

**Consolidated Annual Performance and Evaluation Report (CAPER)
FY 2019**

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 to receive 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). The City of Columbia met all expenditure and funding commitment requirements in FY 2019 and had significant project accomplishments. A summary of expenditures can be seen in the following table:

FY 2019 CDBG and HOME Expenditures		
	CDBG	HOME
Administration	\$ 117,132.76	\$ 47,000.60
Planning	\$ 46,749.91	
Housing Rehab	\$ 244,697.97	\$ 635.00
NRT Code Enforcement	\$ 32,165.68	
NRT Demolition	\$ 63,938.17	
Garth, Sexton, Oak Sidewalks	\$ 79,873.29	
CMCA Worley Head Start Facility Renovations	\$ 85,000.00	
Job Point Facility Purchase	\$ 250,000.00	
Job Point Vocational Training		
SIL Accessibility and Repair Program	\$ 124,300.00	
Family Health Center Accessibility Improvements	\$ 15,909.00	
Fair Housing Set-aside	\$ 7,669.28	
Homeownership Assistance	\$ 2,183.92	\$ 477,207.50
CHDO-HOA ND		\$ 131,560.40
Total	\$ 1,069,619.98	\$ 656,403.50

The following items respond to CDBG and HOME Program regulation specific reporting criteria.

CR-05 - Goals and Outcomes

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

The City expended \$1,069,619.98 in CDBG funds and \$656,403.50 in HOME funds during FY 2019. Major project completions include the following:

- Highest Homeownership Assistance Program participation of current Consolidated Plan with 54 participants.
- Homebuyer Education provided to 209 attendees
- Services for Independent Living with the completion of 37 projects improving accessibility and home maintenance of elderly and disabled households.
- Completion of renovations to the CMCA Worley Head Start facility.
- Job Point completion of vocational training for 19 students.
- Completion of 4 homes at 103 Lynn, 700 Oak, 804 King and 19 Third Avenue.
- Demolition of 2 homes at 210 Hickman and 212 Hickman.
- Completion of 4 rental rehab units at Bryant Walkway II.

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	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Bus Shelters	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	4229	84.58%	1,000	0	0.0%
Code Enforcement	Affordable Housing	CDBG	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	375	547	145.87%	75	153	204.00%

Community Facility Improvements	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	6,508* includes FHC 6,176	4,338.67%	30	6,330	21,100%
Fair housing counseling	Affordable Housing Public Housing	CDBG	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50	48	96.00%	10	6	60.00%
Fair housing education to households	Affordable Housing Public Housing	CDBG	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	150	197	131.33%	30	38	126.67%
Fair housing education to housing professionals	Affordable Housing Public Housing	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	451	451.00%	20	194	970.00%
Homebuyer Assistance	Affordable Housing	HOME	Direct Financial Assistance to Homebuyers	Households Assisted	60	193	321.67%	12	54	450.00%
Homebuyer education	Affordable Housing	CDBG	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	450	822	182.67%	90	209	232.22%
Microlending	Non-Homeless Special Needs	CDBG	Businesses assisted	Businesses Assisted	15	1	6.67%	4	0	0.00%
New housing construction	Affordable Housing	HOME	Homeowner Housing Added	Household Housing Unit	15	16	106.67%	3	3	100.00%
Owner Occupied Rehabilitation	Affordable Housing	CDBG & HOME	Homeowner Housing Rehabilitated	Household Housing Unit	55	24	43.63%	8	6	75.00%
Removal of dilapidated structures	Affordable Housing Non-Housing Community Development	CDBG	Buildings Demolished	Buildings	15	11	73.33%	2	2	100.00%
Rental production	Affordable Housing	HOME	Rental units constructed	Household Housing Unit	4	2	50.00%	4	0	0.00%

Rental production	Affordable Housing	HOME	Rental units rehabilitated	Household Housing Unit	6	19	316.00%	4	4	100.00%
Repair of existing housing	Affordable Housing	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	200	196	98.00%	40	37	92.50%
Sidewalk Projects	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	6145	116.90%	1000	300	30.0%
Vocational Training	Non-Housing Community Development	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	70	72	102.85%	14	19	135.71%

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.

All FY 2019 expenditures were high priority needs identified in the City's 2015-2019 Consolidated Plan. The City provided CDBG funds for vocational training, rehab and repair of affordable owner occupied housing, code enforcement and community facilities. Each of the projects funded were identified as the high priorities in the City's 2015-2019 Consolidated Plan. CDBG projects with significant progress can be seen below:

- Completion of Sexton, Oak and Lynn Sidewalks.
- Services for Independent Living with the completion of 37 projects improving accessibility and home repair of elderly and disabled households.
- Job Point completion of vocational training for 19 students.
- Completion of renovations to CMCA’s Worley Head Start facility.
- Completion of accessibility improvements to the Family Health Center facility.
- Demolition of two vacant and dilapidated homes located at 210 and 212 Hickman.
- 209 first-time homebuyer education attendees.

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	42	41
Black or African American	31	9
Asian	3	1
American Indian or American Native	4	0
Native Hawaiian or Other Pacific Islander	0	0
Other	0	7
Total	80	54
Hispanic	0	0
Not Hispanic	80	58

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

Narrative

The numbers in table 2 represent the racial and ethnic make-up of households served with CDBG and HOME funds through the City's internal affordable housing programs and Services for Independent Living and CHA Bryant Walkway II.

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	2,273,004.00	1,069,619.98
HOME	public - federal	1,663,349.13	656,403.50

Table 3 - Resources Made Available

Narrative

The City of Columbia met all CDBG and HOME expenditure and funding commitment requirements in FY2019. The City experienced a significant increase in expenditures in the Homeownership Assistance Program, due to additional funding for the program and a significant outreach and marketing of the program. The City expended \$477,207.50 in HOME funds for the Homeownership Assistance Program, resulting in 54 first-time homebuyers and over \$6 million in private mortgages.

The City completed the Sexton, Oak and Lynn sidewalks and expended a significant level of CDBG funding on Job Point's training facility for low income minority youth, as well as CMCA's Worley Head Start facility. A summary of City CDBG and HOME expenditures by geographic areas identified in the 2015-2019 Consolidated Plan can be seen below:

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Eligible Area	45	43	
Citywide	20	37	
NEIGHBORHOOD RESPONSE TEAM AREA	35	20	

Table 4 – Identify the geographic distribution and location of investments

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 provided \$61,950.49 in additional match funding compliant with HOME match requirements. The sources of match came from permit fee waivers for 3 affordable homes underway in FY 2019, as well as donations for a Habitat home. Total match received in FY 2019 is valued at \$54,431.67.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,878,098.60
2. Match contributed during current Federal fiscal year	54,431.67
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,932,530.27
4. Match liability for current Federal fiscal year	61,950.49
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,870,579.78

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
7 Third Ave	2019		6,513.04					6,513.04
19 Third Ave	2019		6,405.59					6,405.59
9 Third Ave	2019		6,513.04					6,513.04
6536 Daycrew	2019		35,000.00					35,000.00

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 begin-ning 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	261,193.09	261,193.09	0	0

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						
Number	4	1		3		
Dollar Amount	\$429,087.97	\$102,713.65		\$326,734.32		
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number	1	1				
Dollar Amount	1,600	\$1,600				
Sub-Contracts						
Number						
Dollar Amount						

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						
Dollar Amount						

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						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

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	0	0
Number of Non-Homeless households to be provided affordable housing units	54	58
Number of Special-Needs households to be provided affordable housing units	40	37
Total	94	95

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	4	3
Number of households supported through Rehab of Existing Units	60	47
Number of households supported through Acquisition of Existing Units	30	54
Total	94	0

Table 12 – Number of Households Supported

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

The City of Columbia ended its Tenant Based Rental Assistance (TBRA) funded through the Columbia Housing Authority in FY 2015. TBRA was not identified as a high priority when compared to other affordable housing activities during the public input process for the 2015-2019 Consolidated Plan, however TBRA is identified as a goal in the City's 2020-2024 Consolidated Plan. The City met its goals for producing new affordable owner occupied homes in 2019 and greatly exceeded its goals for homeownership assistance with 54 participant households. The City has lower than anticipated production in the rehabilitation of existing housing, however 2019 showed an increase from 2018, and

37 homes received repairs through CDBG funds provided through SIL. The City also increased funding allowed for individual rehabilitation projects from \$35,000 to \$50,000, which allowed for larger and more complex projects to be completed. The Columbia Housing Authority completed Bryant Walkway II development, which resulted in additional HOME funded outcomes of 4 rental units in FY 2019.

Discuss how these outcomes will impact future annual action plans.

The City completed its Analysis of Impediments to Fair Housing Choice (AI) in FY2019, as well as the planning process for the 2020-2024 Consolidated Plan. Review of 2015-2019 performance data was presented in planning meetings and public forums to help guide future funding decisions and previous expenditure data, which provided contextual information to inform 2020-2024 Consolidated Plan. City staff anticipates changes to activities to occur based upon the new 2020-2024 Consolidated Plan, which includes additional goals for a homeless facility and rental vouchers. The City also removed the microloan objectives from the 2020-2024 Plan and replaced this with technical assistance to businesses. This change aligned with the need of technical assistance being identified by local non-profits and banks already providing resources for microloans. The City plans to provide tenant based rental assistance to assist in addressing homeless populations and households experiencing housing insecurity.

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	33	0
Low-income	3	8
Moderate-income	7	46
Total	43	54

Table 13 – Number of Households Served

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 coordinated, supports, and participates in the Columbia Street Outreach Team, which provides street outreach to unsheltered individuals. The street outreach team is comprised of staff from the Columbia Police department, the Harry S. Truman VA Hospital, and behavioral healthcare providers Phoenix Programs (funded by the City of Columbia), Burrell Behavioral Health, and New Horizons. 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 developed and has been adopted by the Missouri Balance of State Continuum of Care, we now know 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, serving as an access point 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 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. In addition, the City of Columbia coordinates a network of warming/cooling centers throughout the community. The City has also implemented an overnight warming center program in cases of extreme cold weather. The overnight warming center is located in a City facility and is staffed by Columbia Police Department officers and homeless street outreach providers contracted by the City.

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 case management, employment services, financial literacy education, out of school programming, 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 will utilize these additional vouchers to help provide more assistance to households with housing insecurity or lack of housing.

Boone County has implemented the use of a brief mental health screener at jail intake, increasing our understanding of mental health needs at the individual and populations levels. Through a federal Social Innovations grant, the City of Columbia and Boone County, in partnership with the University of Chicago, developed and implemented a data tool to merge jail and homelessness data in order to identify cross-system high utilizers. The City of Columbia and Burrell Behavioral Health have partnered to create a Community Mental Health Liaison position dedicated to Boone County, to be housed in the Columbia Police Department.

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 Functional Zero Task Force, comprised of City of Columbia staff and multiple human services, healthcare, and housing providers, convenes every two weeks 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 affordable healthcare and social services such as housing case management, employment services, financial literacy education, out of school programming, 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 will utilize these additional vouchers to help provide more assistance to households with housing insecurity or lack of housing.

The City of Columbia, Boone County, and Columbia Housing Authority partnered to obtain HUD 811 housing vouchers to provide additional supportive housing for chronically homeless individuals. The City Municipal Court, with support from PHHS, established 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.

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

Actions taken to address the needs of public housing

The Columbia Housing Authority is the first housing authority in the state of Missouri to be accepted into the HUD Rental Assistance Demonstration (RAD) Program. In the summer of 2019, the Columbia Housing Authority has completed the renovation of public housing units. The CHA is planning on renovating or replacing another 34 units known as the Providence Walkway Apartments. An application for low-income housing tax credit funding will be submitted to the Missouri Housing Development Commission in the fall of 2020 with awards being announced in December 2020. The Columbia Housing Authority plans to renovate the last 86 public housing units in the next five years.

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

The Columbia Housing Authority has two Family Self-Sufficiency Coordinators, three Resident Services Coordinators, and two Healthy Homes Connections Family Specialists. All of these staff are able to refer public housing residents or Section 8 Housing Choice Voucher Program participants to our Section 8 Homeownership program. We offer the 10-week FDIC Money Smart program free of charge 4 times year. Money Smart is a comprehensive financial education program designed to help participants clean up their credit scores, improve their money management skills, and understand the process for purchasing a home. Those completing the Money Smart Program are eligible for first-time homebuyer downpayment assistance from the City of Columbia.

All public housing residents are encouraged to participate in their respective Resident Associations as well as the Resident Advisory Board.

All Columbia Housing Authority Board of Commissioners meeting are open to the public and publicized at our housing sites as well as on our web site. Meeting agenda packets are available at the CHA Administration Building and the J.W. Blind Boone Community Center as well as on our web site.

Actions taken to provide assistance to troubled PHAs

The Columbia Housing Authority has not been engaged in assisting troubled PHAs.

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 Fair Housing Task Force (FHTF) completed its meetings and primary task of assisting the City in meeting its Affirmatively Furthering Fair Housing (AFFH) Requirements. The FHTF began meeting in July of 2018 and has held a variety of meetings, worksessions and public engagement sessions to deliberate on how the City of Columbia can affirmatively further fair housing in our community. 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 has implemented all or portion of each of the 7 directives within the fair housing task force resolution and will continue implementation in 2020.

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

City Housing Programs Division staff has been meeting periodically with local community members working to implement a 24 hour homeless facility with supportive services. Staff provided an in-depth framework for feasibility assessment and implementation to ensure a viable project proposal. Significant progress has been made thus far and staff plans to continue to support their efforts in planning a viable and fundable project proposal.

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

During 2019, the City continued its compliance with lead-based paint hazard reduction mandates. The City continues to use Pharos Group 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, property is inspected by a licensed lead-based paint inspector employed by the City for evidence of deteriorated paint conditions; 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.

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

Two primary activities in place to reduce the number of poverty level families is the funding of Job Point's Vocational Training program and the purchase of its facility. The goal of the training is to obtain employment or increased employment in areas of high demand, resulting in higher household incomes. The City's Homeownership Assistance Program is also a mechanism for lower income working households to gain access to the benefits of homeownership, which includes building household equity and wealth. 54 households in 2019 were served with the Homeownership Assistance Program and will now have the ability to build equity and wealth through homeownership.

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

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

The Columbia City Council approved upgrading the Housing Programs Supervisor position to the Housing Programs Manager and upgraded HUD funded staff team its own division within the Community Development Department. CDBG and HOME funded staff are graded and positioned as the Housing Programs Division within the Community Development Department. Housing Programs Division staff also upgraded its Administrative Support Assistant to an Administrative Technician, which has helped gain additional capacity and expertise in tracking Columbia Community Land Trust expenditures. The Housing Programs Division also upgraded one Housing Specialist position to Senior Housing Specialist to assist with meeting new HUD regulations regarding fair housing and to help the Housing Programs Division be fully responsible for the City's fair housing activities.

The Housing Programs staff is currently still located at a store front location on 500 E. Walnut. This location allows for greater visibility and accessibility of the City's HUD funded programs, as well as greater collaboration between dedicated staff members. The cost of moving to this location and rent was covered by City general revenue, however is now covered by CDBG.

These changes have assisted in bringing greater awareness to the programs and leveraged additional collaboration with community partners. 2019 was the Housing Programs Division largest year on record for the Homeownership Assistance Program and there are currently 20 individuals on the Rehabilitation Program waiting list.

The City also increased its CDBG Administration funding from 16% to 18% in FY2015 in order help fund an additional housing specialist position in 2016. This additional position has helped increase production in its housing programs.

The Housing Programs Division made significant progress in partnership with the Columbia Community Land Trust in increasing organizational sustainability in 2019. The CCLT currently has 9 properties in its portfolio with 3 additional coming in 2020. The CCLT currently has \$335,442.94 in assets and has made significant progress on refining financial procedures, board capacity and plans for fund raising. City staff worked in partnership with the CCLT Board in 2019 to develop its 2020-2021 Strategic Plan, which will carry the organization through its final year of City operational support stated within its existing operating agreement.

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

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 began meeting in July of 2018 and held a variety of meetings, worksessions and 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. Policy actions associated with the report are as follows:

SECTION 1. The City Council 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 City Council 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 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 4. 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 5. The City Council 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 City Council 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 City Council expresses support for examining existing programs to identify policies to improve accessibility in housing for new housing, existing housing, renters and homeowner occupants.

Housing Programs Division staff has completed or made significant progress on items in sections 1, 2, 4, 5, and expects additional progress in 2020 on the remaining 3 sections. *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 continued to monitor project completion data and expenditures for all projects completed in 2019. The City conducted the a risk assessment of currently funded organizations in 2019 and completed on-site monitoring for the following agencies:

- Job Point-Vocational Training
- Job Point-COMO CHDO
- Services for Independent Living
- RAIN Waterbrook Place
- CHA-McBaine Townhomes
- CHA-Stewart Parker
- CHA-Bryant Walkway II
- Central Missouri Community Action-CHDO
- Bethel Ridge I & II
- Hanover Gardens
- Gentry Estates

No major findings were observed. Some minor requested changes and property maintenance items were addressed at the Hanover properties.

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 City provided notice to Columbia citizens through its local newspaper on February 23, 2020 for

comment on the FY 2019 CAPER. The notice included notification of a March 16, 2020 public hearing and 15 day comment period.

CR-50 - HOME 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 §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.

Housing Programs Division staff conducted visits on the following HOME funded properties:

- RAIN Waterbrook Place
- CHA-McBaine Townhomes
- CHA-Stewart Parker
- CHA-Bryant Walkway II
- Central Missouri Community Action-CHDO
- Bethel Ridge I & II
- Hanover Gardens
- Gentry Estates

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Housing Programs Division staff monitored each organization maintaining HOME funded units and their affirmative marketing plans and actions. Staff also conducted a more in-depth analysis of the Columbia Public Housing Authority's affirmative marketing plans due to their total number of HOME funded units and significant number of populations served.

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.

The CHA also conducts "Housing 101" sessions on a quarterly basis to help educate local caseworkers, social workers, and other agency personnel about the process for applying for housing. This training assists with recruitment efforts since agency personnel are more knowledgeable about the leasing process and more able to assist their clients.

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 utilized \$261,193.09 in HOME program income in FY 2019. These funds were used exclusively for the Homeownership Assistance Program and Administrative costs.

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

The City has allocated and expended close to \$500,000 in HOME funds for CHA renovation efforts that have resulted in a total estimated investment of \$75 million into our community for much needed improvements. The City also aligned its 2020-2024 Consolidated Plan goals with the Columbia Housing Authority goals for potential LIHTC funded projects and increased funding goals for LIHTC funded projects to \$1 million from 2020-2024.