

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) defines the City of Columbia as an “entitlement community.” As an entitlement community, the City of Columbia receives an annual allocation of Community Development Block Grant (CDBG) and HOME Investment Partnerships program funding. In the five years leading up to the FY 2023 allocation, CDBG allocations have ranged from \$890,869 to \$1,023,471, and HOME has ranged from \$435,421 to \$651,319. The City of Columbia is required to submit an Annual Action Plan identifying community needs and funding priorities in order to receive annual funding.

The City of Columbia also values the importance of strategic planning when implementing the use of public funds and developed the 5-year strategy, known as the 2020-2024 Consolidated Plan, in 2019 with extensive public engagement. This Annual Action Plan is for program year 2023 (fourth year of the plan) and will become effective retroactively to January 1, 2023. CDBG funding allocations are \$1,002,486 and HOME allocations are \$603,540. The City of Columbia received approval of its HOME the American Rescue Plan (HOME-ARP) allocation plan and will be expending these funds on projects related to COVID-19 for the Kinney Point project of 24 units with recovery efforts through FY 2023.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2023 Annual Action Plan seeks to make impacts in four areas: affordable housing; economic and workforce development; neighborhood revitalization and stabilization; and community facilities. Within the HOME program, which is an affordable housing grant, the city targets funding to homeownership assistance; production and preservation of owner-occupied housing; rental production; and tenant-based rental assistance.

The City of Columbia undertook a significant public input and planning process during the 18 months leading to the submission of its 2020-2024 Consolidated Plan. Public input was obtained through the fair housing task force, community focus groups, large public engagement gatherings, neighborhood association meetings, citizen surveys and public hearings. The objectives and outcomes identified in the plan are a direct result of priority needs identified by the public. Citizens were asked to identify priority needs in five categories including affordable housing, economic and workforce development,

neighborhood revitalization and stabilization and community facilities. The City also obtained significant public input in FY 2020 to address growing needs resulting from the COVID-19 Pandemic. Additional input included surveys, informational sessions and virtual public engagement.

All objectives and outcomes identified in the plan will meet a national objective identified by HUD through providing decent affordable housing, creating suitable living environments and improving economic opportunity. This plan includes 16 production goals (deliverables) to ensure the most critical needs or highest priority needs are being addressed. The City of Columbia identified the following 16 production goals or objectives as a part of the 2020-2024 Consolidated Plan:

1. Complete comprehensive rehabilitation to 60 owner-occupied housing units.
2. Provide direct homebuyer assistance to 100 eligible households.
3. Homebuyer education and counseling to 155 new homebuyers.
4. Complete construction of 15 new affordable owner-occupied homes.
5. Provide development financing for 20 affordable rental-housing units funded through the Missouri Housing Development Commission.
6. Complete accessibility improvements to 142 existing housing units.
7. Provide tenant based rental assistance to 100 households.
8. Provide vocational training to 63 participants.
9. Provide technical assistance to 15 business start-ups.
10. Provide 26 loans to existing small businesses for job retention.
11. Complete the construction of 3 sidewalk projects.
12. Complete the construction of one public storm water sewer project.
13. Complete the demolition and acquisition of 15 vacant and dilapidated buildings.
14. Provide exterior code enforcement on 325 homes within the Neighborhood Response Team (NRT) Area.
15. Fund the construction, renovation, expansion or acquisition of 3 public facilities and improvements.
16. Fund the construction, renovation, expansion or acquisition of 1 public facility serving homeless populations

Services for Independent Living	Accessibility modifications	\$95,000
City of Columbia	Home rehabilitation program	\$182,039
City of Columbia	Fair housing counseling	\$3,000
Love Columbia	Acquisition and Demolition	\$125,000
Central Missouri Community Action	Technical assistance to businesses	\$80,000
Fun City	Acquisition of land	\$175,000
Great Circle	Facility renovations	\$12,000
Voluntary Action Center	Acquisition and construction of homeless campus	\$100,000
Columbia Housing Authority Blind Boone	Facility renovation	\$50,000

Administration and Planning		\$180,447
Total		\$1,002,486

Table 1 - FY 2023 CDBG Funding Allocations for Annual Goals are as follows:

City of Columbia	Homeownership Assistance	\$133,186
CHDO		\$90,000
Columbia Housing Authority	Construction - 207 Lynn	\$20,000
Central Missouri Community Action	Home Construction	\$100,000
Columbia Housing Authority Bear Creek	Renovation	\$100,000
Columbia Housing Authority	TBRA	\$100,000
Administration		\$60,354
Total		\$603,540

