

Consolidated Annual Performance and Evaluation Report (CAPER)

FY 2022

Report Summary:

The Consolidated Annual Performance and Evaluation Report (CAPER) is an annual report required by the U.S. Department of Housing and Urban Development (HUD), in order for the City to continue receiving Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funding. The CAPER is a reporting document detailing CDBG and HOME expenditures and accomplishment data within HUD's required Integrated Disbursement & Information System (IDIS). The data contained within this report is formatted through HUD's online reporting system (IDIS) template.

The City of Columbia completed a historic level of projects and expenditure of funds in FY 2022. A summary of expenditures can be seen in the following table:

	CDBG	HOME	CDBG-CV
Administration	\$148,155.25	\$63,705.23	\$40,787.17
Planning	\$26,564.66		
Housing Rehab	\$25,256.04		
NRT Code Enforcement	\$20,890.79		
NRT Demolition	\$0		
Job Point Facility Vocational Training	\$155,490.00		\$29,741.17
SIL Accessibility and Repair Program	\$153,360.58		
Woodhaven Rehabilitation	\$119,833.57		
Small Business Assistance			\$42,739.00
CCUA Food Production			\$19,876.90
CMCA Woman's Bus Center	\$80,570.82		
Great Circle	\$30,000.00		
Shalom	\$15,474.30		
Turning Point Homeless Assistance			
Rent Assistance			\$25,926.47
CMCA Child Care Subsidy			\$24,317.02
Fair Housing Set-aside	\$3,769.44		
Homeownership Assistance	\$601.04	\$111,000.00	
Cullimore Cottages		\$107,048.92	
Food Bank			\$123,000.00
Tenant Based Rental Assistance		\$171,718.90	
Total	\$ 779,966.49	\$ 453,473.05	\$ 306,387.73

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

- The City expended \$779,966.49 in CDBG funds and \$453,473.05 in HOME funds during FY2022. In addition the City expended \$306,387.73 in COVID-19 related funding. Major project completions include the following: One of the highest total annual division project expenditures on record for CDBG, HOME, and COVID-19 related funding.
- \$306,387.73 in COVID-19 funds. All applicants were fully funded with CDBG, HOME and/or COVID-19 funds, along with City of Columbia reserve funds, to take care of the very urgent needs during the coronavirus pandemic.
- Completion of 1 brand new single family affordable homes at Cullimore Cottages
- Continued Homeownership Assistance to 16 new first time home-buyer households
- Services for Independent Living completion of 22 projects improving accessibility and home maintenance of elderly and disabled households

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Acquisition & Demolition Program	Affordable Housing Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	15	3	20.00%	2	0	0.00%

Acquisition & Demolition Program	Affordable Housing Non-Housing Community Development	CDBG: \$	Other	15	0	0.00%					
CDBG Administration and Planning	Non-Housing Community Development Administration	CDBG: \$	Other	5	3	60.00%	2	0		0.00%	
Code Enforcement	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	325	484	148.92%	65	128		196.92%	
HOME Administration	Administration	HOME: \$	Other	5	3	60.00%	1	0		0.00%	
Home Rehab & Energy Efficiency Program	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	60	0	0.00%					
Home Rehab & Energy Efficiency Program	Affordable Housing	CDBG: \$ / HOME: \$	Household Housing Unit	54	7	12.96%	3	4		133.33%	
Homeless Facility Improvements	Homeless	CDBG: \$	Persons Assisted	50	0	0.00%					
Homeownership Assistance	Affordable Housing	HOME: \$	Household Housing Unit	0	0		0	0			

Homeownership Assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	100	92	92.00%	19	16	84.21%
Housing Counseling and Education	Affordable Housing Fair housing counseling	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	8		0	2	
Housing Counseling and Education	Affordable Housing Fair housing counseling	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	155	0	0.00%	38	2	5.26%
Improvement of Sidewalks	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10500	2170	20.67%			
New Home Construction	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	13	8	61.54%	4	1	25.00%
New Home Construction	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	2	0	0.00%			
Public Facilities and Improvements	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	371	74.20%	166	323	194.58%

Ramp and Home Accessibility Modifications	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	20	0	0.00%				
Ramp and Home Accessibility Modifications	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	122	61	50.00%	35	22	62.86%	
Rental Unit Construction or Rehabilitation	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	10	0	0.00%				
Rental Unit Construction or Rehabilitation	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	10	0	0.00%				
Rental Unit Construction or Rehabilitation	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		2	0	0.00%	
Rental Vouchers for Homeless Populations	Affordable Housing Public Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	25	50.00%	18	25	138.89%	
Small Business Development & Technical Assistance	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	15	402	2,680.00%	15	384	2,560.00%	
Small Business Recovery Loan Program	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	26	26	100.00%				

Stormwater Sewer Construction	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	60	0	0.00%		
Vocational Training	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	63	104	165.08%		
Vocational Training	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		18	15 83.33%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

All FY2022 expenditures were high priority needs identified within the City's 2020-2024 Consolidated Plan, or high priorities identified for responding to the COVID-19 Pandemic. The City provided funding for vocational training, rehab and repair of affordable owner occupied housing, code enforcement, first time home buyer assistance, and tenant based rental assistance. Each of the projects funded were identified as

the high priorities in the City's 2020-2024 Consolidated Plan. CDBG projects with significant progress can be seen below:

- Job Point completion of training for 15 students
- Services for Independent Living completion of 22 ramp and home assessability projects
- Rental assistance to 25 households assisted including those economically impacted by the COVID-19 Pandemic
- Rehab of 3 home and rental units

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	18,821	13
Black or African American	9,866	25
Asian	1,317	0
American Indian or American Native	157	0
Native Hawaiian or Other Pacific Islander	111	0
Total	30,272	38
Hispanic	2,083	1
Not Hispanic	32,851	17

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City of Columbia Community Development Department Housing Programs Division (HPD) made significant gains reaching minority populations through its programs. These gains were a result of continued formal and informal connections through community engagement efforts. 79% of populations accessing City CDBG and HOME funded programs were minority populations in FY2022. This number was 51% in 2020 and 38% in 2019. This trend indicates CDBG and HOME funded programs are increasingly accessible to low to moderate income minority populations.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,048,500	1,086,354
HOME	public - federal	668,261	453,473

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Eligible Area	31	67	
Citywide	25	44	
NEIGHBORHOOD RESPONSE TEAM AREA	69	19	

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Columbia leveraged additional private and local funds for HOME projects.

Job Point projects on North 8th Street donation by Veterans United Foundation for affordable housing.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	75,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	75,000
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	75,000

Table 5 – Fiscal Year Summary - HOME Match Report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	43,472	0	0	0	0	43,472
Number	5	0	0	0	0	5
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	43,472	0	43,472			
Number	5	0	5			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	100	25
Number of Non-Homeless households to be provided affordable housing units	64	65
Number of Special-Needs households to be provided affordable housing units	40	46
Total	204	136

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	50	25
Number of households supported through The Production of New Units	6	1
Number of households supported through Rehab of Existing Units	43	32
Number of households supported through Acquisition of Existing Units	15	0
Total	114	58

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City of Columbia continued to see a large increase in the number of rental assistance in FY2022. As stated in the FY2020 CAPER this increase was expected due to the implementation of the Columbia Housing Authority's TBRA program. Services for Independent Living increased the number of special needs households supported with their program. Rehabilitation of existing units showed increases due to Woodhaven's housing rehab projects. As in 2020, the continued impacts of COVID-19 affected project completion numbers.

Discuss how these outcomes will impact future annual action plans.

FY2022 numbers show the continued impact of COVID-19 on the community. Efforts continue to increase the effectiveness and outreach CDBG and HOME funding have in the City of Columbia. Future action plans will focus on areas to improve such as homeless facility needs which is identified in the 2020-2024 Consolidated Plan.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	45	21
Low-income	1	4
Moderate-income	6	14
Total	52	39

Table 13 – Number of Households Served

Narrative Information

The data in the table above provides the number of households served by income levels as required and labeled by HUD. The data includes household information from Services for Independent Living's Ramp and Rehab Program, City Homeownership Assistance Program, City Rehab Program, Job Point Vocational Training, Voluntary Action Center and Columbia Housing Authority Tenant Based Rental Assistance.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Columbia contracts with a provider for street outreach and case management services. A street outreach team, comprised of staff from the Harry S. Truman VA Hospital, New Horizons, and Burrell Behavioral Health conduct ongoing street outreach and provide case management to persons experiencing homelessness in the community. The City of Columbia coordinates the annual point in time count of persons experiencing homelessness and is a key partner in our community's bi-annual Project Homeless Connect events.

Through the coordinated entry process, our community tracks the exact number, name, and risk levels of all sheltered and unsheltered persons experiencing homelessness. Multiple coordinated entry access points have been established in the community. In some cases, participating in the coordinated entry process is a requirement of City of Columbia social services contracts with community-based providers. The VI-SPDAT is used to determine individual risk and needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Columbia continues to strategically purchase social services to address homelessness, including: emergency shelter, mental health services, and housing case management. The City of Columbia has also coordinated with the faith community to develop and sustain the Turning Point homeless day center and the Room at the Inn winter emergency shelter, both of which are funded by the City of Columbia. In 2022, the City of Columbia purchased a facility to house the Turning Point homeless day center and the Room at the Inn winter emergency shelter at no cost to the providers. The new facility has allowed the Room at the Inn winter emergency shelter to double its capacity. In addition, the City of Columbia coordinates a network of warming/cooling centers throughout the community. The City also contracts for overnight warming center services in cases of extreme cold weather.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Columbia provides and purchases a variety of services to prevent homelessness, including affordable healthcare and social services such as housing assistance, housing case management, employment services, out of school programming, domestic violence, and basic needs services. The City of Columbia also coordinates with the Columbia Housing Authority (CHA) to provide additional tenant based rental assistance through the HOME program. CHA utilizes these additional vouchers to help provide more assistance to households with housing insecurity or lack of housing.

The City of Columbia is in the process of developing a mental health crisis response team, in collaboration with public safety agencies and health care providers. The City of Columbia and Burrell Behavioral Health have partnered to create a Community Mental Health Liaison position dedicated to Boone County, to be housed in the Columbia Police Department.

The Housing Programs Division allocated \$220,000 in CDBG-CV Round 3 funds for emergency rent assistance to households economically impacted by the COVID-19 Pandemic in 2021. \$62,000 in shelter and quarantine funding was also provided in FY2021. An additional \$2,000,000 in HOME-ARP funds have been allocated for permanent affordable rental housing in FY2022.

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 Boone County Coalition to End Homelessness, comprised of City of Columbia staff and multiple human services, healthcare, and housing providers, convenes bi-monthly to case conference people experiencing homelessness into permanent housing, prioritizing those of highest risk first.

The City of Columbia provides and purchases a variety of services to shorten, end, and prevent homelessness, including affordable healthcare and social services such as housing case management, employment services, housing assistance, out of school programming, domestic violence, and basic needs services. The City of Columbia also coordinates with the Columbia Housing Authority (CHA) to provide additional tenant based rental assistance through the HOME program. CHA utilizes these additional vouchers to help provide more assistance to households with housing insecurity or lack of housing. The HPD also allocated \$220,000 in CDBG-CV Round 3 funds for emergency rent assistance to households economically impacted by the COVID-19 Pandemic in 2021 and will be provided an additional \$62,000 for shelter and quarantine funding. An additional \$2,000,000 in HOME-ARP funds have been allocated for permanent affordable rental housing in FY2022.

The City of Columbia Municipal Court operates a community support docket to divert persons experiencing homelessness and veterans from the justice system by linking these persons with healthcare, human services, and housing. The City of Columbia hired a social services specialist in 2022

to, in part, assess the needs of and provide support to persons experiencing homelessness who appear on the Community Support Docket. This position also receives referrals from the City of Columbia's five public safety agencies for persons who would benefit from social supports, including those experiencing homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

In FY 2022, the City of Columbia awarded the Columbia Housing Authority (CHA) \$2 million in HOME ARP funding for the construction of 24 units at CHA's Kinney Point property. This City assistance helped CHA leverage an additional \$3 million in LIHTC and \$1.3 million in funding from a local foundation. These 24 additional units will help CHA further meet the needs of its growing waitlist of 1,235 households, and assist with expanding available units to relocate families as CHA conducts RAD conversion of its remaining 120 units of public housing. The City of Columbia also awarded CHA \$2 million in ARPA funds provided through the U.S. Treasury for CHA's Park Avenue Apartments. This award helped CHA leverage an additional \$5 million from Boone County and \$15 million in LIHTC funding. The Park Avenue Apartments consist of 70 units of public housing that will be demolished and reconstructed with new, energy efficient affordable housing. The conversion and rehabilitation or demolition and reconstruction of public housing is the most critical need of the CHA, and the City of Columbia has played a significant role in assisting CHA meet this need. CHA plans to seek City support and LIHTC funding for its remaining 50 units of public housing at Providence Walkway.

The CHA also has community facility space needs and a need for expansion of its Moving Ahead After School and Summer School Program for CHA youth. The City of Columbia awarded additional CDBG funding for renovations to the Blind Boone Community Facility in FY 2022 that houses the Moving Ahead Program. These investments will help maintain a quality facility that meets state licensing requirements and assists in expanding facility space for the Moving Ahead Teen Center.

