



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Housing & Neighborhood Services

To: City Council

From: City Manager & Staff

Council Meeting Date: July 7, 2025

Re: Supplemental Memo to B149-25: Rescinding Ordinance No. 025954; authorizing a CDBG funding agreement with the Housing Authority of Columbia (CHA) and the Park Avenue Housing Development Group, LP for the Park Avenue Project; authorizing a first amendment to the affordable housing funding agreement with CHA and the Park Avenue Housing Development Group, LP; and authorizing a deed of release and two loan subordination agreements relating to the same.

Executive Summary

B149-25 was introduced and first read at the June 16, 2025 Council meeting. This is an amendment to that bill which replaces Exhibit A, the First Amendment to Affordable Housing Funding Agreement with an amended Exhibit A.

Discussion

Among other things, B149-25 would authorize the City Manager to execute a First Amendment to the Affordable Housing Funding Agreement with the Housing Authority of Columbia (CHA) and the Park Avenue Housing Development Group, LP that authorized the use of \$2,000,000 in American Rescue Plan Act (ARPA) funds. See the original Council Memo for details on the 2023 Affordable Housing Funding Agreement and the First Amendment. This amended Exhibit A adds to the First Amendment two required federal funding contract clauses relating to the Bayh-Dole Act (the Patent and Trademark Law Amendments Act) and the Clean Air Act & Federal Water Pollution Control Act. All other provisions of the First Amendment as introduced on June 16, 2025 remain the same.

Fiscal Impact

Short-Term Impact: No impact. Assistance is \$2,000,000 in federal ARPA grant funds and \$1,006,638 in federal CDBG funds.

Long-Term Impact: Project will provide 79 units of affordable housing and supportive services to persons at-risk of homelessness, reducing public service costs. When complete, the development by public-private partnership will pay property taxes.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Mobility, Connectivity, and Accessibility



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Legislative History

Date	Action
06/16/2025	B149-25: Introduced; First Read
05/05/2025	B77-25 - Authorizing agreements, promissory notes, and deeds of trusts with Housing Authority of the City of Columbia, Missouri and Park Avenue Housing Development Group, LP associated with the replacement of downtown public housing units on Park Avenue; directing the City Clerk to record certain documents.
05/20/2024	R109-24 - City Council approved amending the FY 2020, 2021, 2022 and 2023 CDBG and HOME Annual Action Plans. The amended plans re-allocated \$840,000 of CDBG funds to CHA for Park Avenue.
04/17/2023	B74-23 Authorizing an affordable housing funding agreement with CHA and Park Avenue Housing Development Group, LP for the issuance of American Rescue Plan Act funds to replace downtown public housing units on Park Ave.
09/06/2022	R132-22A Council passed a resolution expressing support for the replacement of downtown public housing units on Park Avenue and CHA's associated application for low-income housing tax credits. The resolution also declared the Council's intent to support funding for CHA's project with up to \$2,000,000 in American Rescue Plan Act funding.

Suggested Council Action

Approval of the ordinance to rescind Ordinance No. 025954 and authorize the City Manager to: (1) execute the CDBG funding agreement; (2) execute the first amendment to the affordable housing funding agreement; and (3) execute the subordination agreements and a deed of release.