

A RESOLUTION

authorizing amendments to Community Housing Development Organization (CHDO) agreements with Job Point and Show-Me Central Habitat for Humanity.

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

SECTION 1. The City Manager is hereby authorized to execute an amendment to the February 20, 2012 Community Housing Development Organization (CHDO) agreement with Job Point. The form and content of the agreement shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 2. The City Manager is hereby authorized to execute an amendment to the October 15, 2012 Community Housing Development Organization (CHDO) agreement with Job Point. The form and content of the agreement shall be substantially as set forth in "Exhibit B" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 3. The City Manager is hereby authorized to execute an amendment to the December 17, 2012 Community Housing Development Organization (CHDO) agreement with Job Point. The form and content of the agreement shall be substantially as set forth in "Exhibit C" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 4. The City Manager is hereby authorized to execute an amendment to the October 15, 2012 Community Housing Development Organization (CHDO) agreement with Show-Me Central Habitat for Humanity. The form and content of the agreement shall be substantially as set forth in "Exhibit D" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 5. The City Manager is hereby authorized to execute an amendment to the December 17, 2012 Community Housing Development Organization (CHDO) agreement with Show-Me Central Habitat for Humanity. The form and content of the agreement shall be substantially as set forth in "Exhibit E" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 6. The City Manager is hereby authorized to execute an amendment to the April 15, 2013 Community Housing Development Organization (CHDO) agreement with Show-Me Central Habitat for Humanity. The form and content of the agreement shall be substantially as set forth in "Exhibit F" attached hereto and made a part hereof as fully as if set forth herein verbatim.

ADOPTED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

EXHIBIT A
AMENDMENT TO JOB POINT
COMMUNITY HOUSING DEVELOPMENT AGREEMENT
DATED February 20, 2012

Section 1 of the agreement is amended to read as follows:

1. Eligible Activities

- d. All housing activities shall comply with the applicable IECC, meet an HERS rating of 85 as determined by a certified Home Energy Rater, comply with ASHRAE 62.2, and submission of completed City approved HVAC checklist.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI

BY: _____
Sheela Amin, City Clerk

Michael Matthes, City Manager

APPROVED AS TO FORM:

Nancy Thompson, City Counselor

JOB POINT

BY: _____

Title: _____

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G44026, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore

John Blattel, Director of Finance

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT

THIS AGREEMENT, made and entered into this 20th day of February, 2012, by and between the City of Columbia, Missouri, a municipal corporation (hereinafter, "City") and Job Point, a corporation of the State of Missouri (hereinafter, "Agency"). The period of this agreement ends on the 20th day of February, 2014.

WITNESSETH:

WHEREAS, the City receives HOME Investment Partnership Program (HOME) funds from the U.S. Department of Housing and Urban Development for the purpose of retaining and adding to the supply of affordable housing in the community, and

WHEREAS, 15% of those funds are set aside for use by Community Housing Development Organizations (CHDO) in order to develop, sponsor and/or own affordable housing.

WHEREAS, Agency meets the requirements of CHDO designation as specified by the U.S. Department of Housing and Urban Development and intends to expend its funds on HOME eligible activities as defined in 24 CFR Part 92 (HOME regulations) to produce affordable housing.

NOW, THEREFORE, be it resolved that the City and the Agency agree as follows:

1. Eligible Activities

- a. City agrees to provide Agency \$36,300 HOME funding for the purpose of acquiring lots, preparing lots to be developed, constructing single family owner occupied housing, and providing homeownership assistance to assist very low income households. Funding shall be expended on HOME eligible activities as defined by the HOME regulations at 24 CFR Part 92.206. The Agency shall not use these funds for the purposes of prohibited activities as defined by 24 CFR Part 92.214. The Agency shall provide a statement of sources and uses of financing to the City upon the obligation of funds for each activity for which HOME funds are obligated.
- b. Payments will be made to the Agency on a regular basis based on periodic estimates of completion of each activity and invoices supporting the statement. No payment shall be made under this agreement until completion of environment review activities by the city is completed and a release of funds for activities proposed by the Agency has been obtained from the Department of Housing and Urban Development. No final payment on a house shall be made without documented certification that each home meets energy star requirements.
- c. The Agency shall satisfactorily demonstrate that they have effective management control of the development and will own, develop and/or sponsor all HOME funded developments. Each project shall meet the subsidy layering requirements as established by the City.
- d. All housing activities shall comply with building codes of the City of Columbia, HUD-published Housing Quality Standards, and Model Energy Code published by the council of Building Officials. Certification of compliance with each shall be provided to the City by the Agency. All newly constructed housing constructed with HOME funds shall have an "Energy Star" certification, with proof of certification posted in the house by a certified Home Energy Rater, prior to occupancy by a homeowner.
- e. All decisions regarding HOME funded projects and activities governed by this agreement shall be made by the CHDO board.

2. Performance Measurement: The Agency shall use CHDO funding from this agreement, CHDO proceeds available, and other available financing, to construct a minimum of one single family homes to benefit owner occupants below 80% of the median income.

3. City Recognition: The Agency shall ensure recognition of the role of the City HOME funds in providing services through this agreement, including reference to the support provided herein in all publications made possible with funds available under this Agreement.
4. Proceeds from Home Sales: Any proceeds, including payments of principal and interest, return on investment, or other program income resulting from the investment of HOME funds for eligible HOME activities may be retained by the Agency and used for additional HOME eligible activities with the following exception; program income shall not be used outside of the CDBG eligibility area existing within the area bounded by I-70, Stadium, and Hwy 63, unless the project involves the construction of three or more dwelling units. Eligible activities may include operating costs defined in 24 CFR Part 92.208, provided that the total amount of HOME proceeds expended for operating costs do not exceed 10% of the appraised value of each HOME funded project. The Agency shall provide a report to the City on the receipt and use of all proceeds including operating costs on an annual basis.
5. The following other Provisions Apply as required by 24 CFR Part 92:
 - a. Housing for homeownership shall not exceed the mortgage limits established by Section 203(b) of the National Housing Act. Each family of a homebuyer assisted by the Agency shall qualify as low income as defined by HUD for the HOME program. Each unit shall be initially the principal residence of the homebuyer. The period of affordability of each homebuyer assisted unit is established by 24 CFR Part 92.254(4) and (5). As each housing unit constructed is sold to a low to moderate income buyer, the Agency shall provide a copy of the signed promissory note and recorded deed of trust enforcing the affordability provisions at 24 CFR Part 92.254(4) and (5).
 - b. Nondiscrimination and equal opportunity. The Fair Housing Act (42 U.S.C. 3601-19) and implementing regulations at 24 CFR part 100 et seq.; Executive Order 11063, as amended by Executive Order 12259 (3 CFR, 1959-1963 Comp., p. 652 and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107; title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d- 2000d-4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1; the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) and implementing regulations at 24 CFR part 146; section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title; title II of the Americans with Disabilities Act, 42 U.S.C. 12101 et seq.; 24 CFR part 8; section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135; Executive Order 11246, as amended by Executive Orders 11375, [[Page 41]] 11478, 12086, and 12107 (3 CFR, 1964-1965 Comp., p. 339; 3 CFR, 1966- 1970 Comp., p. 684; 3 CFR, 1966-1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60; Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971- 1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprises); Executive Order 12432 (3 CFR, 1983 Comp., p. 198) (Minority Business Enterprise Development); and Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393 and 3 CFR, 1987 Comp., p. 245) (Women's Business Enterprise). The nondiscrimination provisions of Section 282 of the National Affordable Housing Act of 1982.
 - c. Must establish a minority outreach program described at 24 CFR 92.351(b).
 - d. Disclosure requirements. The disclosure requirements and prohibitions of 31 U.S.C. 1352 and implementing regulations at 24 CFR part 87; and the requirements for funding competitions established by the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531 et seq.).
 - e. Debarred, suspended or ineligible contractors. The prohibitions at 24 CFR part 24 on the use of debarred, suspended or ineligible contractors.
 - f. Drug-Free Workplace. The Drug-Free Workplace Act of 1988 (41 U.S.C. 701 et seq.) and HUD's implementing regulations at 24 CFR part 24.
 - g. Shall provide an annual audit to the City conducted by an independent certified CPA.
 - h. Lead-Based Paint requirements at 24 CFR Part 35 and State of Missouri Lead Paint regulations at 19

CSR 30-70.110 - 640.

