

Consolidated Annual Performance and Evaluation Report (CAPER)

City of Columbia, MO

2025

Report Summary:

The Consolidated Annual Performance and Evaluation Report (CAPER) is an annual report required by the U.S. Department of Housing and Urban Development (HUD), in order for the City to continue receiving Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funding. The CAPER is a reporting document detailing CDBG and HOME expenditures and accomplishment data within HUD's required Integrated Disbursement & Information System (IDIS). The data contained within this report is formatted through HUD's online reporting system (IDIS) template.

The City of Columbia completed a significant number of projects and expenditure of funds in 2025. A summary of expenditures can be seen in the following table:

Housing Programs Division Expenditures January 1, 2025 thru December 31, 2025				
	CDBG	HOME	CDBG-CV	HOME-ARP
Administration	\$ 171,452.91	\$ 90,521.72	\$ 30,541.59	\$ 5,525.15
Planning	\$ 122,756.22			
Housing Rehab	\$ 112,610.50			
NRT Code Enforcement	\$ 35,712.51			
CHA - Park Avenue Demolition/NRT	\$ 1,006,638.00			
Job Point Vocational Training	\$ 75,000.00			
SIL Accessibility and Repair Program	\$ 38,451.47			
Woodhaven Learning Center Home Rehabs	\$ 81,242.70			
CMCA Women's Business Center	\$102,371.47			
CHA - Blind Boone Playground	\$ 27,000.00			
CMCA - Providence Landing Development		\$ 692,852.88		
Tenant Based Rental Assistance		\$ 79,475.50		
Homeownership Assistance		\$ 120,000.00		
CHA - 207 Lynn St		\$ 65,000.00		
CHDO - 210 & 212 Hickman Ave		\$ 18,500.00		
CHA - Kinney Point Development				\$ 2,000,000.00
Total	\$ 1,773,235.78	\$ 1,066,350.10	\$ 30,541.59	\$ 2,005,525.15

The charts on the following four pages correspond to CDBG and HOME Program regulation specific reporting criteria on goals and outcomes for the 2025 CDBG and HOME funded projects.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City expended \$1,773,235.78 in CDBG funds, \$1,066,350.10 in HOME funds and \$2,005,525.15 in HOME-ARP funds during FY2025. In addition, the City expended \$30,541.59 in COVID-19 related funding. Projects completed/funded include the following:

- City of Columbia HOA Program used \$120,000 in HOME funds for Down Payment Assistance to 8 first time Homebuyers.
- Columbia Housing Authority helped 5 Participants in the tenant based rental assistance (TBRA) program. Including the participants' household size, this program helped a total of 20 citizens of Columbia.
- Columbia Housing Authority completed the construction on the Kinney Point Project, building 24 new affordable housing units. This project used \$2,000,000.00 in HOME-ARP funds.
- Services for Independent Living helped 7 Elderly and Disabled Homeowners stay in their homes to maintain independence.
- Woodhaven Assisted 27 Developmentally Disabled individuals by completing home rehabilitations.
- Central Missouri Community Action Women's Business Center assisted 190 Business owners.
- Job Point assisted 29 students in 2025 providing vocational training.
- The Columbia Housing Authority (CHA) demolished 70 legacy units of public housing located on Park Avenue. This demolition used \$1,006,638 in CDBG Funds and 79 new high-quality and affordable units will be built in their place.
- Central Missouri Community Action continued construction on their Providence Landing Development. This project used \$692,852.88 in HOME funds during FY2025.
- The City of Columbia spent \$112,610.50 on rehabilitation and energy efficiency projects for 6 households earning at or below 80% or the area median income (AMI).

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Accessibility Improvements to Existing Homes	Affordable Housing	CDBG: \$92,000.00	Homeowner Housing Rehabilitated	Household Housing Unit	0	7		15	7	46.67%
Accessibility Improvements to Existing Homes	Affordable Housing	CDBG: \$0	Other	Other	75	0	0.00%			
Acquisition and Disposition of Vacant Properties	Affordable Housing Non-Housing Community Development	CDBG: \$168,983.00	Buildings Demolished	Buildings	10	1	10.00%	3	1	33.33%
CDBG Admin and Planning	CDBG Admin and Planning	CDBG: \$191,739.00	Other	Other	1	1	100.00%	1	1	100.00%
Exterior Code Compliance Enforcement	Non-Housing Community Development	CDBG: \$30,000.00	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	325	186	57.23%	65	186	286.15%

HOME Administration	Non-Housing Community Development HOME Admin and Planning	HOME: \$49,382.00	Other	Other	1	1	100.00%	1	1	100.00%
Home Rehab & Energy Efficiency Program	Affordable Housing	CDBG: \$160,000.00	Homeowner Housing Rehabilitated	Household Housing Unit	40	6	15.00%	8	6	75.00%
Homeless Facilities and Improvements	Homeless	CDBG: \$0	Other	Other	10	0	0.00%			
Homeownership Assistance	Affordable Housing	CDBG: \$0 / HOME: \$100,000.00	Direct Financial Assistance to Homebuyers	Households Assisted	50	9	18.00%	10	9	90.00%
Housing Counseling & Education	Affordable Housing	CDBG: \$0 / HOME: \$0	Other	Other	25	0	0.00%			
Improvement of Sidewalks	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	800	0	0.00%			
Improvement of Sidewalks	Non-Housing Community Development	CDBG: \$75,000.00	Other	Other	0	0		200	0	0.00%
New Home Construction	Affordable Housing	HOME: \$570,533.77	Homeowner Housing Added	Household Housing Unit	25	2	8.00%	5	2	40.00%

