

**FY 2023 CDBG and HOME Annual Action Plan**

**City of Columbia**

**Reallocations**

**Amended 5/29/25**

# 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 2023 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 2023 (fourth year of the plan) and will become effective retroactively to January 1, 2023. CDBG funding allocations are \$1,002,486 and HOME allocations are \$603,540. The City of Columbia received approval of its HOME the American Rescue Plan (HOME-ARP) allocation plan and will be expending these funds on projects related to COVID-19 for the Kinney Point project of 24 units with recovery efforts through FY 2023.

The City of Columbia must amend an Annual Action Plan whenever it removes a project; adds a project; or substantially changes the purpose, scope, location or beneficiaries of a project. This amendment was necessitated due to certain projects’ failure to move forward or expend all allocated funding. A Request for Proposals for reallocating CDBG, HOME, and CDBG-CV funds was opened on April 21, 2025, with a deadline for proposals of May 9, 2025. On May 14, 2025 the Housing and Community Development Commission (HCDC) recommended reallocating \$159,603.49 of FY 2023 CDBG funds and amending the associated FY 2023 Annual Action Plan in accordance with the table below.

### 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 2023 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 2020-2024 Consolidated Plan:

1. Complete comprehensive rehabilitation to 60 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 20 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 15 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 2023 CDBG Funding Allocations for Annual Goals are as follows:**

Entity	Activity	Funding Amount	Reallocation	Reallocation #2
Services for Independent Living	Accessibility modifications	\$95,000		
City of Columbia	Home rehabilitation program	<del>\$182,039</del> \$56,119.96		\$38,274.55 Reallocated to Woodhaven Rehab and Solar Panels \$75,886 Reallocated to Access Arts Rehabilitation Moss Street. \$11,758.49 Reallocated to St Joseph Sidewalk Repair
City of Columbia	Fair housing counseling	<del>\$3,000</del>		\$3000 Reallocated to Woodhaven Rehab and Solar Panels
Love Columbia	Acquisition and Demolition	\$125,000	\$125,000 Reallocated to Columbia Housing Authority*	
Central Missouri Community Action	Technical assistance to businesses	\$80,000		
Fun City	Acquisition of land	\$175,000	\$175,000 Reallocated to Columbia Housing Authority*	
Great Circle	Facility renovations	\$12,000		\$12,000 Reallocated to Woodhaven Rehab and Solar Panels

Voluntary Action Center	Acquisition and construction of homeless campus	\$100,000	\$100,00 Reallocated to Columbia Housing Authority*	
Columbia Housing Authority Blind Boone	Facility renovation	\$50,000		
Administration and Planning		\$180,447 \$161,762.55		\$18,684.45 Planning Reallocated to Woodhaven Rehab and Solar Panels
Columbia Housing Authority	From first Reallocation/Park Avenue	\$400,000		
Woodhaven	Solar panels and Rehabilitation for Group Home Adults with developmental disabilities	\$71,959		
Access Arts	Rehabilitation of Property on Moss St Columbia MO	\$75,886		
City of Columbia	St Joseph Sidewalk Repair	\$11,758.49		
Total		\$1,002,486		

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

**FY 2023 HOME Funding Allocations for Annual Goals are as follows:**

Entity	Activity	Funding Amount	Reallocation
City of Columbia	Homeownership Assistance	\$133,186	
CHDO		\$90,000	
Columbia Housing Authority	Construction - 207 Lynn	\$20,000	
Central Missouri Community Action	Home Construction	\$100,000	
Columbia Housing Authority Bear Creek	Renovation	<del>\$100,000</del>	\$100,000 Reallocated to CHA for TBRA
Columbia Housing Authority	TBRA	<del>\$100,000</del>	\$200,000
Administration		\$60,354	
Total		\$603,540	

### **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 2022 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

No houses were demolished in FY2022 whereas three per year is the average for the 5-year plan goal of 15. The FY 2023 Plan includes \$182,039 for the Owner-Occupied Rehabilitation Program and staff anticipates increased production of six completed rehabilitation projects in FY 2023. The FY 2023 plan includes funding one additional rental production project or rental rehabilitation project. One proposal was received in those categories; in addition, 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 2023 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 and construction for a homeless services campus with \$100,000 in CDBG.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The FY2023 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 April 20, 2022 that was convened by the commission; two hearings on proposals for the use of the FY23 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 2023 city budget (presented on August 15, 2022).

In the spring of 2022 Housing Programs staff and the Housing and the Community Development Commission collaborated on revisions to the citizen survey. The survey collected 422 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 City of Columbia conducted a citizen participation and consultation process in developing the FY 2023 plan that included public hearings, public surveys, and informational sessions. The Housing and Development Commission (HCDC) held two public hearings in 2022 and deliberated its funding recommendations at a third meeting to develop recommendations for the FY 2023 Plan.

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A draft of the amended FY 2023 Annual Action Plan has been available for public view on the City's website and at the Housing and Neighborhood Services Department office located at 11 North 7<sup>th</sup> St, Columbia, MO during the 30-day public comment period in accordance with the Citizen Participation Plan. City Council will hold a public hearing on July 7, 2025 to consider the FY 2023 Annual Action Plan as amended and allow members of the public to comment.

The 30-day public comment period will end on July 11, 2025 at 5:00 pm. Any comments received will be included within the amended Annual Action 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 three housing services. The Community Development Commission asked clarifying questions with each presenter. The City of Columbia also conducted a public survey on CDBG and HOME priorities. Approximately 422 responses were received from the survey.

Include any new public comment here

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

NA

## 7. Summary

The FY2023 Annual Action plan addresses priority needs identified in the 2020-2024 Consolidated Plan and does not amend any of the goals or objectives originally identified during formation of the Consolidated Plan. In

FY2022, the city allocated \$75,300 to the Voluntary Action Center to support development of a homeless shelter and services "Opportunity Campus;" a first step toward addressing the need for a homeless facility which was identified as a goal in the 2020-2020 Consolidated Plan; this FY23 AAP continues support for the opportunity campus with an allocation of \$100,000. Additional community facilities allocations support Columbia Housing Authority's Blind Boone Center, Fun City Youth Academy, and Great Circle's behavioral health services campus. Affordable housing rehabilitation expenditures for accessibility rehabilitation. Funding for 13 low/moderate income households making first time home purchases and funding for new construction of approximately 20 affordable housing units is provided. Low-income rental households will be assisted by an allocation of tenant-based rental assistance (TBRA) and renovations to 2 CHA Bear Creek campus apartments.

Attach affidavit of publication