- i. Flood insurance requirements at 92.358.
- j. The Agency shall certify to the city that HOME funds do not provide more than 50% of its annual operating budget during the year in which funds are provided.

6. Records and Reports

- a. The Agency shall provide all information needed for compliance monitoring purposes by the City or the U.S. Department of Housing and Urban Development. Agency shall permit City to inspect all assisted housing to ensure compliance with required property standards.
- b. Upon the sale of each property, the Agency shall provide a copy of the closing statement and completion report to the City;
- c. Agency shall retain all records pertinent to the HOME program described at 92.508 (3) (4) vi-viii, (7) (i) (A) & (B), and (ii) - (viii) and allow access to such records upon request and during monitoring visits.

7. Reversion of Assets

Upon expiration of this agreement, the Agency must transfer to the City any HOME funds on hand at the time of expiration and any accounts receivable attributable to the use of HOME funds.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI

BY: Sheela Amin

Sheela Amin, City Clerk

Michael Mathhes
Michael Mathhes, City Manager

APPROVED AS TO FORM:

Fred Boeckmann
Fred Boeckmann, City Counselor

JOB POINT

BY: John Blattel
Title: President/CEO

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G44030, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore

John Blattel
John Blattel, Director of Finance

John
2-21-12

EXHIBIT B
AMENDMENT TO JOB POINT
COMMUNITY HOUSING DEVELOPMENT AGREEMENT
DATED October 15, 2012

Section 1 of the agreement is amended to read as follows:

1. Eligible Activities

- d. All housing activities shall comply with the applicable IECC, meet an HERS rating of 85 as determined by a certified Home Energy Rater, comply with ASHRAE 62.2, and submission of completed City approved HVAC checklist.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI

BY: _____
Sheela Amin, City Clerk

Michael Matthes, City Manager

APPROVED AS TO FORM:

Nancy Thompson, City Counselor

JOB POINT

BY: _____

Title: _____

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G44026, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore

John Blattel, Director of Finance

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT

THIS AGREEMENT, made and entered into this 15th day of October, 2012, by and between the City of Columbia, Missouri, a municipal corporation (hereinafter, "City") and Job Point, a corporation of the State of Missouri (hereinafter, "Agency"). The period of this agreement ends on the 30th day of September, 2014.

WITNESSETH:

WHEREAS, the City receives HOME Investment Partnership Program (HOME) funds from the U.S. Department of Housing and Urban Development for the purpose of retaining and adding to the supply of affordable housing in the community, and

WHEREAS, 15% of those funds are set aside for use by Community Housing Development Organizations (CHDO) in order to develop, sponsor and/or own affordable housing.

WHEREAS, Agency meets the requirements of CHDO designation as specified by the U.S. Department of Housing and Urban Development and intends to expend its funds on HOME eligible activities as defined in 24 CFR Part 92 (HOME regulations) to produce affordable housing.

NOW, THEREFORE, be it resolved that the City and the Agency agree as follows:

1. Eligible Activities

- a. City agrees to provide Agency \$25,000 2008 HOME funding for the purpose of acquiring lots, preparing lots to be developed, constructing single family owner occupied housing, and providing homeownership assistance to assist very low income households. Funding shall be expended on HOME eligible activities as defined by the HOME regulations at 24 CFR Part 92.206. The Agency shall not use these funds for the purposes of prohibited activities as defined by 24 CFR Part 92.214. The Agency shall provide a statement of sources and uses of financing to the City upon the obligation of funds for each activity for which HOME funds are obligated.
- b. Payments will be made to the Agency on a regular basis based on periodic estimates of completion of each activity and invoices supporting the statement. No payment shall be made under this agreement until completion of environment review activities by the city is completed and a release of funds for activities proposed by the Agency has been obtained from the Department of Housing and Urban Development. No final payment on a house shall be made without documented certification that each home meets energy star requirements.
- c. The Agency shall satisfactorily demonstrate that they have effective management control of the development and will own, develop and/or sponsor all HOME funded developments. Each project shall meet the subsidy layering requirements as established by the City.
- d. All housing activities shall comply with building codes of the City of Columbia, HUD-published Housing Quality Standards, and Model Energy Code published by the council of Building Officials. Certification of compliance with each shall be provided to the City by the Agency. All newly constructed housing constructed with HOME funds shall have an "Energy Star" certification, with proof of certification posted in the house by a certified Home Energy Rater, prior to occupancy by a homeowner.
- e. All decisions regarding HOME funded projects and activities governed by this agreement shall be made by the CHDO board.

2. Performance Measurement: The Agency shall use CHDO funding from this agreement, CHDO proceeds available, and other available financing, to construct a minimum of one single family homes to benefit owner occupants below 80% of the median income.

3. City Recognition: The Agency shall ensure recognition of the role of the City HOME funds in providing services through this agreement, including reference to the support provided herein in all publications made possible with funds available under this Agreement.
4. Proceeds from Home Sales: Any proceeds, including payments of principal and interest, return on investment, or other program income resulting from the investment of HOME funds for eligible HOME activities may be retained by the Agency and used for additional HOME eligible activities with the following exception; program income shall not be used outside of the CDBG eligibility area existing within the area bounded by I-70, Stadium, and Hwy 63, unless the project involves the construction of three or more dwelling units. Eligible activities may include operating costs defined in 24 CFR Part 92.208, provided that the total amount of HOME proceeds expended for operating costs do not exceed 10% of the appraised value of each HOME funded project. The Agency shall provide a report to the City on the receipt and use of all proceeds including operating costs on an annual basis.
5. The following other Provisions Apply as required by 24 CFR Part 92:
- a. Housing for homeownership shall not exceed the mortgage limits established by Section 203(b) of the National Housing Act. Each family of a homebuyer assisted by the Agency shall qualify as low income as defined by HUD for the HOME program. Each unit shall be initially the principal residence of the homebuyer. The period of affordability of each homebuyer assisted unit is established by 24 CFR Part 92.254(4) and (5). As each housing unit constructed is sold to a low to moderate income buyer, the Agency shall provide a copy of the signed promissory note and recorded deed of trust enforcing the affordability provisions at 24 CFR Part 92.254(4) and (5).
 - b. Nondiscrimination and equal opportunity. The Fair Housing Act (42 U.S.C. 3601-19) and implementing regulations at 24 CFR part 100 et seq.; Executive Order 11063, as amended by Executive Order 12259 (3 CFR, 1959-1963 Comp., p. 652 and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107; title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d- 2000d-4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1; the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) and implementing regulations at 24 CFR part 146; section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title; title II of the Americans with Disabilities Act, 42 U.S.C. 12101 et seq.; 24 CFR part 8; section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135; Executive Order 11246, as amended by Executive Orders 11375, [[Page 41]] 11478, 12086, and 12107 (3 CFR, 1964-1965 Comp., p. 339; 3 CFR, 1966- 1970 Comp., p. 684; 3 CFR, 1966-1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60; Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971- 1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprises); Executive Order 12432 (3 CFR, 1983 Comp., p. 198) (Minority Business Enterprise Development); and Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393 and 3 CFR, 1987 Comp., p. 245) (Women's Business Enterprise). The nondiscrimination provisions of Section 282 of the National Affordable Housing Act of 1982.
 - c. Must establish a minority outreach program described at 24 CFR 92.351(b).
 - d. Disclosure requirements. The disclosure requirements and prohibitions of 31 U.S.C. 1352 and implementing regulations at 24 CFR part 87; and the requirements for funding competitions established by the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531 et seq.).
 - e. Debarred, suspended or ineligible contractors. The prohibitions at 24 CFR part 24 on the use of debarred, suspended or ineligible contractors.
 - f. Drug-Free Workplace. The Drug-Free Workplace Act of 1988 (41 U.S.C. 701 et seq.) and HUD's implementing regulations at 24 CFR part 24.
 - g. Shall provide an annual audit to the City conducted by an independent certified CPA.
 - h. Lead-Based Paint requirements at 24 CFR Part 35 and State of Missouri Lead Paint regulations at 19

CSR 30-70.110 - 640.

- i. Flood insurance requirements at 92.358.
- j. The Agency shall certify to the city that HOME funds do not provide more than 50% of its annual operating budget during the year in which funds are provided.

6. Records and Reports

- a. The Agency shall provide all information needed for compliance monitoring purposes by the City or the U.S. Department of Housing and Urban Development. Agency shall permit City to inspect all assisted housing to ensure compliance with required property standards.
- b. Upon the sale of each property, the Agency shall provide a copy of the closing statement and completion report to the City;
- c. Agency shall retain all records pertinent to the HOME program described at 92.508 (3) (4) vi-viii, (7) (i) (A) & (B), and (ii) - (viii) and allow access to such records upon request and during monitoring visits.

