

Introduced by _____ Council Bill No. R 32-14

A RESOLUTION

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

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

SECTION 1. A public hearing will be held before the City Council of the City of Columbia, Missouri in the Council Chamber in the City Hall Building, 701 E. Broadway, Columbia, Missouri on April 7, 2014 at 7:00 p.m. to consider an amendment to the FY 2013 Annual Action Plan for CDBG and HOME funds. All citizens and interested persons will be given an opportunity to be heard.

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

ADOPTED this _____ day of _____, 2014.

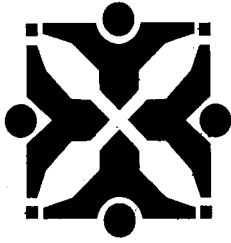
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - CDBG/HOME ^{TT} Agenda Item No:

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

Council Meeting Date: Mar 3, 2014

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

EXECUTIVE SUMMARY:

The U.S. Department of Housing and Urban Development's (HUD) Citizen Participation rules require jurisdictions to consider any comments or views of citizens at a public hearing prior to submitting an amendment to the Annual Action Plan. In order to comply with this requirement, staff has prepared a resolution setting a public hearing on the FY 2013 Annual Action Plan for April 7, 2014. The full report will be provided to the Council prior to the April 7, 2014 public hearing.

DISCUSSION:

The Annual Action Plan provides an update on the actions the City will take to meet the priority needs, goals and objectives of the 2010-2014 Consolidated Plan with FY2013 funds. The City submitted its FY 2013 Annual Action Plan to HUD in November of 2012. HUD guidelines require HOME "entitlement communities" to commit annual HOME allocations to eligible projects and have no more than two previous years worth of uncommitted HOME funds on hand.

The City previously budgeted \$325,250 in HOME funds to the Columbia Housing Authority (CHA) for renovations to the Lincoln and Unity public housing units and conversion to project based vouchers. \$175,250 of the \$325,250 in HOME funds budgeted for the project are FY2013 funds and the remaining \$150,000 is from FY2014. The commitment of the City's HOME funds to the Lincoln Unity project was contingent upon the award of low-income housing tax credit (LIHTC) funding to the project through the Missouri Housing Development Commission (MHDC). CHA did not receive LIHTC funds in the fall 2013 application process, however it plans to resubmit an application to MHDC in the fall of 2014.

The City must commit \$145,000 in HOME funds to an eligible project by April 30, 2014, or risk HUD deobligating the funds. City staff and the Community Development Commission (CDC) recommends deobligation the \$175,250 (2013 funds) from CHA and moving the funding to newly identified projects. City staff also recommends maintaining \$150,000 (2014 funds) in the budget for CHA's Lincoln Unity project in order to maintain support for CHA's application to MHDC in the fall of 2014.

The City recently purchased 208 Ridgeway with Neighborhood Stabilization (NSP) Program funding and demolished the dilapidated structure on site with CDBG funds. City staff and the CDC recommends the City reallocate \$125,250 of the \$175,250 in FY 2013 HOME funds to redevelop a new affordable housing unit through the City's procurement process. The City plans to develop an energy efficient home that includes Universal Design features.

City staff and the CDC recommends reallocating the remaining \$50,000 to CHA's tenant-based rental assistance (TBRA) program. TBRA provides rental vouchers to very low income households, has historically been funded at \$106,000 per year, and received \$191,250 in FY 2013. For FY 2014, CHA was funded at \$70,000 due to an estimated reduction in HOME funding availability. Funding the TBRA program with an additional \$50,000 would restore funding to this program, reduce challenges with attrition of program participants and ensure funds are spent in a timely and effective manner. The TBRA program is identified as a high priority in the Consolidated Plan and CHA continues to ensure that these funds are fully expended.

Central Missouri Community Action (CMCA) was unable to meet its expenditure deadline of December 31, 2013 for its Micro-loan Program. The City provided \$38,500 in FY 2012 Community Development Block Grant (CDBG) funds through an agreement dated July 16, 2012. CMCA completed 2 micro-loan projects during the period of the agreement. City staff provided notice of a potential shortfall on April 11, 2013, however CMCA was unable to identify additional micro-loan projects to fully expend the funding within the period of

the agreement. There is \$19,828.09 in unspent FY2012 CDBG funds associated with the CMCA Micro-loan project. City staff and the CDC recommend reallocating the funds to the Boone County Council on Aging's (BCCA) Senior Home Repair Program and the RAMP Program operated by Services for Independent Living (SIL). Both programs have continued to maintain high performance in identifying and completing eligible projects. BCCA and SIL both stated that they would be fully capable of spending additional CDBG funding in a timely manner. City staff and the CDC recommends amending the budget to reallocate \$9,914.04 in CDBG funds for BCCA and \$9,914.05 in CDBG funds for SIL.

