

Introduced by _____ Council Bill No. R 64-13

A RESOLUTION

setting a public hearing to consider an amendment to the
FY 2013 Annual Action Plan for 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 15, 2013 at 7:00 p.m. to consider an amendment to the
FY 2013 Annual Action Plan for HOME funds. All citizens and interested persons will be
given an opportunity to be heard.

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

ADOPTED this _____ day of _____, 2013.

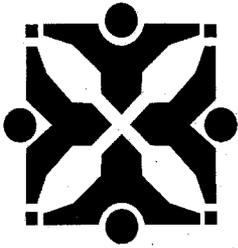
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



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

To: City Council
From: City Manager and Staff

Council Meeting Date: Apr 1, 2013

Re: Set Public Hearing for FY 2013 CDBG and HOME Annual Action Plan Amendment and Approval of CHDO Agreement

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 15, 2013. The full report will be provided to the Council prior to the April 15, 2013 public hearing.

DISCUSSION:

The Annual Action Plan provides an update on the actions the City will take to meet the priority needs, goals and objectives of the 2010-2014 Consolidated Plan during FY2013. The City submitted its FY 2013 Annual Action Plan to HUD in November of 2012. The Plan was approved by HUD on January 2, 2013, and an amendment was approved by the Council on March 18, 2013.

This amendment to the FY 2013 Action Plan will reallocate \$65,300 in HOME Community Housing Development Organization (CHDO) funds to assist in financing the construction of a new affordable home (\$55,000 FY2009 and \$10,300 FY2008 funds). The home will incorporate additional energy efficiency and Universal Design features not previously included in CHDO funded houses. The proposed project will be constructed at the corner of Ash and Sanford, 413 W Ash. City staff conducted a door-to-door questionnaire on Sanford, Ash and Alexander to help shape the RFP and inform the neighborhood of the proposed project and informational meeting. Input was gathered from 54 households surrounding the project. Questionnaire results showed nearly all neighborhood respondents supported an affordable home development that incorporated additional energy efficiency and Universal Design features.

Staff held a public informational meeting on January 9, 2013 to describe features of the potential project and gain further public input for developing the RFP. Three common themes from public input were: the public supported the project, neighborhood members preferred the driveway to be on Sanford, and members of the public want to ensure the home remains affordable.

Staff utilized public input, as well as review of other affordable housing development projects around the country to develop energy efficiency targets and minimum Universal Design requirements. Staff identified additional energy efficiency targets and specific Universal Design features. The most significant challenge in developing the RFP was to balance increasing innovation and project scope, while balancing developer capacity. Staff feels that the proposed project balances innovation and developer capacity to successfully implement additional design features.

Staff held an informational meeting with qualified CHDOs in conjunction with the RFP. The informational meeting provided clear project expectations and described elements of a strong proposal. Proposals were reviewed by staff, and analysis was provided to Community Development Commission (CDC) members. The CDC reviewed the proposals and staff analysis prior to the March 15th CDC meeting. Applicants were also provided 10 minutes to present their proposals to the CDC. The CDC voted to recommend council approval of Show-Me Central Habitat for Humanity's proposal for 413 W Ash. Staff is seeking Council approval of an amendment to the FY 2013 Annual Action Plan allocating funds for 413 W Ash, as well as approval of an agreement with Show-Me Central Habitat for Humanity. Staff will provide Council more detail and analysis before the April 15th meeting.

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 April 15, 2013 to consider an amendment to the FY2013 Action Plan and a CHDO agreement with Show-Me Central Habitat for Humanity.

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/Expands 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	Amendment
	03/18/2013	3/4/1013
COMMUNITY DEVELOPMENT BLOCK GRANT RESOURCES		
Estimated Entitlement Amount	\$802,000	\$802,000
Reprogrammed	\$120,000	\$120,000
PROPOSED USES of CDBG FUNDS		
Housing Programs		
Owner Occupied Housing Rehabilitation	\$60,000	\$60,000
Neighborhood Response Team Code Enforcement	35,000	35,000
Neighborhood Response Team Demolition	30,000	30,000
Homebuyers Classes	15,000	15,000
BCCA Senior Home Repair Program	36,000	36,000
SIL RAMP Program	40,000	40,000
Public Improvements		
Downtown Ramps	179,000	179,000
Worley Sidewalks Phase II Construction	194,500	194,500
Community Facilities, Services and Economic Development		
Columbia Housing Authority Park Avenue Head Start	84,000	84,000
Job Point Nursing/Heavy and Highway Training	76,180	76,180
REDI and CMCA Career Center	32,500	32,500
HUD Mandated Fair Housing Set-aside	11,500	11,500
Planning and Administration		
Administration	96,240	96,240
Community Dev., Housing & Neighborhood Planning	32,080	32,080

TOTAL CDBG	\$922,000	\$922,000
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TABLE 2: FY 2013 HOME PROGRAM

HOME RESOURCES		
HOME Entitlement	\$463,000	\$528,300
Proposed Uses of HOME Funds		
CHA Tenant-Based Rental Assistance	106,000	106,000
Rental Production	175,250	175,250
Community Housing Development Organizations	69,450	69,450
<i>Reprogram 2008 CHDO Show-Me Central Habitat</i>		10,300
<i>Reprogram 2009 CHDO Show-Me Central Habitat</i>		55,000
Homeownership Assistance	66,000	66,000
Administration	46,300	46,300
TOTAL HOME	463,000	528,300

B. Specific Objectives, Outcomes, and Performance of CDBG and HOME Projects

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

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

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

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

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

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

Objective 3: Create a new position for an affordable housing planner to act as the City's advocate for comprehensively developing affordable housing recommendations contained in this report.

This activity was completed in 2010 and is funded through the 2011 City fiscal year. Funding was not extended for 2012.

Objective 4: Establish one or more committees to address the following topics: