



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Housing & Neighborhood Services

To: City Council

From: City Manager & Staff

Council Meeting Date: April 21, 2025

Re: Resolution authorizing a FY 2024 Home Investment Partnerships (HOME) program funding agreement with Show-Me Central Habitat for Humanity.

## Executive Summary

Attached for Council consideration is a resolution authorizing a FY 2024 HOME funding agreement with Show-Me Central Habitat for Humanity in the amount of \$35,000 to construct one, single-family, owner-occupied affordable housing unit in Columbia, Missouri.

## Discussion

On June 17, 2024, the City Council approved the FY 2024 CDBG and HOME Annual Action Plan. The FY 2024 CDBG and HOME funding recommendations from the plan were subsequently adopted with the City's FY 2024 budget. The plan allocated \$473,214 in HOME funds, including \$35,000 to Habitat for Humanity to construct one, single-family, owner-occupied affordable housing unit in Columbia, Missouri for housing low-income households.

The \$35,000 in HOME funds will be used by Habitat for Humanity to construct a three-bedroom house at 3017 Milkweed Loop, located in the Boone Prairie subdivision in Columbia, Missouri. The Boone Prairie subdivision is a 50-lot affordable housing subdivision located off Brown Station Road. For each of the lots in the subdivision, Habitat will work with partner families, community members and contractors to build single-family homes. Partner families are required to put sweat equity into their home and pay back an affordable mortgage. Home purchases are typically split into two mortgages, both provided by Show-Me Central Habitat for Humanity. The first mortgage is in the form of a 30-year 0% interest loan and the second mortgage is forgiven over the same period. The target populations for Habitat homes are households making 30-60% of the area median income (AMI). Declarations of Land Use Restriction Covenants in favor of Missouri Housing Development Commission are recorded for the property that require a ten-year affordability period, which is the same affordability period required by the HOME program.

The \$35,000 in HOME funding will be provided in the form of a 10-year loan to repaid without interest upon sale or use of the property for a purpose that does not comply with the requirements of the agreement. Upon expiration of the loan term, and provided the City has not previously declared a default, the loan shall be automatically forgiven. The housing unit being financed has an affordability period of not less than ten (10) years.

## Fiscal Impact

Short-Term Impact: \$35,000 in budgeted HOME funds.

Long-Term Impact:



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Strategic & Comprehensive Plan Impact

### [Strategic Plan Impacts:](#)

Primary Impact: Inclusive and Equitable Community, Secondary Impact: Resilient Economy,  
Tertiary Impact: Tertiary

### [Comprehensive Plan Impacts:](#)

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

## Legislative History

Date	Action
09/16/2024	Council approved the FY 2024 City Budget including CDBG and HOME funding recommendations.
06/07/2024	Public Hearing and R 117-24 Resolution adopted approving the FY 2024 Annual Action Plan for CDBG and HOME funds

## Suggested Council Action

Approval of the resolution.