

A RESOLUTION

adopting the "City of Columbia Analysis of Impediments to Fair Housing Choice – Affirmatively Furthering Fair Housing" report; enacting related provisions thereto.

WHEREAS, the City of Columbia is classified by the Department of Housing and Urban Development as an entitlement community and participating jurisdiction and must Affirmatively Further Fair Housing (AFFH) in order to qualify for annual allocations of Community Development Block Grant (CDBG) and HOME Investment Partnerships funding (HOME); and

WHEREAS, the City of Columbia is required to affirmatively further fair housing and promote fair housing choice in the development of affordable housing through the revitalization of neighborhoods in need of additional investment, as well as by expanding affordable housing opportunities in desirable neighborhoods near transit corridors, public transportation, employment and other desirable amenities; and

WHEREAS, the Community Development Department – Housing Programs Division is responsible for engaging the public, analyzing data and developing the City's Analysis of Impediments to Fair Housing Choice (AI), Comprehensive Affordable Housing Strategy and Five-Year Consolidated Plan in order for the City to continue to qualify for receiving and allocating CDBG and HOME resources; and

WHEREAS, federal regulations guide how the City should engage the public and stakeholders to inform the development of City affordable housing policies, including housing type, locations, features, amenities, populations to be served and all other affordable housing priorities, and

WHEREAS, the Community Development Department – Housing Programs Division has been recognized by the St. Louis HUD Field Office Region VII as conducting best practices in engaging the public; and

WHEREAS, the City Council recognizes the challenges that concentrating poverty has on the stability of neighborhoods, as well as the additional public costs associated with operating public schools, police, fire, transportation, health and other critical services; and

WHEREAS, the City Council supports a comprehensive affordable housing strategy that promotes social and economic mobility through addressing the continuum of affordable housing needs, including providing housing and supportive services for individuals and families suffering from homelessness, providing affordable and high quality rental housing and increasing opportunities for homeownership broadly dispersed throughout all geographic areas of the city; and

WHEREAS, the City Council supports the provision of affordable housing that addresses the diversity of low- to moderate-income households within the City of Columbia, including persons with disabilities, the elderly, single parents with children, minority populations and all other low- to moderate-income households; and

WHEREAS, the City Council values the importance of adopting nationally recognized standards in identifying a community definition of affordable housing and household income of populations to be served in order to effectively move forward additional initiatives to support the development of affordable housing; and

WHEREAS, the City Council values the role of energy efficiency, storm water enhancements, universal design features, durability, healthy indoor air quality, and other amenities that promote sustainability, while ensuring that producing affordable and reasonably sized units to meet the growing needs of all low- to moderate-income households is the primary goal of City resources allocated for affordable housing; and

WHEREAS, the increasing costs to develop affordable housing is widening the gap between what the market can feasibly produce to meet the City of Columbia's growing demand for more affordable housing; and

WHEREAS, the procurement of a firm to develop a slate of policies and incentives to foster the development of more affordable housing will assist in identifying how to narrow the gap between the cost of developing affordable housing and what the market can feasibly produce in order to meet the City of Columbia's growing affordable housing needs; and

WHEREAS, the City Council allocated over one million dollars in general revenue funding, in addition to CDBG and HOME funds, during the previous Consolidated Plan cycle to address both homelessness and homeownership; and

WHEREAS, the implementation of a housing trust fund will foster the allocation of additional funds for affordable housing in a manner that aligns with the Housing Programs Division's existing funding processes, comprehensive affordable housing strategy and specific Council priorities; and

WHEREAS, the City of Columbia can benefit in addressing affordable housing through collaborating around shared goals with the County of Boone and the Columbia Public School District; and

WHEREAS, the City Council values the rights of individual neighborhood members and neighborhood associations to be provided opportunities for meaningful input to help inform the development of affordable housing in a manner that aligns with community values and needs; and

WHEREAS, both non-profit and for-profit developers experience resistance to the siting and development of affordable housing due to challenges associated with public perception and the perceived impacts of affordable housing on existing neighborhoods; and

WHEREAS, the City of Columbia should identify further partnerships and support of both non-profit and for-profit developers during the siting and predevelopment phase to foster the development of affordable housing; and

WHEREAS, providing affordable housing with access to transportation, employment, healthy food, parks, education, quality infrastructure and other desirable amenities is important for Columbia's local economy and the workforce that operates the many critical roles within the community.

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

SECTION 1. The City Council hereby adopts the "City of Columbia Analysis of Impediments to Fair Housing Choice – Affirmatively Furthering Fair Housing" report. The form and content of the report shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof.

SECTION 2. The City Council hereby adopts the federal definition of affordable housing into the City's existing programs and policies, which is defined as "housing for which the occupant(s) is/are paying no more than thirty percent (30%) of gross monthly income for gross housing costs including utilities," as follows:

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

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

SECTION 3. The City Council directs staff to create a Housing Trust Fund Account to be located within the Community Development Department – Housing Programs Division to be funded in accordance with the affordable housing strategy outlined within each Five-Year Consolidated Plan and citizen participation plan under the Community Development Commission, as funds are available and while not removing funds from existing City priorities.

SECTION 4. The City Council directs staff to procure a firm to assist in developing a list of recommended policies and incentives to foster the development of affordable housing within the City of Columbia.

SECTION 5. The City Council directs staff to identify strategies for providing affordable housing in areas of high propensity to transit and employment centers, while ensuring any land or resources dedicated to affordable housing is completed through an open, transparent and competitive process.

SECTION 6. The City Council expresses support and directs staff to work with the Chamber of Commerce, the Columbia Board of Realtors and other local partners to foster additional support for developers in navigating the review process for the development of affordable housing.

SECTION 7. The City Council expresses support and directs staff to collaborate with the County of Boone and the Columbia Public School District to identify additional opportunities to support development and preservation of affordable housing, and prioritize reaching a functional zero for individuals who are chronically homeless

SECTION 8. The City Council expresses support and directs staff to examine existing programs to identify policies to improve accessibility in housing for new housing, existing housing, renters and homeowner occupants.

ADOPTED this 3rd day of June, 2019.

ATTEST:

Deputy
Donna L. Whalley
City Clerk

[Signature]
Mayor and Presiding Officer

APPROVED AS TO FORM:

[Signature]
City Counselor