Exhibit
AGREEMENT

THIS AGREEMENT, made and entered on the date of last signatory noted below (hereinafter "Effective Date"), by and between the City of Columbia, Missouri, a municipal corporation (hereinafter, "City") and The Housing Authority of the City of Columbia, a municipal corporation of the State of Missouri. (hereinafter, "Agency").

WITNESSETH:

WHEREAS, the City receives HOME Investment Partnership Program (HOME) funds from the U.S. Department of Housing and Urban Development for the purpose of retaining and adding to the supply of affordable housing in the community, and

WHEREAS, the Agency will use HOME funding to provide homeownership assistance for the single family home on the property they are constructing, located at 207 Lynn Street, Columbia, Missouri 65203, (hereinafter, "Property") legally described as:

Lot Seventeen (17) in J.A. Stewart's Subdivision of Lot Thirty-one (31) of Garth's Addition to the City of Columbia, as shown in Plat Book, 1, Page 43, Boone County, Missouri records 16-315-00-11-026.00.

NOW, THEREFORE, be it resolved that the City and the Agency agree as follows:

1) Eligible Activities

a. City agrees to provide Agency TWENTY-THOUSAND DOLLARS ($20,000) FY 2023 HOME funds for the purpose of providing homeownership assistance to a low to moderate income household,owner-occupied housing unit, purchasing the single family home at 207 Lynn Street. Funds shall be expended on HOME eligible activities as defined by HOME regulations at 24 CFR Part 92.206. The Agency shall not use these funds for the purposes of prohibited activities as defined by 24 CFR Part 92.214. The Agency shall provide an updated statement of sources and uses of financing to the City upon the obligation of funds for each activity for which HOME funds are obligated.

b. Payment may be made to the Agency as progress payments or upon completion of the project. In the case of progress payments, 90% of payment request amount shall be paid, the retained 10% shall be paid upon complete satisfaction of all terms of this agreement. Payment requests shall be provided with supporting invoices. No payment shall be made under this agreement until completion of environmental review of activities by the City is completed and a release of funds for activities proposed by the Agency has been obtained from the Department of Housing and Urban Development.

c. The Agency shall satisfactorily demonstrate they have effective management control of the development and will own, develop and/or sponsor all HOME funded developments. Each project shall meet the subsidy layering requirements as established by the City.

d. All housing activities shall comply with the specifications contained in the following documents: the request for proposal document issued by the City for the Property, and the proposal submitted by the Agency for the Property. Any changes to construction specifications must be agreed to and approved by the City in writing.

2) Performance Measurements: Agency shall use HOME funding from this agreement, HOME proceeds available,

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and other available financing, to provide homeownership assistance to a low to moderate income household purchasing 207 Lynn Street, Columbia, Missouri 65203.

a) Agency must obtain a Certificate of Occupancy from the City of Columbia by November 1, 2024.
b) Final payment must be requested by Agency within 30 days of issuance of Certificate of Occupancy.
c) Agency must enter into ratified sales contract of Property within 9 months of the date of issuance of a Certificate of Occupancy by the City of Columbia.

City may require the Agency to repay expended funds upon failure to meet any of these deadlines.

3) City Recognition: Agency shall ensure recognition of the role of the City HOME funds in providing services through this agreement, including reference to the support provided herein in all publications made possible with funds available under this Agreement.

4) Proceeds from Home Sales: Sales price shall be approved by City and based on market study and appraisal obtained by Agency. Any proceeds, as calculated by City, may be retained by the Agency and used for additional Agency activities. The Agency shall provide a report to the City on the receipt and use of all proceeds, including operating costs, on an annual basis.

5) City Inspections: Agency shall notify the City of Columbia Housing Programs Division of completion of the following items for progress inspections:

a) Foundation Foam.
b) Slab Foam.
c) Sill Seal.
d) Roof, after tarpaper and before shingles.
e) After installation of exterior water resistant barrier and before siding.
f) Blower door test after spray foam.
g) Radon test after sheetrock.

6) The following other Provisions Apply as required by 24 CFR Part 92:

a) Housing for homeownership shall not exceed the mortgage limits established by Section 203(b) of the National Housing Act. Each family of a homebuyer assisted by the Agency shall qualify as low income as defined by HUD for the HOME program. Each unit shall be initially the principal residence of the homebuyer. The period of affordability of each homebuyer assisted unit is established by 24 CFR Part 92.254(4) and (5). As each housing unit constructed is sold to a low to moderate income buyer, the Agency shall provide a copy of the signed promissory note and recorded deed of trust enforcing the affordability provisions at 24 CFR Part 92.254(4) and (5).
b) Nondiscrimination and equal opportunity. The Fair Housing Act (42 U.S.C. 3601-19) and implementing regulations at 24 CFR part 100 et seq.; Executive Order 11063, as amended by Executive Order 12259 (3 CFR, 1959-1963 Comp., p. 652 and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107; title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d- 2000d-4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1; the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) and implementing regulations at 24 CFR part 146; section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title; title II of the Americans with Disabilities Act, 42 U.S.C. 12101 et seq.; 24 CFR part 8; section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135; Executive Order 11246, as amended by Executive Orders 11375, [[Page 41]] 11478, 12086, and 12107 (3 CFR, 1964-1965 Comp., p. 339; 3 CFR, 1966- 1970 Comp., p. 684; 3 CFR, 1966-1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60; Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971- 1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprises); Executive

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Order 12432 (3 CFR, 1983 Comp., p. 198) (Minority Business Enterprise Development); and Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393 and 3 CFR, 1987 Comp., p. 245) (Women's Business Enterprise). The nondiscrimination provisions of Section 282 of the National Affordable Housing Act of 1982.

c) Must establish a minority outreach program described at 24 CFR 92.351(b).

a. Disclosure requirements. The disclosure requirements and prohibitions of 31 U.S.C. 1352 and implementing regulations at 24 CFR part 87; and the requirements for funding competitions established by the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531 et seq.).

b. Debarred, suspended or ineligible contractors. The prohibitions at 24 CFR part 24 on the use of debarred, suspended or ineligible contractors.

c. Drug-Free Workplace. The Drug-Free Workplace Act of 1988 (41 U.S.C. 701 et seq.) and HUD's implementing regulations at 24 CFR part 24.

d. Shall provide an annual audit to the City conducted by an independent certified CPA.

e. Lead-Based Paint requirements at 24 CFR Part 35 and State of Missouri Lead Paint regulations at 19 CSR 30-70.110 - 640.

f. Flood insurance requirements at 92.358.

g. The Agency shall certify to the city that HOME funds do not provide more than 50% of its annual operating budget during the year in which funds are provided.

h. Uniform Administrative Requirements: The Agency shall abide by 24 CFR 84.21 and all applicable uniform administrative requirements as stated in 24 CFR 92.505.

i. Section 200.322 Domestic Preferences For Procurements, Build America, Buy America Act
To the greatest extent consistent with law, Agency and Property Owner shall provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel cement, and other manufactured products). The requirements of this section and the Build America, Buy America Act must be included in all subcontracts and purchase orders for work or products under this award, as those terms are defined in Section 200.322 of Title 2, Subtitle A, Chapter II, Part 200 Subpart D, and in the Build America, Buy America Act.

7. Records and Reports

a. The Agency shall provide all information needed for compliance monitoring purposes by the City or the U.S. Department of Housing and Urban Development. Agency shall permit City to inspect all assisted housing to ensure compliance with required property standards.

b. Upon the sale of each property, the Agency shall provide a copy of the closing statement and completion report to the City;

c. Agency shall retain all records pertinent to the HOME program described at 92.508 (3) (4) vi-viii, (7) (i) (A) & (B), and (ii) - (viii) and allow access to such records upon request and during monitoring visits.

d. The agency shall retain all records pertinent to the HOME program as described in 24 CFR 92.508 (7)(ix)(c).

e. The agency agrees to abide by the terms and conditions of the recorded Declaration of Covenants and Restrictions.

8. Reversion of Assets

Upon expiration of this agreement, the Agency must transfer to the City any HOME funds on hand at the time of expiration and any accounts receivable attributable to the use of HOME funds.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

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ATTEST:

BY: _____
Sheela Amin, Date
City Clerk

APPROVED AS TO FORM:

BY: _____
Nancy Thompson, City Counselor Date

CITY OF COLUMBIA, MISSOURI

BY: _____
De'Carlon Seewood, Date
City Manager

Columbia Housing Authority

BY: DocuSigned by: 2/9/2024
Randall Cole, Date
Executive Director

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 26041-30-504990 Home Housing NS- 647435 and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore

_____
Matthew Lue, Director of Finance, Date