

A RESOLUTION

reserving funding and designating Central Missouri Community Action and Job Point as Community Housing Development Organizations (CHDO); approving an amendment to the FY 2013 Annual Action Plan for CDBG and HOME funds; authorizing the City Manager to file a Finding of No Significant Impact and Request for Release of Funds for CHDO activities.

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

SECTION 1. Central Missouri Community Action is certified as meeting the definition of a Community Housing Development Organization (CHDO) and the City Manager is authorized to execute an agreement for CHDO funding in the amount of \$34,725.00. The form and content of the agreement shall be substantially as set forth in "Attachment B" attached hereto.

SECTION 2. Job Point is certified as meeting the definition of a Community Housing Development Organization (CHDO) and the City Manager is authorized to execute an agreement for CHDO funding in the amount of \$34,725.00. The form and content of the agreement shall be substantially as set forth in "Attachment C" attached hereto.

SECTION 3. The amendment to the FY 2013 Annual Action Plan for CDBG and HOME funds, identified as "Attachment A" attached to this resolution, is approved.

SECTION 4. The City Manager is authorized to submit this amendment to the FY 2013 Annual Action Plan for CDBG and HOME funds to the Department of Housing and Urban Development (HUD).

SECTION 5. The City Manager is authorized to file with HUD a finding of no significant impact to the environment and a request for release of funds.

ADOPTED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Attachment B
COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT

THIS AGREEMENT, made and entered into this 17th day of February, 2014, by and between the City of Columbia, Missouri, a municipal corporation (hereinafter, "City") and Central Missouri Community Action, a corporation of the State of Missouri (hereinafter, "Agency"). The period of this agreement ends on the 31st day of December, 2015.

WITNESSETH:

WHEREAS, the City receives HOME Investment Partnership Program (HOME) funds from the U.S. Department of Housing and Urban Development for the purpose of retaining and adding to the supply of affordable housing in the community, and

WHEREAS, 15% of those funds are set aside for use by Community Housing Development Organizations (CHDO) in order to develop, sponsor and/or own affordable housing.

WHEREAS, Agency meets the requirements of CHDO designation as specified by the U.S. Department of Housing and Urban Development and intends to expend its funds on HOME eligible activities as defined in 24 CFR Part 92 (HOME regulations) to produce affordable housing.

NOW, THEREFORE, be it resolved that the City and the Agency agree as follows:

1. Eligible Activities
 - a. City agrees to provide Agency \$34,725 HOME funding for the purposes of developing the property at 1004 N Seventh St with a single family, owner occupied housing unit; and providing homeownership assistance to assist a low to moderate income household purchasing the property. Funds shall be expended on HOME eligible activities as defined by the HOME regulations at 24 CFR Part 92.206. Agency shall not use these funds for prohibited activities as defined by 24 CFR Part 92.214. Agency shall provide an updated statement of sources and uses of financing to the City upon the obligation of funds for each activity for which HOME funds are obligated.
 - b. Payments will be made to the Agency on a regular basis based on the completion of each activity and invoices supporting the statement. No payment shall be made under this agreement until environmental review of activities by the city is complete and a release of funds for activities proposed by the Agency has been obtained from the Department of Housing and Urban Development.
 - c. The Agency shall satisfactorily demonstrate that they have effective management control of the development and will own, develop and/or sponsor all HOME funded developments. Each project shall meet the subsidy layering requirements as established by the City.
 - d. All housing activities shall comply with the applicable IECC, meet an HERS rating of 85 as determined by a certified Home Energy Rater, comply with ASHRAE 62.2, and submission of completed City approved HVAC checklist. The home shall also include a passive radon mitigation system located near an electrical box.
 - e. Construction of the home shall include the following minimum Universal Design requirements:
 - a. Zero step walkways on all home entrances.
 - b. ½ inch or less door thresholds.
 - c. Rocker style light switches.
 - d. Open base kitchen and bathroom sinks.
 - e. 60"x60" turnaround in bathroom.
 - f. Zero step entry shower.

2. Performance Measurement: Agency shall use CHDO funding from this agreement, CHDO proceeds available, and other available financing, to construct a minimum of one single family home to benefit owner occupants at or below 80% of the median income. Agency must demonstrate construction has begun by September 1, 2014, or the City may require the Agency to repay expended funds and de-obligate the remaining balance under this agreement. This shall be documented by obtaining approved City permits to begin construction.