7. Reversion of Assets

Upon expiration of this agreement, the Agency must transfer to the City any HOME funds on hand at the time of expiration and any accounts receivable attributable to the use of HOME funds.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

BY: 


Sheela Amin, City Clerk

CITY OF COLUMBIA, MISSOURI




Michael Mathhes, City Manager

APPROVED AS TO FORM:



Fred Boeckmann, City Counselor

JOB POINT

BY: 

Title: Bus CED

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G44124, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore



John Blattel, Director of Finance

EXHIBIT C
AMENDMENT TO JOB POINT
COMMUNITY HOUSING DEVELOPMENT AGREEMENT
DATED December 17, 2012

Section 1 of the agreement is amended to read as follows:

1. Eligible Activities

- d. All housing activities shall comply with the applicable IECC, meet an HERS rating of 85 as determined by a certified Home Energy Rater, comply with ASHRAE 62.2, and submission of completed City approved HVAC checklist.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI

BY: _____
Sheela Amin, City Clerk

Michael Matthes, City Manager

APPROVED AS TO FORM:

Nancy Thompson, City Counselor

SHOW ME CENTRAL HABITAT FOR
HUMANITY

BY: _____

Title: _____

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G44026, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore

John Blattel, Director of Finance

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT

THIS AGREEMENT, made and entered into this 17th day of December, 2012, by and between the City of Columbia, Missouri, a municipal corporation (hereinafter, "City") and Job Point, a corporation of the State of Missouri (hereinafter, "Agency"). The period of this agreement ends on the 31st day of December, 2014.

WITNESSETH:

WHEREAS, the City receives HOME Investment Partnership Program (HOME) funds from the U.S. Department of Housing and Urban Development for the purpose of retaining and adding to the supply of affordable housing in the community, and

WHEREAS, 15% of those funds are set aside for use by Community Housing Development Organizations (CHDO) in order to develop, sponsor and/or own affordable housing.

WHEREAS, Agency meets the requirements of CHDO designation as specified by the U.S. Department of Housing and Urban Development and intends to expend its funds on HOME eligible activities as defined in 24 CFR Part 92 (HOME regulations) to produce affordable housing.

NOW, THEREFORE, be it resolved that the City and the Agency agree as follows:

1. Eligible Activities

- a. City agrees to provide Agency \$20,692.95 HOME funding for the purpose of acquiring lots, preparing lots to be developed, constructing single family owner occupied housing, and providing homeownership assistance to assist very low income households. Funding shall be expended on HOME eligible activities as defined by the HOME regulations at 24 CFR Part 92.206. The Agency shall not use these funds for the purposes of prohibited activities as defined by 24 CFR Part 92.214. The Agency shall provide a statement of sources and uses of financing to the City upon the obligation of funds for each activity for which HOME funds are obligated.
- b. Payments will be made to the Agency on a regular basis based on periodic estimates of completion of each activity and invoices supporting the statement. No payment shall be made under this agreement until completion of environment review activities by the city is completed and a release of funds for activities proposed by the Agency has been obtained from the Department of Housing and Urban Development. No final payment on a house shall be made without documented certification that each home meets energy star requirements.
- c. The Agency shall satisfactorily demonstrate that they have effective management control of the development and will own, develop and/or sponsor all HOME funded developments. Each project shall meet the subsidy layering requirements as established by the City.
- d. All housing activities shall comply with building codes of the City of Columbia, HUD-published Housing Quality Standards, and Model Energy Code published by the council of Building Officials. Certification of compliance with each shall be provided to the City by the Agency. All newly constructed housing constructed with HOME funds shall have an "Energy Star" certification, with proof of certification posted in the house by a certified Home Energy Rater, prior to occupancy by a homeowner.
- e. All decisions regarding HOME funded projects and activities governed by this agreement shall be made by the CHDO board.

2. Performance Measurement: The Agency shall use CHDO funding from this agreement, CHDO proceeds available, and other available financing, to construct a minimum of one single family homes to benefit owner occupants below 80% of the median income.

3. City Recognition: The Agency shall ensure recognition of the role of the City HOME funds in providing services through this agreement, including reference to the support provided herein in all publications made possible with funds available under this Agreement.

4. Proceeds from Home Sales: Any proceeds, including payments of principal and interest, return on investment, or other program income resulting from the investment of HOME funds for eligible HOME activities may be retained by the Agency and used for additional HOME eligible activities with the following exception; program income shall not be used outside of the CDBG eligibility area existing within the area bounded by I-70, Stadium, and Hwy 63, unless the project involves the construction of three or more dwelling units. Eligible activities may include operating costs defined in 24 CFR Part 92.208, provided that the total amount of HOME proceeds expended for operating costs do not exceed 10% of the appraised value of each HOME funded project. The Agency shall provide a report to the City on the receipt and use of all proceeds including operating costs on an annual basis.

5. The following other Provisions Apply as required by 24 CFR Part 92:

- a. Housing for homeownership shall not exceed the mortgage limits established by Section 203(b) of the National Housing Act. Each family of a homebuyer assisted by the Agency shall qualify as low income as defined by HUD for the HOME program. Each unit shall be initially the principal residence of the homebuyer. The period of affordability of each homebuyer assisted unit is established by 24 CFR Part 92.254(4) and (5). As each housing unit constructed is sold to a low to moderate income buyer, the Agency shall provide a copy of the signed promissory note and recorded deed of trust enforcing the affordability provisions at 24 CFR Part 92.254(4) and (5).
- b. Nondiscrimination and equal opportunity. The Fair Housing Act (42 U.S.C. 3601-19) and implementing regulations at 24 CFR part 100 et seq.; Executive Order 11063, as amended by Executive Order 12259 (3 CFR, 1959-1963 Comp., p. 652 and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107; title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d- 2000d-4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1; the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) and implementing regulations at 24 CFR part 146; section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title; title II of the Americans with Disabilities Act, 42 U.S.C. 12101 et seq.; 24 CFR part 8; section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135; Executive Order 11246, as amended by Executive Orders 11375, [[Page 41]] 11478, 12086, and 12107 (3 CFR, 1964-1965 Comp., p. 339; 3 CFR, 1966- 1970 Comp., p. 684; 3 CFR, 1966-1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60; Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971- 1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprises); Executive Order 12432 (3 CFR, 1983 Comp., p. 198) (Minority Business Enterprise Development); and Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393 and 3 CFR, 1987 Comp., p. 245) (Women's Business Enterprise). The nondiscrimination provisions of Section 282 of the National Affordable Housing Act of 1982.
- c. Must establish a minority outreach program described at 24 CFR 92.351(b).
- d. Disclosure requirements. The disclosure requirements and prohibitions of 31 U.S.C. 1352 and implementing regulations at 24 CFR part 87; and the requirements for funding competitions established by the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531 et seq.).
- e. Debarred, suspended or ineligible contractors. The prohibitions at 24 CFR part 24 on the use of debarred, suspended or ineligible contractors.
- f. Drug-Free Workplace. The Drug-Free Workplace Act of 1988 (41 U.S.C. 701 et seq.) and HUD's implementing regulations at 24 CFR part 24.
- g. Shall provide an annual audit to the City conducted by an independent certified CPA.
- h. Lead-Based Paint requirements at 24 CFR Part 35 and State of Missouri Lead Paint regulations at 19

CSR 30-70.110 - 640.

- i. Flood insurance requirements at 92.358.
- j. The Agency shall certify to the city that HOME funds do not provide more than 50% of its annual operating budget during the year in which funds are provided.

6. Records and Reports

- a. The Agency shall provide all information needed for compliance monitoring purposes by the City or the U.S. Department of Housing and Urban Development. Agency shall permit City to inspect all assisted housing to ensure compliance with required property standards.
- b. Upon the sale of each property, the Agency shall provide a copy of the closing statement and completion report to the City;
- c. Agency shall retain all records pertinent to the HOME program described at 92.508 (3) (4) vi-viii, (7) (i) (A) & (B), and (ii) - (viii) and allow access to such records upon request and during monitoring visits.

7. Reversion of Assets

Upon expiration of this agreement, the Agency must transfer to the City any HOME funds on hand at the time of expiration and any accounts receivable attributable to the use of HOME funds.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI

BY: Sheela Amin 12/21/12
Sheela Amin, City Clerk

Michael Matthes
Michael Matthes, City Manager

APPROVED AS TO FORM:

Fred Boeckmann
Fred Boeckmann, City Counselor

JOB POINT

BY: John Blattel
Title: President / CEO

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G44030, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore

John Blattel
John Blattel, Director of Finance

EXHIBIT D
AMENDMENT TO SHOW-ME CENTRAL HABITAT FOR HUMANITY
COMMUNITY HOUSING DEVELOPMENT AGREEMENT
DATED October 15, 2012

Section 1 of the agreement is amended to read as follows:

1. Eligible Activities

- d. All housing activities shall comply with the applicable IECC, meet an HERS rating of 85 as determined by a certified Home Energy Rater, comply with ASHRAE 62.2, and submission of completed City approved HVAC checklist.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI

BY: _____
Sheela Amin, City Clerk

Michael Matthes, City Manager

APPROVED AS TO FORM:

Nancy Thompson, City Counselor

SHOW ME CENTRAL HABITAT FOR
HUMANITY

BY: _____

Title: _____

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G44026, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore

John Blattel, Director of Finance

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT

THIS AGREEMENT, made and entered into this 15th day of October, 2012, by and between the City of Columbia, Missouri, a municipal corporation (hereinafter, "City") and Show-Me Central Habitat for Humanity, a corporation of the State of Missouri (hereinafter, "Agency"). The period of this agreement ends on the 30th day of September, 2014.

WITNESSETH:

WHEREAS, the City receives HOME Investment Partnership Program (HOME) funds from the U.S. Department of Housing and Urban Development for the purpose of retaining and adding to the supply of affordable housing in the community, and

WHEREAS, 15% of those funds are set aside for use by Community Housing Development Organizations (CHDO) in order to develop, sponsor and/or own affordable housing.

WHEREAS, Agency meets the requirements of CHDO designation as specified by the U.S. Department of Housing and Urban Development and intends to expend its funds on HOME eligible activities as defined in 24 CFR Part 92 (HOME regulations) to produce affordable housing.

NOW, THEREFORE, be it resolved that the City and the Agency agree as follows:

1. Eligible Activities

- a. City agrees to provide Agency \$31,900 2008 HOME funding for the purpose of acquiring lots, preparing lots to be developed, constructing single family owner occupied housing, and providing homeownership assistance to assist very low income households. Funding shall be expended on HOME eligible activities as defined by the HOME regulations at 24 CFR Part 92.206. The Agency shall not use these funds for the purposes of prohibited activities as defined by 24 CFR Part 92.214. The Agency shall provide a statement of sources and uses of financing to the City upon the obligation of funds for each activity for which HOME funds are obligated.
- b. Payments will be made to the Agency on a regular basis based on periodic estimates of completion of each activity and invoices supporting the statement. No payment shall be made under this agreement until completion of environment review activities by the city is completed and a release of funds for activities proposed by the Agency has been obtained from the Department of Housing and Urban Development. No final payment on a house shall be made without documented certification that each home meets energy star requirements.
- c. The Agency shall satisfactorily demonstrate that they have effective management control of the development and will own, develop and/or sponsor all HOME funded developments. Each project shall meet the subsidy layering requirements as established by the City.
- d. All housing activities shall comply with building codes of the City of Columbia, HUD-published Housing Quality Standards, and Model Energy Code published by the council of Building Officials. Certification of compliance with each shall be provided to the City by the Agency. All newly constructed housing constructed with HOME funds shall have an "Energy Star" certification, with proof of certification posted in the house by a certified Home Energy Rater, prior to occupancy by a homeowner.
- e. All decisions regarding HOME funded projects and activities governed by this agreement shall be made by the CHDO board.

2. Performance Measurement: The Agency shall use CHDO funding from this agreement, CHDO proceeds available, and other available financing, to construct a minimum of one single family homes to benefit owner occupants below 80% of the median income.

3. City Recognition: The Agency shall ensure recognition of the role of the City HOME funds in providing services through this agreement, including reference to the support provided herein in all publications made possible with funds available under this Agreement.

4. Proceeds from Home Sales: Any proceeds, including payments of principal and interest, return on investment, or other program income resulting from the investment of HOME funds for eligible HOME activities may be retained by the Agency and used for additional HOME eligible activities with the following exception; program income shall not be used outside of the CDBG eligibility area existing within the area bounded by I-70, Stadium, and Hwy 63, unless the project involves the construction of three or more dwelling units. Eligible activities may include operating costs defined in 24 CFR Part 92.208, provided that the total amount of HOME proceeds expended for operating costs do not exceed 10% of the appraised value of each HOME funded project. The Agency shall provide a report to the City on the receipt and use of all proceeds including operating costs on an annual basis.

5. The following other Provisions Apply as required by 24 CFR Part 92:

- a. Housing for homeownership shall not exceed the mortgage limits established by Section 203(b) of the National Housing Act. Each family of a homebuyer assisted by the Agency shall qualify as low income as defined by HUD for the HOME program. Each unit shall be initially the principal residence of the homebuyer. The period of affordability of each homebuyer assisted unit is established by 24 CFR Part 92.254(4) and (5). As each housing unit constructed is sold to a low to moderate income buyer, the Agency shall provide a copy of the signed promissory note and recorded deed of trust enforcing the affordability provisions at 24 CFR Part 92.254(4) and (5).
- b. Nondiscrimination and equal opportunity. The Fair Housing Act (42 U.S.C. 3601-19) and implementing regulations at 24 CFR part 100 et seq.; Executive Order 11063, as amended by Executive Order 12259 (3 CFR, 1959-1963 Comp., p. 652 and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107; title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d- 2000d-4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1; the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) and implementing regulations at 24 CFR part 146; section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title; title II of the Americans with Disabilities Act, 42 U.S.C. 12101 et seq.; 24 CFR part 8; section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135; Executive Order 11246, as amended by Executive Orders 11375, [[Page 41]] 11478, 12086, and 12107 (3 CFR, 1964-1965 Comp., p. 339; 3 CFR, 1966- 1970 Comp., p. 684; 3 CFR, 1966-1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60; Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971- 1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprises); Executive Order 12432 (3 CFR, 1983 Comp., p. 198) (Minority Business Enterprise Development); and Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393 and 3 CFR, 1987 Comp., p. 245) (Women's Business Enterprise). The nondiscrimination provisions of Section 282 of the National Affordable Housing Act of 1982.
- c. Must establish a minority outreach program described at 24 CFR 92.351(b).
- d. Disclosure requirements. The disclosure requirements and prohibitions of 31 U.S.C. 1352 and implementing regulations at 24 CFR part 87; and the requirements for funding competitions established by the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531 et seq.).
- e. Debarred, suspended or ineligible contractors. The prohibitions at 24 CFR part 24 on the use of debarred, suspended or ineligible contractors.
- f. Drug-Free Workplace. The Drug-Free Workplace Act of 1988 (41 U.S.C. 701 et seq.) and HUD's implementing regulations at 24 CFR part 24.
- g. Shall provide an annual audit to the City conducted by an independent certified CPA.
- h. Lead-Based Paint requirements at 24 CFR Part 35 and State of Missouri Lead Paint regulations at 19

CSR 30-70.110 - 640.

- i. Flood insurance requirements at 92.358.
- j. The Agency shall certify to the city that HOME funds do not provide more than 50% of its annual operating budget during the year in which funds are provided.

6. Records and Reports

- a. The Agency shall provide all information needed for compliance monitoring purposes by the City or the U.S. Department of Housing and Urban Development. Agency shall permit City to inspect all assisted housing to ensure compliance with required property standards.
- b. Upon the sale of each property, the Agency shall provide a copy of the closing statement and completion report to the City;
- c. Agency shall retain all records pertinent to the HOME program described at 92.508 (3) (4) vi-viii, (7) (i) (A) & (B), and (ii) - (viii) and allow access to such records upon request and during monitoring visits.