Table 2 - FY 2023 HOME Funding Allocations for Annual Goals are as follows:

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City is maintaining programs it has historically operated and adjusted funding priorities to match annual priority needs identified by the public and the annual request for proposals process. Estimated costs are also associated with each production goal to ensure that goals are realistic and achievable. This plan focuses on the most critical community needs identified by the public. The FY 2022 CAPER identified the following programs as “under-performing” (tracking behind schedule) in relation to 5-year goals identified within the 2020-2024 Consolidated Plan:

- Acquisition & Demolition Program
- Owner-Occupied Rehabilitation Program
- New Rental Construction & Rehabilitation
- Homeless Facility Improvements

No houses were demolished in FY2022 whereas three per year is the average for the 5-year plan goal of 15. The FY 2023 Plan includes \$182,039 for the Owner-Occupied Rehabilitation Program and staff anticipates increased production of six completed rehabilitation projects in FY 2023. The FY 2023 plan includes funding one additional rental production project or rental rehabilitation project. One proposal was received in those categories; in addition, the Housing Authority of Columbia did receive \$2 million in HOME-ARP funds out of the city’s \$2.1 million allocation of HOME-ARP funds to build 24 affordable rental units. City staff will continue to work to identify additional opportunities for FY 2023 funding to assist rental construction or rehabilitation projects. Progress has been made toward a homeless facility (projected by the 5-year plan to serve 50 homeless individuals); the City partially funded land acquisition and construction for a homeless services campus with \$100,000 in CDBG.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The FY2023 program year citizen participation process included work with the City Council-appointed Housing and Community Development Commission to review processes and procedures; a hearing on community development needs on April 20, 2022 that was convened by the commission; two hearings on proposals for the use of the FY23 CDBG and HOME funds; a public meeting to decide on the commission's recommendations; and the inclusion of the CDBG and HOME recommendations in the public hearings on the FY 2023 city budget (presented on August 15, 2022).

In the spring of 2022 Housing Programs staff and the Housing and the Community Development Commission collaborated on revisions to the citizen survey. The survey collected 422 responses which were used by commissioners, together with the Consolidated Plan and the Analysis of Impediments to Fair Housing Choice to inform their ratings of proposals received for use of the CDBG and HOME funds. Prior to receiving proposals, the commission reviewed their ratings forms and made suggestions for changes.

The City of Columbia conducted a citizen participation and consultation process in developing the FY 2023 plan that included public hearings, public surveys, and informational sessions. The Housing and Development Commission (HCDC) held two public hearings in 2022 and deliberated its funding recommendations at a third meeting to develop recommendations for the FY 2023 Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There were public comments received from three housing services. The Community Development Commission asked clarifying questions with each presenter. The City of Columbia also conducted a public survey on CDBG and HOME priorities. Approximately 422 responses were received from the survey.

6. Summary of comments or views not accepted and the reasons for not accepting them

NA

7. Summary

The FY2023 Annual Action plan addresses priority needs identified in the 2020-2024 Consolidated Plan and does not amend any of the goals or objectives originally identified during formation of the Consolidated Plan. In FY2022, the city allocated \$75,300 to the Voluntary Action Center to support

development of a homeless shelter and services "Opportunity Campus;" a first step toward add toward addressing the need for a homeless facility which was identified as a goal in the 2020-2020 Consolidated Plan; this FY23 AAP continues support for the opportunity campus with an allocation of \$100,000. Additional community facilities allocations support Columbia Housing Authority's Blind Boone Center, Fun City Youth Academy, and Great Circle's behavioral health services campus. Affordable housing rehabilitation expenditures for accessibility rehabilitation. Funding for 13 low/moderate income households making first time home purchases and funding for new construction of approximately 20 affordable housing units is provided. Low-income rental households will be assisted by an allocation of tenant-based rental assistance (TBRA) and renovations to 2 CHA Bear Creek campus apartments.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	COLUMBIA	Community Development Department
HOME Administrator	COLUMBIA	Community Development Department

Table 3 – Responsible Agencies

Narrative (optional)

