



Department Source: Housing & Neighborhood Services

To: City Council

From: City Manager & Staff

Council Meeting Date: May 6, 2024

Re: Authorizing a first amendment to the American Rescue Plan Act Allocation Agreement with the Columbia Community Land Trust, Inc.

Executive Summary

A resolution authorizing an amendment to Exhibit A, Funding Agreement Template, to the American Rescue Plan Act (ARPA) Allocation Agreement with the Columbia Community Land Trust, Inc. The amendment will change the income qualification requirement for occupants of Land Trust homes using the ARPA funding from at or below 60% of the area medium to at or below 80% of the area medium income and will clarify that the federal regulations and statutes pertaining to lead-paint hazards are applicable.

Discussion

On October 2, 2023, the City of Columbia awarded \$1,000,000 of ARPA funds to the Columbia Community Land Trust, Inc. (CCLT) to acquire land and develop affordable housing using the CCLT's land trust model (home ownership with a long-term land lease). The funds may be used for purchasing vacant land and constructing affordable housing on said properties; purchasing vacant homes for use as affordable housing; purchasing vacant homes and any renovation costs and energy efficiency improvements for use as affordable housing; and/or purchasing property containing vacant, dilapidated structure(s) and demolishing the structure(s), and building new affordable housing on the land.

Because it is anticipated that the CCLT will use the funding at several project locations, the allocation agreement referenced a funding agreement, deed of trust, and promissory note templates to be used for each project as projects are identified. This amendment would amend the funding agreement template, attached to the allocation agreement as Exhibit A, to change the income qualification requirement for occupants of CCLT homes using the ARPA funding from at or below 60% of the area medium to at or below 80% of the area medium income, which is consistent with the CCLT's bylaws and the income requirements for other CCLT homes. The amendment will also clarify that the federal regulations and statutes pertaining to lead-paint hazards are applicable to any CCLT project using ARPA funds.

Fiscal Impact

Short-Term Impact:

Long-Term Impact:



Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Primary, Secondary Impact: Secondary, Tertiary Impact: Tertiary

[Comprehensive Plan Impacts:](#)

Primary Impact: Primary, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

Date	Action
03/04/2024	The City Council passed resolution R53-24 authorizing an allocation agreement with CCLT for the issuance of ARPA funds for affordable housing purposes; approving and authorizing the execution of certain documents; authorizing the City Clerk to record deeds of trust.
10/02/2023	The City Council passed resolution R 154-23 which announced its intent to allocate one million dollars to the CCLT for the Agency to acquire land and develop affordable housing utilizing Agency's land trust model. This allocation is subject to all federal, state, and local laws, rules, regulations and guidance that regulate the use of ARPA funds for said purposes
03/21/2021	The American Rescue Plan Act (ARPA) was signed into law and established the Coronavirus State Fiscal Recovery Fund and the Coronavirus Local Fiscal Recovery Fund to provide support to state, territorial, local and Tribal governments in responding to the economic and public health impacts of COVID-19 and its impacts on their communities, residents and businesses

Suggested Council Action

Approval of the resolution