

**Consolidated Annual Performance and Evaluation Report (CAPER)
2024**

Report Summary:

The Consolidated Annual Performance and Evaluation Report (CAPER) is an annual report required by the U.S. Department of Housing and Urban Development (HUD) in order for the City to continue receiving Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funding. The CAPER is a reporting document detailing CDBG and HOME expenditures and accomplishment data within HUD’s required Integrated Disbursement & Information System (IDIS). The data contained within this report is formatted through HUD’s online reporting system (IDIS) template.

The City of Columbia completed a significant number of projects and expenditure of funds in program year 2024. A summary of expenditures can be seen in the following table:

Housing Programs Division Expenditures January 1, 2024 thru December 31, 2024			
	CDBG	HOME	CDBG-CV
Administration	\$ 68,638.62	\$81,605.80	\$48,467.77
Planning	\$ 68,597.86		
Housing Rehab	\$47,875.46		
NRT Code Enforcement	\$20,177.89		
NRT Demolition	\$32,815.59		
Job Point Facility (for Vocational Training) Rehab	\$102,000.00		
SIL Accessibility and Repair Program	\$54,931.28		
Food Bank Central Pantry (generator)	\$199,269.00		
Woodhaven Learning Center Home Rehabs	\$308,757.30		
CMCA - Women’s Business Center	\$50,600.08		
CHA- Blind Boone Facility Upgrades	\$59,828.44		
Rent Assistance		\$117,096.64	
Fair Housing Set-aside			
Homeownership Assistance		\$ 50,000.00	
CHDO		\$18,318.96	
Total	\$1,013,491.52	\$267,021.40	\$48,467.77

The charts on the following four pages correspond to CDBG and HOME Program regulation specific reporting criteria on goals and outcomes for the 2024 CDBG and HOME funded projects

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City expended \$1,013,491.52 in CDBG funds and \$267,021.40 in HOME funds during FY2024. In addition, the City expended \$48,467.77 in COVID-19 related funding. Projects completed/funded include the following:

- City of Columbia Homeownership Assistance program used \$50,000 in HOME funds for down payment assistance to first time Homebuyers.
- Columbia Housing Authority helped 12 participants in the tenant based rental assistance (TBRA) program.
- Columbia Housing Authority started the Kinney Point Project that will create 34 new affordable housing units; \$2,000,000 in HOME-ARP has been obligated to this project.
- Services for Independent Living helped 15 elderly and disabled homeowners stay in their homes to maintain independence.
- Columbia Housing Authority Assisted 277 individuals at the J.W. Blind Boone Community Center.
- Woodhaven Assisted 17 developmentally disabled individuals by completing home rehabilitations.
- Central Missouri Community Action Women's Business Center assisted 130 businesses owners.
- Job Point's facility rehabilitation served 305 students in 2024. \$102,000.00 in CDBG funds was spent on repairs to the Job Point facility.
- The Food Bank used CDBG funds to install a needed, new generator. The Food Bank assisted 31,323 residents in 2024.
- The Columbia Housing Authority demolished a structure at 106 E Worley. This demolition used \$32,815.59 in CDBG funds and the property is being incorporated into CHA's Providence Walkway Project, to be constructed in 2025.
- Central Missouri Community Action completed 2 single-family, affordable homes for homeownership located at 210 and 212 Hickman Ave.
- The City of Columbia spent \$46,875.46 on rehabilitation and energy efficiency projects for 3 households earning at or below 80% or the area median income (AMI).

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Acquisition & Demolition Program	Affordable Housing Non-Housing Community Development	CDBG: \$66,549	Buildings Demolished	Buildings	15	4	26.66%	4	1	25.00%
Acquisition & Demolition Program	Affordable Housing Non-Housing Community Development	CDBG: \$	Other	Other	15	0	0.00%			
CDBG Administration and Planning	Non-Housing Community Development Administration	CDBG: \$182,535	Other	Other	5	5	100.00%	1	1	100%
Code Enforcement	Non-Housing Community Development	CDBG: \$15,000	Housing Code Enforcement/ Foreclosed Property Care	Household Housing Unit	325	686	211.07%	50	202	404.00%
HOME Administration	Administration	HOME: \$47,321	Other	Other	5	5	100.00%	1	1	100%

Home Rehab & Energy Efficiency Program	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	0	0				
Home Rehab & Energy Efficiency Program	Affordable Housing	CDBG: \$ 155,000	Homeowner Housing Rehabilitated	Household Housing Unit	60	11	18.33%	6	3	50.00%
Homeless Facility Improvements	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	50	0	0.00%			
Homeownership Assistance	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	6		0	0	
Homeownership Assistance	Affordable Housing	HOME: \$69,410	Direct Financial Assistance to Homebuyers	Households Assisted	100	117	117.00%	7	6	85.71%
Housing Counseling and Education	Affordable Housing Fair housing counseling	CDBG: \$3,000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	155	0	0.00%	7	0	0.00%
Improvement of Sidewalks	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10500	2170	20.67%	0	0	
New Home Construction	Affordable Housing	HOME: \$115,983	Homeowner Housing Added	Household Housing Unit	13	11	84.62%	1	1	100.00%
New Home Construction	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	2	0	0.00%			

