



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - CDBG/Home

To: City Council

From: City Manager & Staff

Council Meeting Date: March 21, 2016

Re: Public Hearing for 2015 Consolidated Annual Performance Report (CAPER)

Executive Summary

The City receives Community Development Block Grant and HOME Investment Partnership (HOME) Funding from the Department of Housing and Urban Development (HUD) annually due to its population and demographics. The City of Columbia is required to submit a Consolidated Annual Performance Report (CAPER) in order to receive additional funds. The CAPER is documentation required by the U.S. Department of Housing and Urban Development (HUD) summarizing CDBG and HOME expenditures, and progress in meeting the goals and objectives of the City's 2015-2019 Consolidated Plan during calendar year 2015. Prior to submission of the CAPER to HUD, the City's Citizen Participation Plan requires a public hearing and requires any comments from interested parties to be attached.

Discussion

The CAPER evaluates performance of HUD funded activities in the City of Columbia. It reviews expenditures and progress in meeting objectives in 2015, the first year of the current five year plan period. The report includes uses of the City's CDBG and HOME formula resources that address the HUD national objectives to provide "decent housing, a suitable living environment, and expanded economic opportunity" for low-income populations. These activities include use of HUD funding, as well as other public and private funding. The City expended \$889,312 in CDBG funds, and \$502,345 in HOME funds during the reporting period.

The Community Development Commission (CDC) held a meeting on Wednesday March 9, 2016 to review the report. The CDC does not make recommendations on the CAPER to council; however it uses the report as a resource with evaluating priority needs for future efforts. Public comments on the CAPER will be accepted through March 28, 2016.

The CAPER is an opportunity to review performance of specific programs and activities against the objectives and performance measures that were established by the Consolidated Plan. The Consolidated Plan, approved by the Council in October 2014, is the City's long-range strategy for a five-year investment plan for community development, housing, and homeless services. It establishes annual objectives by activity and the CAPER examines progress on each objective. Areas with significant accomplishments included the following:

- Design of 3 sidewalk projects completed with construction to begin in 2016 (Worley intersection, N. Garth, Elleta Blvd)
- Services for Independent Living with the completion of 21 projects improving accessibility and home maintenance of elderly and disabled households.



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- Job Point completion of vocational training for 14 students.
- Significant progress on Lynn Street homes and neighborhood infrastructure (106 Lynn and 110 Lynn, street lamps, undergrounding of electrical)
- Increased Homeownership Assistance Program participation with 29 participants.
- Reality House renovations completed.
- Phoenix Programs facility expansion completed.
- Purchase of 11 properties for redevelopment.
- Demolition of 3 vacant and dilapidated properties (903 Garth, 3704 Southridge, 110 Lynn).

Additional initiatives with significant progress in 2015 include the Affordable Housing Symposium, which resulted in 132 attendees and the identification of 5 critical actions to further affordable housing in Columbia. Also, the City made significant progress towards forming a community land trust organization by identifying a site for the first project (Lynn Street Cottages) and identifying Michael Brown of Burlington Associates to assist in feasibility, planning and implementation.

The City CDBG/HOME loan portfolio balance was \$7,709,086.26 at the end of 2015, which is a slight increase in the balance of \$7,686,777.12 at the end of 2014.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Health, Social Services & Affordable Housing, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Strategic Plan Impacts:

Primary Impact: Social Equity, Secondary Impact: Infrastructure, Tertiary Impact: Economy

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Economic Development

Legislative History

Date	Action
10/7/2014	City Council adopted the 2015-2019 CDBG and HOME Consolidated Plan and 2015 Annual Action Plan.



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5/18/2015	Council approved an amendment to the FY 2015 Annual Action Plan.
2/16/2016	Council set hearing for public comment on the FY 2015 CAPER.

Suggested Council Action

Conduct the public hearing to accept public comment.

**City of Columbia FY 2015
Consolidated Annual Performance and Evaluation Report (CAPER)**

Report Summary:

The Consolidated Annual Performance and Evaluation Report (CAPER) is an annual report required by the U.S. Department of Housing and Urban Development (HUD) , in order for the City to continue to receive Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funding. The CAPER is a reporting document detailing CDBG and HOME expenditures and accomplishment data within HUD's required Integrated Disbursement & Information System (IDIS). The data contained within this report is formatted through HUD's online reporting system (IDIS).