7. Reversion of Assets

Upon expiration of this agreement, the Agency must transfer to the City any HOME funds on hand at the time of expiration and any accounts receivable attributable to the use of HOME funds.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI

BY: Sheela Amin

Sheela Amin, City Clerk

Michael Mathhes

Michael Mathhes, City Manager

APPROVED AS TO FORM:

Fred Boeckmann

Fred Boeckmann, City Counselor

SHOW ME CENTRAL HABITAT FOR
HUMANITY

BY: Bill Stein

Title: Director

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G44124, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore

John Blattel
John Blattel, Director of Finance

EXHIBIT E
AMENDMENT TO SHOW-ME CENTRAL HABITAT FOR HUMANITY
COMMUNITY HOUSING DEVELOPMENT AGREEMENT
DATED December 17, 2012

Section 1 of the agreement is amended to read as follows:

1. Eligible Activities

- d. All housing activities shall comply with the applicable IECC, meet an HERS rating of 85 as determined by a certified Home Energy Rater, comply with ASHRAE 62.2, and submission of completed City approved HVAC checklist.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI

BY: _____
Sheela Amin, City Clerk

Michael Matthes, City Manager

APPROVED AS TO FORM:

Nancy Thompson, City Counselor

SHOW ME CENTRAL HABITAT FOR
HUMANITY

BY: _____

Title: _____

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G44026, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore

John Blattel, Director of Finance

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT

THIS AGREEMENT, made and entered into this 17th day of December, 2012, by and between the City of Columbia, Missouri, a municipal corporation (hereinafter, "City") and Show-Me Central Habitat for Humanity, a corporation of the State of Missouri (hereinafter, "Agency"). The period of this agreement ends on the 31st day of December, 2014.

WITNESSETH:

WHEREAS, the City receives HOME Investment Partnership Program (HOME) funds from the U.S. Department of Housing and Urban Development for the purpose of retaining and adding to the supply of affordable housing in the community, and

WHEREAS, 15% of those funds are set aside for use by Community Housing Development Organizations (CHDO) in order to develop, sponsor and/or own affordable housing.

WHEREAS, Agency meets the requirements of CHDO designation as specified by the U.S. Department of Housing and Urban Development and intends to expend its funds on HOME eligible activities as defined in 24 CFR Part 92 (HOME regulations) to produce affordable housing.

NOW, THEREFORE, be it resolved that the City and the Agency agree as follows:

1. Eligible Activities

- a. City agrees to provide Agency \$41,385.90 HOME funding for the purpose of acquiring lots, preparing lots to be developed, constructing single family owner occupied housing, and providing homeownership assistance to assist very low income households. Funding shall be expended on HOME eligible activities as defined by the HOME regulations at 24 CFR Part 92.206. The Agency shall not use these funds for the purposes of prohibited activities as defined by 24 CFR Part 92.214. The Agency shall provide a statement of sources and uses of financing to the City upon the obligation of funds for each activity for which HOME funds are obligated.
- b. Payments will be made to the Agency on a regular basis based on periodic estimates of completion of each activity and invoices supporting the statement. No payment shall be made under this agreement until completion of environment review activities by the city is completed and a release of funds for activities proposed by the Agency has been obtained from the Department of Housing and Urban Development. No final payment on a house shall be made without documented certification that each home meets energy star requirements.
- c. The Agency shall satisfactorily demonstrate that they have effective management control of the development and will own, develop and/or sponsor all HOME funded developments. Each project shall meet the subsidy layering requirements as established by the City.
- d. All housing activities shall comply with building codes of the City of Columbia, HUD-published Housing Quality Standards, and Model Energy Code published by the council of Building Officials. Certification of compliance with each shall be provided to the City by the Agency. All newly constructed housing constructed with HOME funds shall have an "Energy Star" certification, with proof of certification posted in the house by a certified Home Energy Rater, prior to occupancy by a homeowner.
- e. All decisions regarding HOME funded projects and activities governed by this agreement shall be made by the CHDO board.

2. Performance Measurement: The Agency shall use CHDO funding from this agreement, CHDO proceeds available, and other available financing, to construct a minimum of two single family homes to benefit owner occupants below 80% of the median income.

3. City Recognition: The Agency shall ensure recognition of the role of the City HOME funds in providing services through this agreement, including reference to the support provided herein in all publications made possible with funds available under this Agreement.

4. Proceeds from Home Sales: Any proceeds, including payments of principal and interest, return on investment, or other program income resulting from the investment of HOME funds for eligible HOME activities may be retained by the Agency and used for additional HOME eligible activities with the following exception; program income shall not be used outside of the CDBG eligibility area existing within the area bounded by I-70, Stadium, and Hwy 63, unless the project involves the construction of three or more dwelling units. Eligible activities may include operating costs defined in 24 CFR Part 92.208, provided that the total amount of HOME proceeds expended for operating costs do not exceed 10% of the appraised value of each HOME funded project. The Agency shall provide a report to the City on the receipt and use of all proceeds including operating costs on an annual basis.

5. The following other Provisions Apply as required by 24 CFR Part 92:

- a. Housing for homeownership shall not exceed the mortgage limits established by Section 203(b) of the National Housing Act. Each family of a homebuyer assisted by the Agency shall qualify as low income as defined by HUD for the HOME program. Each unit shall be initially the principal residence of the homebuyer. The period of affordability of each homebuyer assisted unit is established by 24 CFR Part 92.254(4) and (5). As each housing unit constructed is sold to a low to moderate income buyer, the Agency shall provide a copy of the signed promissory note and recorded deed of trust enforcing the affordability provisions at 24 CFR Part 92.254(4) and (5).
- b. Nondiscrimination and equal opportunity. The Fair Housing Act (42 U.S.C. 3601-19) and implementing regulations at 24 CFR part 100 et seq.; Executive Order 11063, as amended by Executive Order 12259 (3 CFR, 1959-1963 Comp., p. 652 and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107; title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d- 2000d-4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1; the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) and implementing regulations at 24 CFR part 146; section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title; title II of the Americans with Disabilities Act, 42 U.S.C. 12101 et seq.; 24 CFR part 8; section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135; Executive Order 11246, as amended by Executive Orders 11375, [[Page 41]] 11478, 12086, and 12107 (3 CFR, 1964-1965 Comp., p. 339; 3 CFR, 1966- 1970 Comp., p. 684; 3 CFR, 1966-1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60; Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971- 1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprises); Executive Order 12432 (3 CFR, 1983 Comp., p. 198) (Minority Business Enterprise Development); and Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393 and 3 CFR, 1987 Comp., p. 245) (Women's Business Enterprise). The nondiscrimination provisions of Section 282 of the National Affordable Housing Act of 1982.
- c. Must establish a minority outreach program described at 24 CFR 92.351(b).
- d. Disclosure requirements. The disclosure requirements and prohibitions of 31 U.S.C. 1352 and implementing regulations at 24 CFR part 87; and the requirements for funding competitions established by the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531 et seq.).
- e. Debarred, suspended or ineligible contractors. The prohibitions at 24 CFR part 24 on the use of debarred, suspended or ineligible contractors.
- f. Drug-Free Workplace. The Drug-Free Workplace Act of 1988 (41 U.S.C. 701 et seq.) and HUD's implementing regulations at 24 CFR part 24.
- g. Shall provide an annual audit to the City conducted by an independent certified CPA.
- h. Lead-Based Paint requirements at 24 CFR Part 35 and State of Missouri Lead Paint regulations at 19

CSR 30-70.110 - 640.

- i. Flood insurance requirements at 92.358.
- j. The Agency shall certify to the city that HOME funds do not provide more than 50% of its annual operating budget during the year in which funds are provided.

6. Records and Reports

- a. The Agency shall provide all information needed for compliance monitoring purposes by the City or the U.S. Department of Housing and Urban Development. Agency shall permit City to inspect all assisted housing to ensure compliance with required property standards.
- b. Upon the sale of each property, the Agency shall provide a copy of the closing statement and completion report to the City;
- c. Agency shall retain all records pertinent to the HOME program described at 92.508 (3) (4) vi-viii, (7) (i) (A) & (B), and (ii) - (viii) and allow access to such records upon request and during monitoring visits.