Public Facilities and Improvements	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	32,708	6,541.60%	0	31,905	
Ramp and Home Accessibility Modifications	Affordable Housing	CDBG: \$112,000	Rental units rehabilitated	Household Housing Unit	20	0	0.00%	20	0	0%
Ramp and Home Accessibility Modifications	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	122	78	63.93%	0	15	
Rental Unit Construction or Rehabilitation	Affordable Housing	HOME: \$470,000	Rental units constructed	Household Housing Unit	10	0	0.00%	61	0	0%
Rental Unit Construction or Rehabilitation	Affordable Housing	HOME: \$50,000	Rental units rehabilitated	Household Housing Unit	10	0	0.00%	11	0	0%
Rental Unit Construction or Rehabilitation	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	0.00%
Rental Vouchers for Homeless Populations	Affordable Housing Public Housing	HOME: \$75,000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	57	114.00%	16	15	93.75%
Small Business Development & Technical Assistance	Non-Housing Community Development	CDBG: \$65,000	Businesses assisted	Businesses Assisted	15	1,082	7,213.33%	225	130	57.77%

Small Business Recovery Loan Program	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	26	26	100.00%			
Stormwater Sewer Construction	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	60	0	0.00%			
Vocational Training	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	63	104	165.08%	32	0	0%
Vocational Training	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		0	0	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

- The City Expended \$1,013,491.52 in CDBG funds in 2024. Services for Independent Living Spent \$54,931.28 in CDBG funds helping 15 individuals stay in their home by hiring contractors to install accessibility ramps, grab bars in bathrooms, and other needed home improvements. These grants are essential for maintaining independence for persons with disabilities, seniors and veterans. Woodhaven improved living conditions using \$308,757.30 in CDBG funds for 17 residents by updating HVAC systems to improve energy efficiency and installing new flooring to prevent falls among other improvements for those living with developmental disabilities. \$59,828.44 in CDBG funds was used to rehabilitate the Columbia Housing Authority's (CHA) J.W. Blind Boone Community Center that houses CHA's Moving Ahead program, a state licensed after school and summer program that provides a wide range of activities from one-on-one tutoring to fun cultural physical activities for Kindergarten through 12 Grade. The rehabilitation project provided updated flooring and kitchen area for the 277 youth that attended in 2024.
- The City of Columbia spent a total of \$267,021.40 in HOME funds for 2024. \$50,000 was spent on the City's Home Ownership Assistance (HOA) program that provides down payment and closing costs assistance to income-eligible, first-time homebuyers. Increased housing costs and interest rates as well as a shortage of housing stock, have significantly limited the number of participants in the program. The CHA used \$117,096.64 to help 12 tenants with Rental Assistance. \$18,318.96 was drawn to complete two homes built by a community housing development organization (CHDO) for affordable homeownership.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	19,570	3
Black or African American	8,280	12
Asian	1,164	1
American Indian or American Native	224	0
Native Hawaiian or Other Pacific Islander	148	0
Other Multi-Racial	2,685	3

Total	32,071	19
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Hispanic	3117	1
Not Hispanic	28954	18

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City of Columbia Housing Programs Division (HPD) continued to serve minority populations through its programs. 39% of populations accessing City CDBG and HOME funded programs were minority populations in the program year 2024. This trend indicates CDBG and HOME funded programs are consistently accessible to low to moderate income minority populations.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,928,830.24	1,061,959.29
HOME	public - federal	749,930.82	267,021.40

Table 3 - Resources Made Available

Narrative

The City expended \$1,013,491.52 in CDBG funds and \$267,021.40 in HOME funds during FY2024. In addition, the City expended \$48,467.77 in COVID-19 related funding. While this is less than the resources made available, the City has developed a Workout Plan that has been submitted to HUD that details how the City intends to expend its additional available funds.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Eligible Area	2	2	2% of the allocation was spent on projects within CDBG eligible areas.
Citywide	87	88	88% of the allocation was spent on projects within the Citywide target area.
NEIGHBORHOOD RESPONSE TEAM AREA (NRT)	10	10	10% of the allocation was spent on projects within the NRT areas.

Table 4 – Identify the geographic distribution and location of investments

Narrative

Most programs are allowed City wide, however they follow where the need is located. A few key programs and activities fall within the CDBG eligible area and NRT areas. Housing programs that are available city-wide and business training activities will have a number of beneficiaries in the CDBG eligible areas. The actual percentage of allocated funds distributed in each area was largely consistent with what was planned.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Columbia used federal funds to leverage significant additional resources, including private donations, local funds and the donation of land for one HOME funded project. The City of Columbia's Homeownership Assistance Program provided assistance to 6 households, leveraging significant private financing for first-time homebuyers. The Columbia Housing Authority (CHA) is using HOME-ARP to develop the Kinney Point project and \$1,300,000 in private donations have been leveraged for this project in the form of funds donated by Veterans United. A single-family home at 207 Lynn is a CHA project being completed with HOME entitlement funds and additional leveraged funds (\$94,753.70 in CHA funds was spent on the construction of this home; the HOME funds for down payment assistance will be drawn later in calendar year 2025 when the home sells). The City of Columbia also provided a Permit Fee Waiver for this house in the amount of \$4,274.80. The City of Columbia donated property addressed 903 N Garth Ave to Job point to develop a HOME-funded affordable housing unit and the home should be put on the market in summer of 2025.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$107,996
2. Match contributed during current Federal fiscal year	\$1,304,274.80
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$1,412,270.80
4. Match liability for current Federal fiscal year	\$22,739.44
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$1,389,531.36

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Veterans United - Kinney point	July 25,2024	\$1,300,000.00						\$1,300,000.00
Permit fee waiver from City of Columbia for 207 Lynn Construction	March 2024		\$4,274.80					\$4,274.80

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$0.01	\$231,716.77	\$214,538.60	\$123,048.97	\$17,178.17

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	

Contracts						
Dollar Amount	\$46,239.24	0	\$5,021.21	0	0	\$41,218.03
Number	11	0	1	0	0	10

Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	Women Business Enterprises	Male
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Contracts			
Dollar Amount	\$46,239.24	0	\$46,239.24
Number	11	0	11

Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	32	0
Number of Non-Homeless households to be provided affordable housing units	100	18
Number of Special-Needs households to be provided affordable housing units	26	18
Total	158	36

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	16	12
Number of households supported through The Production of New Units	32	1
Number of households supported through Rehab of Existing Units	25	18
Number of households supported through Acquisition of Existing Units	9	0
Total	82	31

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

While there is a difference between the goals and outcomes, this will be remedied in the next 12 months as multiple projects funded with 2024 funds are larger projects, with several funding sources that, while consistently moving forward, did not start as early as planned. For example, the Columbia Housing Authority’s Park Avenue project is a rental assistance demonstration (RAD) conversion project that is being financed with \$1,006,638.61 in CDBG funds, \$2,000,000.00 in City American Rescue Plan Act (ARPA) funds, \$5,000,000.00 in Boone County ARPA and \$21,834,678.00 in low income housing tax credits (LIHTC) financing. Getting this project to close and break ground requires a lot of work and patience. A number of HUD/City-funded projects creating new, affordable housing units will also be completed in 2025. This includes Columbia Housing Authority’s Kinney Point Project (34 new affordable housing units – rental), Central Missouri Community Action’s Providence Landing Project (14 new affordable housing units - ownership) and Columbia Community Land Trust’s completion of Cullimore Cottages (2 new affordable housing units - ownership).

Other projects were delayed by both internal and contractor capacity. For example, Services for Independent Living along with the City of Columbia’s Rehab and Energy Efficiency program have had several struggles with getting contractors to show up for bids and complete projects. It has become particularly difficult to find Lead Abatement Contractors willing to work with these programs. The pay structure, specifically the reimbursement process is a struggle for most contractors as they don’t have the money to front for a Lead Abatement Contractor and windows and doors.

The City will continue to closely monitor the planning and implementation process for the current and upcoming projects to ensure timely completion.

Discuss how these outcomes will impact future annual action plans.

Learning from these larger projects, we can work through the rules of different funding sources with subrecipients to better understand when projects can break ground. Knowing we need to plan ahead for some of these issues, we can address them earlier to spend more efficiently. When addressing rehabilitation projects, we should focus on smaller projects less than \$25,000.00 such as HVAC and Energy Efficiency upgrades. This will allow us to use Lead Renovators, a license that more contractors have, instead of hiring Lead Abatement Contractors. These changes will allow us to spend funding more quickly than before.

Housing Programs Division staff are working diligently with subrecipients to ensure that future projects will be successful. Staff will continue to have planning meetings with subrecipients and ensure that lines of communication are available for questions.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	29,284	10
Low-income	2,293	3
Moderate-income	396	6
Total	31,973	19

Table 13 – Number of Households Served

Narrative Information

The data in the table above provides the number of households served by income levels as required and labeled by HUD. The data includes household information from Services for Independent Living, City Homeownership Assistance Program, City Rehab and Energy Efficiency Program, Job Point CHDO, Columbia Housing Authority Tenant Based Rental Assistance, Woodhaven Housing Rehabilitation, Columbia Housing Authority Blind Boone Facility Rehabilitation, Food Bank for Central & Northeast Missouri Facility Rehabilitation, Job Point Facility renovation, and Central Missouri Community Action - Women's Business Center.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Columbia contracts with a provider for street outreach and case management services. A street outreach team, comprised of staff from the Harry S. Truman VA Hospital, New Horizons, and Burrell Behavioral Health conduct ongoing street outreach and provide case management to persons experiencing homelessness in the community. The City of Columbia coordinates the annual point in time count of persons experiencing homelessness and is a key partner in our community's bi-annual Project Homeless Connect events.

Through the coordinated entry process, our community tracks the exact number, name, and risk levels of all sheltered and unsheltered persons experiencing homelessness. Multiple coordinated entry access points have been established in the community. In some cases, participating in the coordinated entry process is a requirement of City of Columbia social services contracts with community-based providers. The VI-SPDAT is used to determine individual risk and needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Columbia continues to strategically purchase social services to address homelessness, including: emergency shelter, mental health services, and housing case management. The City of Columbia has also coordinated with the faith community to develop and sustain the Turning Point homeless day center and the Room at the Inn winter emergency shelter, both of which are funded by the City of Columbia. For FY2024, the City contract with Turning Point was increased to allow for expanded hours of access to the homeless drop-in center. Also in FY2024, the City contract with Room at the Inn was significantly increased to facilitate year-round operation of the shelter, which had previously operated only in the winter. In 2022, the City of Columbia purchased a facility to house the Room at the Inn winter emergency shelter at no cost to the provider. The new facility has allowed the Room at the Inn winter emergency shelter to double its capacity. The City of Columbia is in the process of improving the facility to include: a kitchen renovation; additional, accessible bathrooms; adding laundry facilities; and site preparation for a mobile clinic. In addition, the City of Columbia coordinates a network of warming/cooling centers throughout the community. In FY2024, the City added an overnight cooling center to the contracted services for the overnight warming center location in cases of extreme weather.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Columbia provides and purchases a variety of services to prevent homelessness, including affordable healthcare and social services such as housing assistance, housing case management, employment services, out of school programming, domestic violence, and basic needs services. The City of Columbia also coordinates with the Columbia Housing Authority (CHA) to provide additional tenant based rental assistance through the HOME program. CHA utilizes these additional vouchers to help provide more assistance to households with housing insecurity or lack of housing. The City of Columbia is in the process of developing a public safety/mental health co-responder program which will provide crisis mental health response services in partnership with the City's public safety agencies. This program is intended to reduce the burden of mental illness on the City's public safety and justice systems and to provide the appropriate mental health services and social supports for individuals experiencing mental health crises, with the goal of preventing justice system involvement. To this same end, the City of Columbia and Burrell Behavioral Health have partnered to create a Community Mental Health Liaison position dedicated to Boone County, which is housed in the Columbia Police Department.

The City is striving to make efforts to assist individuals who are likely to become homeless after being discharged from publicly funded agencies. The Boone County Coalition to End Homelessness, comprised of City of Columbia staff and multiple human services, healthcare, and housing providers, convenes bi-monthly to case conference moving people experiencing homelessness into permanent housing, prioritizing those of highest risk, including those recently discharged from public facilities. A local non-profit that often receives funding from the City (including \$1000,000 in American Rescue Plan Act funds), In2Action, provides transitional support and recovery services to people recently released from prison in Columbia, Missouri. Additionally, the City of Columbia is in the process of developing a public safety and mental health collaboration, which will provide crisis mental health response services in partnership with the City's public safety agencies. This program is intended to reduce the burden of mental illness on the City's public safety and justice systems and to provide the appropriate mental health services and social supports for individuals experiencing mental health crises, with the goal of preventing justice system involvement.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Boone County Coalition to End Homelessness, comprised of City of Columbia staff and multiple human services, healthcare, and housing providers, convenes bi-monthly to case conference people experiencing homelessness into permanent housing, prioritizing those of highest risk first.

The City of Columbia provides and purchases a variety of services to shorten, end, and prevent homelessness, including housing case management, employment services, housing assistance, utility assistance, out of school programming, domestic violence, and basic needs services. The City of Columbia also contracts for street outreach and case management services which are intended to assist in identifying people experiencing homelessness in our community and providing them with social support, with the goal of quickly sheltering and housing these individuals.

The City of Columbia also coordinates with the Columbia Housing Authority (CHA) to provide additional tenant based rental assistance through the HOME program. CHA utilizes these additional vouchers to help provide more assistance to households with housing insecurity or lack of housing. The HPD also allocated \$220,000 in CDBG-CV Round 3 funds for emergency rent assistance to households economically impacted by the COVID-19 Pandemic in 2021 and will be provided an additional \$62,000 for shelter and quarantine funding. An additional \$2,000,000 in HOME-ARP funds was allocated for permanent affordable rental housing in FY2022. The project allocated these funds, CHA's Kinney Point project, broke ground in 2024.

The City of Columbia Municipal Court operates a community support docket to divert persons experiencing homelessness and veterans from the justice system by linking these persons with healthcare, human services, and housing. The City of Columbia's' DIVERT program assesses the needs of and provides case management to persons experiencing homelessness who appear on the Community Support Docket. This program also receives referrals from the City of Columbia's five public safety agencies for persons who would benefit from social supports, including those experiencing homelessness.

Finally, significant additional funding, including a large portion of the American Rescue Plan Act (ARPA) funding received by the City has been obligated to projects that help homeless or those at risk of becoming homeless. This includes funding towards a comprehensive development for the unsheltered (the "Opportunity Campus"), funding for rental and utility assistance for those at risk of becoming homeless, funding for 10 new transitional housing units and approximately \$8.6 million for affordable housing projects.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Columbia Housing Authority (CHA) made significant gains in increasing voucher utilization across all voucher programs. CHA achieved full utilization in its Housing Choice Voucher Program and will not be issuing vouchers until early 2026. CHA also reached full utilization in its Continuum of Care vouchers, Emergency Housing Vouchers (EHV), and HOME Tenant-Based Rental Assistance (TBRA) vouchers. These increases in performance are a direct result of additional investments in frontline staff pay, training, technology and streamlined administrative policies to help make gains in efficiency. CHA's increased voucher program performance allowed for the expansion of its HUD Veterans Affairs Supportive Housing (VASH) program by 28 vouchers.

CHA also secured full funding commitments for each of its remaining public housing projects planned for RAD Conversion including Providence Walkway and the Blind Boone Apartments. CHA also broke ground on Kinney Point in 2024 and is anticipated to begin lease up in mid-2025 with completion by October 2025. CHA also made significant progress on meeting all HUD RAD conversion due diligence items in 2024 for its Park Avenue development and is awaiting the notice to proceed from HUD, which is anticipated in first quarter 2025.

CHA completed youth community facility space improvements at its Blind Boone Center housing the Moving Ahead After School and Summer School Program. The improvements were funded by CDBG and included improvements to the kitchen, flooring, exterior storm water and play space. These improvements, including others recently completed, have assisted CHA in enhancing space for CHA youth and increasing services from 60 youth annually to over 100.

CHA completed construction of its 207 Lynn Street single family home and secured a Realtor to begin marketing the home to CHA Family Self-Sufficiency (FSS) program graduates. CHA staff also secured additional FSS funding to high performance and is expanding its staff by one FTE.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

CHA staff continued to work with CHA Residents in FY 2024 and engaged the CHA Resident Advisory Board (RAB) on a regular basis throughout the year. CHA staff provided updates on redevelopment, capital improvements, laundry facilities, homeownership, and long-term CHA goals. CHA staff also listened to residents' needs and desires as it relates to CHA operations. CHA RAB members expressed a desire for improved laundry at Paquin and Oak Towers. CHA staff considered these needs and procured all new laundry equipment set to be installed in early January 2025. Paquin residents also indicated the need for additional no parking and other safety signage in the front drive, and staff completed replacement and upgrades to these signs in late 2024.

Actions taken to provide assistance to troubled PHAs

The Columbia Housing Authority is not a troubled status PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Columbia is actively engaged in evaluating current regulatory barriers to obtaining affordable housing. This is occurring through staff research, Planning and Zoning Commission discussion and action, City Council amendments to Chapter 29 of the City's Code of Ordinances (referred to as the UDC), and engaging with external consultants for data collection, analysis and planning. Provided below is a brief summary of these activities.

Council Amendments to City Code

i. Existing Substandard Lots: In November 2023, the City Council approved an ordinance amending the UDC to reduce the necessity of consolidation platting of existing R-1, R-2 and R-MF lots that do not meet the required dimensional standards of their respective zoning district. The amendments allow for existing substandard lots that meet reduced dimensional standards (the reduced standards are based on cottage lot requirements – no less than 30 feet wide and 3,000 sq. ft. total lot area) to be platted and issued a building permit, allowing for a simpler path for infill development.

ii. Accessory Dwelling Units (ADUs): In April 2024, the City Council approved an ordinance amending the UDC to remove barriers to the construction of ADUs, including reducing the minimum standard for lot size, reducing the side yard setback in the R-MF district and allowing an attached ADU front door to face the street.

iii. Source of Income: Additionally, on March 20, 2023, the City of Columbia City Council passed Ordinance No. 025279: "Amending Chapter 12 of the City Code to add source of income as protected category under discriminatory practices; amending Chapter 19 of the City Code relating to the definition of protected categories; and fixing the time when this ordinance shall become effective. (SEE copy of Ordinance in Attachments).

iv. Small Lot Integration: City staff and the Planning and Zoning Commission are in the process of drafting ordinance changes to integrate small lots into the existing zoning district structure that reduces the regulatory barriers associated with obtaining a rezoning approval. If approved, the integration could promote better utilization of available land and infrastructure and increase development density. Greater development density is associated with reduced development cost on a per lot basis which ultimately may be reflected in the purchase price of new homes.

Housing Study and Summit: In October 2024, Amarach Planning Services completed the Boone County and City of Columbia Housing Study. The Housing Study was conducted to provide a comprehensive understanding of housing market conditions, community housing needs, and the gaps between housing supply and demand that should be addressed in Boone County and the City of Columbia. Based on the data gathered, the Housing Study put forth 24 recommendations for addressing the community's housing needs, divided into the following four strategic categories: (1) Development; (2) Preservation; (3) Empowerment; and (4) Sustainability. A table setting forth the Study's recommendations as well as the recommended responsible stakeholders and implementation timeframe is attached (Attachment 1). Many of the recommendations include multiple responsible stakeholders, including the City, County, builders, mortgage lenders, non-profits, and other municipalities within Boone County. On October 24, 2024, the City and County hosted a Housing Summit to present the results of the study and gather community feedback on how to move forward. The full-day summit was attended by 181 community members that spanned many sectors touching the housing industry. The City and County are actively working together to implement the housing study recommendations.

Fee Waivers: The City of Columbia has a fee waiver incentive program that waives building-permit related fees for affordable housing units funded by the City's affordable housing programs and for accessory dwelling units.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City actively works with many local nonprofits to meet the needs of our underserved residents. The City's work in 2024 with Central Missouri Community Action (CMCA) and the Columbia Housing Authority (CHA) are two good examples of this. CMCA is a community housing development organization (CHDO) and builds roughly one home per year to sell to a household at or below 80% AMI. CMCA also runs the Missouri Women's Business Center that is funded with CDBG. This program provides small business development assistance to women, with a focus on minority and low-to-moderate income-based entrepreneurs in Columbia. CHA runs the Moving Ahead Program in the J.W. Blind Boone building. This program runs from 2:30 to 6:30 during the school year and provides tutoring and Education for K-12 Grade. In the summer when school is not in session Moving ahead operates from 8-5:30 and students are fed breakfast, lunch, a snack and dinner. Students have lessons in the morning to help with retention over the summer and in the afternoon participate in field trips to places like the St. Louis Zoo and Kansas City Science Center. Eligible students must have a household 200% below the federal poverty rate. CDBG funds have been used to update J.W. "Blind" Boone Building over the years, including in 2024.

The City of Columbia has also coordinated with the faith community to develop and sustain the Turning Point homeless day center and the Room at the Inn winter emergency shelter, both of which are funded by the City of Columbia. For FY2024, the City contract with Turning Point was increased to allow for expanded hours of access to the homeless drop-in center. Also in FY2024, the City contract with Room at the Inn was significantly increased to facilitate year-round operation of the shelter, which had previously operated only in the winter. In 2022, the City of Columbia purchased a facility to house the

Room at the Inn winter emergency shelter at no cost to the provider. The new facility has allowed the Room at the Inn winter emergency shelter to double its capacity. The City of Columbia is in the process of improving the facility to include: a kitchen renovation; additional, accessible bathrooms; adding laundry facilities; and site preparation for a mobile clinic.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

During 2024, the City continued its compliance with lead-based paint hazard reduction mandates. The City used Glynite Construction Service for lead hazard evaluation activities, although administrative staff is also trained in lead paint procedures. Rehabilitation procedures are designed to comply with HUD regulations for the reduction of lead-based paint hazards. These procedures apply to all housing built before January 1, 1978 which is assisted with CDBG or HOME funds, including homebuyer assistance and the owner-occupied housing rehabilitation program.