The City of Columbia met all expenditure and funding commitment requirements in FY 2015 and had significant project accomplishments. A summary of expenditures can be seen in the following table:

FY 2015 CDBG and HOME Expenditures		
	CDBG	HOME
Administration	\$ 95,075.55	\$ 70,872.02
Planning	\$ 13,794.84	
Housing Rehab	\$ 179,906.08	\$ 36,481.12
Code Deficiency Abatement Program	\$ 26.50	
NRT Code Enforcement	\$ 27,918.53	
NRT Demolition	\$ 48,173.97	
Homeownership Assistance	\$ 96,358.00	\$ 156,788.46
Worley Intersection	\$ 28,792.60	
N. Garth Sidewalk	\$ 48,885.13	
HVAC and Pharmacy Training	\$ 76,636.00	
Phoenix Programs	\$ 50,000.00	
Homebuyers Class	\$ 8,845.69	
Job Point Nursing and Heavy Highway	\$ 53,318.00	
Reality House Renovations	\$ 67,480.00	
SIL Accessibility and Repair Program	\$ 79,686.94	
Fair Housing Set-aside	\$ 13,931.49	
CMCA Fair Housing Website	\$ 482.47	
CHDO		\$ 57,554.89
Tenant Based Rental Assistance		\$ 79,230.00
Habitat for Humanity-CHDO		\$ 39,684.50
Job Point		\$ 61,733.54
Total	\$ 889,311.79	\$ 502,344.53

The following items respond to CDBG and HOME Program regulation specific reporting criteria.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The City expended \$889,312 in CDBG funds and \$502,345 in HOME funds during FY 2015. Major project completions include the following:

- Design of 3 sidewalk projects completed with construction to begin in 2016 (Worley intersection, N. Garth, Ellata Blvd)
- Services for Independent Living with the completion of 21 projects improving accessibility and home maintenance of elderly and disabled households.
- Job Point completion of vocational training for 14 students.
- Significant progress on Lynn Street homes and neighborhood infrastructure (106 Lynn and 110 Lynn, street lamps, undergrounding of electrical)
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Additional initiatives with significant progress in 2015 include the Affordable Housing Symposium, which resulted in 132 attendees and the identification of 5 critical actions to further affordable housing in Columbia. Also, the City made significant progress towards forming a community land trust organization by identifying a site for the first project (Lynn Street Cottages) and identifying Michael Brown of Burlington Associates to assist in feasibility, planning and implementation.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Bus Shelters	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	0	0.00%			
Code Enforcement	Affordable Housing	CDBG	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	375	77	21.10%	75	77	102.67%
Community Facility Improvements	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	23	15.33%	30	23	76.67%
Community Facility Improvements	Non-Housing Community Development	CDBG	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	13		25	13	52.00%
Fair housing counseling	Affordable Housing Public Housing	CDBG	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50	6	12.00%	10	6	60.00%
Fair housing education to households	Affordable Housing Public Housing	CDBG	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	150	15	10.00%	30	15	50.00%
Fair housing education to housing professionals	Affordable Housing Public Housing	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	43	43.00%	20	43	215.00%

Homebuyer Assistance	Affordable Housing	HOME	Direct Financial Assistance to Homebuyers	Households Assisted	60	29	48.33%	12	29	241.67%
Homebuyer education	Affordable Housing	CDBG	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	450	107	23.78%	90	107	118.89%
Microlending	Non-Homeless Special Needs	CDBG	Businesses assisted	Businesses Assisted	15	1	6.67%	4	1	25.00%
New housing construction	Affordable Housing	HOME	Homeowner Housing Added	Household Housing Unit	15	0	0.00%	1	2	200.00%
Owner Occupied Rehabilitation	Affordable Housing	CDBG & HOME	Homeowner Housing Rehabilitated	Household Housing Unit	55	7	12.73%	8	7	87.50%
Removal of dilapidated structures	Affordable Housing Non-Housing Community Development	CDBG	Buildings Demolished	Buildings	15	3	20.00%	2	3	150.00%
Rental production	Affordable Housing	HOME	Rental units constructed	Household Housing Unit	4	0	0.00%	4	0	0.00%
Rental production	Affordable Housing	HOME	Rental units rehabilitated	Household Housing Unit	6	0	0.00%	4	0	0.00%
Repair of existing housing	Affordable Housing	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	200	27	13.50%	40	27	67.50%

Sidewalk Projects	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	0	0.00%	1000	0	0.00%
Vocational Training	Non-Housing Community Development	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	70	14	20.00%	14	14	100.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

All FY 2015 expenditures were high priority needs identified in the City's Consolidated Plan. The City provided CDBG funds for vocational training, affordable housing, sidewalks, fair housing, and renovation and expansion of facilities serving homelessness, ex-offenders and mental health facilities. All of the projects funded were identified as the highest priorities in the City's 2015-2019 Consolidated Plan. CDBG projects with significant progress can be seen below:

- Design of 3 sidewalk projects completed with construction to begin in 2016 (Worley intersection, N. Garth, Ellata Blvd)
- Services for Independent Living with the completion of 21 projects improving accessibility and home maintenance of elderly and disabled households.
- Job Point completion of vocational training for 14 students.
- Significant progress on Lynn Street homes and neighborhood infrastructure (106 Lynn and 110 Lynn, street lamps, undergrounding of electrical)
- Increased Homeownership Assistance Program participation with 29 participants.
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- Phoenix Programs facility renovations completed.
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CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	1	33
Black or African American	10	10
Asian	0	2
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	1	0
Total	12	45
Hispanic	0	2
Not Hispanic	12	43

Table 2 – Table of assistance to racial and ethnic populations by source of funds

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		1,005,735	889,311
HOME		1,109,586	502,344

