

Introduced by _____ Council Bill No. R 123-13

A RESOLUTION

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

BE IT RESOLVED BY THE 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 August 5, 2013, at 7:00 p.m. to consider an amendment to the FY
2013 Annual Action Plan for CDBG and HOME funds. All citizens and interested persons
will be given an opportunity to be heard.

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

ADOPTED this _____ day of _____, 2013.

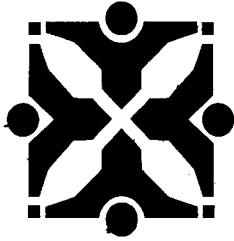
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



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

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

Council Meeting Date: Jul 1, 2013

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

EXECUTIVE SUMMARY:

The U.S. Department of Housing and Urban Development's (HUD) Citizen Participation rules require jurisdictions to consider any comments or views of citizens at a public hearing prior to submitting an amendment to the Annual Action Plan. In order to comply with this requirement, staff has prepared a resolution setting a public hearing on the FY 2013 Annual Action Plan for August 5, 2013. The full report will be provided to the Council prior to the August 5, 2013 public hearing.

DISCUSSION:

The Annual Action Plan provides an update on the actions the City will take to meet the priority needs, goals and objectives of the 2010-2014 Consolidated Plan during FY2013. The City submitted its FY 2013 Annual Action Plan to HUD in November of 2012. The FY 2013 Annual Action Plan was approved based on estimated funding to be received by HUD in FY 2013. Estimated funding was determined to be \$802,000 for CDBG and \$463,000 for HOME. Council approved an amendment to the FY 2013 Action Plan on April 15, 2013, reprogramming \$65,300 in CHDO funds to Show-Me Central Habitat for Humanity to construct a net-zero energy usage house at 413 W. Ash. This funding will remain in place under the current Action Plan amendment.

HUD has released the official CDBG and HOME funding allocations for FY 2013, which includes an increase to CDBG funding and a decrease HOME funding originally projected by staff. Official FY 2013 funding allocations are \$886,726 for CDBG and \$417,224 for HOME. The FY 2013 Annual Action Plan Amendment reconciles the differences in funding amounts for projected and official HUD CDBG and HOME funding allocations in FY 2013.

Attachment A displays existing budget allocations for the FY 2013 Annual Action Plan, as well as the proposed amended allocations that include official FY 2013 HUD funding levels. Staff recommends increasing the CDBG Administration and Community Development, Housing and Neighborhood Planning budgets that meet the Council approved level of 16% total CDBG budget for administrative costs. Staff also recommends additional funds to be allocated into the CDBG Homeownership Assistance (HOA) Program in order to fully fund costs for operation of the program, and fill the gap of HOME funding reduced for the HOA Program. Staff recommends decreasing the HOA Program and HOME Administration costs in order to meet decreased funding level requirements. City Council and HUD guidelines currently limit HOME Administration costs to 10% of the total HOME budget.

HOME projects have already been identified for all other CDBG and HOME activities identified. Staff recommends maintaining these activities at current funding levels.

FISCAL IMPACT:

Setting a public hearing has no fiscal impact.

VISION IMPACT:

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

Setting a public hearing has no vision impact

SUGGESTED COUNCIL ACTIONS:

The Council should pass a resolution to set a date for a Public Hearing for August 15, 2013 to consider the 2013 Annual Action Plan.

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



Fourth Program Year Action Plan

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

ATTACHMENT A Narrative Responses

GENERAL

Executive Summary

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

A. Sources of HUD Funding:

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

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

TABLE 1: FY 2013 CDBG PROGRAM

	<u>Approved</u> 04/15/2013	<u>Amendment</u> 8/5/1013
COMMUNITY DEVELOPMENT BLOCK GRANT RESOURCES		
Estimated Entitlement Amount	\$802,000	\$802,000
Reprogrammed	\$120,000	\$120,000
PROPOSED USES of CDBG FUNDS		
Housing Programs		
Owner Occupied Housing Rehabilitation	\$60,000	\$60,000
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	36,000	36,000
SIL RAMP Program	40,000	40,000
Homeownership Assistance Program	0	42,000
Public Improvements		
Downtown Ramps	179,000	179,000
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	96,240	109,796
Community Dev., Housing & Neighborhood Planning	32,080	32,080
TOTAL CDBG	\$922,000	\$1,006,726

TABLE 2: FY 2013 HOME PROGRAM

HOME RESOURCES		
HOME Entitlement	\$463,000	\$417,224
Reprogrammed CHDO	65,300	65,300
Proposed Uses of HOME Funds		
CHA Tenant-Based Rental Assistance	106,000	106,000
Rental Production	175,250	175,250
Community Housing Development Organizations	69,450	69,450
Reprogram 2008 CHDO Show-Me Central Habitat	10,300	10,300
Reprogram 2009 CHDO Show-Me Central Habitat	55,000	55,000
Homeownership Assistance	66,000	24,802
Administration	46,300	41,722
TOTAL HOME	528,300	482,300

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.

Objective 19: Provide construction financing or public infrastructure to allow the construction of 25 new housing units; making decent housing affordable: 5 units proposed for 2013.