

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: R 51-15

Department Source: Community Development - CDBG/Home

To: City Council

From: City Manager & Staff

Council Meeting Date: 3/16/2015

Re: Amendment to the CDBG and HOME 2015-2019 Consolidated Plan and 2015 Annual Action Plan.

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to 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 the Consolidated Plan or Annual Action Plan. In order to comply with this requirement, approval of an amendment to the Consolidated Plan and 2015 Annual Action Plan is being considered by Council through a public hearing.

Discussion

The City of Columbia receives Community Development Block Grant (CDBG) and HOME funding from HUD according to its population, demographics and the federal formula for distributing funds. The City is required to submit a Consolidated Plan at least every 5-years. The City is required to submit a Consolidated Plan for years 2015-2019.

The Council approved a draft version of the 2015-2019 Consolidated Plan and 2015 Annual Action Plan on October 16, 2014 based on funding estimates for FY 2015. HUD released final 2015 budget allocations on February 11, 2015 and the City is required to amend its 2015-2019 Consolidated Plan and 2015 Annual Action Plan to reflect final budget amounts. Final CDBG funding allocation amounts were slightly higher than estimated or less than 1%. City staff estimated \$835,000 in CDBG funding for 2015, and the final CDBG allocation amount is \$839,885 for 2015. HOME funding was reduced by approximately 10%. City staff estimated \$409,000 in HOME funding for FY 2015, and the final HOME allocation amount is \$369,532.

The reduction in HOME funds has required a funding reduction to projects previously identified for 2015. The City will be required to reduce its annual HOME Administration funding. City staff and the CDC are also recommending a reduction in Community Housing Development Organization (CHDO) funding in order to meet budget reduction requirements. City staff proposed to the Community Development Commission (CDC) that City internal housing programs receive a majority of the reduction due to the increased amounts in program income received recently and due to the progress on the Columbia Housing Authority's Stuart Parker project. Staff recommended the following FY 2015

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HOME budget reduction amounts to the CDC:

Organization	Project	Initial Budget	Recommended Amendment
Community Development Dept.	Homeownership Assistance Program	\$105,000	\$90,200
Columbia Housing Authority	Stuart Parker Housing Renovations	\$101,750	\$101,750
Community Development Dept.	Rehab Program	\$100,000	\$85,199
Community Development Dept.	Community Housing Development Org. (CHDO)	\$61,350	\$55,430
Community Development Dept.	Administration	\$40,900	\$36,953
Total		\$409,000	\$369,532
Reallocation of Previous HOME Funding			
Jes Dev Co Inc.,	Gentry Estates Phase II	NA	\$100,000

The CDC agreed with the above staff recommended 2015 Annual Action Plan amendment and recommends them for Council approval.

The proposed amendment to the 2015-2019 Consolidated Plan and 2015 Annual Action Plan also includes a funding allocation of \$100,000 in HOME funds for the Gentry Estates Phase II development utilizing previous year's funding. The City has continually received increasing amounts of program income in recent years and is required to expend program income before HUD funding. The City expends most program income on rehab projects and increasing amounts of program income has freed up HUD funds initially allocated for the rehab program. City staff and the CDC recommend reallocating \$100,000 in previously unspent HOME funds from the rehab program to the development of Gentry Estates phase II.

The previously approved 2015-2019 Consolidated Plan also included 2005-2009 Community Housing Affordability Strategy (CHAS) data. HUD has updated the Con Plan template system to include 2007-2011 (CHAS) data. City staff will be submitting the amended 2015-2019 Consolidated Plan and 2015 Annual Action Plan with updated CHAS data as required by HUD.

Fiscal Impact

Short-Term Impact: None.

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

Vision, Strategic & Comprehensive Plan Impact

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

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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 amend the the CDBG and HOME 2015-2019 Consolidated Plan and 2015 Annual Action Plan.

Legislative History

To date the City Council has taken the following action on the 2015-2019 Consolidated Plan and 2015 Annual Action Plan:

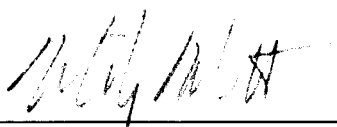
November 4, 2013: Council hearing to approve the Citizen Participation Plan

August 18, 2014: Council approved resolution setting hearings for consideration of the Consolidated Plan.

October 6, 2014: Council approved the draft 2015-2019 Consolidated Plan and 2015 Annual Action Plan.



Department Approved



City Manager Approved

Introduced by _____ Council Bill No. R 51-15

A RESOLUTION

approving an amendment to the 2015-2019 Consolidated Plan and FY 2015 Annual Action Plan for CDBG and HOME funds; and authorizing the City Manager to submit the document to the Department of Housing and Urban Development.

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

SECTION 1. The amendment to the 2015-2019 Consolidated Plan and FY 2015 Annual Action Plan for CDBG and HOME funds, identified as "Attachment A" attached to this resolution, is approved.

SECTION 2. The City Manager is authorized to submit this amendment to the 2015-2019 Consolidated Plan and FY 2015 Annual Action Plan for CDBG and HOME funds to the Department of Housing and Urban Development (HUD).

ADOPTED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Expected Resources

(AP-15 Expected Resources – 91.220(c)(1,2))

Introduction

The CDBG and HOME Programs have seen steady declines in annual funding recently. The City of Columbia did see a slight increase in funding due to census data and changing demographics in recent past. The City is anticipating level CDBG and HOME funding for the next 5 years due to the current funding climate. The City is anticipating increased program income in HOME funds due to additional larger redevelopment projects in progress or planned. All City goals were provided an estimated cost to ensure goals are achievable.

CDBG FY 2015 Annual Action Plan Budget			
Organization	Activity	Amount	Amendment 1
CD Dept.	Homebuyer Classes	\$12,000	\$12,000
CD Dept.	NRT Code Enforcement	\$30,000	\$30,000
CD Dept.	Rehab Program	\$101,700	\$105,706
SIL	Minor Repair/Accessibility	\$90,000	\$90,000
City-Public Works	Sidewalk Projects	\$170,000	\$170,000
Job Point	Vocational Training	\$97,000	\$97,000
Welcome Home	Veterans Emergency Housing	\$168,000	\$168,000
Fair Housing	Counseling, outreach/educ.	\$16,000	\$16,000
CD Dept.	Admin and Planning	\$150,300	\$151,179
Total		\$835,000	\$839,885

HOME FY 2015 Annual Action Plan Budget			
Organization	Activity	Amount	Amendment 1
CD Dept.	Homeownership Assistance	\$105,000	\$90,200
Columbia Housing Authority	Housing Renovations	\$101,750	\$101,750
CD Dept.	Rehab Program	\$100,000	\$85,199
CD Dept.	CHDO	\$61,350	\$55,430
CD Dept.	Administration	\$40,900	\$36,953
Jes Dev Co Inc.	Gentry Estates Phase II		\$100,000
Total		\$409,000	\$469,532

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	839,885	25,000	0	864,885	0	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	369,532	90,000	\$100,000	459,532	0	

Table 52 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG and HOME funds will leverage a significant amount of additional resources including federal, state and local funding. The City of Columbia Division of Human Services funds approximately \$900,000 in social services through local general revenue. CDBG funds and Social Services funding are often provided to similar agencies and done in matter than maximizes funds available and builds agency capacity for services. HOME funding often leverages significant investment from private lenders, as well as significant amounts of LIHTC funding.

