



Department Source: City Clerk

To: City Council

From: Community Development Department

Council Meeting Date: November 5, 2018

Re: Approving Community Housing Development Organization Agreement for Job Point COMO CHDO

Executive Summary

The Council approved the FY 2018 CDBG and HOME Annual Action Plan at its June 18, 2018 meeting, which included an allocation of Community Housing Development Organization (CHDO) funding for Job Point COMO CHDO. A resolution authorizing a funding agreement for Job Point COMO CHDO is required in order to move forward with construction of two homes on 3rd Avenue. The land beneath the homes will be donated to the Columbia Community Land Trust (CCLT) upon Job Point COMO CHDO closing on sales to qualified buyers. The CCLT will ensure the long-term affordability and quality of the homes.

Discussion

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

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

The CHDO funding agreement included will authorize funding for the construction of two affordable, energy efficient home with universal design features at 7 and 9 Third Avenue. The agreement also references an agreement between the CCLT and the CHDO, which requires the CHDO to donate the land beneath the homes to the CCLT upon sale of the homes to qualified buyers.

The attached resolution will donate 7 and 9 Third Avenue and \$65,314 in HOME CHDO funding to Job Point's COMO CHDO to construct 2 permanently affordable and energy efficient homes. The FY 2019 City Capital Improvement Budget also includes funds for the improvement of the alley between 3rd Avenue and Forest. Improvement of the alley will provide vehicular access to 2 properties identified within the agreement. City staff anticipates construction of the homes to begin on or before December 1, 2018 and for construction of the homes to be complete by summer of 2018. Approval of the attached resolution will authorize CHDO funding agreement for Job Point COMO CHDO.

Fiscal Impact

Short-Term Impact: \$65,314 in previously allocated funds.

Long-Term Impact: None.



Strategic & Comprehensive Plan Impacts

[Strategic Plan Impacts:](#)

Primary Impact: Social Equity, Secondary Impact: Economy

[Comprehensive Plan Impacts:](#)

Primary Impact: Economic Development, Secondary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
June 18, 2018	Council approved the FY 2018 Annual Action Plan, which included \$65,314 in HOME funds for Job Point COMO CHDO.

Suggested Council Action

Approve the resolution authorizing the HOME CHDO funding agreement for Job Point COMO CHDO.