7. Reversion of Assets


Upon expiration of this agreement, the Agency must transfer to the City any HOME funds on hand at the time of expiration and any accounts receivable attributable to the use of HOME funds.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI

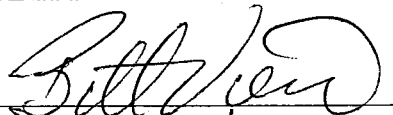
BY:  12/21/12
Sheela Amin, City Clerk


Michael Matthes, City Manager

APPROVED AS TO FORM:


Fred Boeckmann, City Counselor

SHOW ME CENTRAL HABITAT FOR
HUMANITY

BY: 
Title: Director

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G44026, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore


John Blattel, Director of Finance 

EXHIBIT F
AMENDMENT TO SHOW-ME CENTRAL HABITAT FOR HUMANITY
COMMUNITY HOUSING DEVELOPMENT AGREEMENT
DATED April 15, 2013

Section 1 of the agreement is amended to read as follows:

1. Eligible Activities

- g. All housing activities shall comply with the applicable IECC, meet an HERS rating of 85 as determined by a certified Home Energy Rater, comply with ASHRAE 62.2, and submission of completed City approved HVAC checklist.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI

BY: _____
Sheela Amin, City Clerk

Michael Matthes, City Manager

APPROVED AS TO FORM:

Nancy Thompson, City Counselor

SHOW ME CENTRAL HABITAT FOR
HUMANITY

BY: _____

Title: _____

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G44026, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore

John Blattel, Director of Finance

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT

THIS AGREEMENT, made and entered into this 15th day of April, 2013, by and between the City of Columbia, Missouri, a municipal corporation (hereinafter, "City") and Show-Me Central Habitat for Humanity, a corporation of the State of Missouri (hereinafter, "Agency"). The period of this agreement ends on the 31st day of December, 2014.

WITNESSETH:

WHEREAS, the City receives HOME Investment Partnership Program (HOME) funds from the U.S. Department of Housing and Urban Development for the purpose of retaining and adding to the supply of affordable housing in the community, and

WHEREAS, 15% of those funds are set aside for use by Community Housing Development Organizations (CHDO) in order to develop, sponsor and/or own affordable housing.

WHEREAS, Agency meets the requirements of CHDO designation as specified by the U.S. Department of Housing and Urban Development and intends to expend its funds on HOME eligible activities as defined in 24 CFR Part 92 (HOME regulations) to produce affordable housing.

NOW, THEREFORE, be it resolved that the City and the Agency agree as follows:

1. Eligible Activities

a. City agrees to provide Agency \$55,000 in FY 2009 HOME CHDO funding and 10,300 in FY 2008 HOME CHDO funding for the purpose of constructing an energy efficient home at 413 W. Ash that incorporates Universal Design features as proposed by Show-Me Central Habitat for Humanity, and described in Section 1(b) of this agreement. Funding shall be expended on HOME eligible activities as defined by the HOME regulations at 24 CFR Part 92.206. The Agency shall not use these funds for the purposes of prohibited activities as defined by 24 CFR Part 92.214.

b. The home to be constructed at 413 W. Ash shall include the following design features:

1. Perimeter insulation R-20.
2. Sub-slab insulation R-20.
3. 2x6 exterior wall framing on 24" center with spray foam wall cavity insulation and exterior closed cell sheathing. Wall cavity insulating value minimum of R-30.
4. Attic insulation minimum R-50.
5. 8 kw solar panel array.
6. Mini split heat pump system for heating and cooling.
7. Zero step walkways on all home entrances.
8. ½ inch or less door thresholds.
9. Rocker style light switches.
10. Open base kitchen and bathroom sinks.
11. 60" x 60" turnaround in bathroom.
12. Zero step entry shower.
13. HERS score of 65 or below without PV array.
14. Energy star water heater, refrigerator and dishwasher.
15. Building envelope with .2 natural air changes per hour (ACHn).

c. The following energy efficiency upgraded features shall be included in construction of the home at 413 W.

Ash and will be paid for the amount specified in each line item of this agreement by City of Columbia Water and Light funding:

1. Solar water heater.....\$7,600.00
2. Lennox ERV3-150.....\$454.00
3. R-20 sub slab insulation upgrade.....\$1,300.00
4. Window upgrade to .20 u-factor....\$4,607.00
5. LED lighting (90% of fixtures) and fluorescent lighting (10% of home)....\$400.00
6. Low water dual flush toilets and low flow faucets.....\$738.00
7. 1 inch coat of closed cell spray foam in attic.....\$1,080.00
8. Energy star roof shingles.....\$1,900.00

City of Columbia Water and Light total funding for energy efficiency upgrades \$18,079.00

d. The agency shall notify Community Development staff of completion of the following items for progress inspections:

1. Foundation and slab pours for inspection of sub slab, slab edge insulation, and floor drains.
2. Exterior drainage plane, fenestration (window) flashing and sealing .
3. Blower door test immediately following exterior wall and attic spray foam installation and curing.

e. Payments will be made to the Agency on a regular basis based on periodic estimates of completion of each activity and invoices supporting the statement. No payment shall be made under this agreement until completion of environment review activities by the city is completed and a release of funds for activities proposed by the Agency has been obtained from the Department of Housing and Urban Development. No final payment on a house shall be made without documented certification that each home meets energy star requirements.

f. The Agency shall satisfactorily demonstrate that they have effective management control of the development and will own, develop and/or sponsor all HOME funded developments. Each project shall meet the subsidy layering requirements as established by the City.

g. All housing activities shall comply with building codes of the City of Columbia, HUD-published Housing Quality Standards, and the 2009 International Energy Conservation Code. Certification of compliance with each shall be provided to the City by the Agency. All newly constructed housing constructed with HOME funds shall have an "Energy Star" certification, with proof of certification posted in the house by a certified Home Energy Rater, prior to occupancy by a homeowner.

h. All decisions regarding HOME funded projects and activities governed by this agreement shall be made by the CHDO board.

2. Performance Measurement: The Agency shall use CHDO funding from this agreement, CHDO proceeds available, and other available financing, to construct a minimum of one single family homes to benefit owner occupants below 80% of the median income.

3. City Recognition: The Agency shall ensure recognition of the role of the City HOME funds in providing services through this agreement, including reference to the support provided herein in all publications made possible with funds available under this Agreement.

4. Proceeds from Home Sales: Any proceeds, including payments of principal and interest, return on investment, or other program income resulting from the investment of HOME funds for eligible HOME activities may be retained by the Agency and used for additional HOME eligible activities. Eligible activities may include operating costs defined in 24 CFR Part 92.208, provided that the total amount of HOME proceeds expended for operating costs do not exceed 10% of the appraised value of each HOME funded project. The Agency shall provide a report to the City on the receipt and use of all proceeds including operating costs on an annual basis.

5. The following other Provisions Apply as required by 24 CFR Part 92:

- a. Housing for homeownership shall not exceed the mortgage limits established by Section 203(b) of the National Housing Act. Each family of a homebuyer assisted by the Agency shall qualify as low income as defined by HUD for the HOME program. Each unit shall be initially the principal residence of the homebuyer. The period of affordability of each homebuyer assisted unit is established by 24 CFR Part 92.254(4) and (5). As each housing unit constructed is sold to a low to moderate income buyer, the Agency shall provide a copy of the signed promissory note and recorded deed of trust enforcing the affordability provisions at 24 CFR Part 92.254(4) and (5).
- b. Nondiscrimination and equal opportunity. The Fair Housing Act (42 U.S.C. 3601-19) and implementing regulations at 24 CFR part 100 et seq.; Executive Order 11063, as amended by Executive Order 12259 (3 CFR, 1959-1963 Comp., p. 652 and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107; title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d- 2000d-4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1; the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) and implementing regulations at 24 CFR part 146; section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title; title II of the Americans with Disabilities Act, 42 U.S.C. 12101 et seq.; 24 CFR part 8; section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135; Executive Order 11246, as amended by Executive Orders 11375, [[Page 41]] 11478, 12086, and 12107 (3 CFR, 1964-1965 Comp., p. 339; 3 CFR, 1966- 1970 Comp., p. 684; 3 CFR, 1966-1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60; Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971- 1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprises); Executive Order 12432 (3 CFR, 1983 Comp., p. 198) (Minority Business Enterprise Development); and Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393 and 3 CFR, 1987 Comp., p. 245) (Women's Business Enterprise). The nondiscrimination provisions of Section 282 of the National Affordable Housing Act of 1982.
- c. Must establish a minority outreach program described at 24 CFR 92.351(b).
- d. Disclosure requirements. The disclosure requirements and prohibitions of 31 U.S.C. 1352 and implementing regulations at 24 CFR part 87; and the requirements for funding competitions established by the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531 et seq.).
- e. Debarred, suspended or ineligible contractors. The prohibitions at 24 CFR part 24 on the use of debarred, suspended or ineligible contractors.
- f. Drug-Free Workplace. The Drug-Free Workplace Act of 1988 (41 U.S.C. 701 et seq.) and HUD's implementing regulations at 24 CFR part 24.
- g. Shall provide an annual audit to the City conducted by an independent certified CPA.
- h. Lead-Based Paint requirements at 24 CFR Part 35 and State of Missouri Lead Paint regulations at 19 CSR 30-70.110 - 640.
- i. Flood insurance requirements at 92.358.
- j. The Agency shall certify to the city that HOME funds do not provide more than 50% of its annual operating budget during the year in which funds are provided.