2. City Recognition: Agency shall ensure recognition of the role of the City HOME funds in providing services through this agreement, including reference to the support provided herein in all publications made possible with funds available under this Agreement.

4. Proceeds from Home Sales: Any proceeds, including payments of principal and interest, return on investment, or other program income resulting from the investment of HOME funds for eligible HOME activities may be retained by the Agency and used for additional HOME eligible activities. Eligible activities may include operating costs defined in 24 CFR Part 92.208, provided that the total amount of HOME proceeds expended for operating costs do not exceed 10% of the appraised value of each HOME funded project. The Agency shall provide a report to the City on the receipt and use of all proceeds including operating costs on an annual basis.

5. The following other Provisions Apply as required by 24 CFR Part 92:

- a. Housing for homeownership shall not exceed the mortgage limits established by Section 203(b) of the National Housing Act. Each family of a homebuyer assisted by the Agency shall qualify as low income as defined by HUD for the HOME program. Each unit shall be initially the principal residence of the homebuyer. The period of affordability of each homebuyer assisted unit is established by 24 CFR Part 92.254(4) and (5). As each housing unit constructed is sold to a low to moderate income buyer, the Agency shall provide a copy of the signed promissory note and recorded deed of trust enforcing the affordability provisions at 24 CFR Part 92.254(4) and (5).
- b. Nondiscrimination and equal opportunity. The Fair Housing Act (42 U.S.C. 3601-19) and implementing regulations at 24 CFR part 100 et seq.; Executive Order 11063, as amended by Executive Order 12259 (3 CFR, 1959-1963 Comp., p. 652 and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107; title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d- 2000d-4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1; the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) and implementing regulations at 24 CFR part 146; section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title; title II of the Americans with Disabilities Act, 42 U.S.C. 12101 et seq.; 24 CFR part 8; section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135; Executive Order 11246, as amended by Executive Orders 11375, [[Page 41]] 11478, 12086, and 12107 (3 CFR, 1964-1965 Comp., p. 339; 3 CFR, 1966- 1970 Comp., p. 684; 3 CFR, 1966-1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60; Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971- 1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprises); Executive Order 12432 (3 CFR, 1983 Comp., p. 198) (Minority Business Enterprise Development); and Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393 and 3 CFR, 1987 Comp., p. 245) (Women's Business Enterprise). The nondiscrimination provisions of Section 282 of the National Affordable Housing Act of 1982.
- c. Must establish a minority outreach program described at 24 CFR 92.351(b).
- d. Disclosure requirements. The disclosure requirements and prohibitions of 31 U.S.C. 1352 and implementing regulations at 24 CFR part 87; and the requirements for funding competitions established by the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531 et seq.).
- e. Debarred, suspended or ineligible contractors. The prohibitions at 24 CFR part 24 on the use of debarred,

suspended or ineligible contractors.

- f. Drug-Free Workplace. The Drug-Free Workplace Act of 1988 (41 U.S.C. 701 et seq.) and HUD's implementing regulations at 24 CFR part 24.
- g. Shall provide an annual audit to the City conducted by an independent certified CPA.
- h. Lead-Based Paint requirements at 24 CFR Part 35 and State of Missouri Lead Paint regulations at 19 CSR 30-70.110 - 640.
- i. Flood insurance requirements at 92.358.
- j. The Agency shall certify to the city that HOME funds do not provide more than 50% of its annual operating budget during the year in which funds are provided.

6. Records and Reports

- a. The Agency shall provide all information needed for compliance monitoring purposes by the City or the U.S. Department of Housing and Urban Development. Agency shall permit City to inspect all assisted housing to ensure compliance with required property standards.
- b. Upon the sale of each property, the Agency shall provide a copy of the closing statement and completion report to the City;
- c. Agency shall retain all records pertinent to the HOME program described at 92.508 (3) (4) vi-viii, (7) (i) (A) & (B), and (ii) - (viii) and allow access to such records upon request and during monitoring visits.

