

**FY 2016 CDBG and HOME Annual Action Plan  
Amendment  
City of Columbia**

# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The U.S. Department of Housing and Urban Development (HUD) defines the City of Columbia as an entitlement community due to its population and demographics. As an entitlement community, the City of Columbia receives an annual allocation of Community Development Block Grant (CDBG) and HOME program funding. The City of Columbia is required to submit an Annual Action Plan identifying community needs and funding priorities, in order to receive annual funding. The City of Columbia also values the importance of strategic planning when implementing the use of public funds. This Annual Action Plan is for program year 2016 and will become effective January 1, 2016. CDBG and HOME funding allocations have been trending downwards and that trend is expected to continue. This plan takes into account the increasing importance of identifying and prioritizing the most critical needs to be addressed with CDBG and HOME funds.

### 2. Summarize the objectives and outcomes identified in the Plan

The City of Columbia undertook a significant public input and planning process during the year leading up to the submission of its 2015-2019 Consolidated Plan. Public input was obtained through community focus groups, citizen surveys and public hearings. The objectives and outcomes identified in the plan are a direct result of priority needs identified by the public. Citizens were asked to identify priority needs in five categories including economic development, affordable housing, fair housing, neighborhood needs and community facilities. The City also obtained significant public input through 3 public hearings and community need survey update pertaining to FY 2016 funding priorities. The City obtained responses from 186 individuals through the FY 2016 Community Development Needs Survey, which is the most responses it has ever received during this annual survey.

All objectives and outcomes identified in the plan will meet a national objective identified by HUD through providing decent affordable housing, creating suitable living environments and improving economic opportunity. This plan includes 16 production goals (deliverables) to ensure the most critical needs or highest priority needs are being addressed. The City of Columbia identified the following 16 production goals or objectives as a part of the 2015-2019 Consolidated Plan:

#### 2015-2019 Consolidated Plan Goals

1. Provide vocational training to 70 participants, particularly low-income youth.
2. Provide microloans to 15 small businesses with at least 51% low to moderate income employees.
3. Provide comprehensive rehabilitation to 50 owner-occupied housing units.
4. Provide minor home repairs to 200 owner-occupied housing units.

5. Fund 1/2 FTE of a position to conduct code enforcement.
6. Provide homebuyer assistance in the form of down payment assistance to 65 eligible households.
7. Provide homebuyer education to 450 new homebuyers.
8. Construct 15 new affordable, energy efficient owner-occupied housing units with universal design features.
9. Provide development financing for 2 affordable housing developments funded through the Missouri Housing Development Commission.
10. Complete 5 infrastructure projects to increase neighborhood connectivity to amenities and services.
11. Construct 5 new bus shelters in the CDBG eligible area.
12. Remove 15 dilapidated structures within the NRT area.
13. Provide outreach and education to 150 low-income households regarding fair housing rights.
14. Provide fair housing education to 75 housing professionals.
15. Provide fair housing counseling to 50 low to moderate income renters.
16. Acquire, renovate, or expand 5 community facilities providing services to youth, homelessness, ex-offenders, and mental health.

FY 2016 CDBG Funding Allocations are follows:

Entity	Activity	Funding Amount	Amendment
City of Columbia	NRT Code Enforcement	\$35,000	
City of Columbia	NRT Demolition	\$85,000	
City of Columbia	Rehab and Repair	\$145,246	
Services for Independent Living	Minor Home Repair and Accessibility	\$101,980	
City of Columbia	Community Solar	\$40,000	
City of Columbia	Bus Shelters	\$100,000	
Job Point	Vocational Training	\$110,000	
Centro Latino	Exterior Renovations	\$25,000	\$30,320
Boone County Family Resources	Demolition and Reconstruction	\$25,000	\$19,680
City of Columbia	Fair Housing	\$14,500	
City of Columbia	Administration	\$100,000	
City of Columbia	Planning	\$49,646	

**Table 1 –**

FY 2016 HOME Funding Allocations are follows:

Entity	Activity	Funding Amount	Amendment
City of Columbia	Homeownership Assistance	\$177,889	\$173,543
City of Columbia	Housing Rehab	\$55,375	
Columbia Housing Authority	Oak Tower Renovations	\$80,000	

CHDO set-aside	Community Housing Dev. Org	\$62,654	\$0
Show-Me Central Habitat for Humanity	115 Lynn Street Redevelopment		\$23,500
Job Point-COMO CHDO	107 Lynn Street Redevelopment		\$23,500
Central Missouri Community Action	105 Lynn Street Redevelopment		\$20,000
Central Missouri Community Action	3606 Woodside Drive-CHDO	\$55,430	
City of Columbia	Administration	\$41,769	

### **3. Evaluation of past performance**

The City's is maintaining many of the programs it has historically operated and also adjusts its funding priorities to match annual priority needs identified by the public. Estimated costs are also associated with each production goal to ensure that goals are realistic and achievable. This plan focuses on the most critical community needs identified by the public.

### **4. Summary of Citizen Participation Process and consultation process**

The City of Columbia held 4 public hearings and conducted a citizen survey while developing the FY 2016 Annual Action Plan. The Community Development Commission held a public hearing on January 21, 2015 where the City announced the release of its citizen survey and provided a forum for organizations and the public to provide input on community development needs for the FY 2016 Annual Action Plan. The Community Development Commission then held two additional hearings on May 13, 2015 and June 3, 2015 where local organizations applying for FY 2016 CDBG and/or HOME funds were provided the opportunity to present their proposal(s) and how they addressed community development needs identified in 2015-2019 Consolidated Plan. The City Council then held a budget hearing on August 17th where the Community Development Commission presented its funding recommendations to the City Council, and members of the public were allowed to comment. City Council is holding an additional hearing on April 4, 2016 to consider the FY 2016 Annual Action Plan and allow organizations and members of the public to comment on funding priorities within the FY 2016 Annual Action Plan.