6. Records and Reports

- a. The Agency shall provide all information needed for compliance monitoring purposes by the City or the U.S. Department of Housing and Urban Development. Agency shall permit City to inspect all assisted housing to ensure compliance with required property standards.
- b. Upon the sale of each property, the Agency shall provide a copy of the closing statement and completion report to the City;
- c. Agency shall retain all records pertinent to the HOME program described at 92.508 (3) (4) vi-viii, (7) (i)

(A) & (B), and (ii) - (viii) and allow access to such records upon request and during monitoring visits.


7. Reversion of Assets


Upon expiration of this agreement, the Agency must transfer to the City any HOME funds on hand at the time of expiration and any accounts receivable attributable to the use of HOME funds.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

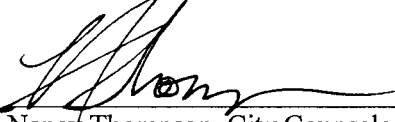
ATTEST:

CITY OF COLUMBIA, MISSOURI

BY: 
Sheela Amin, City Clerk


Michael Matthes, City Manager

APPROVED AS TO FORM:

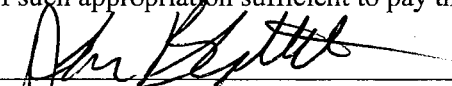


Nancy Thompson, City Counselor

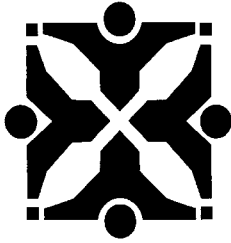
SHOW ME CENTRAL HABITAT FOR
HUMANITY

BY: _____

Title: _____

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G44124, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore


John Blattel, Director of Finance 



Source: Community Development - CDBG/Home

Agenda Item No:

To: City Council

From: City Manager and Staff

Council Meeting Date: July 1, 2013

Re: Approving an Amendment to CHDO new housing construction agreement.

EXECUTIVE SUMMARY:

Approval of this Council resolution authorizes the City Manager to amend Community Housing Development Organization (CHDO) agreements with Job Point and Show Me Central Missouri Habitat for Humanity (the CHDOs). Fifteen percent of the City of Columbia's HOME allocation must be spent on CHDO activities, failure to meet this requirement may jeopardize HOME funding. Current agreement language requires Energy Star certification for all new home construction. Recent changes to the Energy Star program require verification of heating ventilation and air conditioning (HVAC) systems by qualified individuals; none are available in the local market. This has added substantial expense and difficulty to the completion and billing of HOME funded new housing units. Staff received a request for consideration of an alternative to the Energy Star certification from the CHDOs which includes a minimum energy rating, compliance with the 2009 International Energy Conservation Code (IECC) and American Society of Heating Refrigerating and Air-conditioning Engineers (ASHRAE) standard 62.2; and an HVAC checklist.

DISCUSSION:

The current CHDO agreements were written when Energy Star version 2 requirements were in effect, Energy Star version 3 is now the current standard. CHDO agreements require "Energy Star" certification and do not specify a version. While there were challenges associated with meeting the version 2 requirements, the issues were successfully resolved. Currently two CHDO-built houses have been certified under Energy Star version 3.

New to Energy Star Version 3 is the HVAC "checklist". This requirement for inspection and approval of all HVAC systems by nationally recognized and certified technicians has created substantial added expense and difficulty for the CHDOs. No certified technicians exist within the extended local area, and in order to meet current HOME agreement requirements a contractor from the Independence, MO market was employed to perform the inspection and certification.

Community Development and Water and Light Staff met with the current Home Energy Rating System (HERS) rater, representatives of the CHDOs and Chapman Heating and Air Conditioning to discuss the Energy Star version 3 HVAC checklist. As a result several significant barriers were identified:

- 1) The Independence, MO contractor and others outside the local market are unlikely to perform this service on a regular basis.
- 2) With no other demand for Energy Star homes, local market HVAC contractors currently have no incentive to acquire and/or certify technicians to perform this checklist.
- 3) The entire cost for acquiring and maintaining the national certification as well as certified personnel would be passed on to the CHDOs.

This difficulty demonstrating compliance, not the ability to install compliant systems, has prompted the CHDO request for an alternative to the Energy Star certification.

Energy Star certification relies heavily on the HERS evaluation and resulting score; IECC 2009, and ASHRAE standard 62.2. The proposed amended agreement requires compliance with each of these components.

Energy Star certification is only given to homes at or below a certain HERS score. Due to the size of the homes, the maximum qualifying score under Energy Star version 3 for CHDO-built homes would be 85. The CHDOs have requested this to be used as the maximum allowable score in the evaluation of their homes. Current HOME funded CHDO projects have scored better (lower) than 85.

In addition to the score, the HERS evaluation can provide verification of compliance with several energy and building codes. Among these are the IECC 2009 and ASHRAE standard 62.2, the proposed amended agreement requires compliance with both. IECC compliance ensures a baseline of critical insulation and air leakage levels, as well as equipment performance standards. Compliance with ASHRAE standard 62.2 provides assurance that the air quality and building durability issues associated with the "air-tightness" of the homes will be managed through appropriate ventilation equipment. The CHDOs have also developed a proposed HVAC checklist in order to document compliance with significant items on the Energy Star HVAC Checklist.

HUD's HOME rules require 15% of the City of Columbia's total HOME allocation be spent on CHDO activities. Currently the only CHDO activities in the City are the new housing production by Show Me Central Missouri Habitat for Humanity and Job Point. JobPoint currently has \$70,939 in committed but unspent CHDO funds; Habitat's balance of committed funds is \$138,585. Failure to meet the 15% set-aside expenditure requirement can jeopardize City HOME entitlement funding. Staff opinion is the amended agreement language provides a locally attainable, third-party verifiable process to ensure project completion and compliance with CHDO funding requirements, as well as provide energy-efficient, affordable housing.

FISCAL IMPACT:

Approval of this resolution will have no fiscal impact.

VISION IMPACT:

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

None.

SUGGESTED COUNCIL ACTIONS:

The Council should approve the attached resolution authorizing the City Manager to amend the CHDO agreements.

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?	No
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 #	



1906 Monroe Street
Columbia MO 65201-6359
Office (573) 499-1202
Fax (573) 875-2848
Email: billviewhabitat@yahoo.com

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Scott Maledy
Steve Saitta
Mark Workman

Executive Director:
Bill View

May 14, 2013

Dear City Council,

Show-Me Central Habitat for Humanity and Job Point respectfully request that all houses built with CHDO HOME funds have the requirement of an Energy Star Certification replaced with a HERS score certified by a qualified rater. Currently all HOME funded houses need Energy Star Ratings as per the agreement with the City of Columbia to qualify for funding. Due to the difficulty of meeting the rigorous inspections needed to certify an energy star home, we are asking to use a HERS score for the energy rating.

The issues with the Energy Star rating are primarily due to having only nine ACCA certified inspectors approved by EPA. That means Habitat for Humanity must work with a HVAC company out of Independence or Sedalia Missouri to inspect and install our heating and cooling equipment. Local contractors, such as Chapman Heating and Cooling do not want to be involved in the EPA's program which is over achieving in planning, design, and approving of the HVAC equipment. The ACCA certification alone takes a week, the Manual J and P calculations are four to six hours of preparation work, and they expect to add another employee (which they do not intend to hire) to take on the added responsibilities of the ACCA certification requirements.

After meeting with City Staff on May 14, 2013 to identify solutions to the Energy Star requirement, it became evident that all parties involved determined our request for a HERS rating per home to be a better solution to quality energy homes. Terry Freeman, working for the Water and Light Department suggested a HERS Score of 85 (current energy star rating) as the target for quality energy efficient homes.

*Committee Chairs: Building: Travis Condict; Church Relation: Vacant; Family Relations: Vacant;
Family Selection: Todd Weyler; Finance: John Keller; Fund Raising & Public Relations: Chris Lunn & Laura Gerding;
ReStore: Vacant; Site Selection: Jerry Black; Volunteer Coordinator: Linda Hollingshead*

The bottom line is that all CHDO built and funded homes would be just as well constructed, well insulated, and energy efficient. Only the method of certifying the efficiencies would be changed to a more sensible model. A HERS score can be verified by an independent local certified rater. Please consider our joint request to consider a HERS score of 85 to be the standard for all HOME funded projects currently under construction.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill View", with a long horizontal flourish extending to the right.