7. Reversion of Assets

Upon expiration of this agreement, the Agency must transfer to the City any HOME funds on hand at the time of expiration and any accounts receivable attributable to the use of HOME funds.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI

BY: _____
Sheela Amin, City Clerk

Mike Matthes, City Manager

APPROVED AS TO FORM:

Nancy Thompson, City Counselor

Central Missouri Community Action

BY: _____

Title: _____

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G44030, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore

John Blattel, Director of Finance

Attachment C
COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT

THIS AGREEMENT, made and entered into this 17th day of February, 2014, by and between the City of Columbia, Missouri, a municipal corporation (hereinafter, "City") and Job Point, a corporation of the State of Missouri (hereinafter, "Agency"). The period of this agreement ends on the 31st day of December, 2015.

WITNESSETH:

WHEREAS, the City receives HOME Investment Partnership Program (HOME) funds from the U.S. Department of Housing and Urban Development for the purpose of retaining and adding to the supply of affordable housing in the community, and

WHEREAS, 15% of those funds are set aside for use by Community Housing Development Organizations (CHDO) in order to develop, sponsor and/or own affordable housing.

WHEREAS, Agency meets the requirements of CHDO designation as specified by the U.S. Department of Housing and Urban Development and intends to expend its funds on HOME eligible activities as defined in 24 CFR Part 92 (HOME regulations) to produce affordable housing.

NOW, THEREFORE, be it resolved that the City and the Agency agree as follows:

1. Eligible Activities

a. City agrees to provide Agency \$34,725 HOME funding for the purpose of developing the property at 602 Florence with a single family, owner-occupied housing unit; and providing homeownership assistance to a low to moderate income household purchasing the property. Funds shall be expended on HOME eligible activities as defined by HOME regulations at 24 CFR Part 92.206. The Agency shall not use these funds for the purposes of prohibited activities as defined by 24 CFR Part 92.214. The Agency shall provide an updated statement of sources and uses of financing to the City upon the obligation of funds for each activity for which HOME funds are obligated.

b. Payments will be made to the Agency on a regular basis based on periodic estimates of completion of each activity and invoices supporting the statement. No payment shall be made under this agreement until completion of environmental review of activities by the city is completed and a release of funds for activities proposed by the Agency has been obtained from the Department of Housing and Urban Development.

c. The Agency shall satisfactorily demonstrate that they have effective management control of the development and will own, develop and/or sponsor all HOME funded developments. Each project shall meet the subsidy layering requirements as established by the City.

d. All housing activities shall comply with the applicable IECC, meet an HERS rating of 85 as determined by a certified Home Energy Rater, comply with ASHRAE 62.2, and submission of completed City approved HVAC checklist.

2. Performance Measurement: Agency shall use CHDO funding from this agreement, CHDO proceeds available, and other available financing, to construct a minimum of one single family home to benefit owner occupants at or below 80% of the median income. Agency must demonstrate construction has begun by September 1, 2014, or City may require the Agency to repay expended funds and de-obligate the remaining balance under this agreement. This shall be documented by obtaining approved City permits to begin construction.

2. City Recognition: Agency shall ensure recognition of the role of the City HOME funds in providing services through this agreement, including reference to the support provided herein in all publications made possible with funds available under this Agreement.

4. Proceeds from Home Sales: Any proceeds, including payments of principal and interest, return on investment, or other program income resulting from the investment of HOME funds for eligible HOME activities may be retained by the Agency and used for additional HOME eligible activities. Eligible activities may include operating costs defined in 24 CFR Part 92.208, provided that the total amount of HOME proceeds expended for operating costs do not exceed 10% of the appraised value of each HOME funded project. The Agency shall provide a report to the City on the receipt and use of all proceeds including operating costs on an annual basis.

