



701 East Broadway, Columbia, Missouri 65201

Department Source: Housing & Neighborhood Services

To: City Council

From: City Manager & Staff

Council Meeting Date: February 2, 2026

Re: Ordinance Authorizing CDBG and HOME affordable housing agreement with the Columbia Housing Authority (CHA) and Providence Walkway Housing Development Group, LP, to renovate and develop Providence Walkway apartments.

Impacted Ward: Ward 1

Executive Summary

Approval of the ordinance will authorize the City Manager to: (1) execute a Community Development Block Grant (CDBG) and a HOME Investment Partnerships (HOME) funding agreement with the Housing Authority of Columbia (CHA) and the Providence Walkway Housing Development Group, LP in the amount of \$320,000 and \$150,000 respectively, for the Providence Walkway Project secured by a fifth and sixth position (CDBG and HOME) deed of trust and promissory note.

Discussion

Columbia Housing Authority (CHA) and its partner entity, the Providence Walkway Housing Development Group, LP (hereinafter, collectively referred to as "the Property Owner"), plan to replace existing public housing units along Trinity Place and Pendleton Street with new and rehabilitated affordable housing units through Rental Assistance Demonstration (RAD) conversion. The existing units were constructed in 1965 and have exceeded their life cycle. The units have foundation problems, electrical issues and collapsing sewer lines. CHA's current plan includes 16 units to be rehabilitated and 9 new construction units and will include (12) 4-bedroom, (4) 3-bedroom, (3) 2-bedroom, and (6) 1-bedroom units. The plans will include improved accessibility and energy efficiency.

On April 1, 2024 the City Council authorized an affordable housing funding agreement with the Property Owner for the development of the Project. The agreement authorized the use of \$3,000,000 in American Rescue Plan Act (ARPA) funds provided in the form of a 0% interest, 20-year forgivable loan, payable upon title transfer and secured by a deed of trust dated April 8, 2024. The first amendment to the agreement extended the 50% and 75% expenditure deadlines to March 31, 2026 and June 30, 2026, and moved up the 100% expenditures deadline to October 31, 2026 to better align with the RAD conversion timeline and keeping with ARPA expenditure deadlines.

Finally, this Ordinance will authorize the execution of the CDBG funding agreement in the amount of \$320,000 and the HOME Investment Partnerships funds agreement in the amount of \$150,000. The funds will be provided as 0% interest loan due upon sale or property use that does not comply with requirements prior to the discharge date, with a maturity date of December 31, 2057.

Fiscal Impact

Short-Term Impact: No Impact. Assistance is \$470,000 in FY 2024 Federal CDBG and HOME grant funds

Long-Term Impact: 9 new construction affordable housing units will be built and 16 affordable housing units will be renovated. This will provide affordable housing and supportive services to persons at-risk of homelessness, reducing public service costs.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Inclusive and Equitable Community, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
07/7/2025	R 97-25 Approving Amendments to FY 2024 Annual Action Plan (amendments not related to original approval of CHA's Providence Walk Way project.)
06/17/2024	R 117-24 Approving FY 2024 Annual Action Plan. \$150,000 in HOME funds and \$320,000 in CDBG funds for rehabilitation of 16 Units and New Construction of 9 units of affordable housing for the Providence Walk Way project.
4/1/2024	B62-24 City Council authorized an affordable housing funding agreement of \$3,000,000 in American Rescue Plan Act (ARPA) funds provided in the form of a 0% interest, 20-year forgivable loan.
10/02/2023	R154-23 A Resolution Allocating \$25,284,624.00 in American Rescue Plan Funds and authorizing the City Manager to negotiate any agreements or other documents consistent with such allocations.

Suggested Council Action

Approval of the ordinance to authorize the City Manager to sign the affordable housing agreements with the Columbia Housing Authority for 150,000 in HOME funds and \$320,000 in CDBG funds to build and renovate affordable housing.