### **5. Summary of public comments**

There was one public comment received at the Community Development Needs Public Hearing held on January 21, 2015. The public comment was received from the Executive Director of In2Action, which requested that the City's economic development activities be expanded to include ex-offenders, rather than prioritizing at-risk youth. The Community Development Commission discussed this comment and decided to maintain the Consolidated Plan economic development section as it was adopted, due to the robust level of public input during plan formulation and the emphasis on services for at-risk youth.

### **6. Summary of comments or views not accepted and the reasons for not accepting them**

None.

## **7. Summary**

The FY 2016 Annual Action Plan addresses priority needs identified in the 2015-2019 Consolidated Plan and does not amend any of the goals or objectives originally identified during formation of the Consolidated Plan.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	COLUMBIA	Community Development Department
CDBG Administrator	COLUMBIA	Community Development Department
HOME Administrator	COLUMBIA	Community Development Department

**Table 2 – Responsible Agencies**

**Narrative (optional)**

The City of Columbia will continue to be responsible for preparing the Consolidated Plan and Administration of the City's CDBG and HOME funding.

**Consolidated Plan Public Contact Information**

Randy Cole 500 E. Walnut Suite 108

P.O. Box 6015

Columbia, MO 65205

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Columbia consulted with several local services providers, city departments and local organizations while identifying priority needs for the plan. The consultation process primarily consisted of outreach to local organizations and the public through public hearings and a community survey.

#### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The City of Columbia Community Development Department (CD Department) is responsible for administering CDBG and HOME funds and formulating the Consolidated Plan. The CD Department included the City of Columbia Division of Human Services in the formulation of the 2015-2019 Consolidated Plan and works with the CD Department to coordinate funding efforts. The Division of Human Services administers local funding to governmental health, mental health and local service agencies. It also serves as the City's main point of contact for addressing homelessness. The CD Department included the Division of Human Services to reduce duplication of services provided and to maximize utilization of each funding source and ensure coordinated efforts to address community needs. The CD Department also included the CEO of the Columbia Public Housing Authority on the technical team for the Consolidated Plan to assist in planning and coordinating efforts to address affordable housing.

The City of Columbia Community Development Department and Division of Human Services combined annual RFP submissions into the same web-based reporting system, along with the County Department of Social Services and local United Way. This has reduced duplicative requirements for agencies requesting funds and increase coordination and performance information sharing between organizations. These efforts have also resulted in increased communication and coordination between the City's CD Department, Division of Human Services, Boone County Community Services Department, and United Way.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The CD Department held a specific focus group on the issue of homelessness with local service providers that serve the homeless during formation of the 2015-2019 Consolidated Plan. Local service providers attending the focus group were also members of the Basic Needs Coalition (BNC). The BNC consists of local service providers that assist the homeless population in Columbia. The BNC conducts point in time counts, coordinates Project Homeless Connect and works to align services that assist homeless

populations. The CD Department is a member of the BNC and utilized this group for obtaining priority needs for the homeless to include in the plan. The CD Department regularly utilizes the BNC to share information regarding development of the Annual Action Plan and identifying the needs of homeless persons.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The Missouri Housing Development Commission (MHDC) administers all ESG contracts in Columbia. The City retains the first right of refusal; however MHDC currently contracts directly with local organizations for implementing ESG funding. The City of Columbia works closely with all ESG recipient organizations through the BNC for point in time counts and addressing service gaps to homeless populations.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

The following section identifies agencies groups and organizations that participated in the process of forming the 2016 Annual Action Plan.



**Table 3 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Columbia Housing Authority was included on the staff technical team that collected and analyzed data, as well as assisted in community outreach during development of the 2015-2019 Consolidated Plan. The outcomes will be accurate data on participants served through the housing authority, and coordinated efforts on future affordable housing projects. CHA staff also assisted in significant outreach activities to low income households served through CHA.
2	<b>Agency/Group/Organization</b>	BOONE COUNTY FAMILY RESOURCES
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Health Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Boone County Group Homes was consulted direct consultation as well as through its proposal for FY 2016 CDBG funds. Information received pertained to agency facility/housing needs. This consultation assisted the CD Department with planning and developing community facility goals.
3	<b>Agency/Group/Organization</b>	CENTRAL MISSOURI COMMUNITY ACTION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CMCA was consulted through involvement at several community forums during development of the 2015-2019 Consolidated Plan, as well as contributions to the December 3-4th Affordable Housing Symposium. CMCA is Columbia's local community action agency implementing several federal programs addressing poverty. CMCA also serves Columbia as a Community Housing Development Organization. The anticipated outcomes of the consultation include identifying affordable housing needs and how to most effectively utilize CDBG and HOME CHDO funding. CMCA is also an important partner in identifying ways to address poverty.

4	<b>Agency/Group/Organization</b>	Centro Latino De Salud, Educacion y Cultura
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consultant by providing outreach to non-English speaking populations during our public input and survey process. Centro Latino also providing meeting space for several neighborhood meetings involving redevelopment efforts within the Central City Neighborhood.
5	<b>Agency/Group/Organization</b>	JOB POINT
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Job Point was consulted through participation in several community forums while developing the Consolidated Plan. The anticipated outcome of Job Point's participation included additional information regarding economic development and working with low income minority populations. Job Point also serves as a local Community Housing Development Organization and provided significant input in how Columbia can utilize low income minority youth in affordable housing projects.
6	<b>Agency/Group/Organization</b>	SERVICES FOR INDEPENDENT LIVING
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through attendance at community forums/focus groups during development of the 2015-2019 Consolidated Plan. The anticipated outcome of the consultation is greater coordination between service providers serving persons with disabilities and assistance in developing goals targeted towards assisting persons with disabilities.

