FRC Housing
Columbus, Nebraska
Former Columbus Community Hospital
Columbus Family Resource Center (FRC) - background

- Mid 1990s - local non-profits and state unemployment leaders discussed founding a Family Resource Center
  - Service providers could co-locate
  - Funds weren’t available
  - Challenges:
    - Acquisition
    - Development
    - Management of such a facility
- 2000 - Columbus Community Hospital built new campus in NW part of town
  - No plans for old building
    - Central location in town
  - Family Resource Center idea re-surfaced
New Hospital
Needed to Recruit Anchor Organization

- Cornerstone organization needed to sustain FRC
- Enter Boys and Girls Home (Sioux City, IA)
  - Moved down in 2001
  - Alternative school for Columbus Public Schools
  - Residential program for adolescents
  - Served as landlord for Family Resource Center concept
- Non-profit and state agencies began leasing space
- Only worked because of hospital’s full support
  - Transferred facility to Boys and Girls Home
    - Stayed for a decade
Boys and Girls Home’s departure

Decided to leave in 2011
- Informed tenants they had to leave by August 2011

Community leaders stepped up again
- March 2012 - building transferred to Columbus Community Foundation, Inc. (CCF)
  - 501(c)3 non-profit
  - Formed in 1990 for community improvement
- CCF placed a manager in the building
- Went right back to work fundraising
  - Local projects
  - Deferred building maintenance
    - Roof, HVAC, other upgrades - $450,000
- But still vacant space on second and third floors
Columbus Senior Center arrived 2013

Building became a hub of local activity

Average number of tenants stabilized
- 12-14 organizations

Second floor tenant moved out 2016
- Discussion of conversion into senior housing re-emerged
- Senior Center leased additional first floor space in 2017
- Stage was set for pursuing senior housing on second and third floors
Seeking New Vision - Recruiting the Team

- Family Resource Center (Columbus, NE)
- Mesner Development Co. (Central City, NE)
- Control Management Inc. (Omaha, NE)
- Dicon Corporation (Omaha, NE)
- ASK Studio Architects (Des Moines, IA)
- Midwest Housing Equity Group (Omaha, NE)
West half of the building will be renovated
First Floor Renovations

- Columbus Community Foundation is upgrading first floor
  - All new LED lighting
  - Modernized boiler system
  - New areas of finish for tenants

- Estimated energy savings of $50,000/year for the Foundation
Columbus Family Resource Center - current first floor non-profit tenants

- Columbus Senior Center
- Columbus Area United Way
- The Arc of Platte County
- Big Pals - Little Pals
- Boy Scouts of America
- Centro Hispano Comunitario
- Goodwill Industries of Greater Nebraska
- Keep Columbus Beautiful
- Platte County Food Pantry
- Platte Valley Literacy Association
Second and Third Floor Renovations - CRANE Awarded February, 2019

- Federal Low Income Housing Tax Credits (NIFA)
- Nebraska Affordable Housing Tax Credits (NIFA)
- National Housing Trust Funds (DED)
- Deferred Developer Fee
Demolition of original hospital building

- Cost-prohibitive to renovate
Outdoor space in its place

- New covered entrance
- Community area
Second Floor Renovations

- 17 one-bedroom apartments
- Two two-bedroom apartments
- Community room
Third Floor Renovations

- 12 one-bedroom apartments
- Three two-bedroom apartments
- Fitness area
Sample one-bedroom unit
Sample two-bedroom unit
Features

- Range, refrigerator, dishwasher, garbage disposal, microwave
- Washer and dryer in each unit
- High-speed internet
- Landscaping, snow removal, trash, and utilities included
- Elevator access
- Basement for storm shelter
- Furnished community room
- Exercise area
- Storage area for each unit
Total of 34 senior apartments

- Five two-bedroom
- 29 one-bedroom
- All units for households at or below 60% Area Median Income
  - 11 units for households at or below 30% Area Median Income
- Community room, Fitness area
Senior Center continues to add new programs

Should become more popular with new residents upstairs

- Congregate meals
- Activities
- Volunteer opportunities in the building
For more information:

Don Heimes, Manager
Columbus Community Foundation, Inc.
(402) 910-1548
donheimes@yahoo.com

Kathy Mesner, President
Mesner Development Co.
(308) 946-3826
Kathy@mesnerlaw.com