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

CHA staff worked with CHA Residents in FY 2022 to formally adopt Bylaws and resident leadership positions for the CHA Resident Advisory Board (RAB). RAB Officers played a critical role in FY 2022 in assisting CHA staff and board members in seeking financial support from the City and County for the Kinney Point project and Park Avenue project. The RAB Officers intends to plan additional resident activities and events in FY 2023 to engage additional CHA Residents in informing CHA management policies.

The Columbia Housing Authority has two Family Self-Sufficiency Coordinators, three Resident Services Coordinators, and two Healthy Homes Connections Family Specialists. All of these staff are able to refer public housing residents or Section 8 Housing Choice Voucher Program participants to our Section 8 Homeownership program. CHA also received \$65,000 in private donations to assist in constructing an affordable single-family home in partnership with Job Point's Youth Build program at 207 Lynn Street.

The City of Columbia also committed \$20,000 in HOME funds to assist with an additional homeownership unit. CHA expects to begin construction in FY 2023 and connect a Family Self-

Sufficiency program graduate to this homeownership opportunity at 207 Lynn Street.

Legal Representatives from CHA and the Columbia Community Land Trust have discussed a partnership or merger between the two organizations. No agreements have been reached at this time. *[the language on page 19 referred to in the public comments has been amended]*

Actions taken to provide assistance to troubled PHAs

The Columbia Housing Authority is not a troubled status PHA.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.

92.351(b) Housing Programs Division staff monitored each organization maintaining HOME funded units and their affirmative marketing plans and actions. Staff also conducted a more in-depth analysis of the Columbia Public Housing Authority's affirmative marketing plans due to their total number of HOME funded units and significant number of populations served.

CHA marketing activities are evaluated based on the size of the waiting list and the need to generate new applicants based on average monthly unit turnover and average time to lease-up new tenants.

The demographics of the applicants will be monitored on a quarterly basis to compare applicant demographics of race, age, disability, income, and familial status to the general population demographics to determine if additional marketing efforts are needed to affirmatively promote fair housing and equal access to all eligible individuals.

The Columbia Housing Authority has a network of health and human service agency partners that the CHA works with to conduct outreach efforts to ensure that our most vulnerable populations have good access to our available housing options. Outreach efforts include direct agency contact to market vacancies and family self-sufficiency and independent living programs to agency clients. The CHA web site is also a useful marketing tool for prospective tenants. Applications are available on the web site as well as information about the waiting list and leasing process. CHA also utilized its new Housing Ambassador position in FY 2022 to assist in marketing available units.

The CHA also conducts "Housing 101" sessions at least annually to help educate local caseworkers, social workers, and other agency personnel about the process for applying for housing. This training assists with recruitment efforts since agency personnel are more knowledgeable about the leasing process and more able to assist their clients.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing).91.320(j)

The City committed \$4 million in funding to CHA in FY 2022 that leveraged approximately \$18 million in LIHTC funding for the preservation and expansion of affordable housing within CHA's portfolio. The

City's FY 2020-2024 Consolidated Plan maintains goals that align with CHA's goals for potential LIHTC funded projects.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The Fair Housing Task Force (FHTF) completed its work with HPD staff in 2019 in assisting the City complete its Analysis of Impediments to Fair Housing Choice. Findings of the FHTF included recommending the City adopt a formal definition of affordable housing and households served, implement a housing trust fund, identify ways to support non-profit and for-profit developers in the siting of affordable housing, further collaboration with the Columbia Board of Realtors, the Chamber of Commerce, Columbia Public Schools and the County of Boone, and the procurement of a firm to assist in identifying additional policies and incentives to foster the development of more affordable housing. City staff has continued with implementing findings and actions of the Fair Housing Task Force AI in FY 2022. Additionally, our office is working to support local non-profit developers with assistance and guidance.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

City Housing Programs Division staff has been meeting periodically with local community members working to implement a 24 hour homeless facility with supportive services. The City of Columbia released a request for proposals for a Comprehensive Homeless Services Center planning grant in the amount of \$75,000 funded by CDBG-COVID Round 3 funds. Staff provided an in-depth framework for feasibility assessment and implementation to ensure a viable project proposal. Additional assistance with planning capacity may be required to make additional progress on this project, as well as meeting the overall goal of a functional zero homeless population. In FY22, the City acquired the former VFW Hall for purposes of running an overnight winter shelter for the homeless population. The City Council has approved a proposal to provide planning services for a comprehensive development for the unsheltered for in FY22.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

During 2022, the City continued its compliance with lead-based paint hazard reduction mandates. The City used Glynite Construction Service for lead hazard evaluation activities, although administrative staff is also trained in lead paint procedures. Rehabilitation procedures are designed to comply with HUD regulations for the reduction of lead-based paint hazards. These procedures apply to all housing built before January 1, 1978 which is assisted with CDBG or HOME funds, including homebuyer assistance and the owner-occupied housing rehabilitation program.

For homeownership programs, property are inspected by a Housing Specialist knowledgeable in lead-based paint inspection; if deteriorated paint is found, a lead hazard evaluation is completed. All lead hazard evaluations are performed by a State-licensed Risk Assessor and include testing of painted

surfaces that are deteriorated or will be disturbed during repair work and taking appropriate dust wipe samples. Hazard control procedures include abatement and interim controls, as is deemed appropriate for the situation, followed by work that is completed using safe work practices and required clean-up techniques. Procedures also include relocation of households with small children and relocation of other households when interior hazard control activities occur and living outside containment areas is not possible. The City is working with subrecipients conducting home repair programs to ensure compliance with lead paint requirements.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Columbia continued its support for Job Point's vocational training programs to assist in reducing the number of poverty level families in Columbia. The goal of the training is to obtain employment or increased employment in areas of high demand, resulting in higher household incomes. The City of Columbia also continued operating its Homeownership Assistance Program in 2022 to assist in serving as a mechanism for lower income working households to gain access to the benefits of homeownership, which includes building household equity and wealth. 16 households in 2022 were served with the Homeownership Assistance Program and will now have the ability to build equity and wealth through homeownership.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Housing Programs staff is currently located at a store front location on 500 E. Walnut. This location allows for greater visibility and accessibility of the City's HUD funded programs, as well as greater collaboration between dedicated staff members and local community partners.

Previous staffing upgrades and changes supported by City Council have assisted in bringing greater awareness to the programs and leveraging additional collaboration with community partners. FY 2022, was another successful production year for the Housing Programs Division. Federal funds in excess of \$1.5 million were expended in FY 2022. The previous institutional changes and upgrading of staff helped create the capacity to take on the additional workload of HOME ARP.