The City's Community Development Department (CDD), Housing Programs Division is the lead agency responsible for coordinating the development of the Consolidated Plan and Annual Action Plans. The CDD is also responsible for providing guidance and policy direction for the implementation of eligible programs that support overall strategies for affordable housing and community development activities.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Columbia, Housing Programs Division in 2019 conducted a comprehensive public engagement effort to ensure the 2020-2024 Consolidated Plan was informed by members of the public, local service providers, other departments, other local government entities and other local organizations. The consultation process consisted of oversight and guidance from the Housing and Community Development Commission, technical analysis from the Fair Housing Task Force, as well as several public engagement forums and public hearings. Housing Programs staff also met individually for additional consultation from neighborhood associations, members of the public, local organizations and other community stakeholders. Significant levels of stakeholder input was also taken in throughout FY 2020 to assist with response and recovery efforts to address the COVID-19 Pandemic. Two additional annual surveys and 10 virtual public engagement meetings were held throughout FY 2020. This additional stakeholder input assisted in informing the FY 2023 Annual Action Plan.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The Boone County Coalition to End Homelessness (formerly the Functional Zero Task Force of the Basic Needs Coalition), comprised of City of Columbia staff and multiple human services, healthcare, and housing providers, convenes every two weeks to case conference people experiencing homelessness into permanent housing, prioritizing those of highest risk first. The Functional Zero Task Force is working to improve rental property owner participation in the housing voucher program. A survey of rental property owners indicated that the number of participating landlords has been falling.

The City of Columbia provides and purchases a variety of services to shorten, end, and prevent homelessness, including affordable healthcare and social services such as housing case management, employment services, financial literacy education, out of school programming, 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 will utilize these additional vouchers to help provide more assistance to households with housing insecurity or lack of housing.

The City Municipal Court operates a community support docket to divert persons experiencing homelessness and veterans from the justice system by linking these persons with healthcare, human services, and housing.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Columbia provides and purchases a variety of services to prevent homelessness, including affordable healthcare and social services such as housing case management, employment services, financial literacy education, out of school programming, 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 will utilize these vouchers, including additional vouchers received directly from HUD in FY 2021 as part of the American Rescue Plan, to help provide more assistance to households with housing insecurity or lack of housing.

Boone County has implemented the use of a brief mental health screener at jail intake, increasing our understanding of mental health needs at the individual and populations levels. The City of Columbia and Burrell Behavioral Health have partnered to create a Community Mental Health Liaison position dedicated to Boone County, to be housed in the Columbia Police Department.

In response to the COVID-19 pandemic, over \$450,000 in federal and local pandemic relief funds were allocated for needs related to homelessness (emergency shelter expansion; drop-in shelter; transitional housing; winter shelter and homeless services center planning). The Housing Programs Division also administered \$220,000 in CDBG-CV round 3 funds for emergency rent assistance to households economically affected by the COVID-19 Pandemic in FY 2021. The City Council also approved \$381,500 in excess reserves for emergency rent and utility assistance to be administered by the city Department of Public Health and Human Services (PHHS). Finally, in FY 2021 PHHS put out a request for proposals for homeless facility planning. The contract was awarded to the housing authority which put together a coalition of partners to perform the study.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Columbia is not a formula-based grant recipient of Continuum of Care funding, or what HUD classifies as an “entitlement” jurisdiction, therefore local organizations apply through funds allocated to the “Balance of State.” The Missouri Housing Development Commission (MHDC) administers all Continuum of Care funds in Columbia. MHDC currently contracts directly with local organizations for implementing Continuum of Care funding. The City of Columbia works closely with all recipient organizations through the Boone County Coalition to End Homelessness for point in time counts of homeless populations. The City of Columbia also works closely with the Coalition (formerly the Functional Zero Task Force) for coordinated entry of homeless populations.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 4 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	HOUSING AUTHORITY OF THE CITY OF COLUMBIA
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Columbia Public Housing Authority was consultant directly to ensure its 5 year plans were also in alignment with the City of Columbia. Consultation included in person meetings with leadership, representation on the Fair Housing Task Force, as well as invitation and participation at Consolidated Plan public engagement events. The CHA CEO was also a lead presenter for the Consolidated Plan Affordable Housing Public Engagement event and presented public housing needs and planned projects for 2020-2024. Ongoing meetings are held with the organization for continued guidance/progress review, etc.
2	Agency/Group/Organization	SERVICES FOR INDEPENDENT LIVING
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation included in person meetings with leadership, presentation to Housing and Community Development Commission, as well as invitation and participation at Consolidated Plan public engagement events. Ongoing meetings are held with the organization for continued guidance/progress review, etc.
3	Agency/Group/Organization	BOONE COUNTY GROUP HOMES AND FAMILY SUPPORT
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Boone County Family Resources was directly consulted regarding future resource needs, as well as through the public engagement events to determine community wide goals. Ongoing meetings are held with the organization for continued guidance/progress review, etc.