Table 3 - Resources Made Available

Narrative

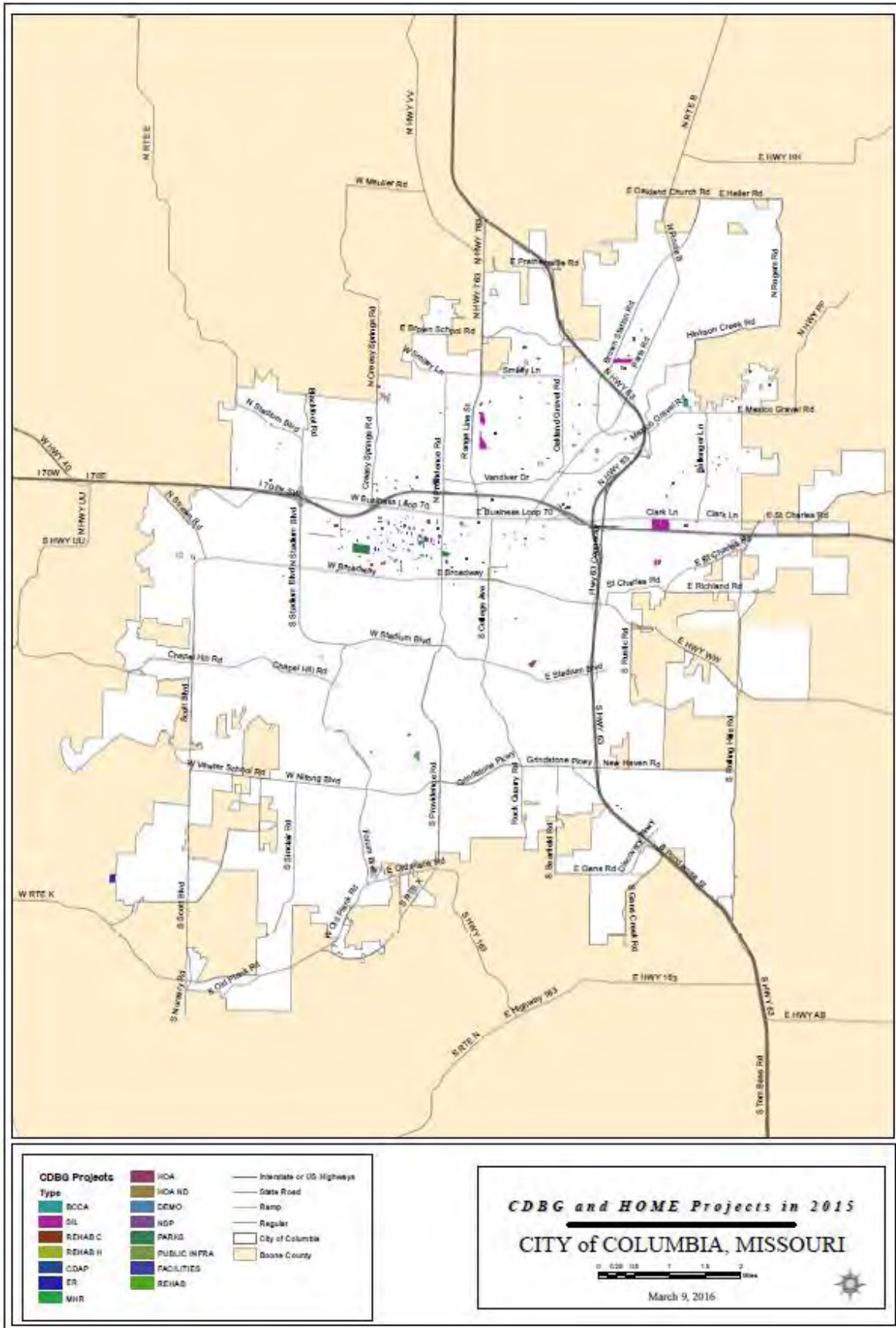
The City of Columbia met all CDBG and HOME expenditure and funding commitment requirements in FY2015. The City saw a significant increase in expenditures in the Homeownership Assistance Program, due to favorable market conditions and significant outreach and marketing of the program. The City expended \$253,146 in combined CDBG and HOME funds on the Homeownership Assistance Program, resulting in 29 first-time homebuyers and over \$2.9 million in private mortgages. The City also completed 2 significant renovation and expansion projects at the Phoenix Programs facility and Reality House resulting in additional beds and improved facilities for homeless ex-offenders and persons experience substance abuse. The City expended a significant level of CDBG funding on job training for low-income at-risk youth through Job Point's training programs, resulting in 14 students prepared for additional training or employment. A summary of City CDBG and HOME expenditures can be seen below:

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Eligible Area	17	21	
Citywide	4	6	
NEIGHBORHOOD RESPONSE TEAM AREA	79	73	

Table 4 – Identify the geographic distribution and location of investments

See Map on Following Page:



Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG and HOME funds leverage a significant amount of additional resources including federal, state and local funding. The City's Homeownership Assistance Program leveraged over \$2.9 million in private mortgages in 2015. The City's HOME funds also leverage a significant level of LIHTC funds from MHDC through the Columbia Housing Authority's Stuart Parker renovations, which included \$1,533,983 in federal and state 4% tax credits and \$11.4 million in tax exempt bond financing. City HOME funds also helped leverage a significant level of LIHTC funds through JES Dev Co Inc.'s Gentry Estates Phase II.

