

Introduced by _____ Council Bill No. R 168-13

A RESOLUTION

setting a public hearing to consider an amendment to the
FY 2013 Annual Action Plan for CDBG and HOME funds.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS
FOLLOWS:

SECTION 1. A public hearing will be held before the City Council of the City of
Columbia, Missouri in the Council Chamber in the City Hall Building, 701 E. Broadway,
Columbia, Missouri on September 16, 2013, at 7:00 p.m. to consider an amendment to the
FY 2013 Annual Action Plan for CDBG and HOME funds. All citizens and interested
persons will be given an opportunity to be heard.

SECTION 2. The City Manager, or the Manager's designee, is hereby directed to
cause notice of this hearing to be published in a newspaper of general circulation in Boone
County, Missouri.

ADOPTED this _____ day of _____, 2013.

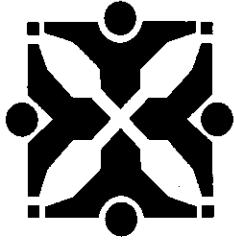
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - CDBG/Home ^{TT} Agenda Item No:

To: City Council

From: City Manager and Staff 

Council Meeting Date: Sep 3, 2013

Re: Set Public Hearing for an Amendment to the FY 2013 CDBG and HOME Annual Action Plan

EXECUTIVE SUMMARY:

The U.S. Department of Housing and Urban Development's (HUD) Citizen Participation rules require jurisdictions to consider any comments or views of citizens at a public hearing prior to submitting an amendment to the Annual Action Plan. In order to comply with this requirement, staff has prepared a resolution setting a public hearing on the FY 2013 Annual Action Plan for September 16, 2013. The full report will be provided to the Council prior to the September 16, 2013 public hearing.

DISCUSSION:

The Annual Action Plan provides an update on the actions the City will take to meet the priority needs, goals and objectives of the 2010-2014 Consolidated Plan during FY2013. The City submitted its FY 2013 Annual Action Plan to HUD in November of 2012. Actual funding for FY 2013 is \$886,726 for CDBG and \$417,224 for HOME. Council approved an amendment to the FY 2013 Action Plan on April 15, 2013, reprogramming \$65,300 in CHDO funds to Show-Me Central Habitat for Humanity to construct a net-zero energy usage house at 413 W. Ash and then later approved an amendment on August 5, 2013 reconciling the differences in funding amounts for projected and official HUD CDBG and HOME funding allocations in FY 2013.

City staff is proposing an amendment to the FY2013 Annual Action Plan in order to allocate a significant increase in CDBG program income received during the current fiscal year. The City receives CDBG program income from loan payments, as well as from loan payoffs as property ownership transfers. CDBG program income typically goes towards additional owner occupied rehabilitation projects. The City has received an average of approximately \$35,000 per year in CDBG program income over the past 5 years. In 2013, the City received \$140,000 in CDBG program income, or 4 times the normal yearly amount with several months remaining in the year. HUD guidelines require City's to have a balance of no more than 1.5 times their annual CDBG allocation 60 days prior to the end of the calendar year. Program income also impacts this expenditure requirement for CDBG.

City staff is proposing an amendment to the FY 2013 Action Plan that allocates \$108,035 in CDBG program income to downtown sidewalks projects improving accessibility and ADA compliance. CDBG Downtown Sidewalk projects currently have 179,000 in CDBG funds allocated for accessibility improvements. The additional CDBG program income will allow the City to further utilize its resources on additional sidewalk accessibility projects. A full report will be provided prior to the September 16, 2013 hearing.

FISCAL IMPACT:

Setting a public hearing has no fiscal impact.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

Setting a public hearing has no vision impact

SUGGESTED COUNCIL ACTIONS:

The Council should pass a resolution to set a date for a Public Hearing for September 16, 2013 to consider the 2013 Annual Action Plan.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	Yes
Amount of funds already appropriated	\$0.00	Duplicates/Epands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	



Fourth Program Year Action Plan

The CPMP Fourth Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

ATTACHMENT A Narrative Responses

GENERAL

Executive Summary

The Annual Action Plan details the proposed sources and uses of funds available from HUD, including Community Development Block Grant (CDBG) and HOME funds, and outlines the accomplishments resulting from the use of HUD funding in the City. This year's Action Plan was written pursuant to the implementation of the third year of the City's five year Consolidated Plan for program years 2010 through 2014. The Plan was developed in accordance with the City's adopted Citizen Participation Plan, as amended as part of this year's plan to include updated technology. A more detailed summary of the 2013 CDBG and HOME Budget is presented in Tables 1 and 2.

A. Sources of HUD Funding:

1. \$802,000 of CDBG and \$463,000 of HOME funding as indicated below in Tables 1 and 2;
2. \$120,000 in reprogrammed CDBG funds;
3. An estimated \$50,000 of CDBG and \$75,000 of HOME Program Income;
4. Funding through the HUD Continuum of Care administered by the Missouri Housing Development Commission will be awarded during 2012. Funding applications are being prepared at this time. Funds awarded in 2012 with 2011 funding include:
 - \$37,450 to continue the *Salvation Army/Harbor House* program for case management and supportive services.
 - \$71,122 for a one year renewal for *Phoenix Programs/Voluntary Action Center's* Project Bridge.
 - \$74,113 for renewal of the *Phoenix Programs* "At Home" permanent housing program for those with substance abuse problems.
 - \$325,380 for Shelter plus Care funding for the Columbia Housing Authority.Total renewals are \$508,065.
4. \$75,000 in Emergency Shelter Grant(ESG) funding is estimated to be provided for Emergency Shelter projects through the State of Missouri ESG Program;
5. HUD Funding for the Columbia Housing Authority annual plan for the year ending 2012 supports the management and maintenance of 719 public housing units and 1062 rental assistance vouchers, including:
 - \$2,209,318 for its *public housing operating fund*;
 - \$835,363 for its *public housing capital fund*;