4	Agency/Group/Organization	Central Missouri Community Action
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Health Services-Education Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CMCA was consulted directly, as well as through public engagement forums. CMCA primary services are through Head Start and a variety of anti-poverty programs. The anticipated outcome will be increased coordination for reducing the impact of poverty on low income households, as well as increased coordination for CHDO funded affordable housing projects. Ongoing meetings are held with the organization for continued guidance/progress review, etc.
5	Agency/Group/Organization	JOB POINT
	Agency/Group/Organization Type	Housing Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted through in person conversation with the Executive Director and board members, as well as through public engagement events. The anticipated outcomes will be greater service coordination between low income employment services activities and City programs, as well as coordination and planning of housing development activities. Ongoing meetings are held with the organization for continued guidance/progress review, etc.
6	Agency/Group/Organization	Boone County
	Agency/Group/Organization Type	Services-Children Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted through in person conversation with the Boone County Community Services Department Director for planning the Homelessness public engagement event. The anticipated outcomes will be greater service coordination between the City and the County in planning how to address homelessness.
7	Agency/Group/Organization	REDI
	Agency/Group/Organization Type	Regional organization Business Leaders Civic Leaders

	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted through individual meetings with the President, as well as a presentation to the Board of Directors. The anticipated outcomes include greater collaboration between CDBG funded projects and REDI efforts, as well as a greater awareness to the importance of workforce housing and alignment economic development efforts.
8	Agency/Group/Organization	Columbia Public Schools
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by including CPS Administration within the Emergency Support Function 14 Long Term Recovery Team coordinated by the Housing Programs Division.
9	Agency/Group/Organization	Columbia Apartment Association
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted directly by providing a position on the Fair Housing Task Force, as well as direct outreach to public engagement forums. One area of improve coordination is anticipated to be with housing services to households with disabilities.

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Columbia did not exclude any specific group from being consulted. Efforts were made to ensure consultation of individuals/groups most closely aligned with implementing goals within the plan, as well as low to moderate income groups most directly impacted by goals within the plan.

Broadband, internet, and the “digital divide”

The broadband and internet service providers and groups interested in narrowing the “digital divide” were represented in a Broadband Business Planning Task Force. The City formed the Task Force in 2019 with five purposes: review state and federal regulations governing broadband for municipalities; review the city’s existing fiber optic system; review broadband offerings by incumbent service providers and opportunities for public/private partnerships; evaluate the feasibility of additional fiber optic deployment by the city; and, if city deployment deemed feasible, formulate a broadband business plan for the community. The Task Force concluded its work in 2022 with a report to the City Council that included recommendations to promote the Affordable Connectivity Plan (which assists low-income households with internet access and connected devices); formalize more efficient trenching and digging for fiber; complete a request for proposals to provide high-speed broadband at subsidized rates to underserved areas in the city; evaluate city fees for equity across providers to ensure all providers are paying similar fees; monitor future third-party funding opportunities; review broadband deployments throughout the city; and consider incorporating broadband access-related questions into the city’s bi-annual utilities survey. Housing Programs staff worked directly with a broadband and internet service provider to connect new affordable homes in the Cullimore Cottages development to service in 2022.

Flood-prone areas

The City of a Columbia is a participant in the National Flood Insurance Program (NFIP) and accordingly, it maintains maps of flood-prone areas: those areas delimited as flood hazard areas in the latest Federal Emergency Management Agency (FEMA) Flood Insurance Study for Boone County (April 19, 2017) and the adopted Flood Insurance Rate Map (FIRM) (as revised April 19, 2017) as well as selected areas in the upper square mile of the watershed (beyond the limits of the FEMA study); the city regulates development in the flood plain, requiring flood plain development permits to demonstrate compliance with the adopted flood plain ordinance. The City’s standards meet and exceed the minimum

standards required by the program. The City has also removed properties from severely flood-prone locations by acquisition as the opportunities for such acquisition have arisen.