Production of Rental Housing Units	Affordable Housing	HOME: \$0	Rental units constructed	Household Housing Unit	15	24	160.00%	0	24	
Public Facilities and Improvements	Non-Housing Community Development	CDBG: \$260,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	27	2.70%	200	27	13.50%
Rental Vouchers for Vulnerable Populations	Affordable Housing Public Housing	HOME: \$75,000.00	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	80	5	6.25%	40	5	12.50%
Small Business Development & Technical Assistance	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$50,000.00	Businesses assisted	Businesses Assisted	60	190	316.67%	12	190	1,583.33%
Storm Water Facility Improvements	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	60	0	0.00%			
Vocational Training	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$100,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	29		26	29	111.54%

Vocational Training	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	130	0	0.00%			
---------------------	--	-----------	--	------------------	-----	---	-------	--	--	--

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

- The City Expended \$1,773,235.78 in CDBG funds in 2025. Services for Independent Living Spent \$38,451.47 in CDBG funds helping 7 individuals stay in their home by hiring contractors to install accessibility ramps, grab bars in bathrooms, and other needed home improvements. These grants are essential for maintaining independence for persons with disabilities, seniors and veterans. Woodhaven improved living conditions with \$81,242.70 for 27 residents by completing renovations in properties for those living with developmental disabilities. The City of Columbia Housing Rehab and Energy Efficiency programs spent \$112,612.50 helping low-to-moderate income citizens by completing renovations and providing energy efficiency improvements to their primary residences.
- The City of Columbia spent a total of \$1,066,350.10 in HOME funds for 2025. \$120,000 was spent on the City’s HOA (Home Ownership Assistance) program that provides down payment and closing costs assistance to 8 income-eligible, first-time homebuyers. Increased housing costs and interest rates as well as a shortage of housing stock, have significantly limited the number of participants in the program. The Columbia Housing Authority used \$79,475.50 to help 5 tenants with Rental Assistance. \$18,500 was drawn to complete two homes built by a community housing development organization (CHDO) for affordable homeownership.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	158	13
Black or African American	90	23
Asian	9	3
American Indian or American Native	2	0
Native Hawaiian or Other Pacific Islander	0	0
Total	259	39
Hispanic	14	0
Not Hispanic	245	39

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City of Columbia Housing Programs Division (HPD) continued to serve minority populations through its programs. 47% of populations accessing City CDBG and HOME funded programs were minority populations in the program year 2025. This trend indicates CDBG and HOME funded programs are consistently accessible to low to moderate income minority populations.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,127,722	1,803,777
HOME	public - federal	794,916	3,071,875

Table 3 - Resources Made Available

Narrative

The City expended \$1,773,235.78 in CDBG funds and \$1,066,350.10 in HOME funds during FY2025. In addition, the City expended \$30,541.59 in COVID-19 related funding, as well as \$2,005,525.15 in HOME-ARP funding. The amount expended during the program year far exceeded what was anticipated in FY2025 due to the completion of a few large projects allocated funds from previous program years.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Eligible Area	22	2	2% of the allocation was spent on projects within CDBG eligible areas.
Citywide	69	18	18% of the allocation was spent on projects within the Citywide target area.
NEIGHBORHOOD RESPONSE TEAM AREA	9	80	80% of the allocation was spent on projects within the NRT areas.

Table 4 – Identify the geographic distribution and location of investments

Narrative

Most programs are allowed City wide, however they follow where the need is located. Housing programs that are available City wide and business training activities will have a number of beneficiaries in the CDBG eligible areas. The NRT area received a much higher percentage of funds than anticipated due to completion of a few large projects allocated funds from previous program years, especially CHA's Kinney Point Development, CHA's Park Avenue Demolition, and CMCA's Providence Landing.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Columbia used federal funds to leverage significant additional resources, including private donations, local funds and the donation of land for one HOME funded project. The City of Columbia's Homeownership Assistance Program provided assistance to 8 households, leveraging significant private financing for first-time homebuyers. The Columbia Housing Authority (CHA) used HOME-ARP funds to develop the Kinney Point project and \$1,300,000 in private donations have been leveraged for this project in the form of funds donated by Veterans United. Construction on Kinney Point was completed in 2025. A single family home at 207 Lynn is a CHA project completed with HOME entitlement funds and additional leveraged funds (\$94,753.70 in CHA funds was spent on the construction of this home; \$65,000 in HOME funds for down payment assistance were drawn in calendar year 2025 when the home sold). The City of Columbia also provided a Permit Fee Waiver for this house in the amount of \$4,274.80. The City of Columbia also provided Permit Fee Waivers for CMCA's Providence Landing Construction in the amount of \$86,530.10. The City of Columbia donated property addressed 903 N Garth Ave to Job point to develop a HOME-funded affordable housing unit and the home should be put on the market in summer of 2026.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,389,531.36
2. Match contributed during current Federal fiscal year	86,530.10
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,476,061.46
4. Match liability for current Federal fiscal year	10,347.06
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,465,714.40

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Permit fee waivers from City of Columbia for CMCA Providence Landing Construction	01/20/2025	0	\$86,530.10	0	0	0	0	\$86,530.10

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
15,875.35	229,046.24	244,921.59	41,993.23	0.00