- \$6,725,683 for *Section 8 Rental Assistance Programs*;
 - \$315,000 for the Shelter Plus Care Housing Choice Vouchers;
 - *Resident Opportunity Self-Sufficiency (ROSS) Programs*:
 - *Public Housing Ross Service Coordinator*: 65,900
 - *Housing Choice Voucher Family Self-Sufficiency Program (Section 8)*: \$51,378 will provide funding to coordinate with job training and homeownership assistance classes for assisted tenants.
 - *Public Housing Family Self-Sufficiency Program*: \$52,396 to provide self-sufficiency programs for CHA Residents.
 - *Drug Free Community Grant*: \$125,000 for public housing safety and security
6. *Community Housing Options*, a local not-for-profit housing development organization is applying for funding through the Missouri Housing Development Commission for Low Income Housing Tax Credits to help build 16 units of housing on the corner of Vandiver and Oakland Gravel Road.
7. *Jeffery Smith Development Company* has been awarded Low Income Housing Tax Credits through MHDC to build an additional 42 units of housing for senior citizens. \$620,000 in federal 9% tax credits, and \$620,000 in state 9% tax credits.
8. *Burrell Behavioral Health* has been awarded Section 202 HUD funds to build supportive housing for senior citizens at Edenton & Bodie Drive in north central Columbia.
9. *The Columbia Housing Authority and New Horizons Community Support Services, Inc.* have submitted a joint application to the Missouri Housing Development Commission (MHDC) for 9% Low-Income Housing Tax Credits to support the development of a 47 unit affordable housing project.

TABLE 1: FY 2013 CDBG PROGRAM

	<u>Approved</u> 08/5/2013	<u>Amendment</u> 9/16/2013
COMMUNITY DEVELOPMENT BLOCK GRANT RESOURCES		
Estimated Entitlement Amount	\$886,726	
Reprogrammed	\$120,000	
Reprogrammed	\$32,837	
<i>Program Income</i>	\$108,035	
PROPOSED USES of CDBG FUNDS		
Housing Programs		
Owner Occupied Housing Rehabilitation	\$82,007	\$82,007
Neighborhood Response Team Code Enforcement	35,000	35,000
Neighborhood Response Team Demolition	30,000	30,000
Homebuyers Classes	15,000	15,000
BCCA Senior Home Repair Program	56,000	56,000
SIL RAMP Program	60,000	60,000
Homeownership Assistance Program	42,000	42,000
Public Improvements		
<i>Downtown Ramps</i>	179,000	287,035
Worley Sidewalks Phase II Construction	194,500	194,500
Community Facilities, Services and Economic Development		
Columbia Housing Authority Park Avenue Head Start	84,000	84,000
Job Point Nursing/Heavy and Highway Training	76,180	76,180
REDI and CMCA Career Center	32,500	32,500
HUD Mandated Fair Housing Set-aside	11,500	11,500

Planning and Administration

Administration
Community Dev., Housing & Neighborhood Planning

109,796 109,726
32,080 32,080

TOTAL CDBG**\$1,039,563 \$1,147,598****TABLE 2: FY 2013 HOME PROGRAM****HOME RESOURCES**

HOME Entitlement \$417,224 417,224
Reprogrammed CHDO 65,300 65,300

Proposed Uses of HOME Funds

CHA Tenant-Based Rental Assistance 106,000 106,000
Rental Production 175,250 175,250
Community Housing Development Organizations 69,450 69,450
Reprogram 2008 CHDO Show-Me Central Habitat 10,300 10,300
Reprogram 2009 CHDO Show-Me Central Habitat 55,000 55,000
Homeownership Assistance 24,802 24,802
Administration 41,722 41,722

TOTAL HOME**482,524 482,524****B. Specific Objectives, Outcomes, and Performance of CDBG and HOME Projects**

Below is a statement, by national objective and national outcome measures of the projected accomplishments for CDBG, HOME and other HUD funded activities within the next year. Where the objective is similar to one carried over from a previous year, the accomplishments to date on that objective are stated for the 2013 year.

1. National Objective of Providing Decent Affordable Housing: Through the use of CDBG and HOME funding during 2013, this Plan provides for the ability of the City to facilitate the provision of 16 units of affordable rental housing, the purchase 17 of units of affordable new and existing owner occupied housing, 53 home rehabilitation and repair projects through City and not-for-profit Agency programs, and 20 special needs households assisted Tenant-Based Rental Assistance. The City proposes to make housing assistance available for 106 units of housing.

Objective 1: Policy on Affordable Housing: The City Council should adopt an overall policy statement to further institutional changes in affordable housing. The policy should be part of a new comprehensive plan currently being developed by the City. For 2013, completion of a draft plan including an affordable housing policy is expected.

2012: Affordable housing was identified as a contributing factor to creating a livable community including specific aspects that need to be addressed to reduce housing costs.

Objective 2: Establish a locally administered Housing Trust Fund to help provide decent affordable housing. For 2013, appoint a board to oversee a housing Trust Fund.

2012: Community Development Director, City Manager, and Columbia Housing Authority CEO have been meeting to explore implementation.

Objective 3: Create a new position for an affordable housing planner to act as the City's advocate for comprehensively developing affordable housing recommendations contained in this report.