Public Land, Water, and Emergency Management

The Boone County Emergency Management Strategic Plan 2022-2024 includes standards to increase the number of planned emergency shelter beds to 20% of the population by December 2023. There is also a commitment to include at-risk populations in outreach, public information and education activities.

The Boone Impact Group, a public-private partnership including the City Department of Public Health and Human Services, provides collaboration in the allocation of community-wide resources, including disaster relief and long-term recovery efforts. The Group coordinates CoMoHelps, which serves as Columbia and Boone County's official emergency and disaster donations management lead.

The City manages considerable public land and water resources through its park system and other municipal-owned land and has in its planning documents goals to acquire, maintain, and protect open space for the ecological services that natural resources perform, including mitigation of climate change, and to contribute to the well-being of an urban population.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Missouri Housing Development Commission	MHDC oversees Continuum of Care funding granted to local organizations. The City of Columbia works with each of the grantees through the Boone County Coalition to End Homelessness (formerly Basic Needs Coalition and Functional Zero Task Force) to coordinate services for homeless populations.
Comprehensive Plan	Community Development Department	The Consolidated Plan will address several goals, objectives and actions items of the City Comprehensive Plan including the following: Encourage universal design and practices for aging in place. Promote construction of affordable housing. Promote homeownership and affordable housing options, and encourage integrated residential densification via flexibility and dwelling unit options.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
PHA Plan	Columbia Public Housing Authority	Providing funding to support CHA with tenant-based rental assistance. Aligning funding and redevelopment efforts with applications to MHDC.

Table 5 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Columbia continually reviews each of the plans to ensure good alignment with the City's Consolidated Plan.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Columbia Housing Programs Division conducted public hearings, a survey, and a pre-application workshop in FY 2022 to help inform the formation of the FY 2023 CDBG and HOME Annual Action Plan. The public hearings consisted of a housing and community development needs hearing in April 2022 to begin the process of identifying priorities for forming the annual action plan. The survey included twenty questions by which respondents rated the priority of the goals in the 2020-2024 Consolidated Plan as low, medium or high priority; ten questions asked the respondents to provide demographic information to enable evaluation of the sample.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Three agency representatives spoke, representing Columbia Housing Authority (CHA), Columbia Community Land Trust (CCLT) and Services for Independent Living (SIL).	Three of several attendees spoke, including CHA, CCLT and SIL. Comments focused on the need for the affordable and transitional housing.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Surveys	Non-targeted/broad community	422 survey responses were received from the Annual Housing and Community Development Needs Survey.	A majority of respondents rated owner-occupied housing rehabilitation; increased homeownership through homebuyer assistance; construction of new affordable housing units; rental housing vouchers; and a 24-hour homeless services center.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	Presentation of proposals for FY 2023 CDBG and HOME funding	Presentation of proposed projects and activities from the Community Development Department; Columbia Center for Urban Agriculture; Voluntary Action Center; Services for Independent Living; Central Missouri Community Action; Housing Authority of Columbia; Public Works, Job Point; Great Circle; Love Columbia, Food Bank and Fun City Youth Academy	None. All comments accepted. One proposal was withdrawn following the proposal hearing	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	Council meeting attendance at general meeting for FY 2023 Annual Action Plan Public Hearing		None.	

Table 6 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Columbia has been awarded \$1,002,486 in CDBG funds for FY 2023 and \$603,540 in HOME funds for FY 2023. The City of Columbia also estimates receiving \$280,000 in CDBG and \$300,000 in HOME program income for FY 2023.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,002,486	280,000	0	1,282,486	0	Annual CDBG funds and estimated program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	603,540	300,000	0	903,540	0	Annual HOME funds and estimated program income.

Table 7 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City's federal funds will leverage a significant amount of additional private, state and local resources. The City estimates that its new construction and infill redevelopment efforts will leverage approximately \$2,000,000 in development financing and over \$1,000,000 in additional homebuyer financing. Local City development policies also fully subsidize permit and development fees for city-assisted affordable housing, which will leverage up to an additional \$25,000 in FY 2023. The City's Homeownership Assistance Program is also anticipated to leverage close to \$3,000,000 in private financing for first-time homebuyers.

HUD requires recipients of HOME funds to match the HOME grant total with other resources at a rate of 25 percent. Qualified match supports affordable housing and may consist of contributions from state and local governments as well as the private sector. The city will meet an estimate \$25,000 in permit and fee waivers including water/sewer connection charges).

