

FY 2022 CDBG and HOME Annual Action Plan

City of Columbia

Reallocations

4/12/2024

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) defines the City of Columbia as an “entitlement community.” As an entitlement community, the City of Columbia receives an annual allocation of Community Development Block Grant (CDBG) and HOME Investment Partnerships program funding. In the five years leading up to the FY 2022 allocation, CDBG allocations have ranged from \$890,869 to \$1,023,471, and HOME has ranged from \$435,421 to \$651,319. The City of Columbia is required to submit an Annual Action Plan identifying community needs and funding priorities in order to receive annual funding.

The City of Columbia also values the importance of strategic planning when implementing the use of public funds and developed the 5-year strategy, known as the 2020-2024 Consolidated Plan, in 2019 with extensive public engagement. This Annual Action Plan is for program year 2022 (third year of the plan) and will become effective retroactively to January 1, 2022. CDBG funding allocations were \$1,014,077 and HOME allocations were \$630,924. The City of Columbia also received two additional CDBG funds in FY 2020 under the Coronavirus Aid, Relief, and Economic Security Act (CARES) and additional HOME funds in FY 2021 under the American Rescue Plan (HOME-ARP) and will be expending these funds on projects related to COVID-19 recovery efforts through FY 2023. The Columbia City Council added a further \$1.5 million in excess reserves to supplement the CDBG-CV3 (CARES Act CDBG, Round 3), to be administered by Public Health and Human Services and the Housing Programs Office. The increased funding levels will result in additional staffing needs and program output over the next 3-5 years.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2022 Annual Action Plan seeks to make impacts in four areas: affordable housing; economic and workforce development; neighborhood revitalization and stabilization; and community facilities. Within the HOME program, which is an affordable housing grant, the city targets funding to homeownership assistance; production and preservation of owner-occupied housing; rental production; and tenant-based rental assistance.

The City of Columbia undertook a significant public input and planning process during the 18 months leading to the submission of its 2020-2024 Consolidated Plan. Public input was obtained through the fair housing task force, community focus groups, large public engagement gatherings, neighborhood

association meetings, citizen surveys and public hearings. The objectives and outcomes identified in the plan are a direct result of priority needs identified by the public. Citizens were asked to identify priority needs in five categories including affordable housing, economic and workforce development, neighborhood revitalization and stabilization and community facilities. The City also obtained significant public input in FY 2020 to address growing needs resulting from the COVID-19 Pandemic. Additional input included surveys, informational sessions and virtual public engagement.

All objectives and outcomes identified in the plan will meet a national objective identified by HUD through providing decent affordable housing, creating suitable living environments and improving economic opportunity. This plan includes 16 production goals (deliverables) to ensure the most critical needs or highest priority needs are being addressed. The City of Columbia identified the following 16 production goals or objectives as a part of the 2015-2019 Consolidated Plan:

1. Complete comprehensive rehabilitation to 54 owner-occupied housing units.
2. Provide direct homebuyer assistance to 100 eligible households.
3. Homebuyer education and counseling to 155 new homebuyers.
4. Complete construction of 15 new affordable owner-occupied homes.
5. Provide development financing for 16 affordable rental-housing units funded through the Missouri Housing Development Commission.
6. Complete accessibility improvements to 142 existing housing units.
7. Provide tenant based rental assistance to 100 households.
8. Provide vocational training to 63 participants.
9. Provide technical assistance to 15 business start-ups.
10. Provide 26 loans to existing small businesses for job retention.
11. Complete the construction of 3 sidewalk projects.
12. Complete the construction of one public storm water sewer project.
13. Complete the demolition and acquisition of 10 vacant and dilapidated buildings.
14. Provide exterior code enforcement on 325 homes within the Neighborhood Response Team (NRT) Area.
15. Fund the construction, renovation, expansion or acquisition of 3 public facilities and improvements.
16. Fund the construction, renovation, expansion or acquisition of 1 public facility serving homeless populations.

FY 2022 CDBG Funding Allocations for Annual Goals are as follows:

Entity	Activity	Funding Amount	Reallocation
Services for Independent Living	Accessibility modifications	\$95,000	\$95,000 Reallocated to Columbia Housing Authority* \$8,784.37 due to receipt of Program Income(PI)
City of Columbia	Home rehabilitation program	\$61,543.14	
City of Columbia	Fair housing counseling	\$3,000	
Job Point	Vocational training	\$97,111.00	\$97,111.00 Reallocated to Columbia Housing Authority* due to receipt of Program Income
Central Missouri Community Action	Technical assistance to businesses	\$55,000	\$47,028.45 Reallocated to Columbia Housing Authority* due to receipt of Program Income
Grade A Plus	Youth services - facilities	\$0	
Kidz INK (Investing in Knowledge)		\$0	
City of Columbia	Acquisition and demolition program	\$50,000	
City of Columbia	Code enforcement	\$20,000	
Columbia Housing Authority	Blind Boone Center renovations	\$56,700	\$45,586.90 Reallocated to Columbia Housing Authority* due to receipt of Program Income
Central Missouri Community Action	Construction of early childhood building	\$75,000	\$75,000.00 Reallocated to Columbia Housing Authority*

