



701 East Broadway, Columbia, Missouri 65201

Department Source: Housing & Neighborhood Services

To: City Council

From: City Manager & Staff

Council Meeting Date: February 16, 2026

Re: Authorizing a First Amendment to the Community Housing Development Organization Agreement for Job Point's COMO CHDO.

Impacted Ward: Ward 1

Executive Summary

On July 15, 2024 the Council approved R133-24 which resulted in a funding agreement between The City of Columbia and Job Point to build an affordable, owner-occupied single-family housing unit located at 903 N Garth Avenue. The completion date was scheduled to be October 2025. Due to various delays, Job Point is requesting an extension to June 30, 2026 to complete the project. This resolution would authorize an amendment to allow an extension of the completion date from October 31, 2025 to June 30, 2026.

Discussion

The 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 (CHDOs). 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 attached resolution will amend the original agreement and give Job Point until June 30, 2026 to complete the construction of the home.

Fiscal Impact

Short-Term Impact: \$94,639 in previously allocated 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: Economic Development



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Legislative History

Date	Action
August 15, 2022	R124-22 Council approved the FY 2022 Annual Action Plan, which included \$94,639 in HOME funds for Job Point COMO CHDO.
July 14, 2024	R133-24 Council approved an agreement between the City of Columbia and Job Point to transfer title to City-owned property located at 903 N. Garth Avenue to facilitate construction of an owner-occupied single-family housing unit and providing homeownership assistance.

Suggested Council Action

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