FISCAL IMPACT:

Setting a public hearing has no fiscal impact

VISION IMPACT:

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

Setting a public hearing will have no vision impact

SUGGESTED COUNCIL ACTIONS:

The Council should pass a resolution to set a date for a Public Hearing for February 17, 2014 to consider the amendment to the FY 2013 Annual Action Plan.

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



Fourth Program Year Action Plan

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

ATTACHMENT A Narrative Responses

GENERAL

Executive Summary

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

A. Sources of HUD Funding:

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

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

TABLE 1: FY 2013 CDBG PROGRAM

	Approved 02/17/2014	Amendment 4/7/2014
COMMUNITY DEVELOPMENT BLOCK GRANT RESOURCES		
Estimated Entitlement Amount	\$886,726	
Reprogrammed	\$120,000	
Reprogrammed	\$32,837	
Reprogrammed		\$19,828.09
Program Income	\$108,035	

PROPOSED USES of CDBG FUNDS

Housing Programs

Owner Occupied Housing Rehabilitation	\$82,007	\$82,007
Neighborhood Response Team Code Enforcement	35,000	35,000
Neighborhood Response Team Demolition	30,000	30,000
Homebuyers Classes	15,000	15,000
BCCA Senior Home Repair Program	56,000	65,914.04
SIL RAMP Program	60,000	69,914.05
Homeownership Assistance Program	42,000	42,000

Public Improvements

Downtown Ramps	179,000	287,035
Worley Sidewalks Phase II Construction	194,500	194,500

Community Facilities, Services and Economic Development

Columbia Housing Authority Park Avenue Head Start	84,000	84,000
Job Point Nursing/Heavy and Highway Training	76,180	76,180
REDI and CMCA Career Center	32,500	32,500
HUD Mandated Fair Housing Set-aside	11,500	11,500

Planning and Administration

Administration	109,796	109,726
Community Dev., Housing & Neighborhood Planning	32,080	32,080

TOTAL CDBG**\$1,039,563 \$1,167,428.09****TABLE 2: FY 2013 HOME PROGRAM****HOME RESOURCES**

HOME Entitlement	\$417,224	417,224
Reprogrammed CHDO	65,300	65,300

Proposed Uses of HOME Funds

CHA Tenant-Based Rental Assistance	106,000	156,000
Rental Production	175,250	0
208 Ridgeway redevelopment	0	125,250
FY 2013 CHDO Job Point	0	34,725
FY 2013 CHDO Central Missouri Community Action	0	34,725
Reprogram 2008 CHDO Show-Me Central Habitat	10,300	10,300
Reprogram 2009 CHDO Show-Me Central Habitat	55,000	55,000
Homeownership Assistance	24,802	24,802
Administration	41,722	41,722

TOTAL HOME**482,524 482,524****B. Specific Objectives, Outcomes, and Performance of CDBG and HOME Projects**

Below is a statement, by national objective and national outcome measures of the projected accomplishments for CDBG, HOME and other HUD funded activities within the next year. Where the objective is similar to one carried over from a previous year, the accomplishments to date on that objective are stated for the 2013 year.

1. National Objective of Providing Decent Affordable Housing: Through the use of CDBG and HOME funding during 2013, this Plan provides for the ability of the City to facilitate the provision of 16 units of affordable rental housing, the purchase 17 of units of affordable new and existing owner occupied housing, 53 home rehabilitation and repair projects through City and not-for-profit Agency programs, and 20 special needs households assisted Tenant-Based Rental Assistance. The City proposes to make housing assistance available for 106 units of housing.

Objective 1: Policy on Affordable Housing: The City Council should adopt an overall policy statement to further institutional changes in affordable housing. The policy should be part of a new comprehensive plan currently being developed by the City. For 2013, completion of a draft plan including an affordable housing policy is expected.

2012: Affordable housing was identified as a contributing factor to creating a livable community including specific aspects that need to be addressed to reduce housing costs.

Objective 2: Establish a locally administered Housing Trust Fund to help provide decent affordable housing. For 2013, appoint a board to oversee a housing Trust Fund.

2012: Community Development Director, City Manager, and Columbia Housing Authority CEO have been meeting to explore implementation.