



Department Source: Housing & Neighborhood Services

To: City Council

From: City Manager & Staff

Council Meeting Date: October 7, 2024

Re: Authorizing a first amendment to the HOME funding agreement with Columbia Housing Authority for 207 Lynn Street.

## Executive Summary

Approval of the ordinance will authorize the City Manager to execute a first amendment to the Home Investment Partnership (HOME) funding grant agreement with Columbia Housing Authority (CHA) to add \$45,000 in reallocated 2021 HOME funds towards CHA's development of affordable housing at 207 Lynn Street and extend the authorized period for completing the work.

## Discussion

CHA owns a lot at 207 Lynn Street and is in the process of constructing an affordable homeowner occupied unit for a Family Self-Sufficiency (FSS) Program graduate. CHA has operated the FSS program for over 10 years and currently has 120 households enrolled in the program. On February 20, 2024, the City of Columbia entered into a HOME funding agreement with CHA to provide CHA with \$20,000 in FY 2023 HOME funds to provide homeownership assistance to a low- to moderate-income household purchasing the property at 207 Lynn Street.

On May 20, 2024, the City Council approved an amendment to the 2021 Annual Action Plan for Community Development Block Grant (CDBG) and HOME funds that, among other things, reallocated \$45,000 of FY 2021 HOME funds to CHA for additional funding for the 207 Lynn Street property. According to CHA's proposal for the funding, due to the increase in mortgage rates since CHA's initial application for HOME funds, additional funds are needed to fill the gap financing needed for an affordable first mortgage.

CHA is partnering with Job Point's Youth Build Program for the construction of the homes. Under the original agreement, CHA is required to obtain a certificate of occupancy from the City for the home by November 1, 2024. This first amendment will extend that date to March 1, 2025.

## Fiscal Impact

Short-Term Impact: \$45,000 of reallocated 2021 HOME funds.

Long-Term Impact: N/A.



## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Inclusive and Equitable Community, Secondary Impact: Resilient Economy,  
Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth  
Management, Tertiary Impact: Tertiary

## Legislative History

Date	Action
April 17, 2023	R65-23 Resolution approving the FY 2023 Annual Action Plan for CDBG and HOME funds
February 19, 2024	R39-24 Resolution authorizing a FY 2023 HOME funding agreement with CHA for the property located at 207 Lynn Street.
May 20, 2024	R109-24 Resolution approving amendments to the FY 2020, 2021, 2022 and 2023 Annual Action Plans for CDBG and HOME funds.

## Suggested Council Action

Approve the ordinance to authorize the City Manager to execute the first amendment to the agreement.