city of
Columbia
Housing Programs Division

Affordable Housing & Community Development Fact Sheet

Population: **118,620**
Occupied Housing Units: **47,000**
Total Housing Units: **51,272**
Owner Occupied: **46.7%**
Renters: **53.3%**
Median Family Income: **$47,236**
Gross Monthly Rent: **$825**
Median Home Price: **$195,000**

"Affordable housing" is typically defined as housing for which occupants spend no more than 30% of monthly household income on gross housing costs. When homeowners or renters are paying more than 30% of their income on housing, less money is available for healthy foods, health care or other vital household needs.

Vacancy Rate: 8.3% (4,272 units)

Age of Housing: 38% of Residential Structures Built Prior to 1980 (19,477)

Renter-Occupied

Median Monthly Rent 2017: $825
Median Monthly Rent 2010: $735
↑ **12.2%**

Housing Cost Burdened Renters: **12,903** Households

Owner-Occupied

Median Home Value 2017: $185,300
Median Home Value 2010: $164,700
↑ **12.5%**

Housing Cost Burdened Owners: **3,359** Households

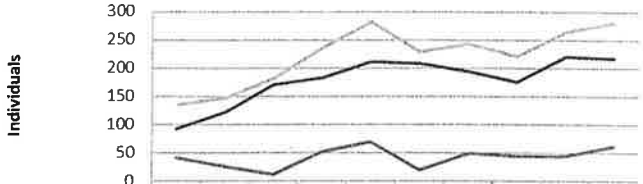
Total Housing Cost Burdened Households:

16,262

Homelessness

Literally Homeless 2019: **288 Individuals**
Functional Zero Task Force: "By Name List"

Homelessness
Boone County



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Unsheltered	42	25	11	52	70	19	49	45	44	62
Sheltered	93	123	171	184	211	209	194	175	221	218
Total	135	148	182	236	281	228	243	220	265	280

Source: City of Columbia- Division of Human Services

Trends

Sales by Price Point: The schedule of home sales by price point in Columbia Public Schools (CPS) show home sales below $200,000 has decreased by 4% from 2016-2018 and maintained only a 2 month supply, while home sales with price points over $400,000 in CPS have increased by 49% and maintained an 8 month supply.

Median Sale Price and Time on Market: The single family homes median sold price in Boone County has increased from $169,250 in 2014 to $195,000 by the end of 2018. Single family homes average days on market has also decreased from 73 in 2014 to 56 in 2018.

Building Permits: The number of single family residential building permits issued decreased from 469 in 2016 to 245 in 2018, while the estimated value of homes issued permits increased from $237,878 in 2016 to $249,506.

Housing Tenure: The average number of years a homeowner stays in one home has increased from close to 4 years at the end of 2007 to over 8 years by the end of 2018 nationwide.

Risk of Displacement: From 2013-2017, the City of Columbia has experienced population growth of 5.5%, while population within the central City area (census tracts 9, 7 and 21) have experienced a 6% decline. 18.67% of residentially zoned land in the central city is owned by an LLC, while the rate is 10.37% for the remainder.

Cost of Construction Materials: The cost of construction materials has increased significantly nationwide. The producer price index has risen by 23.7 percent since 2009. Over the past 2 years, lumber prices have fluctuated to almost twice the cost of lumber in 2008.

Racial Disparities: Decades of racial in justice in formalized housing policies including redlining, mortgage loan discrimination, and preferential housing subsidies has created major barriers to homeownership and wealth generation for Black Americans. 2011 median wealth holdings for Black households was $7,113 and $111,146 for whites. Equalizing homeownership rates among black households has been shown to decrease the wealth gap by up to 31%.

Housing Programs Division Planned Investments 2020-2024

Strategy	Amount
Affordable Housing	$5,269,600 Homelessness $550,000 Renter $1,000,000 Homeownership $1,713,600 Home Rehab $2,005,000
Economic & Workforce Development	$547,500
Neighborhood Revitalization & Stabilization	$949,500
Community Facilities	$300,000

Data Sources:
American Community Survey Data 2013-2017 5-year estimates
Columbia Board of Realtors
ATTOM Data Solutions
U.S. Bureau of Labor Statistics
Institute for Assets & Social Policy, Brandeis University

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Consolidated Plan

2020-2024 Summary Sheet

"The Consolidated Plan" is the City's plan for guiding affordable housing and community development programs, policies and investments. The Consolidated Plan assesses the City's affordable housing and community development needs and market conditions to facilitate data-driven, place-based investment decisions, while involving key community stakeholders. The consolidated planning process serves as a framework for a community-wide dialogue to identify housing and community development priorities.

Resources 2020-2024

Community Development Block Grant (CDBG)	+	HOME Investment Partnerships (HOME)	=	$8,275,000 Total
$4,775,000		$3,500,000		

Key Components

Fair Housing Analysis	The Analysis of Impediments to Fair Housing Choice and Fair Housing Task Force Report provided a community analysis of impediments to fair housing choice.
Citizen Participation	Development of the plan included Fair Housing Task Force meetings, the "Fostering Equitable and Inclusive Neighborhoods" event, the Neighborhood Congress, public engagement forums, surveys, as well as individual consultation of practitioners, business representatives and neighborhood leaders.
Needs Assessment	City staff, FHTF Members, the Housing and Community Development Commission and the public conducted an assessment of needs as it relates to housing by a variety of demographic characteristics. The assessment also examined public housing needs, homeless needs and non-housing community development needs.
Market Analysis	Development of the plan included a market analysis informed by American Community Survey data, Columbia Board of Realtors data and Functional Zero Task Force data. The analysis included the cost and condition of housing, as well as homeless needs, public housing needs and barriers to affordable housing.
Strategic Plan	The Consolidated Plan includes a strategic plan for investment of City resources, policies and institutional structure. Strategies include goals for investing Community Development Block Grant (CDBG) and HOME funds, as well as leveraging the private sector support, other HUD sources and funds obtained through the Missouri Housing Development Commission (MHDC).

Impact: 2020-2024 Investments

Affordable Housing	• Preservation & rehabilitation of 60 homes. • Direct homebuyer assistance to 126 households. • New construction of 15 homes. • Construction or full rehabilitation of 20 rental units. • Accessibility improvements to 142 homes. • Rental assistance to 50 households.
Economic & Workforce Development	• Vocational training to 63 low-income youth. • Technical assistance to 15 business start-ups or expansions.
Neighborhood Revitalization & Stabilization	• Construction of 3 neighborhood sidewalk projects. • Improvements to 1 storm water facility. • Acquisition/demolition of 10 vacant properties. • Exterior code enforcement to 325 homes.
Community Facilities	• Construction, renovation or acquisition of 3 community facilities. • Creation of a 24 hour resource center for homeless individuals.

Funds Leveraged

Production of Rental Units
$26 Million
(LIHTC & Public/ Private Equity)

+

Production of Owner-Occupied Housing
$1.68 Million
(Development Financing)

+

Downpayment Assistance
$12.5 Million
(Home Mortgages)

=

$40.18 Million

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