**Identify any Agency Types not consulted and provide rationale for not consulting**

NA.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Missouri Housing Development Commission	MHDC oversees ESG funding granted to local agencies. The City of Columbia works with each of the ESG grantees through the Basic Needs Coalition to coordinate services for homeless populations.
Comprehensive Plan	Community Development Department	The FY 2016 Annual Action Plan addresses several goals, objectives and action items of the City's Comprehensive Plan including the following:-Encourage universal design and practices for aging in place.-Promote construction of affordable housing.-Promote home ownership and affordable housing options, and encourage integrated residential densification via flexibility and dwelling unit options.

**Table 4 – Other local / regional / federal planning efforts**

**Narrative (optional)**

The City of Columbia reviewed agency consultation and input received during the formation of the 2015-2019 Consolidated Plan and also provided additional opportunities for updates to those consultations while forming the FY 2016 Annual Action Plan. Opportunities included 4 public hearings and its Community Development Needs Survey. The City received 186 responses in its FY 2016 Community Development Needs Survey.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The citizen participation process served as the basis for identifying priority needs, which directly guided goal-setting in the City's 2015-2019 Consolidated Plan. All goals identified in the 2015-2019 Consolidated Plan were set based upon priority needs identified by the public. The FY 2016 Annual Action Plan addresses goals identified within the 2015-2019 Consolidated Plan. The City of Columbia's citizen participation process and consultation process in drafting the Consolidated Plan included eight 8 community forums/focus groups, seven public hearings and five citizen surveys.

The FY 2016 Annual Action Plan addresses goals identified within the FY 2016 Annual Action Plan. The City updated citizen input by conducting 4 additional public hearings and its annual Community Development Needs Survey. The public input provided while planning the FY 2016 Annual Action Plan ensured goals and objectives identified in the 2015-2019 Consolidated Plan were up to date and guided funding decisions included within the FY 2016 Annual Action Plan.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	One attendee requesting an update to the economic development target group.	Executive Director of In2Action requested that ex-offenders be included within the economic development goals of the Consolidated Plan.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	15 persons attended the meeting to present to the Community Development Commission.	Presentation of City Department projects including its rehab/repair programs, homeownership assistance program, demolition program, bus shelters and community solar. A member of the Disabilities Commission also attended and provided supportive comments for the installation of 5 bus shelters with CDBG funding.		



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	Presentations from 7 local organizations on proposed projects with CDBG and/or HOME funding.	Presentation of each proposal and questions from Community Development Commission members.		
4	Public Hearing	Non-targeted/broad community	Regular Council meeting. Budget hearing.	Presentation of Community Development Commission CDBG and HOME funding recommendations for FY 2016.		

**Table 5 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Columbia's FY 2016 CDBG funding was close to level with FY 2015 numbers and estimates, while FY 2016 is up approximately 12% from FY 2015 and estimates. The City is anticipating level funding for FY 2017 and overall funding levels continue to be significantly lower from funding levels in the mid-2000's. Program income continues to be steady and provides a significant level of funding for additional projects. City staff anticipates a continuation of healthy amounts of program income due to the addition of new projects and continued resale of homes maintaining a City lien.

#### Priority Table

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	831,372	25,000	0	856,372	0	Final HUD allocations and estimated Program Income (loan repayment).

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	417,687	105,000	55,430	575,886	0	Final HUD allocations and estimated Program Income (loan repayment).

Table 6 - 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 Homeownership Assistance Program experienced approximately \$256,000 in expenditures during FY 2015, resulting in approximately \$2.9 million private mortgages. The City of Columbia has provided an additional \$100,000 in City general revenue for additional homebuyer assistance within 3 areas in need of investment. The City has also allocated an additional \$200,000 in general revenue to construct 4 new affordable, near net-zero homes, which will also include investment from a local bank for development financing and CDBG and HOME 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 FY 2016 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 of Columbia has purchased 11 lots located with the central City on the block of Garth, Oak, Lynn and Sexton. The City has been working with the neighborhood to develop a plan for reuse. The City held a neighborhood meeting on October 24, 2015 at Centro Latino with 20 attendees. The meeting featured a neighborhood walk to view the properties and a planning session to identify what the neighborhood would like to see redeveloped. The neighborhood identified affordable housing, storm water infrastructure, sidewalks, greenspace, community garden and other infrastructure needs as important to include within redevelopment. The City held an additional public meeting at Centro Latino and worked with the MU School of Architectural Studies to develop conceptual site plans that interpreted the initial public input received. The top 5 conceptual site plans were reviewed and commented on by the group attendees. There were 30 meeting attendees. City staff is utilizing the public input received on the 5 conceptual site plans to develop a final plan that will include a CDBG application for FY 2017 funding.