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$1,733,115	\$6,000	0	0	\$37,810	\$1,689,305
Number	16	1	0	0	4	11
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$1,733,115	\$0	\$1,733,115			
Number	16	0	16			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	\$0	\$0	\$0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	40	24
Number of Non-Homeless households to be provided affordable housing units	323	16
Number of Special-Needs households to be provided affordable housing units	215	40
Total	578	80

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	42	5
Number of households supported through The Production of New Units	5	26
Number of households supported through Rehab of Existing Units	23	13
Number of households supported through Acquisition of Existing Units	2	9
Total	72	53

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

While there is a difference between the goals and outcomes, this will be remedied in the next 12 months as multiple projects funded with 2025 funds are larger projects, with several funding sources that, while consistently moving forward, did not start as early as planned. For example, the Columbia Housing Authority's Park Avenue project is a rental assistance demonstration (RAD) project that is being financed with \$1,006,638.61 in CDBG funds, \$2,000,000.00 in City American Rescue Plan Act (ARPA) funds, \$5,000,000.00 in Boone County ARPA and \$21,834,678.00 in low income housing tax credits

(LIHTC) financing. This project broke ground in 2025, but construction is not yet complete to be able to include accomplishment data of households provided affordable housing units.

Other projects were delayed by both internal and contractor capacity. For example, Services for Independent Living along with the City of Columbia's Rehab and Energy Efficiency program have had several struggles with getting contractors to show up for bids and complete projects. It has become particularly difficult to find Lead Abatement Contractors willing to work with these programs. The pay structure, specifically the reimbursement process is a struggle for most contractors as they don't have the money to front for a Lead Abatement Contractor and windows and doors. Also, there is a shortage of Lead Abatement Contractors in Mid-Missouri further compounding the issue.

The City will continue to closely monitor the planning and implementation process for the current and upcoming projects to ensure timely completion.

Discuss how these outcomes will impact future annual action plans.

Learning from these larger projects, we can work through the rules of different funding sources with subrecipients to better understand when projects can break ground. Knowing we need to plan ahead for some of these issues, moving forward we can address them earlier to spend more efficiently. When addressing rehabilitation projects, we should focus on smaller projects less than \$25,000.00 such as HVAC and Energy Efficiency upgrades. This will allow us to use EPA Licensed Lead Renovators, a license that more contractors have, instead of hiring State-licensed Lead Abatement Contractors. These changes will allow us to spend funding quicker than before.

Housing Programs staff are working diligently with subrecipients to ensure that future projects will be successful. Staff will continue to have planning meetings with subrecipients and ensure that lines of communication are available for questions.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	93	24
Low-income	46	10
Moderate-income	41	5
Total	180	39

Table 13 – Number of Households Served

Narrative Information

The data in the table above provides the number of households served by income levels as required and labeled by HUD. The data includes household information from Services for Independent Living, City Homeownership Assistance Program, City Rehab and Energy Efficiency Program, CMCA CHDO, Columbia Housing Authority Tenant Based Rental Assistance, Columbia Housing Authority Kinney Point, Woodhaven Housing Rehabilitation, Job Point Vocational Training, and Central Missouri Community Action - Women's Business Center.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Columbia contracts with a provider for street outreach and case management services. We contract with a separate agency for a mobile soup kitchen that connects those who are likely not to come into shelter to resources. A street outreach team, comprised of staff from the Harry S. Truman VA Hospital, New Horizons, and Burrell Behavioral Health conduct ongoing street outreach and provide case management to persons experiencing homelessness in the community. The City of Columbia coordinates the annual point in time count of persons experiencing homelessness and is a key partner in our community's bi-annual Project Homeless Connect events.

Boone County Coalition to End Homelessness holds our HMIS data and leads coordinated entry case conferencing for Boone County (Region 5, Mo-606 BoS CoC). Through the coordinated entry process, our community tracks the name, and risk levels (as identified by the VI-SPDAT) of sheltered and unsheltered persons experiencing homelessness. Multiple coordinated entry access points have been established in the community including a call in option for assessment through Missouri Connections for Health. In some cases, participating in the coordinated entry process is a requirement of City of Columbia social services contracts with community-based providers.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Columbia continues to strategically purchase social services to address homelessness, including: emergency shelter, mental health services, and housing case management. The City of Columbia has also coordinated with the faith community to develop and sustain the Turning Point homeless day center and the Room at the Inn emergency shelter, both of which are funded by the City of Columbia. In FY2024, the City contract with Turning Point was increased to allow for expanded hours of access to the homeless drop-in center and in FY2025 increased the contract to include overnight cooling shelter when the temperature doesn't dip below 75 degrees. Also in FY2024, the City contract with Room at the Inn was significantly increased to facilitate year round operation of the shelter, which had previously operated only in the winter. In 2022, the City of Columbia purchased a facility to house the Room at the Inn winter emergency shelter at no cost to the provider. The new facility has allowed the Room at the Inn emergency shelter to double its capacity, onboard another organization to provide nightly meals and provide case management. The City of Columbia improved the facility in FY25 to include: additional, accessible bathrooms. CoMo Mobile Aid Collective offers a clinic at that site twice weekly with a mobile shower available. In addition, the City of Columbia coordinates a network of warming/cooling centers throughout the community.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Columbia provides and purchases a variety of services to prevent homelessness, including social services such as housing assistance, housing case management, employment services, out of school programming, domestic violence, and basic needs services. The City of Columbia also coordinates with the Columbia Housing Authority (CHA) to provide additional tenant based rental assistance through the HOME program. CHA utilizes these additional vouchers to help provide more assistance to households with housing insecurity or lack of housing. The City of Columbia is in the process of developing a public safety partnership program with local mental health provider, Cornerstone, which will provide crisis mental health response services in partnership with the City's public safety agencies. This program is intended to reduce the burden of mental illness on the City's public safety and criminal justice systems and to provide the appropriate mental health services and social supports for individuals experiencing mental health crises, with the goal of preventing criminal justice system involvement. To this same end, the City of Columbia and Burrell Behavioral Health have partnered to create a Community Mental Health Liaison position dedicated to Boone County, which is housed in the Columbia Police Department. The City is striving to make efforts to assist individuals who are likely to become homeless after being discharged from publicly funded agencies. The Boone County Coalition to End Homelessness, comprised of City of Columbia staff and multiple human services, healthcare, and housing providers, convenes bi-monthly to case conference moving people experiencing homelessness into permanent housing, prioritizing those of highest risk. A local non-profit that often receives funding from the City (including \$1,000,000 in American Rescue Plan Act funds), In2Action, provides transitional support and recovery services to people recently released from prison in Columbia, Missouri.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Boone County Coalition to End Homelessness, comprised of City of Columbia staff and multiple human services, healthcare, and housing providers, convenes bi-monthly to case conference people experiencing homelessness into permanent housing, prioritizing those of highest risk first.

The City of Columbia provides and purchases a variety of services to shorten, end, and prevent homelessness, including housing case management, employment services, housing assistance, utility assistance, out of school programming, domestic violence, medication assistance, and basic needs services. The City of Columbia also contracts for street outreach and case management services which are intended to assist in identifying people experiencing homelessness in our community and providing them with social support, with the goal of quickly sheltering and housing these individuals.

The City of Columbia also coordinates with the Columbia Housing Authority (CHA) to provide additional tenant based rental assistance through the HOME program. CHA utilizes these additional vouchers to help provide more assistance to households with housing insecurity or lack of housing. The HPD also allocated \$220,000 in CDBG-CV Round 3 funds for emergency rent assistance to households economically impacted by the COVID-19 Pandemic in 2021 and will be provided an additional \$62,000 for shelter and quarantine funding. An additional \$2,000,000 in HOME-ARP funds was allocated for permanent affordable rental housing in FY2022. The project allocated these funds, CHA's Kinney Point project, broke ground in 2024 and has finished taking applications to fill these units.

The City of Columbia Municipal Court operates a Community Support Docket to divert persons experiencing homelessness and veterans from the criminal justice system by linking these persons with healthcare, human services, and housing. The City of Columbia's DIVERT program assesses the needs of and provides case management to persons experiencing homelessness who appear on the Community Support Docket. This program also receives referrals from the City of Columbia's five public safety agencies for persons who would benefit from social supports, including those experiencing homelessness.

Finally, significant additional funding, including a large portion of the American Rescue Plan Act (ARPA) funding received by the City has been obligated to projects that help those experiencing homelessness or those unstably housed. This includes funding towards a comprehensive development for the unsheltered (the "Opportunity Campus"), funding for rental and utility assistance for those at risk of becoming homeless, funding for 10 new transitional housing units and approximately \$8.6 million for affordable housing projects.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

During FY 2025, the Columbia Housing Authority (CHA) continued to operate as a high-performing public housing authority, achieving a 100% score on its annual SEMAP assessment, while responding to increasing demand for deeply affordable housing and supportive services. CHA maintained full voucher utilization across nearly all Housing Choice Voucher programs throughout most of 2025 and does not anticipate re-opening the Housing Choice Voucher waitlist until 2027, reflecting sustained demand and strong program administration.

CHA advanced significant due diligence and predevelopment activities for its final public housing properties planned for RAD conversion, including Providence Walkway and Blind Boone Apartments, with anticipated closings in 2026. In support of Providence Walkway, CHA completed its initial TEFRA hearing to satisfy regulatory requirements associated with bond financing. CHA also made substantial progress expanding its affordable housing portfolio. In 2025, CHA broke ground on the Park Avenue development, which remains ahead of schedule, with initial lease-up anticipated in June 2026. CHA additionally completed construction and fully leased Kinney Point, a 34-unit affordable housing development delivered in partnership with local public and philanthropic partners.

To strengthen resident stability and access to services, CHA relocated its food pantry from Park Avenue to Paquin Tower, improving accessibility for vulnerable households. CHA expanded on-site services at Paquin Tower through a partnership with Burrell Behavioral Health, which established an on-site office to provide mental health and health-related services. CHA also advanced a multi-year lease with Central Missouri Community Action to continue delivering Head Start early childhood education at CHA's Bear Creek development.

CHA continued to strengthen internal systems and governance to support long-term performance. In 2025, CHA adopted a policy to guide staff interactions related to Immigration and Customs Enforcement, updated its Board of Commissioners' bylaws to address technical governance items, and expanded its Family Self-Sufficiency (FSS) program by adding staff capacity in response to strong program performance and participant outcomes. CHA also initiated renovations at the Bear Creek development and completed final upgrades to CHA's computer systems, network, and internet infrastructure in preparation for a planned agency-wide software transition in 2027. Finally, CHA completed construction of a single-family home at 207 Lynn Street, which was sold to a qualified program participant. This project demonstrates CHA's role across the full housing continuum, supporting not only housing stability, but also upward economic mobility and long-term self-sufficiency.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

During FY 2025, CHA staff actively engaged public housing residents through the formal CHA Resident

Advisory Board (RAB), which met regularly throughout the year. Meeting topics included updates on redevelopment and capital improvements, laundry facilities, food accessibility, safety initiatives, mental health services, homeownership opportunities, and long-term CHA goals. These meetings provided a consistent forum for residents to share feedback and participate meaningfully in discussions related to CHA operations and planning.