The City of Columbia Division of Human Services also funds approximately \$900,000 in social services through local general revenue. CDBG funds and Social Services funding are often provided to similar agencies and implemented to maximize funds available and builds agency capacity for services.

The U.S. Department of Housing and Urban Development (HUD) requires that the Participating Jurisdictions (PJs) that receive HOME funds match \$0.25 of every dollar. The matching requirement mobilizes community resources in support of affordable housing. The City of Columbia received \$369,532 in HOME funding for FY2015, requiring an annual match requirement of \$92,383. HUD allows Cities to rollover excess match from year to year and accumulate excess match. The City of Columbia has over \$1.7 million in excess match from previous years and gained additional match from projects funded through Show-Me Central Habitat for Humanity. The City of Columbia meets all match requirements for 2015.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,714,021
2. Match contributed during current Federal fiscal year	42,839
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,756,860
4. Match liability for current Federal fiscal year	89,756
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,667,104

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
2705 Andy Drive	08/16/2015	0	840	0	0	2,150	0	2,990
413 Ash	03/01/2015	18,079	840	0	0	2,150	0	21,069
6549 Daycrew	01/28/2015	0	4,340	0	0	2,150	0	6,490
6553 Daycrew	04/15/2015	0	10,140	0	0	2,150	0	12,290

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	170,914	170,914	79,230	84,909

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	33,270	32,035	0	0	0	1,235
Number	5	2	0	0	0	3
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	33,270	32,870	400			
Number	5	4	1			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		11	166,030			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	35	13
Number of Non-Homeless households to be provided affordable housing units	32	29
Number of Special-Needs households to be provided affordable housing units	40	12
Total	107	53

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	12
Number of households supported through The Production of New Units	2	3
Number of households supported through Rehab of Existing Units	86	36
Number of households supported through Acquisition of Existing Units	19	29
Total	107	80

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City of Columbia completed its Tenant Based Rental Assistance (TBRA) funded through the Columbia Housing Authority. TBRA was not identified as a high priority when compared to other affordable housing activities during the public input process. The 12 units served with TBRA in 2015 will be the last funded under the 2015-2019 Consolidated Plan years. The City exceeded its goals for producing new affordable owner occupied homes in 2015 and greatly exceeded its goals for homeownership assistance with 29 participants. The City was significantly behind in rehabilitation of existing housing due to staff turnover. The Housing and CDBG Programs workgroup is now fully staffed and expects high production in 2016 for its rehab and repair programs.

Discuss how these outcomes will impact future annual action plans.

These outcomes will impact future annual action plans in 2 ways. First, the City has hired new staff for its rehab and repair programs and expects to have higher production in 2016 and 2017. Second, the City will be dedicating additional HOME funds to the Homeownership Assistance Program, due to the demand for that program. The housing market changes in different cycles and low-income first time homebuyers are more adversely impacted by downturns in the housing market. The City is working to broaden the availability for homeownership opportunities for low to moderate income households, while market conditions are favorable.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	19	5
Low-income	6	8
Moderate-income	8	14
Total	33	27

Table 13 – Number of Persons Served

Narrative Information

The City served primarily extremely low-income and low-income households through its rehab and repair programs and Services for Independent Living's Accessibility and Repair Program. Households served through the City's Homeownership Assistance Program were primarily low to more moderate income households.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Basic Needs Coalition conducts point in time counts and coordinates project homeless connect. The point in time counts allows participant agencies to assess the level of homelessness needs in the community, as well as provide referral services and resources to homeless persons. Project homeless connect provides a multitude of services and referrals for homeless populations in Columbia. The City's 2015 Winter Point in Time Count resulted in identifying 243 sheltered/unsheltered individuals and 111 doubled up individuals experiencing homelessness in Boone County.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Columbia committed additional support Welcome Home and the Columbia Housing Authority's effort to provide emergency shelter and transitional housing needs for homeless veterans. The City has committed \$500,000 in City general revenue to this project, along with \$248,000 in CDBG funds. Construction is set to begin in summer of 2016. The City's strategic goals also include funding for transitional living facilities for homeless persons, ex-offenders and mental health facilities. The City funded 2 facility renovation projects that completed in 2015. CDBG funds provided the resources to expand Phoenix Programs facility serving persons suffering from substance abuse and Reality House's facility housing ex-offenders at risk of homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City also funded 2 facility renovation projects that were completed in 2015. CDBG funds provided the resources to expand Phoenix Programs facility serving persons suffering from substance abuse and Reality House's facility housing ex-offenders at risk of homelessness. The City's Division of Human Services also administers close to \$900,000 in local general revenue to assist social service providers serving these populations.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City contributed to helping homeless persons make the transition to permanent housing and independent living by providing funds for facilities operated by agencies that serve these populations and by expanding affordable housing options to these populations. Welcome Home provides emergency housing for homeless veterans. CDBG funding to this project will help expand emergency shelter funding for homeless veterans. CHA is also partnering with Welcome Home along with the VA to ensure veterans have additional transitional housing and supportive services.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

In May 2012, the Columbia Housing Authority (CHA) launched a new affordable housing initiative designed to strengthen and revitalize neighborhoods located in the Heart of Columbia, Columbia's First Ward. The CHA believes it should be a leader in the development of affordable housing that is energy-efficient and fully accessible to persons with disabilities. In this leadership role, the CHA will partner with other community organizations to develop a broad variety of affordable housing options designed to revitalize neighborhoods and build strong, inclusive communities that reflect the diversity of Columbia.