**Discussion**

The City will continue to prioritize needs and projects according to most need, as well federal funding continues to decline.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Repair of existing housing	2015	2019	Affordable Housing	Citywide	Preservation of Existing Housing Energy Efficient and Universally Designed Housing Quality Affordable Housing Units	CDBG: \$170,246	Homeowner Housing Rehabilitated: 27 Household Housing Unit
2	Code Enforcement	2015	2019	Affordable Housing	NEIGHBORHOOD RESPONSE TEAM AREA	Preservation of Existing Housing	CDBG: \$35,000	Housing Code Enforcement/Foreclosed Property Care: 65 Household Housing Unit
3	Homebuyer education	2015	2019	Affordable Housing	Citywide	Increased Homeownership	CDBG: \$0 HOME: \$0	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
4	Removal of dilapidated structures	2015	2019	Affordable Housing Non-Housing Community Development	NEIGHBORHOOD RESPONSE TEAM AREA	Removal of dilapidated structures	CDBG: \$85,000	Buildings Demolished: 3 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Owner Occupied Rehabilitation	2015	2019	Affordable Housing	Citywide	Preservation of Existing Housing Quality Affordable Housing Units	CDBG: \$70,246 HOME: \$160,375	Homeowner Housing Rehabilitated: 7 Household Housing Unit
6	Bus Shelters	2015	2019	Non-Housing Community Development	CDBG Eligible Area	Bus shelters	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
7	Vocational Training	2015	2019	Non-Housing Community Development	Citywide	Vocational training targeting youth	CDBG: \$110,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
8	Community Facility Improvements	2015	2019	Non-Housing Community Development	CDBG Eligible Area	Training Centers for Youth	CDBG: \$25,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 45 Persons Assisted
9	Rental production	2015	2019	Affordable Housing	Citywide	Energy Efficient and Universally Designed Housing Quality Affordable Housing Units	CDBG: \$25,000 HOME: \$80,000	Rental units constructed: 17 Household Housing Unit
10	Fair housing education to households	2015	2019	Affordable Housing Public Housing	Citywide	Fair housing outreach and education	CDBG: \$5,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Fair housing education to housing professionals	2015	2019	Affordable Housing Public Housing	Citywide	Fair housing outreach and education to housing pro	CDBG: \$4,000	Other: 70 Other
12	Fair housing counseling	2015	2019	Affordable Housing Public Housing	Citywide	Fair housing counseling	CDBG: \$5,500	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
13	Homebuyer Assistance	2015	2019	Affordable Housing	Citywide	Increased Homeownership	HOME: \$177,889	Direct Financial Assistance to Homebuyers: 30 Households Assisted
14	New housing construction	2015	2019	Affordable Housing	Citywide	Increased Homeownership Energy Efficient and Universally Designed Housing Quality Affordable Housing Units	HOME: \$118,084	Homeowner Housing Added: 6 Household Housing Unit

Table 7 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Repair of existing housing
	<b>Goal Description</b>	Funding for City Minor Home Repair Program and Services for Independent Living MInor Home Repair and Accessiility Program.

2	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Code Enforcement within NRT Area.
3	<b>Goal Name</b>	Homebuyer education
	<b>Goal Description</b>	Homebuyer Education for first-time homebuyers participating in the City's Homeownership Assistance Program. No funding will be allocated to this, due to donations from Providence Bank for course materials and presentations.
4	<b>Goal Name</b>	Removal of dilapidated structures
	<b>Goal Description</b>	Demolition of vacant and dilapidated structures.
5	<b>Goal Name</b>	Owner Occupied Rehabilitation
	<b>Goal Description</b>	Comprehensive rehabilitation of owner-occupied homes.
6	<b>Goal Name</b>	Bus Shelters
	<b>Goal Description</b>	Construction of 5 bus shelters.
7	<b>Goal Name</b>	Vocational Training
	<b>Goal Description</b>	Vocational training for public housing authority residents and construction renovations at Stuart Parker units.
8	<b>Goal Name</b>	Community Facility Improvements
	<b>Goal Description</b>	Exterior renovations to Centro Latino. Tuckpointing and landscape wall.
9	<b>Goal Name</b>	Rental production
	<b>Goal Description</b>	Demolition and reconstruction of Boone County Family Resources 4632 Appletree property (15 total units). Renovations to the Columbia Housing Authority's Oak Tower (147 total units, 2 will HOME funded).



10	<b>Goal Name</b>	Fair housing education to households
	<b>Goal Description</b>	Outreach and education to households through local events.
11	<b>Goal Name</b>	Fair housing education to housing professionals
	<b>Goal Description</b>	Fair housing education to property managers, lenders, Realtors and housing professionals.
12	<b>Goal Name</b>	Fair housing counseling
	<b>Goal Description</b>	Fair housing counseling to low income renters and homebuyers.
13	<b>Goal Name</b>	Homebuyer Assistance
	<b>Goal Description</b>	Direct homebuyer down payment assistance.
14	<b>Goal Name</b>	New housing construction
	<b>Goal Description</b>	Construction of 2 homes through HOME CHDO funding. Solar panels on 4 Lynn Street Cottages to be constructed with City general revenue and private financing.

**Table 8 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

The City anticipates impacting the following number of families with affordable housing as defined by HOME 91.215(b):

Extremely low-income: 4 households

Low-income: 18 households

Moderate income: 19 households

## AP-35 Projects – 91.220(d)

### Introduction

All projects identified in the FY 2016 Annual Action Plan were identified through the City's annual CDBG and HOME Request for Proposals (RFP) process.