5. The following other Provisions Apply as required by 24 CFR Part 92:

- a. Housing for homeownership shall not exceed the mortgage limits established by Section 203(b) of the National Housing Act. Each family of a homebuyer assisted by the Agency shall qualify as low income as defined by HUD for the HOME program. Each unit shall be initially the principal residence of the homebuyer. The period of affordability of each homebuyer assisted unit is established by 24 CFR Part 92.254(4) and (5). As each housing unit constructed is sold to a low to moderate income buyer, the Agency shall provide a copy of the signed promissory note and recorded deed of trust enforcing the affordability provisions at 24 CFR Part 92.254(4) and (5).
- b. Nondiscrimination and equal opportunity. The Fair Housing Act (42 U.S.C. 3601-19) and implementing regulations at 24 CFR part 100 et seq.; Executive Order 11063, as amended by Executive Order 12259 (3 CFR, 1959-1963 Comp., p. 652 and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107; title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d- 2000d-4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1; the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) and implementing regulations at 24 CFR part 146; section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title; title II of the Americans with Disabilities Act, 42 U.S.C. 12101 et seq.; 24 CFR part 8; section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135; Executive Order 11246, as amended by Executive Orders 11375, [[Page 41]] 11478, 12086, and 12107 (3 CFR, 1964-1965 Comp., p. 339; 3 CFR, 1966- 1970 Comp., p. 684; 3 CFR, 1966-1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60; Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971- 1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprises); Executive Order 12432 (3 CFR, 1983 Comp., p. 198) (Minority Business Enterprise Development); and Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393 and 3 CFR, 1987 Comp., p. 245) (Women's Business Enterprise). The nondiscrimination provisions of Section 282 of the National Affordable Housing Act of 1982.
- c. Must establish a minority outreach program described at 24 CFR 92.351(b).
- d. Disclosure requirements. The disclosure requirements and prohibitions of 31 U.S.C. 1352 and implementing regulations at 24 CFR part 87; and the requirements for funding competitions established by the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531 et seq.).
- e. Debarred, suspended or ineligible contractors. The prohibitions at 24 CFR part 24 on the use of debarred, suspended or ineligible contractors.
- f. Drug-Free Workplace. The Drug-Free Workplace Act of 1988 (41 U.S.C. 701 et seq.) and HUD's implementing regulations at 24 CFR part 24.
- g. Shall provide an annual audit to the City conducted by an independent certified CPA.
- h. Lead-Based Paint requirements at 24 CFR Part 35 and State of Missouri Lead Paint regulations at 19 CSR 30-70.110 - 640.
- i. Flood insurance requirements at 92.358.

- j. The Agency shall certify to the city that HOME funds do not provide more than 50% of its annual operating budget during the year in which funds are provided.

6. Records and Reports

- a. The Agency shall provide all information needed for compliance monitoring purposes by the City or the U.S. Department of Housing and Urban Development. Agency shall permit City to inspect all assisted housing to ensure compliance with required property standards.
- b. Upon the sale of each property, the Agency shall provide a copy of the closing statement and completion report to the City;
- c. Agency shall retain all records pertinent to the HOME program described at 92.508 (3) (4) vi-viii, (7) (i) (A) & (B), and (ii) - (viii) and allow access to such records upon request and during monitoring visits.

7. Reversion of Assets

Upon expiration of this agreement, the Agency must transfer to the City any HOME funds on hand at the time of expiration and any accounts receivable attributable to the use of HOME funds.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI

BY: _____
Sheela Amin, City Clerk

Mike Matthes, City Manager

APPROVED AS TO FORM:

Nancy Thompson, City Counselor

JOB POINT

BY: _____

Title: _____

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G44030, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore

John Blattel, Director of Finance



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	Approved 08/5/2013	Amendment 9/16/2013
COMMUNITY DEVELOPMENT BLOCK GRANT RESOURCES		
Estimated Entitlement Amount	\$886,726	
Reprogrammed	\$120,000	
Reprogrammed	\$32,837	
Program Income	\$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		
Downtown Ramps	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	109,796	109,726
Community Dev., Housing & Neighborhood Planning	32,080	32,080

TOTAL CDBG	\$1,039,563	\$1,147,598
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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

FY 2013 CHDO Job Point	0	34,725
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FY 2013 CHDO Central Missouri Community Action	0	34,725
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Reprogram 2008 CHDO Show-Me Central Habitat	10,300	10,300
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Reprogram 2009 CHDO Show-Me Central Habitat	55,000	55,000
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Homeownership Assistance	24,802	24,802
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Administration	41,722	41,722
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TOTAL HOME	482,524	482,524
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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.

This activity was completed in 2010 and is funded through the 2011 City fiscal year. Funding was not extended for 2012.