The long-term goals of the CHA Affordable Housing Initiative are:

- To increase the supply of affordable housing in partnership with other community organizations.
- To revitalize neighborhoods in a way that builds strong, diverse, and inclusive communities.
- To provide energy-efficient affordable housing options that meet community needs.
- To revitalize or our aging Public Housing family neighborhoods in the Heart of Columbia.

Rental Assistance Demonstration Program

In August 2013, the CHA was approved to participate in HUD's Rental Assistance Demonstration (RAD) Program. Only 60,000 public housing units nationwide were approved for this new pilot program. The RAD Program is designed to encourage Public Housing Authorities to transition from their current public housing operating subsidy financial model to a financial model based on the successful and more stable Project-Based Housing Choice Voucher program.

Conversion to Long-Term Contract Rents

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

The RAD conversion is based on the CHA renovating current Public Housing stock to a level that may be sustained for 15 to 20 years.

Public Housing Conversion Rent Levels		
Sample Public Housing Conversion		
Per Unit Monthly (PUM) Rent & Subsidy		
Operating Fund \$330	\$792	Housing Assistance
Capital Fund \$144	PUM	Payment \$474
Tenant Payment \$318	⇔	Tenant Payment \$318
<i>PH Operating Subsidy</i>		<i>PBV Contract Rent</i>
<i>Pre-RAD Conversion</i>		<i>Post-RAD Conversion</i>

Public Housing Renovation

The CHA's strategic plan is to renovate 719 units of Public Housing in six (6) phases from 2014 – 2017 utilizing a combination of state and federal Low-Income Housing Tax Credits (LIHTC) and long-term contract rents provided through the RAD Program.

Public Housing Renovation Phases					
Rental Assistance Demonstration (RAD) Program					
Phase	Public Housing Sites	Type & # of Units	Rehab Level	LIHTC	Submission Date(s)
1	Stuart Parker	84 Townhomes	Major	4%	5-2014 †
	Paquin Tower	200 High Rise Units	Minor		
2	Bear Creek	78 Townhomes	Modest	4%	9-2014 †
3	Bryant Walkway	70 Townhomes	Major	9%	9-2014 9-2015 *
4	Oak Towers	147 High Rise Units	Modest	4%	9-2015 9-2016
5	Providence Walkway	70 Townhomes	Major	9%	9-2015 9-2016 *
6	East Park Avenue	70 Townhomes	Major	9%	9-2016 9-2017 *
† Two projects received awards of 4% low-income housing tax credits.					
* RAD allows each project two (2) opportunities to apply for LIHTC funding.					

1. Patriot Place – Apartments for Veterans: In February 2014, the Columbia Housing Authority, the Harry S. Truman Memorial Veterans' Hospital, and Welcome Home, Inc., formed a partnership to create a Community for Veterans in Columbia to provide housing and supportive services to U.S. Military Veterans.

The three partner agencies are working together to create a Community for Veterans that will include twenty-five (25) one-bedroom apartments for Veterans participating in the Housing and Urban Development- Veterans Affairs Supportive Housing (HUD-VASH) program. The HUD-VASH program, created in 2008 by the U.S. Departments of Housing and Urban Development and Veterans Affairs, provides housing assistance and supportive services to Veterans. The Columbia

Housing Authority and the Truman VA Hospital currently administer 105 HUD-VASH housing vouchers with supportive services provided by the Truman VA. Since its inception, the CHA and the Truman VA have served more than 175 Veterans through this program. Veterans are able to transition out of the HUD-VASH program and continue to receive housing assistance through the housing authority once they no longer need supportive services from the Truman VA.

The Patriot Place – Apartments for Veterans will contain twenty-five (25) one-bedroom apartments and include a fitness room, computer lab, and laundry facilities. An adjoining space will contain office and programming space. Energy efficient construction, appliances, and HVAC will be utilized to create an energy efficient building. Utility services will be provided. Construction began in the spring of 2015 and is expected to be complete by summer of 2016.

The Community for Veterans will also allow Welcome Home, Inc. to expand its current housing capacity for homeless Veterans to twenty-nine (29) temporary shelter beds. The creation of a new Welcome Home facility will allow female Veterans to also receive housing assistance at the Community for Veterans. Welcome Home currently only has housing for only nine (9) male Veterans.

The community will contain a new Supportive Services Center that will house supportive services staff from Welcome Home and the VA Hospital and include programming space, a commercial kitchen, dining room, lounge area, computer lab, laundry facilities, and a patio.

2. The McBaine Townhomes Project: CHA Low-Income Services (CHALIS), the not-for-profit component unit of the Columbia Housing Authority, has fully leased the McBaine Avenue Townhomes project, an affordable housing and homeownership project comprised of five units of fully accessible housing. The project was completed in 2009 with \$669,000 in HOME funding from the Missouri Housing Development Commission and \$150,000 of HOME funding from the City of Columbia. The McBaine Townhomes project includes three three-bedroom townhomes and two two-bedroom attached townhomes. The townhomes are designed to be fully ADA accessible in order to serve elderly and/or disabled households. This project also promotes community stability in Columbia's central city.
3. Money Smart Program: The Columbia Housing Authority's Money Smart program is a series of financial education and homeownership counseling classes designed to assist prospective homeowners with money management and budgeting for future homeownership. It is free and open to anyone in Boone County and marketed to serve low- or moderate-income families. Money Smart classes are created through a partnership between the U. S. Department of Housing and Urban Development and the Federal Deposit Insurance Corporation. The classes meet weekly for 10 weeks, and each session is approximately 90 minutes in length.

4. Moving Ahead Program: The Moving Ahead Program is a community-based youth educational enrichment program operated out of the J.W. "Blind" Boone Community Center, located in the Columbia Housing Authority's (CHA) Downtown Family Site. The program is based upon the nationally recognized CASASTART program, which was judged a model program by the Office of Juvenile Justice and Delinquency Prevention (United States Department of Justice) and the Substance Abuse and Mental Health Services Administration (United States Department of Health and Human Services).

The Moving Ahead Program is designed to keep children and youth with significant community risk factors, free of substance abuse and criminal activity. It builds resiliency in youths, strengthens families, and makes neighborhoods safer for children and their families. The program employs a positive youth development framework and uses intensive case management to coordinate and provide services to counteract the various factors that make children vulnerable to substance abuse and delinquency. The Moving Ahead Program is managed locally, in deference to local culture and setting, but shares with the other CASASTART programs the following eight basic core components:

- Case management
- Education services
- Family services
- Mentoring
- After school and summer activities
- Non-monetary incentives/recognitions
- Community-enhanced policing/enhanced enforcement
- Criminal/juvenile justice intervention

In 2015, the Columbia Housing Authority provided tutoring/mentoring to at-risk children and youth in its Moving Ahead Program. Moving Ahead maintained its status as a licensed after-school provider; meeting all the guidelines and regulations set forth by the State of Missouri for childcare providers serving school-age children. Moving Ahead served an average of 600 meals per month as an approved meal site for the Missouri Department of Health and Senior Services Child and Adult Care Food Program and Summer Food Service Program. Moving Ahead continued working with the Missouri Afterschool Network Program Quality Assessment project and became a training site for the organization's evaluators in 2014. Moving Ahead also continued to support the HMUW Efforts to Outcomes Pilot Project as an unfunded partner. These partnerships help to build the capacity of Moving Ahead to deliver best practices and effectively measure outcomes.

5. Independent Living Program: It is the Columbia Housing Authority's goal to create partnerships to collaboratively provide supportive services to assist public housing residents who are elderly and/or have disabilities, to live as independently as possible and to prevent premature and unnecessary institutionalization.

6. Youth Community Coalition for a Drug Free Columbia: The Youth Community Coalition (YC2) supports programs that assist Columbia's at-risk youth as they develop into productive and self-sufficient citizens. It focuses on issues concerning healthy choices, substance abuse, education, and employment through community collaboration around effective programs with measurable outcomes. The Coalition's vision is to have a safe, healthy, drug-free community. The majority of its energy and attention focused on increased collaboration, coalition growth, and building community capacity for prevention and positive youth development. More than 80 organizations and individuals from 12 community sectors are on the Coalition's membership roster, including more than 25 youth.
7. Public Housing Family Self-Sufficiency Program: The Public Housing Family Self-Sufficiency Program provides incentives and support services, such as escrow accounts, career planning, skills training, job placement, homeownership, money management and education to enable Public Housing families to become more sufficient. The program is funded by a Housing and Urban Development Public Housing Family Self-Sufficiency Grant.
8. Residents Empowered, Working, and Reaching Dreams (REWARD): REWARD Program: The REWARD (Residents Empowered: Working and Reaching Dreams) Program offers employers an incentive to hire a CHA resident. Up to \$2500 in employment subsidy is provided for each participant. The employee gains skills, regains confidence and builds their work history which makes them more employable at the end of their 6 – 8 week experience.

Prior to employment, each participant must complete a 40 hour job readiness training program offered by Job Point. Each participant must complete a drug test and physical. During this training, participants begin to prepare themselves to enter or re-enter the working world. The program addresses proper attire, good work ethics, and good communication skills to proper interviewing skills. After successful completion of the training the participants receive a readiness certificate, which is kept in the individual's case file. Participants then complete a job application and submit a resume to the Self-Sufficiency Coordinator.