#	Project Name
1	NRT Code Enforcement
2	NRT Demolition
3	Owner Occupied Rehabilitation and Repair-CDBG
4	SIL Minor Home Repair and Accessibility Program
5	Community Solar
6	Centro Latino Exterior Renovations
7	Boone County Family Resources 4632 Appletree
8	Fair Housing
9	CDBG Administration
10	CDBG Planning
11	Homeownership Assistance
12	Columbia Housing Authority Oak Tower
13	Owner Occupied Rehabilitation and Repair-HOME
14	HOME Administration

Table 9 – Project Information

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

All allocation priorities are identified as objectives in the 2015-2019 Consolidated Plan.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 10 – Project Summary

<b>1</b>	<b>Project Name</b>	NRT Code Enforcement
	<b>Target Area</b>	NEIGHBORHOOD RESPONSE TEAM AREA
	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Preservation of Existing Housing
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Code enforcement in NRT Area.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	65 households will receive code enforcement, potentially impacting 2,500 surrounding properties.
	<b>Location Description</b>	NRT Area which include: central city, white gate, east campus, Benton Stevens and Indian Hills.
	<b>Planned Activities</b>	Code Enforcement
<b>2</b>	<b>Project Name</b>	NRT Demolition
	<b>Target Area</b>	NEIGHBORHOOD RESPONSE TEAM AREA
	<b>Goals Supported</b>	Removal of dilapidated structures
	<b>Needs Addressed</b>	Removal of dilapidated structures

	<b>Funding</b>	CDBG: \$85,000
	<b>Description</b>	Demolition of vacant dilapidated structures.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 households surrounding vacant and dilapidated structures.
	<b>Location Description</b>	NRT area.
	<b>Planned Activities</b>	Acquisition and demolition.
<b>3</b>	<b>Project Name</b>	Owner Occupied Rehabilitation and Repair-CDBG
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Owner Occupied Rehabilitation Repair of existing housing
	<b>Needs Addressed</b>	Preservation of Existing Housing Quality Affordable Housing Units
	<b>Funding</b>	CDBG: \$170,246
	<b>Description</b>	Rehab-C: 2 Comprehensive rehabilitation homes and 20 minor home repair projects.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	22 families
	<b>Location Description</b>	Citywide eligibility. Participants will be selected on a first-come first-served basis.
	<b>Planned Activities</b>	Minor home repair and comprehensive rehabilitation.
<b>4</b>	<b>Project Name</b>	SIL Minor Home Repair and Accessibility Program

	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Repair of existing housing
	<b>Needs Addressed</b>	Preservation of Existing Housing Energy Efficient and Universally Designed Housing
	<b>Funding</b>	CDBG: \$101,980
	<b>Description</b>	Accessibility improvements and repairs for persons with disabilities and elderly.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	14 disabled and elderly households.
	<b>Location Description</b>	Location will be determined a first-come first serve basis.
	<b>Planned Activities</b>	Accessibility improvements and repairs.
<b>5</b>	<b>Project Name</b>	Community Solar
	<b>Target Area</b>	CDBG Eligible Area NEIGHBORHOOD RESPONSE TEAM AREA
	<b>Goals Supported</b>	New housing construction
	<b>Needs Addressed</b>	Energy Efficient and Universally Designed Housing Quality Affordable Housing Units
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Solar panel installation for Lynn Street Cottages. 4 homes with 4kw per home.
	<b>Target Date</b>	3/1/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 low to moderat income households.
	<b>Location Description</b>	109-113 Lynn Street. Central City area.
	<b>Planned Activities</b>	Construction of 4 cottage housing style owner occupied homes to include 4 solar panel systems.
<b>6</b>	<b>Project Name</b>	Centro Latino Exterior Renovations
	<b>Target Area</b>	CDBG Eligible Area NEIGHBORHOOD RESPONSE TEAM AREA
	<b>Goals Supported</b>	Community Facility Improvements
	<b>Needs Addressed</b>	Training Centers for Youth
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Tuckpointing and landscaping wall.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45 persons. At least 25 children, primarily from households where English is not the primary language spoken.
	<b>Location Description</b>	Garth and Lynn Street in central city area.
	<b>Planned Activities</b>	Repair tuckpointing and cosntruct landscaping wall.
<b>7</b>	<b>Project Name</b>	Boone County Family Resources 4632 Appletree
	<b>Target Area</b>	CDBG Eligible Area
	<b>Goals Supported</b>	Rental production
	<b>Needs Addressed</b>	Energy Efficient and Universally Designed Housing Quality Affordable Housing Units
	<b>Funding</b>	CDBG: \$25,000

	<b>Description</b>	Demolition and reconstruction.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 households, particularly persons with disabilities.
	<b>Location Description</b>	4632 Apple Tree Lane.
	<b>Planned Activities</b>	Demolition of existing building and reconstruction of new housing containing 15 rental units.
<b>8</b>	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair housing education to households Fair housing education to housing professionals Fair housing counseling
	<b>Needs Addressed</b>	Fair housing outreach and education Fair housing outreach and education to housing pro Fair housing counseling
	<b>Funding</b>	CDBG: \$14,500
	<b>Description</b>	Fair housing counseling, education and outreach.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	110 low income renters and homebuyers. 70 housing professionals.
	<b>Location Description</b>	City-wide.
	<b>Planned Activities</b>	Fair housing counseling, outreach and education, and education to housing professionals.
<b>9</b>	<b>Project Name</b>	CDBG Administration



	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Salaries and admin.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	CDBG Planning
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$49,646
	<b>Description</b>	Planning activities. Public input, annual action plan, CAPER.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>11</b>	<b>Project Name</b>	Homeownership Assistance

	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homebuyer Assistance Homebuyer education
	<b>Needs Addressed</b>	Increased Homeownership
	<b>Funding</b>	HOME: \$177,889
	<b>Description</b>	Direct homebuyer assistance.
	<b>Target Date</b>	12/24/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 low to moderate income first-time homebuyers.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Direct homebuyer assistance and education.
<b>12</b>	<b>Project Name</b>	Columbia Housing Authority Oak Tower
	<b>Target Area</b>	CDBG Eligible Area NEIGHBORHOOD RESPONSE TEAM AREA
	<b>Goals Supported</b>	Rental production
	<b>Needs Addressed</b>	Preservation of Existing Housing Energy Efficient and Universally Designed Housing Quality Affordable Housing Units
	<b>Funding</b>	HOME: \$80,000
	<b>Description</b>	Renovations to Oak Tower.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	147 low income households including elderly and disabled.