Objective 4: Establish one or more committees to address the following topics:

- **Removing impediments to fair housing**
- **Establishing a policy to address manufactured homes**
- **The development of a local housing trust fund**

In 2013, establish at least one committee. An update to the impediments to affordable housing, which included some impediments was provided to the City Council in 2012.

a. Specific Objectives with the Primary Outcome of Making Decent Housing Available or Accessible

Objective 5: Complete minor home repairs to make 130 owner occupied housing units accessible: 26 homes are proposed for 2013;

Accomplishments so far during 2012: 8 homes including:

- *Emergency Repair Program: 5 homes*
- *Boone County Council on Aging Senior Home Repair Program: 3 homes*

Objective 6: Complete accessibility improvement to make decent housing accessible for 30 households: 6 homes proposed for 2013

Accomplishments so far during 2012:

- *Services for Independent Living Ramp Program: 6 homes*

Objective 7: Provide home maintenance education to 150 persons to help access decent housing: 30 persons proposed for 2013

Accomplishments so far in 2012:

- *HomeWorks Classes, University Extension and Water and Light: 13 persons*

Objective 8: Provide homeownership education to 750 persons to allow access to the purchase of decent housing: 150 persons proposed for 2013

Accomplishments so far in 2012:

- *Homeownership classes: 97 persons*

Objective 9: Expand consumer education programs on energy management, conservation, budgeting, managing credit, and the home buying process to make decent affordable housing available: The goal for 2013 is to have at least one HUD certified counseling agency in the City.

During 2012, the Columbia Housing Authority conducted a survey with various lenders and real estate agents in the community to identify typical problems faced by first time home buyers. Based on these responses, CHA will be better able to determine the next step in addressing the HUD Certified Counseling Agency status.

In addition, one CHA staff member completed the required training in Feb. 2012 to become a certified Housing Counselor through Neighbor Works America.

Columbia Housing Authority MoneySmart Classes: The CHA used CDBG funding to train an additional trainer that will help with Homebuyer and the MoneySmart classes. The CHA began one-on-one counseling for homebuyers participating in the Neighborhood Stabilization Program.

Objective 10: Adopt "Universal Design" provisions to make affordable housing accessible. Actions contemplated include inclusion of Universal Design principles in the City's Comprehensive Plan; possibly to be implemented in future years, as part of the City's building code.

Actions taken in 2012: The Comprehensive Plan Task force has included Universal Design principles in their discussions of developing a "Livable and Sustainable Community".

Objective 11: A total of 173 housing units will be constructed or repaired to provide access to decent affordable housing for senior citizens: 26 are proposed for 2013 as a part of the Boone County Council on Aging Senior Home Repair Program and other housing and community development programs.

Accomplishments so far during 2012 include 20 housing units:

- *Boone County Council on Aging Senior Home Repair Program:* 3 homes
- *SIL Ramp Program:* 3 ramps were completed for elderly households.
- *Burrell Behavioral Health* has submitted a Section 202 application to the Department of Housing and Urban Development for housing and supportive services for senior citizens in north central Columbia.

Objective 12: Make an additional 60 units of decent housing available for non-homeless mentally ill persons: 8 units are proposed for 2013.

Accomplishments so far in 2012:

- 5 mentally ill households were provided Tenant-Based Rental Assistance
- New Horizon's Support Services were awarded funds for a Supportive Housing project that will provide 12 one bedroom units and supportive services for the severely mentally ill.

Objective 13: An additional 101 units of decent housing will be made accessible to persons with physical disabilities through construction, renovation, or alternations. 5 units are proposed for 2013.

Accomplishments so far for 2012 include no additional units; efforts being made include:

- *Services for Independent Living Ramp Program:* 6 homes
- *Community Housing Options:* CHO intends to submit an application to the Missouri Housing Development Commission for Low Income Housing Tax Credits; and has increased the size of their project from 10 to 15 units. These units would be developed at the corner of Vandiver and Oakland Gravel Road.

Objective 14: Expand transitional housing units by 40 by 2014 to make decent housing accessible to homeless populations. A total of 15 of these units will be allocated to persons living in families with children. 8 units are proposed for 2013, including at least one additional unit at "Reality House".

Accomplishments to date for 2012 include those addressed through the *Homeless Prevention and Rapid Response Re-Housing Program* is expected to provide transitional housing for some homeless persons. 32 homeless households were addressed through this program.

Objective 14A: Provide homeless prevention funding in the form of rental or utility assistance to at least 24 households to ensure access to decent affordable housing. 16 units are proposed for 2013 through Tenant-Based Rental Assistance.

