

City of Columbia - Community Development Department

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Project Summary

Provide a summary describing the proposed project. (500 word limit)

The City operates two home repair programs, the Minor Home Repair program (MHR), with an assistance limit of \$10,000 per address, and the Owner Occupied Rehabilitation program (Rehab). Both programs address interior and exterior property maintenance violations, environmental and health hazards, accessibility issues, HVAC repair/replacement and cost-effective energy efficiency issues.

Complete home energy audits performed by program staff guide energy related rehabilitation activities and provide two important economic benefits to homeowners. Once energy efficiency improvements are completed and verified, the homeowner is eligible for up to \$2,400 in granted energy efficiency measures. Additionally, the monthly energy savings will provide economic relief to the homeowner for the usable life of the improvements.

CDBG grants fund staff, training and project setup costs for Rehab, Homeownership Assistance, Demolition, and CHDO programs; administrative oversight for Services for Independent Living's (SIL) Ramp and senior home repair programs; and direct project costs for the Minor Home Repair Program and up to two Rehabilitation projects. HOME funds are limited to Rehab project costs only.

All homeowners participating in the CDBG or HOME Rehab programs are required to attend the five hour HomeWorks class with the idea that the education will help protect the City's investment and ensure the durability of improvements made.

Drawings/Plans: (PDF format)

Upload plans/drawings of the selected site(s).

Site Pictures: (PDF Format)

Upload pictures of the selected site(s).

Letters of commitment: (PDF Format)

Upload letters of commitment from other funding sources of the selected site(s).

Priority Need

Select the priority need(s) within the City of Columbia 2015-2019 Consolidated Plan that this project will address:

Preservation of Existing Housing
Affordable Housing with Energy Efficient and Universal Design
Quality Affordable Housing Units

Project Service Area: Will this project service individuals and households within the City of Columbia?

Yes

Number Served: How many individuals or households will this project benefit? What is the target population? Please provide data to support. (500 word limit)

The goals for the programs for the 2016 funds are 8 Rehabilitation projects and 15 Minor Home Repair projects. At an average of 3 persons per household, 69 individuals would be served. The target population for the Rehab programs is home owners within the City limits at or below 80% of the area median income.

Outcomes: Identify the specific, measurable and desired outcomes for this project. (500 word limit)

8 Rehab (2 CDBG and 6 HOME), and 15 Minor Home Repair projects completed which will result in:

- property maintenance and housing quality standard code compliance
- Increased energy efficiency and affordability
- Long term housing durability
- Increased property values
- Improved neighborhood quality
- Long term availability of affordable housing

Outcome Data: What data will be collected to evaluate the outcomes for this project? (300 word limit)

All completed project and occupant data are recorded on the HUD integrated disbursement and information system (IDIS) as well as the City's in-house program database. Staff collects "before and after" appraisal and lead hazard information for each project which is retained in the project file. The City will also be conducting a customer satisfaction survey during 2015.

Environmental Impact

Describe how the proposed project will fit within the surrounding neighborhood:

1. Neighborhood amenities (400 character limit)

No impact

2. Parking (400 character limit)

No impact

3. Traffic flow (400 character limit)

No impact

4. Pedestrian access (400 character limit)

No impact

5. Property values (400 character limit)

"As is" and "As proposed" appraisals are done for all rehabilitation projects, in most cases there is an increase in the property value.

6. Public safety (400 character limit)

Condition of property in some instances can improve public safety, some rehab projects address sewer and runoff issues.

7. Noise (400 character limit)

No impact

8. Zoning and land use compatibility (400 character limit)

Land use is not changed as a part of the rehabilitation projects.

9. Storm drainage (400 character limit)

While local drainage can be included in work scopes, storm drainage on a larger scale is not addressed.

10. Soil erosion (400 character limit)

Some local erosion issues may be addressed.

11. Historic preservation impact (400 character limit)

All projects will receive a Section 106 Review.

12. Access and availability of a sound sanitary sewer, water, electrical, and other services. (400 character limit)

All homes must have sound sanitary sewer, water, electrical and HVAC systems at the end of the project.

Site Control:

Does the organization have control of the site(s) for the project?

N/A

Neighborhood Consultation: Describe how the neighborhood been consulted regarding this project. (500 Word Limit)

Neighborhoods were consulted as a part of the Consolidated Plan Public Input process.