	<b>Location Description</b>	700 N. Garth.
	<b>Planned Activities</b>	Renovations to existing housing units. 147 units, 2 will be designated as HOME.
<b>13</b>	<b>Project Name</b>	Owner Occupied Rehabilitation and Repair-HOME
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Owner Occupied Rehabilitation
	<b>Needs Addressed</b>	Preservation of Existing Housing Energy Efficient and Universally Designed Housing Quality Affordable Housing Units
	<b>Funding</b>	HOME: \$55,375
	<b>Description</b>	Rehab-H: comprehensive rehabilitation of owner-occupied homes.
	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 low to moderate income homeowners.
	<b>Location Description</b>	City-wide.
	<b>Planned Activities</b>	Comprehensive rehabilitation.
<b>14</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$41,769
	<b>Description</b>	Salaries and Admin.

	<b>Target Date</b>	12/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

A significant level of resources will be directed within the CDBG Eligible Area and the Neighborhood Response Team (NRT) Area. Both of these areas maintain disproportionately higher concentrations of low to moderate income populations and minority populations. The City will direct services to these areas to assist with code enforcement, removal of dilapidated structures and construction of bus shelters. The City will continue to make housing programs available citywide in an effort to invest in lower-income neighborhoods, as well as to provide low to moderate income housing options in higher opportunity neighborhoods.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CDBG Eligible Area	15
NEIGHBORHOOD RESPONSE TEAM AREA	22
Citywide	63

**Table 11 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Funding priorities were determined by examining annual proposals submitted, identifying if they meet an annual goal identified in the consolidated plan, examining public input and survey data, and examining the viability of each proposals. All City bus shelter projects will take place within the CDBG eligible area in order to maintain HUD compliance on an area basis. A public survey with over 100 respondents was conducted in order to help determine the highest priority bus shelter locations within the CDBG eligible area. The NRT Code Enforcement and NRT Demolition activities will take place within the Neighborhood Response Team (NRT) Area, due to the additional identified need of code enforcement and removal of dilapidated structures. All City housing efforts and fair housing efforts are being done citywide, in order to ensure housing assistance and options are eligible in all neighborhoods.

### **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City will support a variety of affordable projects including rehabilitation (owner and rental), acquisition, and the production of new units. The City will be serving homeless households through funds provided to Welcome Home in 2014 and 2015. The City will also be working to identify a non-profit organization to lead the community's homeless day center efforts. Special needs populations will be served through projects funded at Boone County Family Resources, Oak Towers and Services for Independent Living.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	78
Special-Needs	15
Total	93

**Table 12 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	16
Rehab of Existing Units	47
Acquisition of Existing Units	30
Total	93

**Table 13 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

## AP-60 Public Housing – 91.220(h)

### Introduction

The Columbia Housing Authority (CHA) was established in 1956 as a municipal corporation under the 1937 federal housing act and Chapter 99 of the Revised Statutes of the state of Missouri. A federal urban renewal grant provided money to replace dangerous and unsanitary residences in Columbia’s central city with safe and clean dwellings at affordable rents for low-income persons. Columbia’s four public housing developments were constructed between 1958 and 1973.

### Actions planned during the next year to address the needs to public housing

The Columbia Housing Authority will complete substantial renovation of 507 units of public housing under the HUD Rental Assistance Demonstration (RAD) program. Renovations will be completed utilizing state and federal Low-Income Housing Tax Credits allocated by the Missouri Housing Development Commission (MHDC) for the following three projects:

Housing Project	Number of Renovated Units	Start Date	Completion Date
Stuart Parker Apartments with Paquin Tower	284	January 2016	March 2017
Bear Creek Apartments	76	May 2016	July 2017
Oak Towers	147	October 2016	December 2017
Total Renovated Units:	507		

The Columbia Housing Authority will also submit an application for Low-Income Housing Tax Credits to renovate the Bryant Walkway Apartments, 70 units of public housing located in the Bryant Walkway area of the Columbia Housing Authority’s Downtown AMP1 public housing property. The application for LIHTC funding will be submitted in September 2016 and funding recommendations will be made by the MHDC in December 2016. If LIHTC funding is recommended for the Bryant Walkway Apartments, substantial renovation of these apartments would begin sometime in the fall of 2017 with an 18-24 month time frame for completion.

Once the 507 units of public housing are renovated according to the chart above, the CHA will have 210 units of public housing that will still need to be renovated.

Public Housing Properties	Number of Units Of Public Housing	Estimated Start Date (Dependent on Funding)
Bryant Walkway Apartments	70	October 2017
Providence Walkway Apartments	70	October 2018
East Park Avenue Apartments	70	October 2019

## **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Advisory Board that is composed of public housing residents from all public housing properties as well as participants in the CHA's Housing Choice Voucher Program.

All meetings of the CHA Board of Commissioners are open to the public and Public Housing residents are encouraged to attend the meetings. Meeting notices are posted at all public housing sites as well as to the CHA's web site. Anyone can request to receive an email notification when CHA agenda packets are posted to the CHA web site and public housing property locations.

The CHA sponsors the free Money Smart program that is available to all public housing residents. Money Smart is a ten week program that covers all aspects of home ownership.

The CHA also offers a Family Self-Sufficiency Program to all public housing residents that allows them to set goals for home ownership and escrow funds during the process that can be used for down payment assistance. The CHA also offers the Section 8 Homeownership Program.

