



Department Source: Community Development - CDBG/Home

To: City Council

From: City Manager & Staff

Council Meeting Date: October 16, 2023

Re: Authorizing a HOME-ARP Affordable Housing Funding Agreement with the Housing Authority of Columbia (CHA) and Kinney Point Development Group, LP, to develop the Kinney Point apartments; appropriating funds

Executive Summary

Approval of the attached agreement will authorize the City Manager to sign an agreement with the Housing Authority of Columbia (CHA) and the Kinney Point Development Group, LP for the use of \$2 million in HOME-ARP funds in the Kinney Point housing project to be developed at the northeast corner of Garth Avenue and Sexton Road. Action will also appropriate funds from general fund account 26708569-461663 to account 26704131-504990 (HOME funds).

On September 15, 2023, the City of Columbia received the Use of Grant Funds Authority from the U.S. Department of Housing and Urban Development (HUD) for the \$2 million in HOME-ARP funds for the Columbia Housing Authority - Kinney Point project. The project will include four 2-bedroom units, six 3-bedroom units and ten 4-bedroom units. The project is located on the northeast corner of Garth and Sexton intersection within the Ridgeway Neighborhood Association boundaries.

Discussion

On April 28, 2021, the City of Columbia received notice of an award of \$2,161,654 in HOME Investment Partnerships-American Rescue Plan ("HOME-ARP") funds for the stated purpose of meeting homeless service needs by providing affordable housing, non-congregate shelter units, tenant-based rental assistance, or supportive services. City Housing Programs staff consulted with area non-profits and conducted a request for proposals process that received two responses. After public hearings by the Housing and Community Development Commission and the City Council, the Kinney Point project was selected as the recipient of \$2 million in HOME-ARPA funds (the balance will be used for administration). The original application for this project included 24 units of high-quality affordable housing to serve Columbia's most vulnerable populations. The Housing Authority recently added another 10 units to their plan after acquisition of the former City of Refuge site, making a total of 34 dwelling units on the revised and expanded Kinney Point plan.

The project is critical to CHA's renovation of its remaining 120 units of public housing to ensure it can appropriately relocate residents during renovations. The project also includes supportive services for employment, nutrition, independent living and other services provided through CHA and local community partners. The additional housing will increase CHA's capacity to house more homeless and housing insecure populations and serve qualified ARPA populations.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

After acceptance of the city's HOME-ARP Allocation Plan and completion by staff of the statutory environmental review process, the City received the authorization to use HOME-ARP grant funds from the U.S. Department of Housing and Urban Development (HUD) on September 15, 2023.

Fiscal Impact

Short-Term Impact: No impact. Assistance is \$2 million in federal HOME-ARPA grant funds.
Long-Term Impact: Project will provide 34 units of affordable housing and supportive services to persons at-risk of homelessness, reducing public service costs. When complete, the development by public-private partnership will pay property taxes.

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
September 21, 2020	R113-20 expressing support for replacement of downtown public housing units with the construction of the Kinney Point Apartments and the Columbia Housing Authority's Associated Application to the Missouri Housing Development Commission for low-income housing tax credits
February 21, 2022	R25-22 Approving amendment #1 to the FY 2021 CDBG and HOME Annual Action Plan for the allocation of HOME-ARP funds for the development of 24 affordable housing units in the Kinney Point Apartments
July 18, 2022	Ord. 025079 Approving a revision to the planned development plan for "Kinney Point."
August 7, 2023	Ord. 025400 Approving a major revision to the PD plan for Kinney Point
October 2, 2023	Ord. 025468 Approving the final plat of "Kinney Point, Plat 1"

Suggested Council Action

Authorize the City Manager to sign the Affordable Housing Funding Agreement with The Columbia Housing Authority – Kinney Point project for the \$2,000,000 in HOME-ARP funds; and appropriate funds from account 26708569-461663 to account 26704131-504990.