CHA demonstrated responsiveness to resident input by implementing several improvements identified through RAB discussions in prior years. In 2025, CHA installed new laundry equipment across its portfolio, directly responding to resident feedback received in 2024. CHA also upgraded parking and safety signage in key areas, including the front drive, to improve site safety and navigation based on resident concerns.

CHA continued to support pathways to homeownership as part of its housing continuum. In FY 2025, CHA completed construction and sale of a new affordable single-family home at 207 Lynn Street to a qualified program participant. This effort was supported through a partnership with Job Point and reflects CHA's commitment to expanding opportunities for residents to transition from rental assistance to homeownership. CHA staff are actively exploring additional partnerships and funding strategies to expand this model, while also providing homeownership education and counseling to participants and graduates of the Family Self-Sufficiency (FSS) Program.

Actions taken to provide assistance to troubled PHAs

The Columbia Housing Authority is not a troubled status PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Columbia is actively engaged in evaluating current regulatory barriers to obtaining affordable housing. This is occurring through staff research, Planning and Zoning Commission discussion and action, City Council amendments to Chapter 29 of the City's Code of Ordinances (referred to as the UDC), and engaging with external consultants for data collection, analysis and planning. Provided below is a brief summary of these activities.

A. Council Amendments to City Code

i. Existing Substandard Lots: In November 2023, the City Council approved an ordinance amending the UDC to reduce the necessity of consolidation platting of existing R-1, R-2 and R-MF lots that do not meet the required dimensional standards of their respective zoning district. The amendments allow for existing substandard lots that meet reduced dimensional standards (the reduced standards are based on cottage lot requirements – no less than 30 feet wide and 3,000 sq. ft. total lot area) to be platted and issued a building permit, allowing for a simpler path for infill development.

ii. Accessory Dwelling Units (ADUs): In April 2024, the City Council approved an ordinance amending the UDC to remove barriers to the construction of ADUs, including reducing the minimum standard for lot size, reducing the side yard setback in the R-MF district and allowing an attached ADU front door to face the street.

iii. Source of Income: Additionally, on March 20, 2023, the City of Columbia City Council passed Ordinance No. 025279: "Amending Chapter 12 of the City Code to add source of income as protected category under discriminatory practices; amending Chapter 19 of the City Code relating to the definition of protected categories; and fixing the time when this ordinance shall become effective.

iv. Small Lot Integration: Staff, the Planning and Zoning Commission, and City Council are in the process of drafting ordinance changes to integrate small lots into the existing zoning district structure that reduces the regulatory barriers associated with obtaining a rezoning approval. If approved, the integration could promote better utilization of available land and infrastructure and increase development density. Greater development density is associated with reduced development cost on a per lot basis which ultimately may be reflected in the purchase price of new homes.

B. Housing Study and Summit: In October 2024, Amarach Planning Services completed the Boone County and City of Columbia Housing Study. The Housing Study was conducted to provide a comprehensive understanding of housing market conditions, community housing needs, and the gaps

between housing supply and demand that should be addressed in Boone County and the City of Columbia. Based on the data gathered, the Housing Study put forth 24 recommendations for addressing the community's housing needs, divided into the following four strategic categories: (1) Development; (2) Preservation; (3) Empowerment; and (4) Sustainability. Many of the recommendations include multiple responsible stakeholders, including the City, County, builders, mortgage lenders, non-profits, and other municipalities within Boone County. On October 24, 2024, the City and County hosted a Housing Summit to present the results of the study and gather community feedback on how to move forward. The full-day summit was attended by 181 community members that spanned many sectors touching the housing industry. The City and County are actively working together to implement the housing study recommendations.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City actively works with many local nonprofits to meet the needs of our underserved residents. The City's work in 2025 with Central Missouri Community Action (CMCA) and the Columbia Housing Authority (CHA) are two good examples of this. CMCA is a CHDO and builds roughly one home per year to sell at or below 80% AMI. CMCA also runs the Missouri Women's Business Center that is funded with CDBG. This program provides small business development assistance to women, with a focus on minority and low-to-moderate income-based entrepreneurs in Columbia. CHA runs the Moving Ahead Program in the J.W. "Blind" Boone building. This program runs from 2:30 to 6:30 during the school year and provides tutoring and Education for K-12 Grade. In the summer when school is not in session Moving ahead operates from 8-5:30 and students are fed breakfast, lunch, a snack and dinner. Students have lessons in the morning to help with retention over the summer and in the afternoon participate in field trips to places like the St. Louis Zoo and Kansas City Science Center. Eligible students must have a household 200% below the federal poverty rate. CDBG funds have been used to update J.W."Blind" Boone Building over the years, including in 2024.

The City of Columbia continues to strategically purchase social services to address homelessness, including: emergency shelter, mental health services, and housing case management. The City of Columbia has also coordinated with the faith community to develop and sustain the Turning Point homeless day center and the Room at the Inn emergency shelter, both of which are funded by the City of Columbia. In FY2024, the City contract with Turning Point was increased to allow for expanded hours of access to the homeless drop-in center and in FY2025 increased the contract to include overnight cooling shelter when the temperature doesn't dip below 75 degrees. Also in FY2024, the City contract with Room at the Inn was significantly increased to facilitate year round operation of the shelter, which had previously operated only in the winter. In 2022, the City of Columbia purchased a facility to house the Room at the Inn winter emergency shelter at no cost to the provider. The new facility has allowed the Room at the Inn emergency shelter to double its capacity, onboard another organization to provide nightly meals and provide case management. The City of Columbia improved the facility in FY25 to include: additional, accessible bathrooms. CoMo Mobile Aid Collective offers a clinic at that site twice weekly with a mobile shower available. In addition, the City of Columbia coordinates a network of warming/cooling centers throughout the community.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

During 2025, the City continued its compliance with lead-based paint hazard reduction mandates. The City used Glynite Construction Service for lead hazard evaluation activities, although administrative staff is also trained in lead paint procedures. Rehabilitation procedures are designed to comply with HUD regulations for the reduction of lead-based paint hazards. These procedures apply to all housing built before January 1, 1978 which is assisted with CDBG or HOME funds, including homebuyer assistance and the owner-occupied housing rehabilitation program.

For homeownership programs, properties are inspected by a Housing Specialist knowledgeable in lead-based paint inspection; if deteriorated paint is found, a lead hazard evaluation is completed. All lead hazard evaluations are performed by a State-licensed Risk Assessor and include testing of painted surfaces that are deteriorated or will be disturbed during repair work and taking appropriate dust wipe samples. Hazard control procedures include abatement and interim controls, as is deemed appropriate for the situation, followed by work that is completed using safe work practices and required clean-up techniques. Procedures also include temporary relocation of households with small children and relocation of other households when interior hazard control activities occur and living outside containment areas is not possible. The City is working with subrecipients conducting home repair programs to ensure compliance with lead paint requirements.

Housing Programs Division Staff attended an EPA Certified Lead Renovator Training July 30, 2025 at the Columbia Board of Realtors building located at 311 Bernadette Drive, Columbia, MO 65203. During this Certification, a Housing Development Coordinator and Housing Specialist I attended and were certified as Lead Renovators. The City will follow all lead hazard rules and stay up to date on any mandated changes that HUD makes regarding Lead safe rules to stay in compliance.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Columbia has worked with several nonprofit organizations that take steps to educate and reduce the number of poverty-level families. Job Point is a non-profit that offers vocational training and education. They help low income students attain the HiSET if they have not graduated from high school. A few of JobPoint's certified courses include Office Technology, Certified Nursing Assistant, HVAC, Heavy Highway Construction and Carpentry. JobPoint is also a CHDO and builds approximately one home per year to train students on the process of home construction. This training allows students that graduate to jobs that provide a sustainable wage and bring themselves out of poverty.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City has taken several steps to develop institutional structure in Columbia in 2025. The Housing and Neighborhood Services Department was created with the FY 2025 budget to increase access to safe and attainable housing in our community. The new department combined two existing divisions within the city - the Office Neighborhood Services Division (which handles all of the city's residential code enforcement, administers the rental unit conservation law, and coordinates the city's volunteer program) and the Housing Programs Division (which administers federal funding the city receives through the U.S. Department of Housing and Urban Development (HUD) to assist low- to moderate-income households in the community). The department is located in a stand alone building located at 11 N 7th St. In 2025, the new department and office location allowed for greater visibility and accessibility of the City's HUD funded programs, as well as greater collaboration between dedicated staff members and local community partners. This was documented with participation increases in our Energy Efficiency and Rehab programs. The department also increased the number of full time staff dedicated to HUD projects in 2025.

The City of Columbia created the Columbia Community Land Trust (CCLT) in 2017 and has made significant progress in partnership with the CCLT increasing organizational sustainability in 2025. The City put out a request for proposal (RFP) in Late 2024 to start construction on 2 more affordable housing units - the construction of the homes will be funded with ARPA funding and the land will be donated to the CCLT upon completion of construction. In 2025, there were delays in the construction of the houses, but progress was made and all construction should be complete by summer of 2026. The CCLT also used ARPA funds to buy a single family residence at 115 Lynn and then resold the residence under their affordable housing model.

The City of Columbia works closely with the Columbia Housing Authority to identify housing needs. The Housing authority continues to update existing units and expand housing with projects like Kinney Point at 1 E Sexton Columbia Mo. HOME-ARP funding is one of many funding sources for this project. Construction on Kinney Point was completed in late 2025. CHA is also working towards the Park Avenue apartment project using CDBG funds. CHA broke ground on the project in the Summer of 2025 and significant progress has taken place over the rest of the year with an anticipated completion date of Summer 2026

Central Missouri Community Action (CMCA) is another non-profit organization the City works closely with. CMCA Started an affordable housing project in 2024 called Providence Landing. The City completed an Environmental Assessment on this 14 Unit development in 2024 and the project is funded with City HOME funds, City and County ARPA funds, and private donations. This project made significant progress over the course of 2025, and is scheduled for completion in the Spring of 2026.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Columbia collaborates with several non-profit organizations to coordinate both public and private housing. City Housing Programs staff meets monthly with the Columbia Housing Authority CEO and staff, CEOs and staff from a number of other local non-profits involved in community development and affordable housing projects, as well as City and County leadership to discuss collaboration, progress of projects, and potential funding sources. This collaboration assists all parties to brainstorm and share ideas on areas of relevance to all parties involved.

City staff also attend monthly meetings of the Affordable Housing Coalition, an Upward Mobility Affordable Housing Workgroup that is dedicated to increasing affordable housing stock and implementing the recommendations of the Housing Study. The workgroup brings diverse perspectives and resources together by including citizens and members of business, government, education and social service sectors.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

On March 20, 2023, the City of Columbia City Council passed Ordinance No. 025279: “Amending Chapter 12 of the City Code to add source of income as protected category under discriminatory practices; amending Chapter 19 of the City Code relating to the definition of protected categories; and fixing the time when this ordinance shall become effective.

In October 2024, Boone County and the City of Columbia partnered with Amarach Planning Services to complete a housing study for Boone County. Based on the data gathered, the Housing Study put forth 24 recommendations for addressing the community’s housing needs, divided into the following four strategic categories: (1) Development; (2) Preservation; (3) Empowerment; and (4) Sustainability. Many of the recommendations include multiple responsible stakeholders, including the City, County, builders, mortgage lenders, non-profits, and other municipalities within Boone County. On October 24, 2024, the City and County hosted a Housing Summit to present the results of the study and gather community feedback on how to move forward. The full-day summit was attended by 181 community members that spanned many sectors touching the housing industry, including City and County employees, non-profits, and citizens. The summit focused on discussion of affordable housing obstacles and how to overcome them. The City and County are actively working together to implement the housing study recommendations.

The City continues to invest significant resources, including local funds, towards affordable housing efforts. As part of the FY 2025 budget, the City included one million dollars of general fund excess reserves for a local housing trust fund. City Staff are in the process of establishing proposed parameters for the fund, including eligible activities, funding priorities and program administration. Research continued in 2025 to see how these funds could be best utilized and make these funds sustainable.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Columbia monitors project completion data and expenditures for projects each program year. During the monitoring, City staff will go to the place of business for each subrecipient and review their physical files. Documents reviewed include, but are not limited to income documents, receipts, invoices, inspection reports and leases. Additionally, in the case of HOME rental units, actual apartment units are inspected and a Home Inspection Checklist is completed for a percentage of the units inspected each year. During onsite monitoring, staff discusses with the subrecipient any concerns or issues that arise for both the documentation reviews and the unit reviews. Subrecipients are provided with a Monitoring letter reviewing any observations/recommendations and any findings that need to be addressed with the subrecipient. If there are items that need to be addressed by the subrecipient a timeline will be worked out for correction.

Long Term Monitoring: When applicable, following project closeout, the City will monitor the project for ongoing compliance with HOME requirements, including but not limited to income and rent restrictions, property standards, tenant protections, and marketing and fair housing requirements. In addition to requiring periodic reporting, the City will conduct on-site monitoring visits. The purpose of those visits will include reviews of project records and inspection of the premises including common areas and residential units. In most cases, such reviews will take place annually based on existing HOME requirements at 24 CFR 92.504(d)(1). However, the City reserves the right to conduct site visits more or less frequently based on changes to HOME regulations and City policy or based on evidence of compliance deficiencies in a prior monitoring visit.

Note: each time that organizations submit documentation for reimbursement, all documents are reviewed and signed off on by the Administrative Technician II, the Housing Development Coordinator and the Housing Programs Manager. Any items that create questions or have inconsistencies, are returned to the subrecipient for corrections.

The City continued to monitor project completion data and expenditures for projects completed in 2025. The City conducted an assessment of currently funded organizations in 2025 and completed monitoring for the following projects:

- CHA-Oak Towers
- CHA-Stuart Parker
- Bethel Ridge I & II

No major findings were observed. City staff will continue with monitoring in program year 2026. There

are no outstanding concerns at this time.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Citizen Participation Plan clearly outlines the City policy for providing notice to the public for CDBG and HOME related activities, including the CAPER.

Items for public comment, including the CAPER, are noticed in the Columbia Missourian, the local newspaper and affidavits are received directly from the Columbia Missourian. Items are additionally sent out email lists reaching 50,000+ citizens. Notices are posted on the City's website and on bulletin boards at the Housing and Neighborhood Services' office at 11 N 7th St., Columbia, MO.

Items for public hearing, including the CAPER, are noticed in the paper and a public hearing is set and held at a City of Columbia City Council Meetings, as well as Housing and Community Development Committee (HCDC) meetings, when applicable.

All applicable affidavits, notices, public comments and documentation are included in the CAPER, Annual Action Plan or Consolidated Plans attachments, when submitted.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Columbia's CDBG program has continued to work towards the goals identified in the 2025-2029 Consolidated Plan. Housing Programs staff continue to look for ways to move through projects more effectively. Taking on smaller projects in the form of Energy Efficiency improvements for homeowner participants is one of the ways we have attempted to get CDBG funds moving quickly. The availability of HVAC contractors to provide bids and install an HVAC system is much easier than finding a remodel contractor willing to rehab an old leaky bathroom over a crawl space. Energy Improvements not only help lower energy costs for homeowners, but also reduce the load on the energy grid in Columbia and Boone County. Additional areas of improvement for additional CDBG beneficiaries would be increasing community outreach to eligible families and individuals. Our staff is also looking at how some of the programs can be used to market CDBG and HOME funded programs, since they both assist low-to-moderate income households, leading to increased participation. Overall, Housing Programs Division staff have been able to keep pace with CDBG expenditures while also administering CDBG-CV Round 3 and ARPA funding. Some larger CDBG projects involving RAD conversion are taking longer than planned, but Staff anticipates they will proceed successfully.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The following projects were due for inspection in 2025:

- CHA-Oak Towers
- CHA-Stuart Parker
- Bethel Ridge I & II

Staff conducted on-site monitoring of the following units in the Fall of 2025

- CHA-Stuart Parker
- CHA-Oak Towers
- Bethel Ridge I & II

No major findings or deficiencies were noted, and as a result, no correction was undertaken.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Housing Programs Division staff monitored each organization maintaining HOME funded units and their affirmative marketing plans and actions.

CHA marketing activities are evaluated based on the size of the waiting list and the need to generate new applicants based on average monthly unit turnover and average time to lease-up new tenants.

The demographics of the applicants will be monitored on a quarterly basis to compare applicant demographics of race, age, disability, income, and familial status to the general population

demographics to determine if additional marketing efforts are needed to affirmatively promote fair housing and equal access to all eligible individuals.

The Columbia Housing Authority has a network of health and human service agency partners that the CHA works with to conduct outreach efforts to ensure that our most vulnerable populations have good access to our available housing options. Outreach efforts include direct agency contact to market vacancies and family self-sufficiency and independent living programs to agency clients. The CHA web site is also a useful marketing tool for prospective tenants. Applications are available on the web site as well as information about the waiting list and leasing process.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City of Columbia expended \$244,921.59 in HOME Program Income during the reporting period. \$8,758.27 was used for HOME Administration. \$27,641.37 was used for the City's Home Ownership Assistance (HOA) program. The HOA program provides down payment assistance for new homebuyers at or below 80% AMI. \$31,815.15 was used for the Columbia Housing Authority's down payment assistance of 207 Lynn. The Columbia Housing Authority's Tenant Based Rental Assistance (TBRA) used \$41,993.23 to provide rental assistance to those eligible. CMCA's Providence Landing development used \$80,214.58 in the construction of owner-occupied affordable housing units.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The City has taken significant additional actions to understand and address the City's affordable housing needs. The City of Columbia, in partnership with Boone County, procured a comprehensive Housing Study that was completed in October 2024. The Housing Study was conducted to provide a comprehensive understanding of housing market conditions, community housing needs, and the gaps between housing supply and demand that should be addressed in Boone County and the City of Columbia. It provides a data-supported path for addressing the scarcity of affordable housing across the City and the City is now in the process of taking action to follow that path. On October 24, 2024, the City and County hosted a Housing Summit to present the results of the study and gather community feedback on how to move forward. The full-day summit was attended by 181 community members that spanned many sectors touching the housing industry. City and County officials are actively engaged in implementing the Housing Study recommendations.

The City of Columbia is also actively engaged in evaluating current regulatory barriers to obtaining affordable housing. This is occurring through staff research, Planning and Zoning Commission discussion and action, City Council amendments to Chapter 29 of the City's Code of Ordinances (referred to as the

UDC), and engaging with external consultants for data collection, analysis and planning.

The City continues to put significant resources, including local funds, towards affordable housing efforts. As part of the FY 2025 budget, the City included one million dollars of general fund excess reserves for a local housing trust fund. City Staff are in the process of establishing proposed parameters for the fund, including eligible activities, funding priorities and program administration. Research continued in 2025 to see how these funds could be best utilized and make these funds sustainable to last several years.

Additionally, a significant portion of the COVID-related federal grant money received by the City is allocated and administered for affordable housing projects and initiatives. \$2 million in HOME-ARP funds were allocated to the Columbia Housing Authority (CHA) for the construction of 34 new affordable housing units at CHA's Kinney Point property. Construction was completed on this project in late 2025. Of the City's \$25.2 million of American Rescue Plan Act (ARPA) funds, \$8.6 million has been allocated towards funding affordable housing projects and programs. This includes \$3 million for CHA's Providence Walkway project (demolition and renovation/reconstruction of 25 public housing units and RAD conversion); \$350,000 for CHA's Blind Boone Project (demolition and reconstruction of 27 public housing units and RAD conversion); \$1 million for Central Missouri Community Action's (CMCA) Providence Landing project (14 new permanent supportive affordable housing units); \$1 million for the Columbia Community Land Trust (CCLT) to acquire land and develop affordable housing using the CCLT's land trust model (home ownership with a long-term land lease); \$600,000 for Love Columbia to construct 10 transitional housing units for families who are homeless or at imminent risk of homeless; \$3 million for the Voluntary Action Center to construct an Opportunity Campus to provide supportive services to unhoused and low income persons; \$350,000 to Love Columbia to provide rental assistance to those at risk of becoming homeless; and \$1 million for the City to assist LMI households with home repair and weatherization updates. In 2025, all of these projects are close to completion or have made significant progress leading to an improvement in affordable housing in the area.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	1	0	0	0
Total Labor Hours	7,433	41,331			
Total Section 3 Worker Hours	283	5,704			
Total Targeted Section 3 Worker Hours	0	0			

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers		1			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).		1			
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1	1			
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.		1			
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
--------	--	--	--	--	--

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The City of Columbia funded one CDBG Section 3 project and one HOME Section 3 project for 2025.