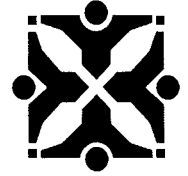


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: R 21-15

Department Source: Community Development - CDBG/Home

To: City Council

From: City Manager & Staff

Council Meeting Date: 2/2/2015

Re: Setting a public hearing to consider an amendment to the CDBG and HOME FY2014 Annual Action Plan.

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance.

Supporting documentation includes: None

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.

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 for FY2014. The City Council approved the FY 2014 Annual Action Plan in October of 2013. An amendment allocating FY 2013 Community Housing Development (CHDO) funding was approved by Council February 17, 2014, an amendment reallocating HOME and Community Development Block Grant (CDBG) funding was approved on May 5, 2014, an additional amendment was approved on October 6, 2014 reallocating funding from the Rainbow House facility purchase and an additional amendment was passed on January 5th reallocating funds from the McQuitty Square project.

The public hearing is being set for the Council to consider an amendment to the Annual Action Plan. The amendment will include reallocating \$100,000 in HOME funds from the Owner Occupied Rehabilitation Program to the JES Dev Co, Inc. for development of Gentry Estates Phase II. Gentry Estates Phase II consists of a 48 unit affordable senior housing development funded through the Missouri Housing Development Commission (MHDC).

City CDBG and HOME Administrative Guidelines allow developers to submit City HOME Rental Production program applications throughout the year, as funding is available. The City currently has a significant amount of HOME Owner Occupied Rehabilitation Program funds due to a large increase in program income funding received from previously funded projects. HUD guidelines require the City to spend program income before HUD funds, therefore City staff and the Community Development Commission (CDC) recommend reallocating \$100,000 in HOME Owner Occupied Rehabilitation funds to the Gentry Estates Phase II project. The City will continue to operate its Owner Occupied Rehabilitation Program.

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The City has provided HOME funds to JES Dev Co, Inc. for Bethel Ridge I and II, Hanover I, Hanover II and Hanover Gardens. These projects currently have loan balances of \$1,143,727.38 and the City currently receives approximately \$4,985 in monthly payments from these project loans. The City has continued annual monitorings of JES Dev Co, Inc. properties and found files and housing units to meet or exceed compliance requirements.

City staff and the CDC is recommending funding Gentry Estates Phase II according to City CDBG and HOME Administrative Guidelines with a 25 year, 1%, amortizing loan, similar to previously funded projects. A more comprehensive report will be provided before the next Council meeting.

Fiscal Impact

Short-Term Impact: None. Reallocates funding already received.

Long-Term Impact: Maintains compliance with HUD expenditure requirements.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Economic Development, Health, Social Services and Affordable Housing

Strategic Plan Impact: Economic Development, Financial Health, Health, Safety and Wellbeing, Infrastructure, Workforce

Comprehensive Plan Impact: Infrastructure, Mobility, Connectivity, and Accessibility, Economic Development, Livable & Sustainable Communities

Suggested Council Action

Approve the resolution to set a hearing to consider an amendment to the FY 2014 Annual Action Plan.

Legislative History

To date the City Council has taken the following action on the 2014 Annual Action Plan:

October 21, 2013: FY 2014 Annual Action Plan Approved for submission to HUD.

February 17, 2014: FY 2014 Annual Action Plan amended to include CHDO funding allocations.

May 5, 2014: FY 2014 Annual Action Plan amended to reallocate \$175,250 in HOME funds and \$19,828.09 in CDBG funds.

October 5, 2014: FY 2014 Annual Action Plan amended to reallocate \$170,000 in CDBG funds originally allocated for Rainbow House's facility purchase.

January 5, 2015: FY 2014 Annual Action Plan amended to reallocate CDBG funds and allocate 2014 CHDO funding.


Department Approved


City Manager Approved

Introduced by _____ Council Bill No. R 21-15

A RESOLUTION

setting a public hearing to consider an amendment to the
FY 2014 Annual Action Plan for CDBG and HOME funds.

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

SECTION 1. A public hearing will be held before the City Council of the City of
Columbia, Missouri in the Council Chamber in the City Hall Building, 701 E. Broadway,
Columbia, Missouri on March 2, 2015 at 7:00 p.m. to consider an amendment to the
FY 2014 Annual Action Plan for CDBG and HOME funds. All citizens and interested
persons will be given an opportunity to be heard.

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

ADOPTED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor