



Department Source: Community Development - CDBG/Home

To: City Council

From: City Manager & Staff

Council Meeting Date: July 17, 2017

Re: Amendment to Central Missouri Community Action HOME CHDO Agreement

Executive Summary

The attached resolution would amend the HOME Community Housing Development Organization Agreement (CHDO) with Central Missouri Community Action (CMCA). The amendment would reserve down payment assistance funds for a qualified buyer identified by CMCA.

Discussion

The City Council authorized \$55,430 and the donation of 3606 Woodside Drive to CMCA for the development of an affordable home. CMCA partnered with Job Point for the construction of the home and construction is nearing completion. The home consists of three bedrooms and two bathrooms, and features high efficiency design elements and Universal Design. The home was constructed with structural insulated panels, which is the first CHDO funded home with this feature and includes passive solar design elements and high efficiency HVAC system. CMCA has fully expended the \$55,430 in CHDO funds and is in the process of identifying a qualified buyer.

This project was allocated funding prior to the implementation of the Columbia Community Land Trust (CCLT) and will not be donated to the CCLT. CDBG and HOME Administrative guidelines allow CHDO funded homes to receive up to \$30,000 in down payment assistance under the Homeownership Assistance Neighborhood Development (HOA ND) program; however, previous assistance amounts have ranged from \$12,000 to \$30,000 depending on the sales price and underwriting associated with the identified buyer. CMCA anticipates a sales price of \$115,000 for this project and \$100,000 is the typical goal for a first mortgage to be affordable. Therefore, City staff recommends amending this agreement to allow up to \$15,000 in additional funds be reserved for the qualified buyer identified by CMCA. Approval of this amendment will allocate \$15,000 in additional HOME CHDO funds for the purpose of CMCA providing down payment assistance to a qualified buyer for the 3606 Woodside Drive property.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Health, Social Services & Affordable Housing, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Strategic Plan Impacts:

Primary Impact: Social Equity, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

Date	Action
April 4, 2016	City Council approved the HOME CHDO funding agreement for Central Missouri Community Action.

Suggested Council Action

Approve the resolution to amend the HOME Community Housing Development Organization (CHDO) agreement with Central Missouri Community Action.