



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - CDBG/Home

To: City Council

From: City Manager & Staff

Council Meeting Date: October 16, 2023

Re: Transfer of City-owned Property to Central Missouri Community Action

Executive Summary

Central Missouri Community Action (CMCA) has requested transfer of a vacant, city-owned lot at 603 North Fourth Street CMCA to include the parcel in their Providence Landing project, a proposed affordable housing development located on the block between Providence Road and Fourth Streets and Dysart and Hickman Streets.

Discussion

Central Missouri Community Action and its development partner R. Anthony Development has planned a development of seven two-family dwellings (14 dwelling units) known as Providence Landing. The development is proposed on a replat of vacant lots acquired by CMCA and the lot currently owned by the city. The Executive Director of CMCA has made a written request (attached) for the city to convey the lot to CMCA at no cost to include in the Providence Landing development. The lot, which measures approximately 40 feet wide by 157.5' depth (6,300 square feet) would enable the development to yield two additional dwelling units when consolidated with the larger CMCA tract. Providence Landing has received allocations of HOME funding as well as \$1 million in city American Rescue Plan (ARPA) funds.

The City of Columbia acquired 603 North Fourth in 2012 for \$3,960.00 in federal Neighborhood Stabilization Program (NSP) funds. The lot had been acquired by an individual at tax sale in 2010 who then sold the lot to the City. The city removed a dilapidated structure and "land-banked" the property for future use as affordable housing. At the time there was no plan for the adjacent properties. In 2022, CMCA submitted its application for City HOME funds to support construction of affordable housing on the several lots they have acquired. The City Council has allocated \$100,000 in FY 2023 HOME funds in the FY 2023 CDBG and HOME Annual Action Plan. As the plan for Providence Landing took shape, CMCA made its written request for "donation" of the city lot. No zoning changes are required; a resubdivision plat is pending Council review.

City Code allows for the conveyance of city-owned properties to adjacent owners when one of several criteria are satisfied. Staff believes that criterion #5 in Section 2-515 applies to this situation. A contribution of land to a HOME-funded project will be credited as HOME match (local resources) which is a requirement of the HOME program. Staff believes the city-owned lot will produce a greater public benefit when integrated into a larger plan than it would standing alone, and supports the transfer of the lot to CMCA.



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City staff have prepared the attached "Neighborhood Stabilization Program Operating Agreement and Transfer of Title" to ensure that the transferred property is used in a manner consistent with the requirements of the Neighborhood Stabilization Program by which the property was acquired, and the stated intent when the City Council authorized the acquisition of 603 North Fourth.

Fiscal Impact

Short-Term Impact: None. City relieved of periodic maintenance costs.

Long-Term Impact: Vacant property will be redeveloped as part of an affordable housing project.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Inclusive and Equitable Community, Tertiary Impact: Reliable and Sustainable Infrastructure

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Tertiary

Legislative History

| Date | Action |
|-----------------|---|
| May 21, 2012 | R79-12 A resolution authorizing a contract amendment with the State of Missouri Department of Economic Development as it relates to the Neighborhood Stabilization Program budget; authorizing a contract for sale of real estate with Russell and Kathryn Diane Goodrich for the purchase of property located at 603 North Fourth Street |
| October 3, 2022 | R161-22 Approving the FY 2022 Annual Action Plan for CDBG and HOME funds |
| April 17, 2023 | R65-23 Approving the FY 2023 Annual Action Plan for CDBG and HOME funds. |
| October 2, 2023 | Allocating \$25,284,624.00 in American Rescue Plan Funds and authorizing the City Manager to negotiate any agreements or other documents consistent with such allocations. |

Suggested Council Action

Approval of the ordinance.