For homeownership programs, properties are inspected by a Housing Specialist knowledgeable in lead-based paint inspection; if deteriorated paint is found, a lead hazard evaluation is completed. All lead hazard evaluations are performed by a State-licensed Risk Assessor and include testing of painted surfaces that are deteriorated or will be disturbed during repair work and taking appropriate dust wipe samples. Hazard control procedures include abatement and interim controls, as is deemed appropriate for the situation, followed by work that is completed using safe work practices and required clean-up techniques. Procedures also include relocation of households with small children and relocation of other households when interior hazard control activities occur and living outside containment areas is not possible. The City is working with subrecipients conducting home repair programs to ensure compliance with lead paint requirements.

Housing Programs Division Staff attended an EPA Certified Lead Renovator Training FEB 26, 2024 at the City of Columbia City Hall, 701 E Broadway Columbia Mo, Room 1A/1B 701 E Broadway Columbia Mo. During this Certification, the City's Housing Programs Manager, Housing Specialist II and Housing Specialist I attended and were Certified as Lead Renovators. The City will follow all Lead hazard rules and stay up to date on any mandated changes that HUD makes regarding Lead safe rules to stay in compliance.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Columbia has worked with several nonprofit organizations that take steps to educate and reduce the number of poverty-level families. Job Point is a nonprofit that offers vocational training and education. They help low income students attain the HiSET if they have not graduated from high school. A few of Job Points Certified courses include Office Technology, Certified Nursing Assistant, HVAC, Heavy Highway Construction and Carpentry. Job Point is also a CHDO and builds approximately one home per year to train students on the process of home construction. This training allows students that graduate to get good paying jobs and bring themselves out of poverty.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City has taken several steps to develop institutional structure in Columbia in 2024. The Housing and Neighborhood Services Department was created with the FY 2024 budget to increase access to safe and attainable housing in our community. The new department combined two existing divisions within the city - the Office Neighborhood Services Division (which handles all of the city's residential code enforcement, administers the rental unit conservation law, and coordinates the city's volunteer program) and the Housing Programs Division (which administers federal funding the city receives through the U.S. Department of Housing and Urban Development (HUD) to assist low- to moderate-income households in the community). The new department is located in a stand along building located at 11 N 7th St. The new department and office location allow for greater visibility and accessibility of the City's HUD funded programs, as well as greater collaboration between dedicated staff members and local community partners.

The City of Columbia created the Columbia Community Land Trust (CCLT) in 2017 and has made significant progress in partnership with the CCLT increasing organizational sustainability in 2024. The City put out a request for proposal (RFP) in Late 2024 to start construction on 2 more affordable housing units - the construction of the homes will be funded with ARPA funding and the land will be donated to the CCLT upon completion of construction. These new homes should be available summer of 2024.

The City of Columbia works closely with the Columbia Housing Authority (CHA) to identify housing needs. The Housing authority continues to update existing units and expand housing with projects like Kinney Point at 1 E Sexton Columbia Mo. HOME-ARP funding is one of many funding sources for this project. CHA is also working on the Park Avenue apartment project; an Environmental Assessment was completed in 2024 to include CDBG funding for the Park Ave project. CHA plans to break ground on the project in the Spring of 2025.

Central Missouri Community Action (CMCA) is another non-profit organization the City works closely with. CMCA Started an affordable housing project in 2024 called Providence Landing to construct 14, new, single-family homes. The City completed an Environmental Assessment on this development in 2024 and the project will be funded with City HOME funds, City and County ARPA funds, and private donations.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Columbia collaborates with several non-profit organizations to coordinate both public and private housing. City Housing Programs Division staff meets monthly with the Columbia Housing Authority CEO and staff, CEOs and staff from a number of other local non-profits involved in community development and affordable housing projects, as well as City and County leadership to discuss collaboration, progress of projects, and potential funding sources. This collaboration assists all parties to brainstorm and share ideas on areas of relevance to all parties involved.

City staff also attend monthly meetings of the Affordable Housing Coalition, an Upward Mobility Affordable Housing Workgroup that is dedicated to increasing affordable housing stock. The workgroup brings diverse perspectives and resources together by including citizens and members of business, government, education and social service sectors.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction’s analysis of impediments to fair housing choice. 91.520(a)

On March 20, 2023, the City of Columbia City Council passed a source of income discrimination ordinance, Ordinance No. 025279, amending Chapter 12 of the City Code to add source of income as protected category under discriminatory practices and amending Chapter 19 of the City Code relating to the definition of protected categories.

In 2024, the City of Columbia partnered with Boone County to procure a housing study to assess current housing market conditions, investigate affordability challenges and analyze demographic and economic trends to provide recommendations for addressing the Community’s housing needs. The Study was completed in October 2024 and assisted the City with its analysis of impediments to fair housing choice by highlighting areas with limited housing options for certain demographics, and providing data to inform policy changes aimed at promoting equitable access to housing across different communities. The City and County hosted a housing summit on October 23, 2024 that had 181 community members in attendance for the 8-hour event and City and County officials are now in the process of implementing the housing study’s recommendations.

The Fair Housing Task Force (FHTF) completed its work with HPD staff in 2019 in assisting the City complete its Analysis of Impediments to Fair Housing Choice. Findings of the FHTF included recommending the City adopt a formal definition of affordable housing and households served, implement a housing trust fund, identify ways to support non-profit and for-profit developers in the siting of affordable housing, further collaboration with the Columbia Board of Realtors, the Chamber of Commerce, Columbia Public Schools and the County of Boone, and the procurement of a firm to assist in identifying additional policies and incentives to foster the development of more affordable housing. City staff have continued with implementing findings and actions of the Fair Housing Task Force in 2024. Our office is working to support local non-profit developers with assistance and guidance.

The City Council established the Fair Housing Task Force (FHTF) on February 19, 2018 to assist the City in meeting its Affirmatively Furthering Fair Housing (AFFH) Requirements. The FHTF held a variety of meetings, worksessions/public engagement sessions to deliberate on how the City of Columbia can affirmatively further fair housing in our community. In June of 2019, City Council approved the final report and fair housing task force resolution to inform 5-Year Consolidated Plan goals for FY 2020-2024. Policy actions associated with the report are as follows:

SECTION 1. The City Council (CC) hereby adopts the federal definition of affordable housing into its existing programs and policies defined as “housing for which the occupant(s) is/are paying no more than

30% of gross monthly income for gross housing costs including utilities.” Very low: 0-30% AMI Low: 30-50% AMI Low to moderate: 50-80% AMI Moderate income housing: 80-120% AMI

The Community Development Director 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 2. The CC directs staff to create a Housing Trust Fund Account to be located within the Housing Programs Division of the Community Development Department to be funded in accordance with the affordable housing strategy outlined within each 5-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 3. The CC 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 4. The CC 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 5. The CC expresses support for working with the Chamber of Commerce, the Columbia Board of Realtors and other local partners to foster additional support for developers in navigating the development review process for the development of affordable housing.

SECTION 6. The CC expresses support for collaborating with the County of Boone and the Columbia Public Schools to identify additional opportunities to support development and preservation of affordable housing, and prioritize reaching a functional zero for individuals that are chronically homeless

SECTION 7. The CC expresses support for examining existing programs to identify policies to improve accessibility in housing for new housing, existing housing, renters and homeowner occupants.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Columbia monitors project completion data and expenditures for projects each program year. During the monitoring, City staff will go to the place of business for each sub-recipient and review their physical files. Documents reviewed include, but are not limited to income documents, receipts, invoices, inspection reports and leases. Additionally, in the case of HOME rental units, actual apartment units are inspected and a Home Inspection Checklist is completed for a percentage of the units inspected each year. During onsite monitoring, Staff discusses with the subrecipient any concerns or issues that arise for both the documentation reviews and the unit reviews. Subrecipients are provided with a Monitoring letter reviewing any observations/recommendations and any findings that need to be addressed with the subrecipient. If there are items that need to be addressed by the subrecipient a timeline will be worked out for correction.

Long Term Monitoring: When applicable, following project closeout, the City will monitor the project for ongoing compliance with HOME requirements, including but not limited to income and rent restrictions, property standards, tenant protections, and marketing and fair housing requirements. In addition to requiring periodic reporting, the City will conduct on-site monitoring visits. The purpose of those visits will include reviews of project records and inspection of the premises including common areas and residential units. In most cases, such reviews will take place annually based on existing HOME requirements at 24 CFR 92.504(d)(1). However, the City reserves the right to conduct site visits more or less frequently based on changes to HOME regulations and City policy or based on evidence of compliance deficiencies in a prior monitoring visit.

Note: each time that organizations submit documentation for reimbursement, all documents are reviewed and signed off on by the Administrative Technician II, the Housing Coordinator and the Housing Programs Manager. Any items that create questions or have inconsistencies, are returned to the subrecipient for corrections.

The City continued to monitor project completion data and expenditures for projects completed in 2024. The City conducted an assessment of currently funded organizations in 2024 and completed in-person monitoring for the following agencies:

- Job Point-Vocational Training
- Job Point- COMO CHDO
- Services for Independent Living
- Waterbrook Place
- CHA-McBaine Townhomes

- CHA-Oak Towers
- CHA-Stuart Parker
- CHA-Bryant Walkway II
- CMCA- CHDO
- Bethel Ridge I & II
- Gentry Estates

No major findings were observed. City staff will continue with monitoring in program year 2025. There are no concerns at this time.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Citizen Participation Plan clearly outlines the City policy for providing notice to the public for CDBG and HOME related activities, including the CAPER.

Items for public comment, including the CAPER, are noticed in the Missouriian, the local newspaper and affidavits are received directly from the Missouriian. Items are additionally sent out email lists reaching 50,000+ citizens. Notices are posted on the City's website and on bulletin boards at the Housing and Neighborhood Services' office at 11 N 7th St., Columbia, MO.

Items for public hearing, including the CAPER, are noticed in the paper and a public hearing is set and held at a City of Columbia City Council Meetings, as well as Housing and Community Development Committee (HCDC) meetings, when applicable.

