

To: Community Development Commission
From: Randy Cole
Date: 10/8/2017
Subject: 10/11/2017 CDC Agenda Item Summary Memo

Overview

The purpose of this memo is to provide a brief summary of the 10/11/2017 CDC meeting agenda items.

New Business

Election of Officers

The CDC needs to elect the following officer positions:

- Chairperson: Current → Michael Fletcher
- Vice Chairperson: Current → Blaine Regan
- Secretary: Current → Pam Forbes
- Loan and Grant Liaison: Current → Mitch Ritter

FY 2017 HOME Community Housing Development Organization (CHDO) Request for Proposals (RFP)

The City of Columbia is mandated to commit 15% of its annual HOME allocation on Community Housing Development Organization (CHDO) affordable housing activities. CHDOs are non-profit organizations formed to develop affordable housing. CHDOs are required to have a specific board structure with no more than 1/3 of its board made up of public officials and at least 1/3 of its board being made up of low income community members/representatives. According to the City's FY 2017 HOME budget of \$435,421, the City must allocate \$65,314 in CHDO funds.

City staff met with our local CHDOs (CMCA, Habitat, Job Point) on Monday 10/2 to discuss the FY 2017 CHDO RFP and utilizing the Columbia Community Land Trust and its \$200,000 in funds allocated for the development of the N. Eighth Street property. Each of the CHDOs were eager to work in partnership in developing 4 homes on the N. Eighth Street property. The CCLT will be engaging the neighborhood in the coming months obtain feedback on neighborhood desires for redeveloping the property.

City staff and local CHDO's are planning to bring a joint CHDO proposal to the CDC at its December meeting, which will include a project that incorporates \$65,314 in FY 2017 CHDO funding and \$200,000 in City surplus funds allocated for the CCLT. This process will be a partnership, rather than a competitive process, in order to ensure the City fully utilizes all of its CHDO capacity in developing this property. The proposal will include all organizational and project design information as previously submitted in past years. This process will be duplicative of last year's process with a greater emphasis on aligning and matching the design of each of the homes. City staff is recommending the CDC approve with moving forward in this manner for FY 2017 CHDO funding.

Old Business

FY 2018 Budget

The FY 2018 City Budget includes FY 2018 CDBG and HOME funding recommendations. The City Council was provided a presentation of the CDC's FY 2018 CDBG and HOME funding recommendations by the CDC's Chairperson, Mike Fletcher, at the August 21, 2017 Council meeting. The Council made no changes to the CDC's FY 2018 budget recommendations. There was significant discussion regarding Job Point's

allocation of \$250,000 from City budget surplus funds, which were non-CDBG or HOME. The City Council eventually approved the \$250,000 in City surplus funds at its September 18, 2017 meeting.

FY 2017 Budget

Continued uncertainty in the federal budget process delayed the release of FY 2017 CDBG and HOME funds. HUD was finally able to release FY 2017 funds and the City of Columbia received an official release on October 4, 2017. The release signature date was September 27, 2017. City staff anticipates providing FY 2017 funding agreements to local agencies on the November 6, 2017 Council meeting. The CDC should consider the late funding release when it evaluates progress in the spring.