



Department Source: Community Development - CDBG/Home

To: City Council

From: City Manager & Staff

Council Meeting Date: September 5, 2017

Re: Approving Community Housing Development Organization Agreements for Job Point COMO CHDO, Show-Me Central Habitat for Humanity and Central Missouri Community Action.

Executive Summary

The Council approved an amendment to the FY 2016 CDBG and HOME Annual Action Plan at its June 5, 2017 meeting and allocated final funding allocations to local Community Housing Development Organizations (CHDO). A resolution authorizing funding agreements with each CHDO is required in order to move forward with construction. The land beneath the homes will be donated to the Columbia Community Land Trust (CCLT) prior to the CHDOs selling the improvements to a qualified buyer. The CCLT will ensure the long-term affordability and quality of the homes.

Discussion

U.S. Department of Housing and Urban Development (HUD) regulations require that HOME Participating Jurisdictions, such as the City of Columbia, set-aside at least 15% of its HOME funding for approved Community Housing Development Organizations (CHDO). Approved CHDOs are non-profit housing development organizations with the following board structure:

- No more than 1/3 of its members are public officials.
- At least 1/3 must be representatives of the low-income community.

The City Council previously approved the following final funding allocation amounts for local CHDOs:

Amended HOME Uses	Original	Amended
Show-Me Central Habitat for Humanity -115 Lynn	\$23,500	\$38,500
Job Point-COMO CHDO-105 Lynn	\$23,500	\$38,500
Central Missouri Community Action-103 Lynn	\$20,000	\$35,000

Each of the CHDO funding agreements included will authorize funding for the construction of an affordable, energy efficient home with universal design features and active solar panels. The agreements also reference an agreement between the CCLT and the CHDOs which requires the CHDOs to donate the land beneath the homes to the CCLT prior to sale of the homes to a qualified buyer.

The attached resolution pertains to 115 Lynn, 105 Lynn and 103 Lynn. Site grading, sewer infrastructure and electrical infrastructure have been installed on each of the Lynn properties and they are ready for development. City staff anticipates construction to begin on or before October 1, 2017 and for construction to be complete by fall of 2018. Approval of the attached resolution will authorize CHDO funding agreements for Show-Me Central Habitat for Humanity, Job Point COMO CHDO and Central Missouri Community Action.



Fiscal Impact

Short-Term Impact: \$112,000 in HOME funding.

Long-Term Impact: None.

Strategic & Comprehensive Plan Impacts

Strategic Plan Impacts:

Primary Impact: Social Equity, Secondary Impact: Economy, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
4/4/2016	City Council adopted the FY 2016 Annual Action Plan.
12/19/2016	City Council adopted the FY 2016 Annual Action Plan Amendment 1.
6/5/2017	City Council adopted the FY 2016 Annual Action Plan Amendment 2.

Suggested Council Action

Approve the resolution authorizing \$112,000 in HOME CHDO funds for Job Point COMO CHDO, Show-me Central Habitat for Humanity and Central Missouri Community Action.