## **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Columbia Housing Authority is not a troubled agency. The CHA is designated as a high performing housing authority.



## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Columbia FY2016 Annual Action Plan provides funding to Boone County Family Resources (BCFR) for demolition and redevelopment of 4632 Appletree Lane. Anticipated residents of these properties are persons who seek to become more independent and integrated into the community, while having a safety net when necessary due to various special needs. BCFR surveys, and continues to survey its clients, to identify persons and families in need of affordable housing or with an anticipated need within the next 2 years. Currently, the agency has identified 52 individuals and families with housing needs, the majority of whom are in the 18 – 28 year age range and largely represent single, young adults who are interested in becoming more independent. This group, and those 28 – 38 years of age, includes a number of single, female heads of households with a young child. The vast majority of potential residents are low income or very low income with an intellectual disability. Approximately 12% also have a physical disability; and 20% are minorities.

The FY 2016 Annual Action Plan also provides funding for renovations at the Columbia Housing Authority's Oak Towers. Oak Towers contains 147 efficiency and one-bedroom apartments. The target population is low-income elderly and near-elderly households with incomes at or below 50% MFI. Most of the residents of Oak are single person families. Some barriers for residents are transportation, access to dental care, stigma and access and awareness of mental health disorders and services, many residents lack a strong social network of support (friends/family), isolation, poor medication management and consistency of care between specialty medical providers. The strengths of our residents include a desire for community and social support.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Basic Need Coalition conducts point in time counts and coordinates project homeless connect. The point in time counts allows participant agencies to assess the level of homelessness needs in the community, as well as provide referral services and resources to homeless persons. Project homeless connect provides a multitude of services and referrals for homeless populations in Columbia.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Columbia provided a significant amount of funds in FY 2015 for Welcome Home's emergency shelter. The City anticipates that Welcome Home will begin construction in 2016. Welcome Home will also be applying for additional CDBG funds for the project in 2016, which would potentially become available to assist with project completion by 2017.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City's annual action plan contributes to helping homeless persons make the transition to permanent housing and independent living by providing funds for facilities operated by agencies that serve these populations and by expanding affordable housing options in Columbia. The City will also be working to identify a local non-profit organization to lead the homeless day center project.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City's strategic plan goals contribute to helping homeless persons make the transition to permanent housing and independent living by providing funds for facilities operated by agencies that serve these populations and by expanding affordable housing options to these populations. The City's Division of Human Services also administers close to \$900,000 in local general revenue to assist social service providers serving these populations.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

The City of Columbia has raised awareness of barriers to affordable housing through the Affordable Housing Symposium event that was held on December 3-4th, 2015. The event featured speakers from Missoula, MT and Boulder, CO, as well as local experts. The event was attended by 132 persons representing Realtors, Lenders, Developers, Builders, City staff, Elected Officials, the University of Missouri-Columbia, Columbia Chamber of Commerce, social service providers, neighborhood organizations, the general public, and other community leaders. The main goal of the event was to educate the public and leaders on affordable housing needs and identify key actions the City should take to address affordable housing. The top five affordable housing actions identified by attendees are:

1. Create a housing trust fund.
2. Intentional affordable housing City Council Policy (incentives for builders/developers.)
3. Creating incentives and removing disincentives.
4. Create a Director of Affordable Housing at the City of Columbia.
5. Formal City Council acknowledgement that affordable housing is a community priority and a basic human right.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Columbia is currently in the process of writing and adopting a new Unified Development Ordinance (UDO) informed by its Comprehensive Plan. The City has included the definition of affordable housing within the initial draft, stated as:

In general, housing for which the occupant(s) is/are paying no more than 30% of income for gross housing costs, including utilities. This definition is intended for owner occupied households at 80% or below the current HUD defined Columbia area median income and rental households at 60% or below the current HUD defined Columbia area median income.

The City will be also working to find additional policies to remove barriers to the development of affordable housing, as it continues the process of adopting a new UDO.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

This section identifies additional required actions the City must take as a part of its annual action plan.

### **Actions planned to address obstacles to meeting underserved needs**

A homeless drop-in center has been identified as a project to reduce risks to exposure and connect homeless persons with additional services. The City plans has made additional City general revenue funds available to fund a homeless drop-in center proposal as a part of the next annual CDBG and HOME RFP for local agencies. The City has received letters of intent from 3 local organizations that will potentially submit competitive proposals for the homeless day center project.

### **Actions planned to foster and maintain affordable housing**

The City allocated an additional \$100,000 in general revenue for its Homeownership Assistance Program, which will be directed to three geographic areas that have been identified as needing additional public investment. The City has also allocated an additional \$200,000 in general revenue funds for the development of 4 new cottage housing style homes to place within a new land trust organization. The City has also procured Michael Brown of Burlington Associates to assist with feasibility, planning and implementation efforts in starting a new community land trust organization in Columbia. City Council allocated approximately \$19,000 in Council reserves for the procurement of Michael Brown's services. It is anticipated that a new community land trust organization will be in place in conjunction with the completion of the 4 Lynn Street Cottages.

### **Actions planned to reduce lead-based paint hazards**

The City will continue to reduce the number of units containing lead-based paint hazards, primarily through its housing rehabilitation programs; and through the demolition of dilapidated un-safe structures that contain lead paint. The City requires all houses to be lead-safe on completion of rehabilitation activities. The City will continue to utilize a licensed risk assessor to provide lead hazard evaluation for projects requiring an assessment. The city plans to hold an EPA Certified Renovation and Remodeling class again this year and requires all contractors permanently abating lead services to hold a State lead abatement license. The City is consistently bringing houses in lead safe condition through its Owner Occupied Housing Rehabilitation Program and educating contractors and applicants concerning lead hazards.

### **Actions planned to reduce the number of poverty-level families**

The primary activity that will reduce the number of poverty level families is the funding of Job Point's Vocational Training program. The goal of the training is to obtain employment or increased employment in areas of high demand, resulting in higher household incomes.

### **Actions planned to develop institutional structure**

The City increased its CDBG Administration funding from 16% to 18% in FY2015 in order help fund an additional housing specialist position. The additional position was filled in December 2015 and will help increase production in the homeownership program and minor home repair program in 2016, while allowing additional staff time for closer monitoring of CDBG sub-recipients and CHDOs. The CDBG and Housing Programs staff has also been relocated to a store front location on 500 E. Walnut. This location allows for greater visibility and accessibility of the City's HUD funded programs. The cost of moving to this location and rent has been covered by City general revenue.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The Community Development Department worked with the Division of Human Services to implement a web based funding application and reporting system for local service provider organizations in 2015. The City also expanded these efforts to include the County Department of Social Services and our local United Way. Each funding sources shares the same platform and has resulted in a more streamlined process for agencies and increase information sharing across funding sources to best utilize funding.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction

Projects planned with CDBG and HOME funds for FY2016 are identified in the Projects Table. The following identifies program income available to utilize in planned projects. The City of Columbia expends program income before HUD funds on each quarterly draw request. Columbia will be completed a CDBG and HOME draw at the end of FY2015, so there was no carry over program income on hand prior to the start of FY2016.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The City does not plan any additional investment beyond eligible uses of HOME funds identified in 92.205.

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

The City of Columbia will use recapture provisions as required by 24 CFR 92.254 for homebuyer activities. The recapture provisions are as seen below:

The buyer, as a condition of accepting homeownership assistance funds, agrees to comply with the following provisions:

- A. That homeownership assistance funds will only be used for down payment and closing costs toward purchase of a home within the city limits of Columbia, or for lead hazard reduction procedures as required.
- B. That the property to be purchased shall be an existing single family home or a condominium, the value of which does not exceed 95% of the median purchase price for the area, as described in paragraph (a)(2)(iii) of 24 CFR 92.254. Property shall not be located in the 100-year floodplain.
- C. That ownership shall be in a fee simple title or equivalent form of ownership approved by HUD.
- D. That the buyer qualifies as a “low income family” and meets the current HUD income limits.
- E. That the property to be purchased shall continue to be owned by borrower and shall continuously be the principal residence of buyer for the following ten (10) years from closing subject to the following:
  - a. In the event owner sells or transfers the property or it is transferred by death of owner during the ten (10) year period of affordability, the amount of forgiveness of the loan shall be prorated and owner shall repay that portion to City that remains of the ten (10) year period.
  - b. In the event owner abandons or leases the property or ceases to occupy it as his or her principal residence during the ten (10) year period of affordability, there shall be no prorated credit and the entire amount of the loan shall be due and payable in full.
- F. Closing must occur on or before \_\_\_\_\_, 2015 (60 calendar days from date of this agreement). After that date, this loan commitment is no longer in force and the funds shall be released from this Agreement. Applicant would need to reapply and requalify if he/she chooses to proceed beyond this termination date.
- G. That the buyer will sign a Promissory Note and Deed of Trust for the full amount of CDBG and HOME assistance provided toward the purchase of said property, and the Deed of Trust will be recorded with the Boone County Recorder’s Office, Columbia, Missouri.



**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

The City of Columbia will use recapture provisions as required by 24 CFR 92.254 for homebuyer activities. The recapture provisions are as seen below:

The buyer, as a condition of accepting homeownership assistance funds, agrees to comply with the following provisions:

- A. That homeownership assistance funds will only be used for down payment and closing costs toward purchase of a home within the city limits of Columbia, or for lead hazard reduction procedures as required.
- B. That the property to be purchased shall be an existing single family home or a condominium, the value of which does not exceed 95% of the median purchase price for the area, as described in paragraph (a)(2)(iii) of 24 CFR 92.254. Property shall not be located in the 100-year floodplain.
- C. That ownership shall be in a fee simple title or equivalent form of ownership approved by HUD.
- D. That the buyer qualifies as a “low income family” and meets the current HUD income limits.
- E. That the property to be purchased shall continue to be owned by borrower and shall continuously be the principal residence of buyer for the following ten (10) years from closing subject to the following:
  - a. In the event owner sells or transfers the property or it is transferred by death of owner during the ten (10) year period of affordability, the amount of forgiveness of the loan shall be prorated and owner shall repay that portion to City that remains of the ten (10) year period.
  - b. In the event owner abandons or leases the property or ceases to occupy it as his or her principal residence during the ten (10) year period of affordability, there shall be no prorated credit and the entire amount of the loan shall be due and payable in full.
- F. Closing must occur on or before \_\_\_\_\_, 2015 (60 calendar days from date of this agreement). After that date, this loan commitment is no longer in force and the funds shall be released from this Agreement. Applicant would need to reapply and requalify if he/she chooses to proceed beyond this termination date.
- G. That the buyer will sign a Promissory Note and Deed of Trust for the full amount of CDBG and

HOME assistance provided toward the purchase of said property, and

**4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

There are no plans to utilize HOME funds to refinance existing debt secured by multi-family housing rehabilitated with HOME funds. The City will subordinate HOME and CDBG loans as requested by property owners refinancing debt. The City includes subordination requirements in its CDBG and HOME Administrative Guidelines.