Bill View
Executive Director
Show Me Central Habitat for Humanity

A handwritten signature in black ink, appearing to read "Jim Loveless", with a large, stylized initial "J" and a long horizontal flourish extending to the right.

Jim Loveless
President
Job Point

Habitat for Humanity – Proposed HVAC Checklist

House Address: _____ City: _____ State: _____

Heat Loss / Gain Method: ☐ Manual J

Duct Design 400 cfm/ton

Orientation of Home

Number of Occupants Served by System

Conditioned Floor Area in Rated Home

Duct Leakage Test 6 cfm/100 sq. ft.

Design Duct Static Pressure .5

Condenser Manufacturer & Model

Evaporator / Fan Coil Manufacturer & Model

AHRI Reference #

Listed Efficiency _____ EER _____ SEER

Refrigerant Type ☐ R-410a

Fan Speed Type ☐ Fixed ☐ Variable (ECM/ICM) ☐ Other

AHRI Certificate Attached

Furnace Manufacturer & Model

Listed Efficiency _____ AFUE

Listed Output Heating Capacity _____ BTUh

Listed Output Heat. Cap.

Air Leakage

Property

Show-Me Central Habitat for H
6501 Daycrew Loop
Columbia, MO 65203

Organization

Evergreen Energy Solutions
(573) 289-2601
John S. Howland

HERS

Confirmed
12-22-12
Rating No:4270012
Rater ID:4558001

Weather:Columbia, MO

6501 Daycrew Lp.
427012 ESv2 6501 Daycrew Loop
Columbia, MO 65203 Revised.blg

Builder

Show-Me Central Habitat for H

Whole House Infiltration

Natural ACH
ACH @ 50 Pascals
CFM @ 25 Pascals
CFM @ 50 Pascals
Eff. Leakage Area (sq.in)
Specific Leakage Area
ELA/100 sf shell (sq.in)

Blower Door Test		
Heating		Cooling
0.16		0.12
3.44		3.44
287		287
450		450
24.7		24.7
0.00017		0.00017
0.83		0.83

Duct Leakage

Leakage to Outside Units	R50G1
CFM @ 25 Pascals	32
CFM25 / CFMfan	0.0320
CFM25 / CFA	0.0326
CFM per Std 152	N/A
CFM per Std 152 / CFA	N/A
CFM @ 50 Pascals	50
Eff. Leakage Area (sq.in)	2.76
Thermal Efficiency	N/A
Total Duct Leakage Units	CFM25/CFA
Total Duct Leakage	0.0407

Ventilation

Mechanical	Exhaust Only
Sensible Recovery Eff. (%)	0.0
Total Recovery Eff. (%)	0.0
Rate (cfm)	48
Hours/Day	24.0
Fan Watts	15.0
Cooling Ventilation	Natural Ventilation

ASHRAE 62.2 - 2010 Ventilation Requirements

For this home to comply with ASHRAE Standard 62.2 - 2010 Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings, a minimum of 40 cfm of mechanical ventilation must be provided continuously, 24 hours per day. Alternatively, an intermittently operating mechanical ventilation system may be used if the ventilation rate is adjusted accordingly. For example, a 80 cfm mechanical ventilation system would need to operate 12 hours per day, as long as the system operates to provide required average ventilation once each hour.

REM/Rate - Residential Energy Analysis and Rating Software v14.2

This information does not constitute any warranty of energy cost or savings.

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HOME CERTIFIED TO MEET THE PROVISIONS OF THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE

This home built at
6501 Daycrew Loop, Columbia, MO
by Show-Me Central Habitat for H
exceeds the minimum requirements for the 2009 International
Energy Conservation Code

Building Features	
Ceiling Flat	R-50, R-30
Sealed Attic:	NA
Vaulted Ceiling	NA
Above Grade Walls	R-19
Foundation Walls	NA
Exposed Floor	NA
Slab	R-10.0 Edge, R-10.0 Under
Duct	NA
Duct Leakage to Outside:	32.00 CFM @ 25 Pascals
Total Duct Leakage:	40.00 CFM @ 25 Pascals
Infiltration:	Htg: 450 Clg: 450 CFM50
Window	U-Value: 0.300, SHGC: 0.290
Heating	Fuel-fired air distribution, Natural gas, 95.0 AFUE.
Cooling	Air conditioner, Electric, 13.0 SEER.
Water Heating	Conventional, Electric, 0.91 EF, 50.0 Gal.

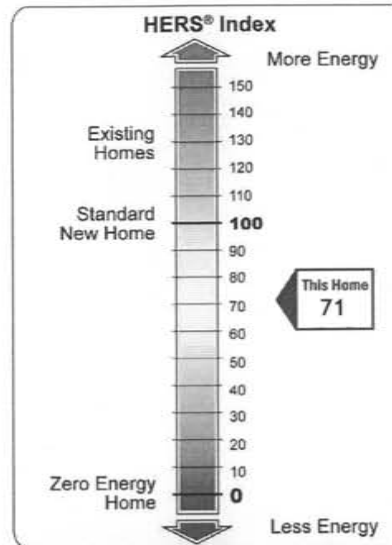
The organization below certifies that the proposed building design described herein is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in compliance with Chapter 4 based on Climate Zone 4A and with all mandatory requirements.

Name John S. Howland
Organization Evergreen Energy Solutions

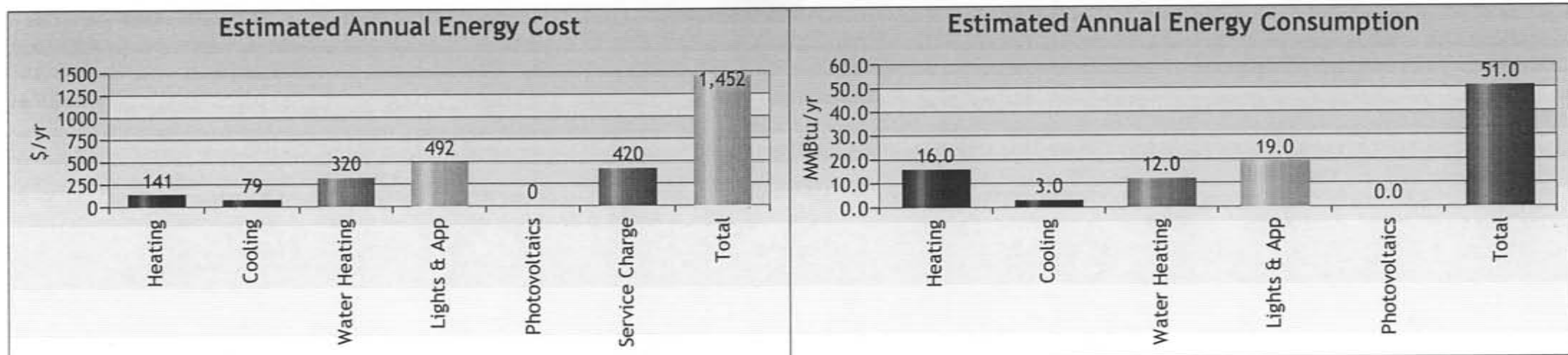
Signature _____
Date June 05, 2013

The 2009 International Energy Conservation Code is a registered trademark of the International Code Council, Inc. ("ICC").
No version of this software has been reviewed or approved by ICC or its affiliates.
REM/Rate - Residential Energy Analysis and Rating Software v14.2

HOME PERFORMANCE WITH ENERGY STAR



ENERGY RATING CERTIFICATE



Address 6501 Daycrew Loop
Columbia, MO 65203

House Type Single-family detached

Cond. Area 982 sq. ft.

Rating No. 4270012

Issue Date June 05, 2013

Certification Verified

Annual Estimates*

Electric(kWh): 10173

Natural gas(CCF): 164

CO2 emissions(Tons): 10

Annual Savings**: \$626

* Based on standard operating conditions

** Based on a HERS 130 Index Home

TITLE

Company

Address

Certified Rater John S. Howland

Rater ID 4558001

Registry ID 388540239

Rating Date 12-22-12

REM/Rate - Residential Energy Analysis and Rating Software v14.2

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The Home Energy Rating Standard Disclosure for this home is available from the rating provider.