The Coordinator completes a background check so that potential employers have all the information they need to make a decision about job placement. The Coordinator then matches the employee to an available position and makes the introductions. The participant must complete an interview and secure the job training position on their own. An employer may stop the job training at any time. Employers are not required to hire or offer a job at the end of the job training. While employed, the Coordinator continues communication with the employer and participates to address any issues or concerns. All wages, insurance and other costs are paid by the Coordinator.

Participants must also complete CHALIS' 10-week Money Smart financial literacy course so that they can manage their new income successfully and move toward self-sufficiency.

REWARD participants are paid by CHALIS through a placement agency. The placement agency receives up to \$2500 in employment subsidy per participant. Participants must continue to seek

employment while completing their internship. While working for the company they will learn various job skills specific to the company such as office environment. Also, the participants will learn skills that will help them to pursue a job in the field as a career. Twenty-one individuals participated in the program. Nineteen were successfully hired.

9. Powered by Moms Program This program targets female head of households with children age 0-5 who are currently living in public housing with strategies aimed at increasing the number of low-income children who enter school ready to succeed.

Powered by Moms utilizes a combination of evidence-based practices and models designed to help parents create an environment in their home that promotes success in school and life. PBM provides in-home visits, case management, an 8-week parent education class, a Lend & Learn Library, a peer mentor, and a staff mentor to 42 mothers living in Columbia Public Housing. PBM components are delivered through a working arrangement with First Chance for Children and Parents As Teachers. PBM is designed to be an ongoing program, in year two 42 parents and 49 children were recruited to the program. Eight parent mentors, called Power Moms, have been recruited through the program. These Power Moms are equipped to pass on what they have learned through the program.

10. The Housing Choice Voucher Family Self-Sufficiency Program: The Housing Choice Voucher Family Self-Sufficiency Program (Section 8 FSS) provides incentives and support services to assist families in becoming more self-sufficient. These services include, escrow accounts, career planning, skills training, job placement, homeownership, child care assistance, transportation services, money management, and education. The Section 8 FSS program is funded by a Housing and Urban Development Housing Choice Voucher FSS Grant.

11. Shelter Plus Care: The Shelter Plus Care Program (S+C) provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program. S+C is a program designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities, i.e. those with serious mental illness, chronic problems with alcohol and/or drugs, dual diagnoses (both mental illness and chronic alcohol and drug problems), and acquired immunodeficiency syndrome (Aids/HIV) or related diseases and their families who are living in places not intended for human habitation (street or in emergency shelters). The program allows for a variety of housing choices and a range of supportive services funded by other sources in response to the needs of the hard-to reach homeless population with disabilities.

12. Tenant Based Rental Assistance: The Tenant Based Rental Assistance Program otherwise known as TBRA is a program designed to provide rental assistance within the Columbia city limits to house special under-served populations of very low-income individuals and families. This program is for persons with “inadequate housing plans” who have mental health issues; are being released from

correctional institutions; have completed substance abuse treatment programs; are victims of domestic violence; or have another special need and/or disability. In 2015, CHA served 12 households.

13. Veterans Administration Supportive Housing (VASH) Program: The Veterans Administration Supportive Housing Program, otherwise known as VASH is a program designed to provide rental assistance to homeless veterans and their families in conjunction with case management and clinical services through the Department of Veterans Affairs Medical Center supportive service sites.
14. The ROSS Family Service Coordinator: The primary goal of the Resident Services Coordinator is to help reduce barriers to employment and job training by increasing the number of residents who access employment readiness, skills training, financial management, and asset building programs in order to increase the number of residents who are employed.

In order to achieve this goal, the Family Service Coordinator:

- Acts as a liaison between the residents and local service providers
- Markets the program to residents
- Provides general case management which includes intake, assessment, education, and referral of residents to service providers in the general community
- Coordinates and oversees the delivery of services, ensuring services are provided on a regular, ongoing, and satisfactory basis
- Coordinates and sponsors educational events
- Assists the PHA in creating resident groups to promote self-sufficiency efforts and/or encourage residents to build informal support networks with other residents, family, and friends
- Monitors the ongoing provision of services including supportive services from community Agencies

Actions taken to provide assistance to troubled PHAs

None. The Columbia Public Housing Authority is not identified as troubled.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City is in the process of writing and adopting a new Unified Development Ordinance to improve local public policies for land use, zoning, building codes, growth limitations and other policies. The City made significant progress in 2015 and plans to have a new UDO adopted by the end of 2016. City CDBG staff have been working closely with City planners to identify policies that could reduce barriers to affordable housing. The draft UDO also includes a formal definition of affordable housing and additional work will be undertaken to identify ways to enhance affordable housing through the UDO.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City also purchased a site for the homeless drop-in center with general revenue funds during 2014. A homeless drop-in center has been identified as a project to reduce risks to exposure and connect homeless persons with additional services. The City identified an agency to implement this project in 2015, however increasing neighborhood stresses prompted neighborhood members to request a change of location for this project. The neighborhood has experienced an significant increase in police calls for service, drug use and other stressors. The City is making additional City general revenue available for this project in 2016 to assist a local agency in identifying a feasible site for this project.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