All applicable affidavits, notices, public comments and documentation are included in the CAPER, Annual Action Plan or Consolidated Plans attachments, when submitted.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Columbia’s CDGB program has continued to work towards the goals identified in the 2020-2024 Consolidated Plan. Housing Programs Division staff continue to look for ways to move through projects more effectively. Staff are in the process of making administrative changes to its internal affordable housing programs, including its Home Rehab program, to better align them with the market and contractor availability in the City. The City is also working with current and future subrecipients to better define project readiness before funding a project and to develop more stringent monitoring procedures throughout project implementation to ensure subrecipients are meeting scheduled milestones. Finally, the City’s Housing Programs Division added an additional position in 2024 to assist with both internal and subrecipient projects. Additional areas of improvement for CDBG beneficiaries could include increasing community outreach to eligible families and individuals. Overall, Housing Programs Division staff have been able to keep pace with CDBG expenditures while also administrating CDBG-CV Round 3 and ARPA funding. Some larger CDBG projects involving RAD conversion are taking longer than planned, but Staff anticipates they will proceed successfully.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The following projects were due for inspection in 2024:

- Waterford Place
- CHA-McBaine Townhomes
- CHA-Oak Towers
- CHA-Stuart Parker
- CHA-Bryant Walkway II
- Bethel Ridge I & II
- Gentry Estates

Staff conducted on-site monitoring of the following units in the Summer of 2024

- Waterford Place
- CHA-McBaine Townhomes
- CHA-Stuart Parker
- CHA-Bryant Walkway II
- CHA-Oak Towers
- Bethel Ridge I & II
- Gentry Estates

No major findings or deficiencies were noted, and as a result, no correction was undertaken.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Housing Programs Division staff monitored each organization maintaining HOME funded units and their affirmative marketing plans and actions.

CHA marketing activities are evaluated based on the size of the waiting list and the need to generate new applicants based on average monthly unit turnover and average time to lease-up new tenants.

The demographics of the applicants will be monitored on a quarterly basis to compare applicant

demographics of race, age, disability, income, and familial status to the general population demographics to determine if additional marketing efforts are needed to affirmatively promote fair housing and equal access to all eligible individuals.

The Columbia Housing Authority has a network of health and human service agency partners that the CHA works with to conduct outreach efforts to ensure that our most vulnerable populations have good access to our available housing options. Outreach efforts include direct agency contact to market vacancies and family self-sufficiency and independent living programs to agency clients. The CHA web site is also a useful marketing tool for prospective tenants. Applications are available on the web site as well as information about the waiting list and leasing process.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City of Columbia received \$231,716.77 in HOME Program Income. \$23,170.67 was used for HOME Administration. \$8,333.33 was used for the City's Home Ownership Assistance (HOA) program. The HOA program provides down payment assistance for new homebuyers at or below 80% AMI. A CHDO funded new home construction at 1101 and 1103 N 8th Street used \$18,318.96 in HOME PI. This was constructed by Job Point to provide affordable housing to those at or below 80% AMI. These lots were donated to the Columbia Community Land Trust (CCLT) to aid in long term affordable housing. The Columbia Housing Authority's Tenant Based Rental Assistance (TBRA) used \$123,048.96 to provide rental assistance to those eligible.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The City took significant additional actions in 2024 to understand and address the City's affordable housing needs. The City of Columbia, in partnership with Boone County, procured a comprehensive Housing Study that was completed in October 2024. The Housing Study was conducted to provide a comprehensive understanding of housing market conditions, community housing needs, and the gaps between housing supply and demand that should be addressed in Boone County and the City of Columbia. It provides a data-supported path for addressing the scarcity of affordable housing across the City and the City is now in the process of taking action to follow that path. On October 24, 2024, the City and County hosted a Housing Summit to present the results of the study and gather community feedback on how to move forward. The full-day summit was attended by 181 community members that spanned many sectors touching the housing industry. City and County officials are not actively engaged in implementing the Housing Study recommendations.

The City of Columbia is also actively engaged in evaluating current regulatory barriers to obtaining

affordable housing. This is occurring through staff research, Planning and Zoning Commission discussion and action, City Council amendments to Chapter 29 of the City's Code of Ordinances (referred to as the UDC), and engaging with external consultants for data collection, analysis and planning.

The City continues to put significant resources, including local funds, towards affordable housing efforts. As part of the FY 2025 budget, the City included one million dollars of general fund excess reserves for a local housing trust fund. City Staff are in the process of establishing proposed parameters for the fund, including eligible activities, funding priorities and program administration.

Additionally, a significant portion of the COVID-related federal grant money received by the City is allocated and administered for affordable housing projects and initiatives. \$2 million in HOME-ARP funds were allocated to the Columbia Housing Authority (CHA) for the construction of 34 new affordable housing units at CHA's Kinney Point property. Of the City's \$25.2 million of American Rescue Plan Act (ARPA) funds, \$8.6 million has been allocated towards funding affordable housing projects and programs. This includes \$3 million for CHA's Providence Walkway project (demolition and renovation/reconstruction of 25 public housing units and RAD conversion); \$350,000 for CHA's Blind Boone Project (demolition and reconstruction of 27 public housing units and RAD conversion); \$1 million for Central Missouri Community Action's (CMCA) Providence Landing project (14 new permanent supportive affordable housing units); \$1 million for the Columbia Community Land Trust (CCLT) to acquire land and develop affordable housing using the CCLT's land trust model (home ownership with a long-term land lease); \$600,000 for Love Columbia to construct 10 transitional housing units for families who are homeless or at imminent risk of homeless; \$3 million for the Voluntary Action Center to construct an Opportunity Campus to provide supportive services to unhoused and low income persons; \$350,000 to Love Columbia to provide rental assistance to those at risk of becoming homeless; and \$1 million for the City to assist LMI households with home repair and weatherization updates. The Housing Programs Division is in the process of moving forward with this funding by launching a new program that offers grants to income-qualified homeowners for insulation-related energy efficiency upgrades.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					

Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative