

## 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 \$505,690.64 in CDBG funds and \$461,739.36 in HOME funds during FY2023. In addition the City expended \$166,046.78 in COVID-19 related funding.
- Major project completions include the following:
- \$166,046.78 in COVID-19 funds. During the pandemic, CDBG, HOME and/or COVID-19 funds, along with City of Columbia reserve funds, were expended to take care of the very urgent needs during the coronavirus pandemic.
- Habitat for Humanity built 1 home with HOME funds.
- Columbia Housing Authority - J.W. Blind Boone Community Center assisted 216 individuals.
- Central Missouri Community Action is in the process of completing 2 homes with CHDO funds.
- Central Missouri Community Action Women's Business Center served 275 individuals.

### 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: \$	Buildings Demolished	Buildings	15	3	20.00%	4	0	0.00%

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: \$	Other	Other	5	4	80.00%	2	4	200.00%
Code Enforcement	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	325	484	148.92%	65	0	0.00%
HOME Administration	Administration	HOME: \$	Other	Other	5	4	80.00%	1	2	200.00%
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: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	60	4	6.67%	6	4	66.67%
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: \$	Direct Financial Assistance to Homebuyers	Households Assisted	100	105	105.00%	13	6	46.15%
Housing Counseling and Education	Affordable Housing Fair housing counseling	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	155	0	0.00%	38	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%			
New Home Construction	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	13	9	69.23%	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	587	117.40%	166	216	130.12%
Ramp and Home Accessibility Modifications	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	20	0	0.00%			

Ramp and Home Accessibility Modifications	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	122	62	50.82%	30	1	3.33%
Rental Unit Construction or Rehabilitation	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	10	0	0.00%			
Rental Unit Construction or Rehabilitation	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	10	0	0.00%			
Rental Unit Construction or Rehabilitation	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		2	0	0.00%
Rental Vouchers for Homeless Populations	Affordable Housing Public Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	30	60.00%	16	12	75.00%
Small Business Development & Technical Assistance	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	15	677	4,513.33%	80	275	343.75%
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: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	63	104	165.08%			
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 \$505,690.64 in CDBG funds and \$461,739.36 in HOME funds during FY2023. In addition the City expended \$166,046.78 in COVID-19 related funding. Major project completions include the following: \$166,046.78 in COVID-19 funds. During the pandemic, CDBG, HOME and/or COVID-19 funds, along with City of Columbia reserve funds, were expended to take care of the very urgent needs during the coronavirus pandemic. Habitat for Humanity built 1 home with HOME funds. Columbia Housing Authority - J.W. Blind Boone Community Center assisted 216 individuals. Central Missouri Community Action is in the process of completing 2 homes with CHDO funds. Central Missouri Community Action Women's Business Center served 275 individuals.

## 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)

	<b>CDBG</b>	<b>HOME</b>
White	192	4
Black or African American	267	11
Asian	9	0
American Indian or American Native	8	0
Native Hawaiian or Other Pacific Islander	1	0
<b>Total</b>	<b>477</b>	<b>15</b>
Hispanic	17	0
Not Hispanic	501	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. 59% of populations accessing City CDBG and HOME funded programs were minority populations in FY2023. 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	1,282,486	671,737
HOME	public - federal	903,540	461,739

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Eligible Area	29	5	
Citywide	58	33	
NEIGHBORHOOD RESPONSE TEAM AREA	13	11	

Table 4 – Identify the geographic distribution and location of investments

### Narrative

## 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.**

Habitat for Humanity built one home for a low to moderate-income family. They have matching funds in the form of a foregivable loan.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	95,997
2. Match contributed during current Federal fiscal year	32,650
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	128,647
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	128,647

**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
3801 Ramble	10/06/2023	0	0	0	0	32,650	0	0

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 \$
45,405	203,130	231,964	92,134	16,571

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	8,846	0	0	0	0	8,846
Number	1	0	0	0	0	1
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	8,846	0	8,846			
Number	1	0	1			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>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</b>						
	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**

<b>Relocation and Real Property Acquisition</b> – 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	100	13
Number of Non-Homeless households to be provided affordable housing units	64	5
Number of Special-Needs households to be provided affordable housing units	40	2
<b>Total</b>	<b>204</b>	<b>20</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	50	13
Number of households supported through The Production of New Units	6	1
Number of households supported through Rehab of Existing Units	43	5
Number of households supported through Acquisition of Existing Units	15	0
<b>Total</b>	<b>114</b>	<b>19</b>

Table 12 – Number of Households Supported

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

Several projects approved for FY 2023 funds were impacted by lack of ability to complete projects. Our local not-for profits are still playing "catch up" from COVID and staff turn over at the not-for-profits.

Future projects appear to be much more likely to come to fruition. We continue to work closely with the planning process for the the current and upcoming projects.

**Discuss how these outcomes will impact future annual action plans.**

Housing Programs staff are working diligently with our not-for profits to ensure that future projects will be successful. As in the past, we are having ongoing "planning" meetings to discuss all facets of the projects. We are making sure 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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	232	13
Low-income	45	2
Moderate-income	51	3
<b>Total</b>	<b>328</b>	<b>18</b>

**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 Programs, and Columbia Housing Authority Tenant Based Rental Assistance/Blind Boone, a Habitat for Humanity home 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 City FY2024, the City contract with Turning Point was increased to allow for expanded hours of the homeless drop-in center. Also in City 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 20 individual shelter units. In addition, the City of Columbia coordinates a network of warming/cooling centers throughout the community. The City also contracts for overnight warming center services in cases of extreme cold 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 Housing Programs Division allocated \$220,000 in CDBG-CV Round 3 funds for emergency rent assistance to households economically impacted by the COVID-19 Pandemic in 2021. \$62,000 in shelter and quarantine funding was also provided in FY2021. An additional \$2,000,000 in HOME-ARP funds have been allocated for permanent affordable rental housing in FY2022, this continues into FY 2023.

**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 affordable healthcare and social services such as housing case management, employment services, housing 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 homeless in our community and providing them with social supports, 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. This continues on into FY 2023.

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.



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

### **Actions taken to address the needs of public housing**

The Columbia Housing Authority continues to make significant gains and increased success in voucher utilization across all voucher programs. CHA expanded staff in FY 2023 to include a Housing Ambassador position and a Homeless Outreach Coordinator. The Housing Ambassador position has assisted in connecting additional landlords to CHA Voucher Programs, and the Homeless Outreach Coordinator has assisted in working voucher participants in housing navigation and removing barriers. CHA has experienced a significant level of success in increasing voucher resource utilization from 2020 through 2022, as expenditure data includes an increase of approximately \$1 million annually. CHA has invested in increasing frontline staff pay, provided additional training, increased investments in technology and streamlined administrative policies to help make gains in efficiency. In FY 2023, the City of Columbia approved an agreement with the Columbia Housing Authority (CHA) for \$2 million in HOME ARP funding for the construction of 34 units at CHA's Kinney Point property. This City assistance helped CHA leverage an additional \$3 million in LIHTC and \$1.3 million in funding from the Veterans United Foundation. These 34 additional units will help CHA further meet the needs of its growing waitlist of 1,235 households and assist with expanding available units to relocate families as CHA conducts RAD conversion of its remaining 120 units of public housing. CHA anticipates closing on all financing and beginning construction of Kinney Point by summer of 2024. The City of Columbia also awarded CHA \$2 million in ARPA funds provided through the U.S. Treasury for CHA's Park Avenue Apartments and executed an agreement for the project. This award helped CHA leverage an additional \$5 million from Boone County and \$15 million in LIHTC funding. The Park Avenue Apartments includes demolition of 70 units of public housing and reconstruction of 79 new, energy efficient affordable housing. The conversion and rehabilitation or demolition and reconstruction of public housing is the most critical need of CHA, and the City of Columbia has played a significant role in assisting CHA meet this need. CHA plans to seek City support and LIHTC funding for its remaining 52 units of public housing at Providence Walkway.

### **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 2023 and engaged the CHA Resident Advisory Board (RAB) on a regular basis throughout the year. CHA staff provided updates on redevelopment, safety policies, 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 more CHA Safety staff availability. CHA considered these needs and worked one additional CHA Safety Officer FTE into the FY 2024, which will result in additional evening and weekend coverage throughout FY 2024. CHA will continue to monitor progress with addressing this CHA RAB priority.

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. CHA broke ground in partnership with Job Point on the construction of an affordable single-family home at 207 Lynn Street. The City of Columbia also committed \$20,000 in HOME funds to assist with an additional homeownership unit. CHA has identified a buyer and anticipates closing on the sale of the home by fall of 2024. CHA plans to continue to seek funding to implement further homeownership opportunities, as this has been identified as a priority by CHA residents, and the U.S. Department of Housing and Urban Development.

### **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 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 AI in FY 2022. Our office is working to support local non-profit developers with assistance and guidance.

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).

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

The City of Columbia partnered with local community members working to implement a 24 hour homeless facility with supportive services. City staff provided an in-depth framework for feasibility assessment and implementation to ensure a viable project proposal. Additional assistance with planning capacity may be required to make additional progress on this project, as well as meeting the overall goal of a functional zero homeless population. In FY22, the City acquired the former VFW Hall for purposes of running an overnight winter shelter for the homeless population. The City Council has approved a proposal to provide planning services for a comprehensive development for the unsheltered for in FY22.

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

During 2023, the City continued its compliance with lead-based paint hazard reduction mandates. The City used Glynit 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.

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

The City of Columbia continued its support for Job Point's vocational training programs to assist in reducing the number of poverty level families in Columbia. The goal of the training is to obtain employment or increased employment in areas of high demand, resulting in higher household incomes. The Housing Programs office works very close with the Columbia Housing Authority, as well as not-for-profits to reduce the number of poverty-level families.

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

The Housing Programs staff is currently located at a centralized location on 11 N 7th St. In 2023, the City Manager combined the Housing Programs office with Neighborhood Services. This new partnership and location allows 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.

Previous staffing upgrades and changes supported by City Council have assisted in bringing greater awareness to the programs and leveraging additional collaboration with community partners. Federal funds in excess of \$688,500 were expended in FY 2023. The previous institutional changes and upgrading of staff helped create the capacity to take on the additional workload of HOME ARP.

The Housing Programs Division made significant progress in partnership with the Columbia Community Land Trust (CCLT) in increasing organizational sustainability in 2023. City staff continues to have a partnership with the CCLT as they explore options for organizational sustainability. City staff will continue to work with the CCLT Board and community partners to meet goals in 2023.

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

The Housing Programs Manager meets with a group of various not-for-profits and city/county government agencies 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.

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

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).

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% AMILow: 30-50% AMILow to moderate: 50-80% AMIModerate 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 continued to monitor project completion data and expenditures for all projects completed in 2023. The City conducted an assessment of currently funded organizations in 2023 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-Stewart Parker
- CHA-Bryant Walkway II
- CMCA- CHDO
- Bethel Ridge I & II
- Hanover Gardens
- Gentry Estates

## **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.**

No major findings were observed. City staff will continue with monitorings in FY 2024. There are no concerns at this time.

## **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 CDBG program is making a significant impact on the identified needs in the 2020-2024 Consolidated Plan. Results are indicated by the number of low to moderate income individuals and families as beneficiaries of CDBG funded projects. Areas of improvement for additional CDBG beneficiaries would be increasing community outreach to eligible families and individuals. Housing Programs Division have been able to keep pace of CDBG expenditures while also administrating CDBG-CV Round 3 funding. CDBG projects involving construction experienced delays due to supply issues during FY2021 and continuing into FY22. CDBG continues to work to meet HUD timeliness benchmarks. All other CDBG goals in the 2020-2024 Consolidated Plan remain on target.

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

No

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



## **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.

Staff conducted on-site monitoring of these units in the summer of FY 2023

- Waterford Place
- CHA-McBaine Townhomes
- CHA-Stewart Parker
- CHA-Bryant Walkway II
- Bethel Ridge I & II
- Hanover Gardens
- Gentry Estates

### **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 \$318,437.66 CDBG Program Income and \$203,130.24 in HOME Program Income in FY 2023. CDBG program income was utilized for Central Missouri Community Action - Women's Business Center, code enforcement, Job Point vocational training, Rehab, Columbia Housing Authority - Blind Boone and Services for Independent Living.

HOME program Income was utilized for Homeownership Assistance, Tenant Based Rent Assistance, and Habitat for Humanity.

**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 Housing and Community Development Commission and the City Council approved \$2,000,000 in HOME ARP funds for the construction of 24 new units at Kinney Point. This project will leverage up to \$4 million low income housing tax credits for our community to help develop more affordable housing. Since the CHA began renovation efforts in 2013, there has been 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.

## CR-58 – Section 3

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

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

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
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 15 – Qualitative Efforts - Number of Activities by Program**

**Narrative**