The Housing Programs Division made significant progress in partnership with the Columbia Community Land Trust in increasing organizational sustainability in 2022. The CCLT continued construction on its largest project, Cullimore Cottages. City staff continues to have a partnership with the CCLT as they explore options for organizational sustainability and full separation from the City. City staff will continue to work with the CCLT Board and community partners to meet this goal in 2023.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Housing Programs Manager meets twice a month with a group of various not-for-profits and city/county government agencies to discuss collaboration, progress of projects, and potential funding

sources. This collaboration assists all parties to brainstorm and share ideas on areas of relevance to all parties involved.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City Council established the Fair Housing Task Force (FHTF) on February 19, 2018 to assist the City in meeting its Affirmatively Furthering Fair Housing (AFFH) Requirements. The FHTF held a variety of meetings, worksessions and public engagement sessions to deliberate on how the City of Columbia can affirmatively further fair housing in our community. In June of 2019, City Council approved the final report and fair housing task force resolution to inform 5-Year Consolidated Plan goals for FY 2020-2024. Policy actions associated with the report are as follows:

SECTION 1. The City Council hereby adopts the federal definition of affordable housing into its existing programs and policies defined as “housing for which the occupant(s) is/are paying no more than 30% of gross monthly income for gross housing costs including utilities.”

- Very low: 0-30% AMI Low: 30-50% AMI Low to moderate: 50-80% AMI Moderate income housing: 80-120% AMI

The Community Development Director shall keep on file an annual level of income thresholds based upon Area Median Income (AMI) and as annually updated by U.S. Department of Housing and Urban Development (HUD).

SECTION 2. The City Council directs staff to create a Housing Trust Fund Account to be located within the Housing Programs Division of the Community Development Department to be funded in accordance with the affordable housing strategy outlined within each 5-Year Consolidated Plan and citizen participation plan under the Community Development Commission, as funds are available and while not removing funds from existing City priorities.

SECTION 3. The City Council directs staff to procure a firm to assist in developing a list of recommended policies and incentives to foster the development of affordable housing within the City of Columbia.

SECTION 4. The City Council directs staff to identify strategies for providing affordable housing in areas of high propensity to transit and employment centers, while ensuring any land or resources dedicated to affordable housing is completed through an open, transparent and competitive process.

SECTION 5. The City Council expresses support for working with the Chamber of Commerce, the Columbia Board of Realtors and other local partners to foster additional support for developers in navigating the development review process for the development of affordable housing.

SECTION 6. The City Council expresses support for collaborating with the County of Boone and the

Columbia Public Schools to identify additional opportunities to support development and preservation of affordable housing, and prioritize reaching a functional zero for individuals that are chronically homeless

SECTION 7. The City Council expresses support for examining existing programs to identify policies to improve accessibility in housing for new housing, existing housing, renters and homeowner occupants.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City continued to monitor project completion data and expenditures for all projects completed in 2022. The City conducted a risk assessment of currently funded organizations in 2022 and completed in person monitoring for the following agencies:

- Job Point-Vocational Training
- Job Point- COMO CHDO
- Services for Independent Living
- Waterbrook Place
- CHA-McBaine Townhomes
- CHA-Stewart Parker
- CHA-Bryant Walkway II
- CMCA- CHDO
- Bethel Ridge I & II
- Hanover Gardens
- Gentry Estates

No major findings were observed. City staff will continue with monitorings in FY 2023 and shift back towards more intensive on-site monitorings of organizational files and projects.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City provided notice to Columbia citizens through its Listserv on March 1, 2023 and a local newspaper of general circulation for comment on the FY 2022 CAPER. The notice included notification of a March 20, 2023 public hearing and 15 day comment period.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Columbia's CDBG program is making a significant impact on the identified needs in the 2020-2024 Consolidated Plan. Results are indicated by the number of low to moderate income individuals and families as beneficiaries of CDBG funded projects. Areas of improvement for additional CDBG beneficiaries would be increasing community outreach to eligible families and individuals. Housing Programs Division have been able to keep pace of CDBG expenditures while also administrating CDBG-CV Round 1 and Round 3 funding. CDBG projects involving construction experienced delays due to supply issues during FY2021 and continuing into FY22. CDBG continues to work to meet HUD timeliness benchmarks. All other CDBG goals in the 2020-2024 Consolidated Plan remain on target.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The following HOME funded rental projects were scheduled for onsite inspections, however due to the COVID-19 Pandemic, only desk top monitorings occurred in FY 2021. Staff conducted on-site monitoring of these units in the summer of FY 2022.

- Waterford Place
- CHA-McBaine Townhomes
- CHA-Stewart Parker
- CHA-Bryant Walkway II
- Bethel Ridge I & II
- Hanover Gardens
- Gentry Estates

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Housing Programs Division staff monitored each organization maintaining HOME funded units and their affirmative marketing plans and actions. Staff also conducted a more in-depth analysis of the Columbia Public Housing Authority's affirmative marketing plans due to their total number of HOME funded units and significant number of populations served.

CHA marketing activities are evaluated based on the size of the waiting list and the need to generate new applicants based on average monthly unit turnover and average time to lease-up new tenants.

The demographics of the applicants will be monitored on a quarterly basis to compare applicant demographics of race, age, disability, income, and familial status to the general population demographics to determine if additional marketing efforts are needed to affirmatively promote fair housing and equal access to all eligible individuals.

The Columbia Housing Authority has a network of health and human service agency partners that the CHA works with to conduct outreach efforts to ensure that our most vulnerable populations have good access to our available housing options. Outreach efforts include direct agency contact to market vacancies and family self-sufficiency and independent living programs to agency clients. The CHA web site is also a useful marketing tool for prospective tenants. Applications are available on the web site as well as information about the waiting list and leasing process.

The CHA also conducts "Housing 101" sessions at least annually to help educate local caseworkers, social workers, and other agency personnel about the process for applying for housing. This training assists with recruitment efforts since agency personnel are more knowledgeable about the leasing process and more able to assist their clients.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City of Columbia received \$120,359.59 in CDBG Program Income and \$237,577.62 in HOME Program Income in FY 2022. HOME Program Income funding was utilized for the Homeownership Assistance Program, CHA's Tenant Based Rental Assistance, and construction costs of TBRA and Homeownership Assistance. 16 households were served through the Homeownership Assistance Program. 50% of homeowners served with the program were non-white, 12.5% were 0-50% median family income and 56% were female heads of household. CDBG Program Income was utilized for Woodhaven Housing Rehabilitation, Homebuyer education, Fair Housing Counseling, Services for Independent Living, Job Point and administration costs.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The City Housing and Community Development Commission and the City Council has approved \$2,000,000 in HOME ARP funds for the construction of 24 new units at Kinney Point. This project will leverage up to \$4 million low income housing tax credits for our community to help develop more affordable housing. Since the CHA began renovation efforts in 2013, there has been a total estimated investment of \$75 million into our community for much needed improvements. The City also aligned its 2020-2024 Consolidated Plan goals with the Columbia Housing Authority goals for potential LIHTC funded projects and increased funding goals for LIHTC funded projects to \$1 million from 2020-2024. The City approved a site plan was approved for Spartan Point a 48 multi-family complex.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

This tables are intentionally left blank, as the City did not have any projects that met the Section 3 requirement threshold. However, the City does strive to recruit Section 3 applicants when possible.



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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	1,014,077.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	35,919.90
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,049,996.90

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	457,208.67
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	457,208.67
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	165,543.03
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	622,751.70
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	427,245.20

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	335,177.77
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	335,177.77
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	73.31%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	59,166.48
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	59,166.48
32 ENTITLEMENT GRANT	1,014,077.00
33 PRIOR YEAR PROGRAM INCOME	165,549.48
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,179,626.48
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	5.02%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	165,543.03
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 + LINE 40)	165,543.03
42 ENTITLEMENT GRANT	1,014,077.00
43 CURRENT YEAR PROGRAM INCOME	35,919.90
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,049,996.90
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	15.77%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2021	12	1886	6690067	CDBG-21-07-Shalom Christian Academy	03M	LMC	\$4,595.00
					03M	Matrix Code	\$4,595.00
2021	12	1887	6690067	CDBG-21-01- Great Circle Renovations	03Q	LMC	\$30,000.00
					03Q	Matrix Code	\$30,000.00
2019	10	1860	6619690	HUD Mandated Fair Housing	05J	LMC	\$2,540.77
2022	3	1879	6669148	HUD Mandated Fair Housing	05J	LMC	\$1,228.61
					05J	Matrix Code	\$3,769.38
2020	8	1842	6606029	CDBG-20-03- Job Point Vocational Training	05Z	LMC	\$7,500.00
2020	8	1842	6669148	CDBG-20-03- Job Point Vocational Training	05Z	LMC	\$25,239.50
2020	8	1842	6690067	CDBG-20-03- Job Point Vocational Training	05Z	LMC	\$15,250.50
2021	8	1873	6669148	Job Point Vocational Training	05Z	LMC	\$1,290.72
2021	8	1873	6690067	Job Point Vocational Training	05Z	LMC	\$5,512.37
					05Z	Matrix Code	\$54,793.09
2020	2	1852	6606029	CR-20-01- 3613 Rutledge Drive	14A	LMH	\$5,545.93
2020	2	1852	6619690	CR-20-01- 3613 Rutledge Drive	14A	LMH	\$7,750.98
2020	6	1843	6606029	CDBG-20-02- Services for Independent Living Ramp/Rehab Program	14A	LMH	\$7,679.60
2020	6	1843	6619690	CDBG-20-02- Services for Independent Living Ramp/Rehab Program	14A	LMH	\$12,012.82
2020	6	1843	6669148	CDBG-20-02- Services for Independent Living Ramp/Rehab Program	14A	LMH	\$35,247.76
2021	1	1853	6669148	CR-21-01- 407 Sanford Ave.	14A	LMH	\$8,075.00
2021	1	1866	6619690	CR-21-01 10 Mohawk	14A	LMH	\$6,290.00
2021	1	1866	6669148	CR-21-01 10 Mohawk	14A	LMH	\$1,200.00
2021	1	1867	6619690	CR-21-02 2809 N. Willowbrook Rd	14A	LMH	\$27,575.00
2021	1	1867	6690067	CR-21-02 2809 N. Willowbrook Rd	14A	LMH	\$4,100.00
2021	7	1874	6669148	Services for Independent Living Ramp/Rehab Program	14A	LMH	\$37,791.36
2021	7	1874	6690067	Services for Independent Living Ramp/Rehab Program	14A	LMH	\$45,281.73
					14A	Matrix Code	\$198,550.18
2020	11	1844	6606029	CDBG-20-11- NRT Code Enforcement	15	LMA	\$9,899.19
2020	11	1844	6669148	CDBG-20-11- NRT Code Enforcement	15	LMA	\$13,570.93
					15	Matrix Code	\$23,470.12
2020	9	1868	6619690	CDBG-20-04- CMCA Technical Assistance to Businesses	18C	LMJ	\$20,000.00
					18C	Matrix Code	\$20,000.00
Total							\$335,177.77

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2019	10	1860	6619690	No	HUD Mandated Fair Housing	B18MC290001	EN	05J	LMC	\$2,540.77
2022	3	1879	6669148	No	HUD Mandated Fair Housing	B18MC290001	EN	05J	LMC	\$353.88
2022	3	1879	6669148	No	HUD Mandated Fair Housing	B18MC290001	EN	05J	LMC	\$874.73
								05J	Matrix Code	\$3,769.38
2018	6	1800	6619690	No	Homebuyer Education	B18MC290001	EN	05U	LMH	\$604.01
								05U	Matrix Code	\$504.01
2020	8	1842	6606029	No	CDBG-20-03- Job Point Vocational Training	B20MC290001	EN	05Z	LMC	\$7,500.00
2020	8	1842	6669148	No	CDBG-20-03- Job Point Vocational Training	B20MC290001	EN	05Z	LMC	\$25,239.50
2020	8	1842	6690067	No	CDBG-20-03- Job Point Vocational Training	B20MC290001	EN	05Z	LMC	\$15,250.50
2021	8	1873	6669148	No	Job Point Vocational Training	B21MC290001	EN	05Z	LMC	\$1,290.72
2021	8	1873	6690067	No	Job Point Vocational Training	B21MC290001	EN	05Z	LMC	\$5,512.37
								05Z	Matrix Code	\$54,793.09
Total				No	Activity to prevent, prepare for, and respond to Coronavirus					\$59,166.48

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	14	1831	6606029	Planning	20		\$2,719.16



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PART I: SUMMARY OF CDBG-CV RESOURCES

01 CDBG-CV GRANT	1,311,081.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	1,311,081.00

PART II: SUMMARY OF CDBG-CV EXPENDITURES

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	983,992.94
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	41,343.70
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	1,005,336.64
09 UNEXPENDED BALANCE (LINE 04 - LINE 8)	305,724.36

PART III: LOW/MOD BENEFIT FOR THE CDBG-CV GRANT

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	963,992.94
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	963,992.94
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	963,992.94
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

PART IV: PUBLIC SERVICE (PS) CALCULATIONS

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	734,253.94
17 CDBG-CV GRANT	1,311,061.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	56.00%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	41,343.70
20 CDBG-CV GRANT	1,311,061.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	3.15%



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LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

Report returned no data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

Report returned no data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	17	1744	6472261	MERP-20-19- Cafe Poland	18C	LMCMC	\$5,000.00
		1745	6472261	MERP-20-27- K'Bella Dior Beauty & Aesthetics Spa	18C	LMJ	\$5,000.00
		1747	6472261	MERP-20-35- PC Avenue	18C	LMJ	\$5,000.00
		1748	6472261	MERP-20-26- McDudley Care	18C	LMJ	\$5,000.00
		1749	6472261	MERP-20-29- Class it Up Cleaning	18C	LMJ	\$5,000.00
		1751	6472261	MERP-20-22- Exclusive Cuts	18C	LMJ	\$5,000.00
		1752	6472261	MERP-20-20- Moon Yoga	18C	LMJ	\$5,000.00
		1753	6472261	MERP-20-37- Terrell Electric	18C	LMJ	\$5,000.00
		1754	6472261	MERP-20-36- Universal Auto Exports	18C	LMJ	\$5,000.00
		1755	6472261	MERP-20-34- Mald EZ Cleaning	18C	LMJ	\$5,000.00
		1756	6472261	MERP-20-23- Curly's Cleaning & Maintenance	18C	LMJ	\$5,000.00
		1757	6472261	MERP-20-30- AnnaBelle Events	18C	LMJ	\$5,000.00
		1758	6472261	MERP-20-33- AJ 2013	18C	LMJ	\$5,000.00
		1759	6472261	MERP-20-24- Fabulous Masterpiece Beauty Lounge	18C	LMJ	\$5,000.00
		1760	6472261	MERP-20-31- Range Free	18C	LMJ	\$5,000.00
		1761	6472261	MERP-20-21- Artistry Salon	18C	LMJ	\$5,000.00
		1762	6472261	MERP-20-32- Elizabeth Jordheim, LLC	18C	LMJ	\$5,000.00
		1764	6472261	MERP-20-39- Rockin Rents	18C	LMJ	\$5,000.00
		1765	6472261	MERP-20-45- Makes Scents	18C	LMJ	\$5,000.00
		1766	6472261	MERP-20-44- HAM Brand	18C	LMJ	\$5,000.00
		1767	6472261	MERP-20-28- Yoga Sol	18C	LMJ	\$5,000.00
		1768	6472261	MERP-20-38- D'mmi Stylez Beauty Bar	18C	LMJ	\$5,000.00
		1769	6472261	MERP-20-47- Chrystal L Hair & Makeup	18C	LMJ	\$5,000.00
		1770	6472261	MERP-20-48- Lori Thweatt	18C	LMJ	\$5,000.00
		1771	6472261	MERP-20-40- Bronze by Design	18C	LMJ	\$5,000.00
		1772	6472261	MERP-20-51- NFB Process Service	18C	LMJ	\$5,000.00
		1773	6472261	MERP-20-49- Close to Home	18C	LMJ	\$5,000.00
		1774	6472261	MERP-20-50- Winn Law Firm	18C	LMJ	\$5,000.00
		1775	6472261	MERP-20-42- Breathe Laugh Grow	18C	LMJ	\$5,000.00
		1776	6472261	MERP-20-43- DAS Services	18C	LMJ	\$5,000.00
		1777	6472261	MERP-20-41- One to One Print Shop	18C	LMJ	\$5,000.00
		1778	6472261	MERP-20-52- My Perfect Nails	18C	LMJ	\$5,000.00
		1779	6472261	MERP-20-25- WildysWorldl	18C	LMJ	\$5,000.00
		1780	6472261	MERP-20-46- Ozark Mountain Biscuit Co.	18C	LMJ	\$5,000.00
		1807	6472261	MERP-20-53- Harris Cosmetology	18C	LMCMC	\$5,000.00
	18	1858	6604412	CV3-07- CMCA Child Care Subsidy	05L	LMC	\$3,195.75
			6619770	CV3-07- CMCA Child Care Subsidy	05L	LMC	\$16,669.19
			6669149	CV3-07- CMCA Child Care Subsidy	05L	LMC	\$3,721.84
			6690069	CV3-07- CMCA Child Care Subsidy	05L	LMC	\$2,221.39
			6732330	CV3-07- CMCA Child Care Subsidy	05L	LMC	\$1,804.60
2020	8	1885	6690069	CV3-08- Job Point Vocational Training	06Z	LMC	\$11,114.00
			6732330	CV3-08- Job Point Vocational Training	06Z	LMC	\$18,627.17
	9	1869	6619770	CV3-06 CMCA Child Care Business Support	18C	LMJ	\$42,739.00
	18	1826	6472261	CV1-02- Rent Assistance-VAC	05S	LMH	\$122,214.87
			6483938	CV1-02- Rent Assistance-VAC	05S	LMH	\$49,329.74
			6533601	CV1-02- Rent Assistance-VAC	05S	LMH	\$98,455.39
		1849	6551518	CV3-01- VAC- Rent Assistance	05S	LMH	\$160,486.13
			6604412	CV3-01- VAC- Rent Assistance	05S	LMH	\$33,587.40
			6619770	CV3-01- VAC- Rent Assistance	05S	LMH	\$18,727.71
			6690069	CV3-01- VAC- Rent Assistance	05S	LMH	\$7,198.76
	20	1846	6533601	CV1-01- Turning Point	03T	LMC	\$10,000.00

State of
Performance and Evaluation Report
For Grant Year 2022
As of 02/27/2023
Grant Number

Part I: Financial Status**A. Sources of State CDBG Funds**

1)	State Allocation	
2)	Program Income	
3)	Program income receipted in IDIS	
3 a)	Program income receipted from Section 108 Projects (for SI type)	
4)	Adjustment to compute total program income	
5)	Total program income (sum of lines 3 and 4)	\$0.00
6)	Section 108 Loan Funds	
7)	Total State CDBG Resources (sum of lines 1,5 and 6)	\$0.00

B. State CDBG Resources by Use

8)	State Allocation	
9)	Obligated to recipients	
10)	Adjustment to compute total obligated to recipients	
11)	Total obligated to recipients (sum of lines 9 and 10)	\$0.00
12)	Set aside for State Administration	
13)	Adjustment to compute total set aside for State Administration	\$0.00
14)	Total set aside for State Administration (sum of lines 12 and 13)	\$0.00
15)	Set aside for Technical Assistance	
16)	Adjustment to compute total set aside for Technical Assistance	
17)	Total set aside for Technical Assistance (sum of lines 15 and 16)	
18)	State funds set aside for State Administration match	

State of

Performance and Evaluation Report

For Grant Year 2022

As of 02/27/2023

Grant Number

19)	Program Income	
20)	Returned to the state and redistributed	
20 a)	Section 108 program income expended for the Section 108 repayment	
21)	Adjustment to compute total redistributed	
22)	Total redistributed (sum of lines 20 and 21)	\$0.00
23)	Returned to the state and not yet redistributed	
23 a)	Section 108 program income not yet disbursed	\$0.00
24)	Adjustment to compute total not yet redistributed	
25)	Total not yet redistributed (sum of lines 23 and 24)	\$0.00
26)	Retained by recipients	
27)	Adjustment to compute total retained	
28)	Total retained (sum of lines 26 and 27)	\$0.00
C. Expenditures of State CDBG Resources		
29)	Drawn for State Administration	\$0.00
30)	Adjustment to amount drawn for State Administration	
31)	Total drawn for State Administration	\$0.00
32)	Drawn for Technical Assistance	\$0.00
33)	Adjustment to amount drawn for Technical Assistance	
34)	Total drawn for Technical Assistance	\$0.00
35)	Drawn for Section 108 Repayments	
36)	Adjustment to amount drawn for Section 108 Repayments	
37)	Total drawn for Section 108 Repayments	\$0.00
38)	Drawn for all other activities	\$0.00
39)	Adjustment to amount drawn for all other activities	
40)	Total drawn for all other activities	\$0.00