Timeline:

Provide a timetable for completion of the project. List all commitments of funds and approvals that will be needed for the completion of the project and describe when any of these outstanding approvals and commitments will be in place.

Date: Sources of Funds Committed

08/01/2016

Date: Program or Architectural Design Complete

08/01/2016

Date: Property Acquisition Complete

08/01/2016

Date: Start of Construction or Program Implementation

08/01/2016

Date: Program/ Construction Complete

12/31/2017

Date: Occupancy and Performance Reporting Complete

12/31/2017

All Sources of Funds Committed

Funds released from HUD.

Program or Architectural Design Complete

NA

Property Acquisition Complete

NA

Start of Construction or Program Implementation

Construction will begin and continue on various projects throughout 2016 and 2017.

Program/ Construction Complete

All funds will be expended by December 31, 2017

Occupancy and Performance Reporting Complete

All HUD data will collected and entered by December 31, 2017.

Previous CDBG/HOME Funding

Brief summary on previous City funding received, any funding remaining, and the measurable results from previous City funding. (500 word limit)

HOME:

All HOME Rehab funds have been expended at this time. 2015 HOME funding in the amount of \$85,199 is expected to be available on or about 7/1/2015. Five HOME Rehab projects were completed between 7/1/2014 and the present; three more for completion with 2015 funds are in development. A portion of existing HOME Rehab funding was transferred to other HOME programs, resulting in a reduction in production goals for HOME Rehabs for 2015 from 8 to 5. Annual program income of approximately \$96,000 will be used for Rehab project costs. HOME Rehab production

goals for 2016 are 6 completed projects.

HOME funding request: \$69,000

CDBG:

CDBG Rehab and MHR funds on hand total \$38,750. 2015 CDBG funding in the amount of \$105,706 is expected on or about 7/1/2015. Six Emergency Repair, three Code Deficiency Abatement, and three MHR projects were completed from 7/1/2014 to date. Three additional MHR projects are underway and will likely be completed by 7/1/2015. Two 2015 HOME funded Rehab projects will be funded with CDBG due to transfer of HOME Rehab funds. Production goals for 2016 CDBG MHR and Rehab projects are 15 and 2 respectively.

CDBG funding request: \$161,330

Program Personnel

Describe the personnel responsible for administering the program and operating the project upon completion.

The proposed program administrator to ensure compliance with HUD and City regulations and source of funding for this position. (400 character limit)

Randy Cole
MHR: Gary
Rehab: Eric

For construction projects, the designated person or firm designing and inspecting construction projects. (400 character limit)

MHR: Gary
Rehab: Eric

The designated persons providing financial management of the program (400 character limit)

Randy Cole, Community Development Coordinator: responsible for program monitoring and oversight.
Eric Hempel and Gary Anspach Housing Specialists: responsible for program administration; initial, progress and final inspections of the properties; home energy audits; preparation of work write-ups for projects; and project management.
Kathy Sides: Intake and initial applicant review.

Program Personnel Prior Experience

What is the prior experience of the organization's personnel with this type of project? Include the following: 1) Credentials, including resumes and licenses necessary to accomplish the job. 2) Number of years of experience with this type of project; 3) List of representative projects completed in the past. (600 character limit)

Eric Hempel: Graduated with a Bachelor's degree from Washington University and a Master's degree from University of Missouri – Columbia. Eric has been involved in the building trades since 1995 as a carpenter, contractor and home energy auditor. He currently holds certification as a Building Analyst with the Building Performance Institute, and Certified Renovator under EPA's lead paint Renovation Repair and Painting rule. Eric administers the City's Rehab program and provides technical assistance to CHDO's.
Gary Anspach is coming from CHA's Section 8 program & Homebuyer classes.

Contractor Experience

Who are the service providers or contractors, if selected, and what are their qualifications? Include the following:

Credentials, including resumes and licenses necessary to accomplish the job. (PDF Format)

Number of years of experience with this type of project (400 character limit)

Contractors will be determined as projects are identified.

List of representative projects completed or services offered in the past. (400 character limit)

Contractors will be determined as projects are identified.

Insurance that will be required of contractors. (400 character limit)

City insurance requirements will be required of contractors.

Record Lock

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System Fields