifying condition such as a developmental disability.
- ✦ are capable of living independently or with minimal supports.
- ✦ are a resident of Boone County, Missouri.
- ✦ have verifiable employment, Social Security, pensions or other forms of stable income; meet income limits at occupancy and annual recertification.
- ✦ full time students are typically ineligible for residency.
- ✦ meet the affordability guidelines, excluding amounts paid by Section 8 or other rental assistance.

The maximum allowable income by household size is 60% of the Boone County Area Median Income (AMI). Ask us for information about the AMI. The 2017 limits are:

Family Size	1 person	2 persons	3 persons	4 persons
Income Limit	\$31,260	\$35,760	\$40,200	\$44,640

- ✦ pass the criminal background check and personal reference checks.
- ✦ have established a good rental history with previous landlords (if applicable) and have an acceptable recent credit history, based upon a formal credit check.
If an applicant does not meet the qualification criteria of rental history or recent credit history, the use of an approved guarantor or the payment of an additional Security Deposit (equal to one month's rent) may be considered as compensation for a lack of rental and credit history.
- ✦ 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.

PREFERENCE WILL BE EXTENDED TO APPLICANTS:

- ✦ who are currently paying over 30% of income in rent and utilities.
- ✦ who are displaced, homeless or at-risk for homelessness.
- ✦ who are in substandard housing, in unsafe living situation and/or at risk for abuse, neglect or exploitation.
- ✦ living with, or receiving support from, elderly or seriously ill family members or caregivers.

Persons needing an accessible unit will be given preference for the accessible units.

FOR MORE INFORMATION ABOUT THE APARTMENTS OR MAKING APPLICATION, CONTACT:

Laura Cravens at 573-874-1995 or lcravens@bcfr.org

BOONE COUNTY FAMILY RESOURCES

Supporting individuals with developmental disabilities 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.

Website: www.bcfr.org

FUNDERS:

Missouri Housing Development Commission (MHDC): Tax credits and a construction loan for the \$5.4 million project. MHDC administers the federal and state tax credit programs which are incentives for investors to participate in affordable housing production.

Midwest Housing Equity Group is the federal tax credit investor.

Sugar Creek Capital LLC is the state tax credit investor.

Federal Home Loan Bank of Des Moines: A \$200,000 Affordable Housing grant. The local partner/sponsor bank was Central Bank of Boone County.

Community Development Block Grant (CDBG): The City of Columbia CDBG program awarded funds for the project.

DEVELOPMENT TEAM:

Owner/Developer: Boone County Family Resources/Life and Work Connections, Inc.

Co-Developer: North Star Housing LLC, Grain Valley, Missouri

Architect: Simon Associates, Inc., Columbia

MANAGEMENT:

Professionally managed by Boone County Family Resources and Sugar Creek Realty

BACKGROUND

Boone County Special Needs Affordable Housing Limited Partnership was formed by Life and Work Connections, Inc. (an affiliated non-profit of Boone County Family Resources) and North Star Housing, LLC in 2015. The Partnership's goal, to build affordable, accessible and energy-efficient housing for individuals with disabilities, meets a need identified in the Columbia Consolidated Plan and by 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.