Performance and Evaluation Report

For Grant Year 2022

As of 02/27/2023

Grant Number

D. Compliance with Public Service (PS) Cap

41)	Disbursed in IDIS for PS	\$0.00
42)	Adjustment to compute total disbursed for PS	
43)	Total disbursed for PS (sum of lines 41 and 42)	\$0.00
44)	Amount subject to PS cap	
45)	State Allocation (line 1)	
46)	Program Income Received (line 5)	\$0.00
47)	Adjustment to compute total subject to PS cap	
48)	Total subject to PS cap (sum of lines 45-47)	\$0.00
49)	Percent of funds disbursed to date for PS (line 43 / line 48)	

E. Compliance with Planning and Administration (P/A) Cap

50)	Disbursed in IDIS for P/A from all fund types - Combined	\$0.00
51)	Adjustment to compute total disbursed for P/A	
52)	Total disbursed for P/A (sum of lines 50 and 51)	\$0.00
53)	Amount subject to Combined Expenditure P/A cap	
54)	State Allocation (line 1)	
55)	Program Income Received (line 5)	\$0.00
56)	Adjustment to compute total subject to P/A cap	
57)	Total subject to P/A cap (sum of lines 54-56)	\$0.00
58)	Percent of funds disbursed to date for P/A (line 52 / line 57) Combined Cap	
59)	Disbursed in IDIS for P/A from Annual Grant Only	
60)	Amount subject to the Annual Grant P/A cap	
61)	State Allocation	\$0.00
62)	Percent of funds disbursed to date for P/A (line 59 / line 61) Annual Grant Cap	

Part II: Compliance with Overall Low and Moderate Income Benefit

63) Period specified for benefit: grant years _____ - _____

64) Final PER for compliance with the overall benefit test: []

No data returned for this view. This might be because the applied filter excludes all data.

U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 State CDBG Program Activity Summary Report
 Program Year 2022

Total Funded Amount:		Coronavirus
Total Drawn :		
Total Balance:		

CITY OF COL. - HOUSING PROGRAMS DIVISION
P.O. BOX 6015
COLUMBIA, MO 65205-6015

A/P

MAR 13 2023

U.S. MAIL

AFFIDAVIT OF PUBLICATION AND INVOICE

PO #20231223

Invoice #31013793

SEE ATTACHED

STATE OF MISSOURI

County of Boone

} ss.

I, Bryan Chester, being duly sworn according to law state that I am one of the publishers of the Columbia Missourian, a daily newspaper of general circulation in the County of Boone where located: which has been admitted to the Post Office as second class matter in the City of Columbia, Missouri the city of publication: which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provision of Section 493.050, Revised Statutes of Missouri, 1969. The affixed notice appeared in said newspaper on the following consecutive issues:

1st Insertion	March 2, 2023
2nd Insertion	2023
3rd Insertion	2023
4th Insertion	2023
5th Insertion	2023
6th Insertion	2023
7th Insertion	2023
8th Insertion	2023
9th Insertion	2023
10th Insertion	2023
11th Insertion	2023
12th Insertion	2023
13th Insertion	2023
14th Insertion	2023
15th Insertion	2023
16th Insertion	2023
17th Insertion	2023
18th Insertion	2023
19th Insertion	2023
20th Insertion	2023
21st Insertion	2023

COLUMBIA MISSOURIAN

PRINTER'S FEE \$94.80

By: _____

(Bryan Chester, General Manager)

Subscribed and sworn to before me this

2nd day of

March

2023

(Melody Cook, Notary Public)

My Commission Expires October 16, 2024



**NOTICE OF PUBLIC HEARING
FY 2022 CONSOLIDATED PLAN
ANNUAL PERFORMANCE AND
EVALUATION REPORT**

The City of Columbia will hold a public hearing during the City Council meeting at 7:00 p.m. on Monday, March 20th, 2023 in the first floor Council Chambers of the new City Hall, 701 East Broadway. The purpose of this public hearing is to receive citizen input on the FY 2022 Consolidated Plan Annual Performance and Evaluation Report (CAPER). The purpose of the report is to detail the City's accomplishments in carrying out projects in 2022 using Community Development Block Grant funds and HOME funds, and to report accomplishments associated with all other HUD funded community development activities; and which will include a report concerning fair housing actions taken by the City, funds leveraged, and actions that affect homeless, near homeless, and special needs populations, particularly those with disabilities. Written citizen comments regarding this report will be accepted until 5:00 p.m., March 20, 2023.

The draft report is available for review at the City of Columbia Department of Community Development Housing Programs, 500 E. Walnut, Suite 108; and at the City of Columbia's website at <https://tinyurl.com/yupuvz9s>. Please direct questions and/or comments to Community Development, P.O. Box 6015, 701 E. Broadway, Columbia, Missouri 65205-6015 or housingprograms@como.gov.

The Housing Programs office is an accessible facility for persons with disabilities. Any person with special needs may call (573) 874-6321.

Telecommunications device for the deaf is available at 1-800-MOR-ELAY. The City of Columbia does not discriminate on the basis of race, color, religion, sex, national origin, ancestry, marital status, familial status, disability or sexual orientation.

Introduced by Buffaloe Council Bill No. R 47-23 A

A RESOLUTION

approving the FY 2022 Consolidated Annual Performance and Evaluation Report (CAPER); 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 FY 2022 Consolidated Annual Performance and Evaluation Report (CAPER), substantially as set forth in "Exhibit A" attached hereto and made a part hereof, is approved.

SECTION 2. The City Manager is authorized to submit the FY 2022 Consolidated Annual Performance and Evaluation Report (CAPER) to the Department of Housing and Urban Development (HUD).

ADOPTED this 20th day of March, 2023.

ATTEST:




City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor

Permanent Record
Filed in Clerk's Office

FY 2022 CAPER Public Comments

At the March 20, 2023 City Council meeting, the following comments were received prior to opening the public hearing:

City Councilwoman Pat Fowler inquired about the lead paint abatement section of the CAPER and if the next CAPER could include that the City has a program to mitigate lead and copper in water for residents. She also noted that the fair housing section of the CAPER seems to indicate that there have not been any additional steps towards the strategies and goals of fair housing since 2018.