Accomplishments so far for 2012 include 27 households including:

- *Tenant-Based Rental Assistance:* We have determined that TBRA was provided to two households that were not homeless, but facilitated homeless prevention.
- *The Columbia Boone County/Health Department (Office of Community Services administrated contracts with Central Missouri Community Action, Lutheran Family and Children's Services of Missouri, and Phoenix Programs* for Case Management combined with rental and utilities assistance using funding through the *Homeless Prevention and Rapid Response Re-Housing Program*. 50 households addressed so far in 2012.

Objective 15: Expand permanent housing assistance units by 79 by 2014 to make decent housing accessible to homeless households with permanent disabilities. A minimum of 25 of these units will be provided to persons in families with children.

16 additional units are proposed for 2013.

Accomplishments so far for 2012 include: No additional permanent housing units for the homeless were reported to be available in 2012.

Objective 16: Provide funding for at least one fair housing organization beginning in 2011; to provide fair housing counseling, education, and information and referral for the general public for the purpose of allowing access to decent affordable housing.

For 2012, the City will be releasing an RFP for an organization to conduct fair housing activities with CDBG funding. The RFP will be released in October of 2012 with a funding decision to be made in November 2012.

The City held a Universal Design Symposium in 2012, and will be hosting the Missouri Commission on Human Rights for an Affirmatively Furthering Fair Housing Training on October 2, 2012.

b. Specific Objectives with the primary outcome of making Decent Housing Affordable

Objective 17: Provide homeownership assistance to make existing decent housing affordable for 150 homeowners; 30 units are proposed for 2013.

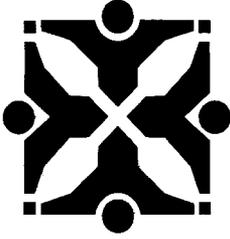
Accomplishments so far for 2012 include:

- Homeownership Assistance Program: 9 housing units.

Objective 18: Provide construction or homeownership financing to make 60 new homes affordable to owner occupants; 12 new units are proposed for 2013.

Homes sold or under contract to date in 2012 include the following:

- *The Columbia Community Development Corporation:* one house;
- *Show-Me Central Habitat for Humanity:* 9 houses were closed by Habitat during 2012.



Source: Community Development - CDBG/Home ⁴ Agenda Item No:

To: City Council
From: City Manager and Staff *MM*

Council Meeting Date: Feb 17, 2014

Re: Approval of an FY 2013 CDBG and HOME Annual Action Plan Amendment

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 February 17, 2014. This amendment allocates FY2013 Community Housing Development Organization (CHDO) funding.

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. HUD guidelines require HOME "entitlement communities" set aside at least 15% of its annual HOME allocation for Community Housing Development Organizations (CHDOs). CHDOs are non-profit organizations that develop affordable housing for low to moderate income households and meet additional board and organizational requirements as established by HUD.

The City has historically set aside 15% of its HOME funds for CHDO activities as a part of its annual action plan process and then later identified specific CHDO projects after official HOME funding allocations are released by HUD. This allows the City to ensure the 15% requirement is met and results in CHDO project allocations being made later in the calendar year.

This budget amendment allocates \$69,450 in 2013 HOME CDHO set-aside funding. The Community Development Commission (CDC) held a public hearing on November 13, 2013 to hear proposals from local CHDO organizations. Proposals were received from Show-Me Central Habitat for Humanity, Job Point and Central Missouri Community Action. CDC CHDO funding recommendations are included in attachment A and provide funding for proposed projects to be completed by Job Point and Central Missouri Community Action (CMCA). Attachment A provides existing budget allocations for the FY 2014 Annual Action Plan, as well as the proposed FY2013 HOME CHDO allocations. The CDC and City staff is recommending \$34,725 in FY2013 CHDO funding for Job Point and \$34,725 for Central Missouri Community Action. CHDO agreements for CMCA and Job Point are included as attachment B and attachment C.

FISCAL IMPACT:

Allocates \$69,450 in HOME funds previously set-aside by Council.

VISION IMPACT:

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

Impacts Goal 11.2

SUGGESTED COUNCIL ACTIONS:

The Council should pass a resolution approving an amendment to the FY 2013 Annual Action Plan and authorizing agreements with CMCA and Job Point.

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 #	11.2
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 #	