During 2015 the City continued its compliance with lead-based paint hazard reduction mandates. The City continues to use Pharos Group for lead hazard evaluation activities, although administrative staff is also trained in lead paint procedures. Rehabilitation procedures are designed to comply with HUD regulations for the reduction of lead-based paint hazards. These procedures apply to all housing built before January 1, 1978 which is assisted with CDBG or HOME funds, including homebuyer assistance and the owner-occupied housing rehabilitation program. For homeownership programs, property is inspected by a licensed lead-based paint inspector employed by the City for evidence of deteriorated paint conditions; if deteriorated paint is found, a lead hazard evaluation is completed. All lead hazard evaluations are performed by a State-licensed Risk Assessor and include testing of painted surfaces that are deteriorated or will be disturbed during repair work and taking appropriate dust wipe samples. Hazard control procedures include abatement and interim controls, as is deemed appropriate for the situation, followed by work that is completed using safe work practices and required clean-up techniques. Procedures also include relocation of households with small children and relocation of other households when interior hazard control activities occur and living outside containment areas is

not possible. The City is working with subrecipients conducting home repair programs to ensure compliance with lead paint requirements.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The primary activity that will reduce the number of poverty level families is the funding of Job Point's Vocational Training program. The goal of the training is to obtain employment or increased employment in areas of high demand, resulting in higher household incomes. The City's Homeownership Assistance Program is also a mechanism for lower income working households to gain access to the benefits of homeownership. 29 households in 2015 were served with this program and will now have the ability to build equity and wealth through homeownership.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City increased its CDBG Administration funding from 16% to 18% in FY2015 in order help fund an additional housing specialist position. The additional position was filled in December 2015 and will help increase production in the homeownership program and minor home repair program in 2016, while allowing additional staff time for closer monitoring of CDBG sub-recipients and CHDOs. The CDBG and Housing Programs staff has also been relocated to a store front location on 500 E. Walnut. This location allows for greater visibility and accessibility of the City's HUD funded programs. The cost of moving to this location and rent has been covered by City general revenue.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Community Development Department worked with the Division of Human Services to implement a web based funding application and reporting system for local service provider organizations in 2015. The City also expanded these efforts to include the County Department of Social Services and our local United Way. Each funding sources shares the same platform and has resulted in a more streamlined process for agencies and increase information sharing across funding sources to best utilize funding.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City completed implementation of its fair housing website in early 2015 and also hosted several educational events for low to moderate income households and local Realtors, Property Managers and housing professionals. The City held its annual Fair Housing Symposium in April of 2015 which resulted in 43 attendees. Plans are underway for another Fair Housing Symposium in April of 2016. The City has also expanded its efforts in the Homeownership Assistance Program to increase mobility by increasing the downpayment assistance amount. The increase in downpayment assistance amount has increased the average participant new home purchase price and allowed greater access to higher opportunity

neighborhoods and newer housing stock.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City continued to monitor project completion data and expenditures for all projects completed in 2015. The City completed additional monitoring and training of income determination for Services for Independent Living and Job Point. Project monitoring was also completed for Phoenix Programs, and Reality House. The City includes minor business outreach and comprehensive planning requirements as a part of each project and is included in funding agreements.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City provided notice to Columbia citizens through its local newspaper on Sunday, March 13, 2016 for comment on the FY 2015 CAPER. The notice included notification of a March 21, 2016 public hearing and 15 day comment period.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Columbia does not foresee any major changes in program objectives as result of the FY 2015 CAPER. The City does anticipate guiding future funding decisions and focus on particular programs based on 2015 performance data. The City anticipates focusing additional attention to increasing performance under its rehab and repair objectives and programs in order to more fully meet goals and objectives specified in the 2015-2019 Consolidated Plan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City conducted visits on the following sites for 2015:

- Hanover Estates
- Bethel Ridge
- McBaine Townhomes
- RAIN Stone Street
- 305 Benton

Issues detected included minor property maintenance violations, as well as proper inclusion of HOME lease addendum requirements. These violations were isolated to one particular property and actions were taken to remedy these issues.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Each organization with HOME funded units is required to undertake affirmative marketing actions as part of leasing its HOME funded units. Each organization is monitored for ensuring affirmative marketing actions and materials can be verified.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City utilized \$170,913.86 in HOME program income in FY 2015. These funds were used exclusively for the Owner-Occupied Rehabilitation Program and Homeownership Assistance Program.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City allocated an additional \$100,000 in general revenue for its Homeownership Assistance Program, which will be directed to three geographic areas that have been identified as needing additional public investment. The City has also allocated an additional \$200,000 in general revenue

funds for the development of 4 new cottage housing style homes to place within a new land trust organization. The City has also procured Michael Brown of Burlington Associates to assist with feasibility, planning and implementation efforts in starting a new community land trust organization in Columbia. City Council allocated approximately \$19,000 in Council reserves for the procurement of Michael Brown's services. It is anticipated that a new community land trust organization will be in place in conjunction with the completion of the 4 Lynn Street Cottages.