During the public hearing, the following comments were received:

A citizen that Mayor Barbara Buffaloe identified as "Bill" commented about homelessness needs in the community.

Rebecca Shaw commented that she is a member of the Housing and Community Development Commission that reviewed the CAPER last week. She noted that the goal for vocational training was exceeded but that several goals pertaining to housing and vouchers were not met, and that she hopes those goals can be achieved in the next funding year.

Anthony Stanton spoke on behalf of the Columbia Community Land Trust (CCLT) Board. He shared that they disagree with the wording of the first major paragraph on page 19 of the CAPER, which discusses the Columbia Housing Authority (CHA)'s efforts to work with the CCLT on future endeavors. He requested that the paragraph be stricken from the CAPER and replaced with the statement "The legal representatives from the Columbia Housing Authority and the Columbia Community Land Trust have discussed a partnership or merger between the two organizations. No agreements have been reached at this time."

Randy Cole, CEO of CHA, commented that the information presented on page 19 of the CAPER is true and accurate.

Susan Maze commented that as a member of the CCLT Board she is not aware of any communications between the CCLT and CHA regarding possibly working together on a house.

Following the public hearing, the following comments were received:

Councilwoman Pat Fowler spoke further that in her experience as the Council liaison member of the CCLT Board she does not feel that the paragraph on page 19 appears to be accurate or to be an appropriate place to include the CCLT in the CAPER, given that that section of the CAPER relates to public housing and CHA. She moved to amend page 19 of the Consolidated Annual Performance and Evaluation Report for Fiscal Year 2022 to remove the first major paragraph of that page and replacing it with the two sentences suggested by the CCLT Board. The motion was seconded by Councilman Roy Lovelady.

City attorney Nancy Thompson shared that City staff became aware of the suggested language change a few hours prior to the public hearing, and have reached out to HUD for clarification on how best to

proceed. There is a required publicized 15 day comment period for the public to submit written and oral comments on the CAPER, and a March 31 deadline for submitting the CAPER. If amended now, the CAPER may not be submitted by the deadline or rejected by HUD. She suggested a motion to amend the CAPER if it is acceptable to HUD, but if not, to attach the public comments in an appendix.

Susan Maze spoke again that she did not recall the CCLT Board being notified that the CCLT was mentioned in the CAPER, and that since CHA was aware, this seems to be an exclusion of one of two parties in a legal discussion.

Councilman Nick Foster requested clarification on if the CAPER is written by City staff. Staff confirmed that it is, but that the section in question was written by CHA.

Council approved the motion to amend the language on page 19 of the CAPER, if allowable by HUD.



Jennifer Deaver <jennifer.deaver@como.gov>

RE: <External Message> City of Columbia - FY22 CAPER - Potential revision

1 message

Hill, Charles A <Charles.A.Hill@hud.gov>

To: Jennifer Deaver <jennifer.deaver@como.gov>

Cc: Nancy Thompson <Nancy.Thompson@como.gov>, Timothy Teddy <Timothy.Teddy@como.gov>

Tue, Mar 28, 2023 at 6:23 AM

Jennifer,

If the City of Columbia approves to change the language, it is allowable without having to publicly re-notice the document for 15 days.

It is mandatory to provide a detailed explanation regarding why the change is desired and acceptable to the City of Columbia.

It should also be indicated that this change resulted from a comment from a specified member of CCLT and that the comment was accepted, documented, and influenced the change.

Regards,

Charles A. Hill, PMP®

Community Planning and Development Representative

U.S. Department of HUD

1222 Spruce Street, Suite 3.203

St. Louis, MO, 63103

Office: 314-418-5299 | Mobile: 314-600-8897

Charles.A.Hill@hud.gov

CPD_GeneralCorr-STL@hud.gov



From: Jennifer Deaver <jennifer.deaver@como.gov>
Sent: Wednesday, March 22, 2023 3:28 PM
To: Hill, Charles A <Charles.A.Hill@hud.gov>
Cc: Nancy Thompson <Nancy.Thompson@como.gov>; Timothy Teddy <Timothy.Teddy@como.gov>
Subject: <External Message> City of Columbia - FY22 CAPER - Potential revision

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have concerns about the content of the email, please send it to phishing@hud.gov or click the Report Phishing Button on the Outlook ribbon or Phishing option within OWA.

Hello Charles -

As we have previously discussed, we have a request from the Columbia Community Land Trust to revise one statement in our FY22 CAPER.

The public hearing for the CAPER was publicly noticed on March 2, 2023 in the Columbia Missourian. The public hearing was held on March 20, 2023 City Council meeting, exceeding the 15 day notice period. The public notice also provided for written comments to be accepted until 5:00 pm on March 20. The submission of our CAPER is due to HUD on March 31.

In section CP-30 - Public Housing of the FY2022 CAPER, the following language was provided by Randy Cole, Executive Director of the Columbia Housing Authority (CHA) and included in the CAPER:

CHA also held several discussions with the Columbia Community Land Trust in FY 2022 to explore a partnership or merger of operations to bring organizational capacity to the CCLT and homeownership opportunities to CHA residents. The CCLT board also hosted a CLT Executive Director from One Roof in Duluth, MN, and the speaker provided significant comments around the value of a strong partnership between a local CLT and PHA. CHA made significant efforts and concessions to move towards the beginning negotiation position of the CCLT board, however an agreement or strategic alignment has not been identified. CHA also offered and followed through with the purchase of land at 1105 N. 8th Street to assist in adding additional units to the CCLT's portfolio, however no interest has been expressed by the CCLT in aligning on a project.

During the public hearing on March 20, 2023, the Columbia Community Land Trust (CCLT) requested that this portion of the CAPER be revised to a two sentence statement regarding the negotiations that took place in the last year. Their request was for the above to be replaced with the following:

Legal Representatives from CHA and the Columbia Community Land Trust have discussed a partnership or merger between the two organizations. No agreements have been reached at this time.

During the public hearing Randy Cole also spoke and indicated the information contained in the more detailed above statement provided by the Columbia Housing Authority and included in the draft CAPER was accurate.

On Monday, March 20, 2023, at the City Council Meeting, the Columbia City Council made a request to amend the CAPER based on the comment received from the CCLT. The motion was to replace what was on page 19 if replacement of the language is allowable by HUD, or, if not, for the public comment to be added and included as a part of the comments contained in the appendix.

We have the CAPER ready to submit prior to the March 31, 2023 deadline. Pending that submission, we are asking for HUD to determine if it is allowable, per the City of Columbia City Council's request, to replace the CHA explanation with the CCLT explanation without having to publicly re-notice the document for 15 days. If the 15 days is required, then we will submit the document as is, with CCLT's.

Please advise.

Thank you,

Jennifer Deaver

Housing Programs Manager

Housing Programs Division

500 E. Walnut Suite 108/P.O. Box 6015
Columbia, MO 65205

573-874-6321

