



Department Source: Housing & Neighborhood Services

To: City Council

From: City Manager & Staff

Council Meeting Date: February 17, 2025

Re: Land Acquisition – N. 8th Street

Executive Summary

The Housing and Neighborhood Services Department is requesting Council approval to acquire an approximately.44-acre lot (85 feet x 225 feet) located to the north of, and adjacent to, the Cullimore Cottages site. The property is owned by the Columbia Housing Authority (CHA) and staff has negotiated a selling price of \$103,000.00. The land will be incorporated into the Cullimore Cottages development and will allow for the construction of two additional, permanently affordable single-family homes to be sold under the land trust model.

Discussion

The Housing and Neighborhood Services Department (HNS) is requesting Council approval to acquire an approximately.44-acre lot (85 feet x 225 feet) located to the north of, and adjacent to, the Cullimore Cottages site. The property is owned by the Columbia Housing Authority (CHA) and upon transfer to the City, will be subdivided into two lots, developed with 2, 2-3-bedroom homes, and the homes will be sold to an income eligible buyer under the land trust (or similar) model in order to maintain long their term affordability.

The property was appraised by Moore and Shryock Real Estate Appraisers on September 10, 2024 and was valued at \$103,000. The City will pay \$103,000 for the property and the property will be acquired using American Rescue Plan Act (ARPA) funds. The funds will come from the \$1,000,000 in ARPA funds that were obligated to HNS through an interagency agreement that authorizes the use of funds for specified affordable housing-related activities, including the purchase of land for the construction of new affordable housing units.

The Cullimore Cottages planned development site currently includes 10 lots, 8 of which are developed with affordable, single-family housing units that have been sold to income eligible buyers and are presently occupied. The City, through a cooperative affordable housing agreement with the CCLT, is in the process of building two affordable homes on the two remaining lots and is under contract with Grove Construction for the work. Those houses are anticipated to be completed by July 25, 2025. Purchase of the lot at issue from CHA will allow for another two homes to be built, for a total of 12 affordable homes at the Cullimore Cottages site.

While HNS has not yet determined who will build the homes and whether any public funds will be put towards them, HNS is hopeful they could be used for homes built by our Community Housing Development Organizations (CHDOs). CHDOs are non-profit housing



City of Columbia

701 East Broadway, Columbia, Missouri 65201

development organizations with the development of affordable housing as their primary purpose and HUD regulations require that the City allocate at least 15% of its annual HOME funds to CHDOs. CHDOs constructed 3 of the 8 houses currently existing at the Cullimore Cottages site.

Fiscal Impact

Short-Term Impact: \$103,000.00

Long-Term Impact: Unknown.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Economic Development, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
10/02/2023	R154-23 - Allocating \$25,284,624.00 in American Rescue Plan Act Funds and authorizing the City Manager to negotiate any agreements or other documents consistent with such allocations.
11/04/2024	R192-24 - Authorizing an interagency agreement with the Housing and Neighborhood Services Department for the obligation of American Rescue Plan Act funding for affordable housing projects.

Suggested Council Action

Approve the legislation authorizing the acquisition of a parcel of land located on N. 8th Street and for the City Manager to execute the real estate contract for the property.