Columbia Center for Urban Agriculture	Construction and renovation	\$0	
Voluntary Action Center	Land acquisition homeless campus	\$0	
Job Point	Building Renovations	\$13,574.30	
Woodhaven	Home Rehabilitation	\$105,345.70	
Food Bank of Central and Northeast Missouri	Purchase of backup generator	\$199,269	
City of Columbia	Administration	\$100,000	
City of Columbia	Planning	\$82,533.86	
	Total	\$1,014,077	

* Columbia Housing Authority – Receiving reallocated funds for remediation, demolition, relocation and site improvement costs at East Park Avenue

FY 2022 HOME Funding Allocations for Annual Goals are as follows:

Organization	Activity	Funding Amount	Reallocation
City of Columbia	Homeownership Assistance Program	\$123,193	
Community Housing Development Organizations	15 percent set-aside for qualifying CHDOs	\$94,638.60	
City of Columbia	Home rehabilitation program	\$25,000	
Central Missouri Community Action	Construction of a new single-family home	\$120,000	
Central Missouri Community Action	Construction of a new four-bedroom single-family home	\$205,000	
City of Columbia	Administration	\$63,092.40	
	Total	\$630,924	

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City is maintaining programs it has historically operated and adjusted funding priorities to match annual priority needs identified by the public and the annual request for proposals process. Estimated costs are also associated with each production goal to ensure that goals are realistic and achievable. This plan focuses on the most critical community needs identified by the public. The FY 2021 CAPER identified the following programs as “under-performing” (tracking behind schedule) in relation to 5-year goals identified within the 2020-2024 Consolidated Plan:

- Acquisition & Demolition Program
- Owner-Occupied Rehabilitation Program

- New Rental Construction & Rehabilitation
- Homeless Facility Improvements

Two houses were demolished in FY2021 whereas three per year is the average for the 5-year plan goal of 15. The FY 2022 Plan includes funding for the Acquisition & Demolition Program. The FY 2022 Plan also includes \$50,000 for the Owner-Occupied Rehabilitation Program and staff anticipates increased production of three completed rehabilitation projects in FY 2022. The FY 2022 does not include funding for any rental production projects or rental rehabilitation projects. No proposals were received in those categories; however, the Housing Authority of Columbia did receive \$2 million in HOME-ARP funds out of the city's \$2.1 million allocation of HOME-ARP funds to build 24 affordable rental units. City staff will continue to work to identify additional opportunities for FY 2022 funding to assist rental construction or rehabilitation projects. Progress has been made toward a homeless facility (projected by the 5-year plan to serve 50 homeless individuals); the City partially funded land acquisition for a homeless services campus with \$75,300 in CDBG and the City Council set aside \$75,000 in excess city reserve funds for a homeless facilities planning process.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The FY 2022 program year citizen participation process included work with the City Council-appointed Housing and Community Development Commission to review processes and procedures; a hearing on community development needs on May 19, 2021 that was convened by the commission; two hearings on proposals for the use of FY2021 CDBG and HOME funds; a public meeting to decide on the commission's recommendations; and the inclusion of the CDBG and HOME recommendations in the public hearings on the FY 2022 city budget (presented August 16, 2021). As there were not enough initial proposals to use the full allocation of FY2022 HOME funds, the Commission convened in December 2021 and conducted a hearing on two proposals to use \$205,000 in HOME funds and recommended that that sum be allocated to Central Missouri Community Action to support construction of an affordable four bedroom home.

In the spring of 2021 Housing Programs staff and the Housing and Community Development Commission collaborated on revisions to the citizen survey. The survey collected 240 responses which were used by commissioners, together with the Consolidated Plan and the Analysis of Impediments to Fair Housing Choice to inform their ratings of proposals received for use of the CDBG and HOME funds. Prior to receiving proposals, the commission reviewed their ratings forms and made suggestions for changes. The most significant area of change in 2021 was the addition of ratings criteria to recognize diversity and inclusion among sub-recipients.

The City of Columbia conducted a citizen participation and consultation process in developing the FY 2022 plan that included public hearings, public surveys, and informational sessions. Housing Programs Division staff conducted a detailed consultation process with 36 local agencies in 2021-2022 to develop

the HOME-ARP Allocation Plan, which was adopted by amendment of the 2021 Annual Action Plan in FY 2022. Twelve agencies provided detailed narrative responses to a questionnaire; a theme that emerged from these consultations was the need for affordable housing for persons of very low income as a deterrent to homelessness.

The Housing and Community Development Commission (HCDC) held two public hearings in 2021 and deliberated its funding recommendations at a third meeting to develop recommendations for the FY 2022 Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There were public comments received from nine persons at the Housing and Community Development Needs Public Hearing held on March 19, 2021. Nine persons spoke, including representatives of non-profits working in child development, workforce training, public housing, services for the homeless, and food security; and a person who identified them self as a survivor of homelessness. The Community Development Commission asked clarifying questions with each presenter. The City of Columbia conducted a public survey on CDBG and HOME priorities. Approximately 240 responses were received from the surveys. Other individuals made public comments at earlier Housing and Community Development Commission meetings during general comments of the public.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments or views were not accepted.

7. Summary