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 expects to receive \$400,000 in HOME funding for FY2015 and beyond, requiring an annual match requirement of \$100,000. 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 anticipates meeting all match requirements for 2015-2019 and accumulating additional match.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City currently owns four properties through the NSP. These properties will be used to redevelop affordable housing units. The consolidated plan identifies the construction of new quality affordable housing units as a high priority need. Development of these properties will help meet this need. The City is also working with the Columbia Housing Authority to potentially develop a housing trust organization to ensure properties developed with HOME funds can remain affordable in perpetuity.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homebuyer education	2015	2019	Affordable Housing		Increased homeownership	CDBG: \$12,000	Public service activities other than Low/Moderate Income Housing Benefit: 90 Persons Assisted
2	Code enforcement	2015	2019	Affordable Housing		Preservation of Existing Housing	CDBG: \$30,000	Housing Code Enforcement/Foreclosed Property Care: 75 Household Housing Unit
3	Owner Occupied Rehabilitation	2015	2019	Affordable Housing		Preservation of Existing Housing Energy efficiency and universal design features Quality affordable housing units	CDBG: \$105,706 HOME: \$85,199	Homeowner Housing Rehabilitated: 8 Household Housing Unit
4	Repair of existing housing	2015	2019	Affordable Housing		Preservation of Existing Housing Energy efficiency and universal design features	CDBG: \$90,000	Homeowner Housing Rehabilitated: 40 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Sidewalk projects	2015	2019	Non-Homeless Special Needs Non-Housing Community Development		Sidewalks, crosswalks and connectivity	CDBG: \$170,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
6	Vocational Training	2015	2019	Non-Housing Community Development		Vocational training targeting youth	CDBG: \$97,000	Public service activities other than Low/Moderate Income Housing Benefit: 14 Persons Assisted
7	Community facility improvements	2015	2019	Non-Housing Community Development		Facilities for homeless or near homeless	CDBG: \$168,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 35 Beds Housing for Homeless added: 25 Household Housing Unit
8	Fair housing education to households.	2015	2019	Affordable Housing		Fair housing outreach and education	CDBG: \$6,000	Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
9	Fair housing education to housing professionals	2015	2019	Fair housing education to landlords		Fair housing outreach to housing professionals	CDBG: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
10	Fair housing counseling	2015	2019	Affordable Housing		Fair housing counseling	CDBG: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
11	New housing construction	2015	2019	Affordable Housing		Increased homeownership Energy efficiency and universal design features Quality affordable housing units	HOME: \$55,430	Homeowner Housing Added: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Rental production	2015	2019	Affordable Housing		Preservation of Existing Housing Energy efficiency and universal design features Quality affordable housing units	HOME: \$201,750	Rental units rehabilitated: 8 Household Housing Unit
13	Homebuyer assistance	2015	2019	Affordable Housing		Increased homeownership	HOME: \$90,200	Direct Financial Assistance to Homebuyers: 12 Households Assisted
14	Micro lending	2015	2019	Non-Housing Community Development		Microloans		Businesses assisted: 4 Businesses Assisted
15	Removal of dilapidated structures	2015	2019	Non-Housing Community Development		Removal of dilapidated structures		Buildings Demolished: 2 Buildings

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Homebuyer education
	Goal Description	
2	Goal Name	Code enforcement
	Goal Description	
3	Goal Name	Owner Occupied Rehabilitation
	Goal Description	

4	Goal Name	Repair of existing housing
	Goal Description	
5	Goal Name	Sidewalk projects
	Goal Description	
6	Goal Name	Vocational Training
	Goal Description	
7	Goal Name	Community facility improvements
	Goal Description	
8	Goal Name	Fair housing education to households
	Goal Description	
9	Goal Name	Fair housing education to housing professionals
	Goal Description	
10	Goal Name	Fair housing counseling
	Goal Description	
11	Goal Name	New housing construction
	Goal Description	
12	Goal Name	Rental production
	Goal Description	
13	Goal Name	Homebuyer assistance
	Goal Description	
14	Goal Name	Micro lending
	Goal Description	
15	Goal Name	Removal of dilapidated structures
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The Community Development Commission recommended CDBG and HOME funding amounts for FY2015 projects. Recommendations were based upon survey data, draft consolidated plan goals, individual project ratings and available funding.

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Priorities were recommended by the Community Development Commission. Recommendations were based upon consolidated plan goals, strength of proposals, public input and available resources.

Project Summary Information					
No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	Homebuyer Classes	Homebuyer education	Citywide - Other	Increased homeownership	CDBG : \$12,000
	Description	Homebuyer classes for down payment assistance recipients.			
	Target Date for Completion	09/30/2016			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	90 first-time buyer households will benefit from the proposed activities.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project				

	Detail screen.)				
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
2	NRT Code Enforcement	Code enforcement	NEIGHBORHOOD RESPONSE TEAM AREA - Local Target area	Preservation of Existing Housing	CDBG : \$30,000
	Description	Code Enforcement in Neighborhood Response Team area.			
	Target Date for Completion	09/30/2016			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Approximately 3,500 households in the NRT area will benefit from the code enforcement activities.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	NRT Area.			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Code enforcement of property maintenance code.			

3	Owner Occupied Rehabilitation	Owner Occupied Rehabilitation	Citywide - Other	Preservation of Existing Housing Energy efficiency and universal design features Quality affordable housing units	CDBG : \$105,706 HOME : \$85,199
	Description	Owner Occupied Rehabilitation Program			
	Target Date for Completion	09/30/2016			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	8 households.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	City-wide owner-occupied units.			
Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Comprehensive rehabilitation of owner-occupied housing.				

4	SIL and BCCA Minor Home Repair & Accessibility	Repair of existing housing	Citywide - Other	Preservation of Existing Housing Energy efficiency and universal design features Quality affordable housing units	CDBG : \$90,000
	Description	Minor home repairs and accessibility modifications for elderly and disabled households.			
	Target Date for Completion	09/30/2016			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	40 households.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	City-wide			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Minor home repair and accessibility modifications for elderly and disabled.			
5	Public Works Sidewalk Projects	Sidewalk projects	CDBG Eligible Area - Local Target area	Sidewalks, crosswalks and connectivity	CDBG : \$170,000
	Description	Sidewalk repairs and accessibility improvements to Worley intersection and Elleta Blvd.			

	Target Date for Completion	09/30/2016			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Approximately 5,000 persons in surrounding neighborhoods.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Worley and Clinkscapes intersection. Garth Avenue between Worley and Sexton.			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Sidewalk repairs and accessibility improvements.			
6	Job Point Vocational Training	Vocational Training	Citywide - Other	Vocational training targeting youth	CDBG : \$97,000
	Description	Vocational training for low income minority youth.			
	Target Date for Completion	09/30/2016			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the	14 households.			

AP-36 Project Detail screen.)	
Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	
Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Vocational training for low income minority youth.

7	Welcome Home	Community facility improvements Rental production		Facilities for homeless or near homeless	CDBG : \$168,000
	Description	Emergency housing expansion and construction of a new community room for homeless veterans.			
	Target Date for Completion	09/30/2016			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Construction of the facility will result in 25 additional emergency housing units for homeless veterans.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project	Business Loop just south of I-70. The Deluxe Inn.			

	Detail screen.)				
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Renovation and conversion of a motel into emergency housing for homeless veterans.			
8	Fair Housing Set-Aside	Fair housing education to households. Fair housing education to housing professionals Fair housing counseling	Citywide - Other	Fair housing outreach and education Fair housing outreach to housing professionals Fair housing counseling	CDBG : \$16,000
	Description	Fair housing counseling, outreach and education.			
	Target Date for Completion	09/30/2016			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	30 households are estimated to receive education and outreach services and 10 households are estimated to receiving fair housing counseling services.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	City Hall and local events.			
	Planned Activities (Note: Additional information for this	Fair housing outreach, education and counseling.			

	discussion may be available on the AP-36 Project Detail screen.)			
9	CDBG Administration			CDBG : \$100,000
	Description	CDBG Administration. Grant Administration, salaries, and admin costs.		
	Target Date for Completion	09/30/2016		
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Administration		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	City Hall.		
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Administration.		
10	CDBG Planning			CDBG : \$51,739
	Description	Funds to support formulating AAP, CAPER and updating the Consolidated Plan.		
	Target Date for Completion	09/30/2016		

	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Planning costs for annual action plan and CAPER reports.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	City Hall.			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Planning costs for annual action plan and CAPER reports.			

11	Homeownership Assistance	Homebuyer assistance	Citywide - Other	Increased homeownership	CDBG : \$90,200	
	Description	Down payment assistance for first-time homebuyers.				
	Target Date for Completion	09/30/2016				
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	13 first time homebuyer households between 30-50% AMI.				

	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Down payment assistance.		
12	CHA Housing Renovations Unity Drive and Jes Dev Co, Inc. Gentry Estates Phase II	Rental production		Preservation of Existing Housing Quality affordable housing units HOME : \$201,750
	Description	Housing rehabilitation and RAD conversion of public housing to project based vouchers at Lincoln & Unity Drive and new construction of 48 units of affordable senior housing at Gentry Estates Phase II.		
	Target Date for Completion	09/30/2016		
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Renovations and new construction will include 8 HOME funded units.		
	Location Description (Note: Additional information for this discussion may be available on the	Unity Drive and Gentry Estates located at Nifong and Bethel.		

	AP-36 Project Detail screen.)				
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Comprehensive rehabilitation of public housing units and RAD conversion to project based vouchers and Construction of 48 new units of affordable senior housing.			
13	CHDO	New housing construction	Citywide - Other	Increased homeownership Energy efficiency and universal design features Quality affordable housing units	HOME : \$55,430
	Description	Community Housing Development 15% set-aside.			
	Target Date for Completion	12/31/2016			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	2 families at 80% AMI or below.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
	Planned Activities (Note: Additional information for this discussion may be	Construction of 2 affordable housing units by local CHDOs.			

	available on the AP-36 Project Detail screen.)			
14	HOME Administration			HOME : \$36,953
	Description	Administration costs for the HOME program.		
	Target Date for Completion	09/30/2016		
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Administration		
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	City Hall		
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Administration.		