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City anticipates donating additional land at 6 Fourth Avenue, 210 Hickman Avenue, 212 Hickman Avenue, 903 Garth Avenue and 603 North Fourth Street for the development of affordable housing.

The city owns 2 lots at Cullimore Cottages that will be developed for additional affordable housing. The city also owns just under an acre of land on Sexton Road, west of Garth Ave that may potentially serve as permanent open space for the neighborhood.

The City has donated 1.3 acres of land located on N. 8th Street and near the Business Loop for development of 10 affordable owner-occupied homes. 8 of the 10 lots for this development have been donated to local non-profit development organizations to redevelop affordable owner occupied housing. This City has planned to donate the remaining two lots to continue completion of the project.

Discussion

The City intends to utilize annual resources, leveraged resources and publicly-owned land to assist further the development of affordable housing.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Rehab & Energy Efficiency Program	2020	2024	Affordable Housing	Citywide	Preservation of existing homes	CDBG: \$182,039	Homeowner Housing Rehabilitated: 6 Household Housing Unit
2	Homeownership Assistance	2020	2024	Affordable Housing	Citywide	Increased homeownership opportunities	HOME: \$133,186	Direct Financial Assistance to Homebuyers: 13 Households Assisted
3	Housing Counseling and Education	2020	2024	Affordable Housing Fair housing counseling	Citywide	Housing Counseling and Education	CDBG: \$3,000	Public service activities for Low/Moderate Income Housing Benefit: 38 Households Assisted
4	New Home Construction	2020	2024	Affordable Housing	Citywide	New Owner-Occupied Housing Construction	HOME: \$205,000	Homeowner Housing Added: 4 Household Housing Unit
5	Rental Unit Construction or Rehabilitation	2020	2024	Affordable Housing	Citywide	Production of Rental Housing Units	HOME: \$200,000	Homeowner Housing Rehabilitated: 2 Household Housing Unit
6	Ramp and Home Accessibility Modifications	2020	2024	Affordable Housing	Citywide	Accessibility Improvements to Existing Homes	CDBG: \$95,000	Homeowner Housing Rehabilitated: 35 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Rental Vouchers for Homeless Populations	2020	2024	Affordable Housing Public Housing	Citywide	Rental Vouchers for Vulnerable Populations	HOME: \$100,000	Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted
8	Vocational Training	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Vocational Training	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit: 18 Households Assisted
9	Small Business Development & Technical Assistance	2020	2024	Non-Housing Community Development	Citywide	Small Business Development & Technical Assistance	CDBG: \$80,000	Businesses assisted: 15 Businesses Assisted
11	Acquisition & Demolition Program	2020	2024	Affordable Housing Non-Housing Community Development	Citywide	Acquisition and Disposition of Vacant Properties	CDBG: \$125,000	Buildings Demolished: 2 Buildings
12	Code Enforcement	2020	2024	Non-Housing Community Development	NEIGHBORHOOD RESPONSE TEAM AREA	Exterior Code Compliance Enforcement	CDBG: \$0	Housing Code Enforcement/Foreclosed Property Care: 65 Household Housing Unit
13	Public Facilities and Improvements	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Facilities and Improvements	CDBG: \$337,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 166 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	CDBG Administration and Planning	2020	2021	Non-Housing Community Development Administration	Citywide	Preservation of existing homes Increased homeownership opportunities Housing Counseling and Education Production of Rental Housing Units Accessibility Improvements to Existing Homes Vocational Training Small Business Development & Technical Assistance Acquisition and Disposition of Vacant Properties Exterior Code Compliance Enforcement Public Facilities and Improvements	CDBG: \$180,447	Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	HOME Administration	2020	2024	Administration	Citywide	Increased homeownership opportunities New Owner-Occupied Housing Construction	HOME: \$60,354	Other: 1 Other

Table 8 – Goals Summary

Goal Descriptions

1	Goal Name	Home Rehab & Energy Efficiency Program
	Goal Description	To bring owner-occupied housing into code compliance while improving livability and affordability
2	Goal Name	Homeownership Assistance
	Goal Description	To make first-time home purchases attainable
3	Goal Name	Housing Counseling and Education
	Goal Description	To provide for the success of low- and moderate income persons as homeowners
4	Goal Name	New Home Construction
	Goal Description	To increase the affordable housing stock; invest in neighborhoods

5	Goal Name	Rental Unit Construction or Rehabilitation
	Goal Description	To increase the supply of affordable rental units and extend the useful life of existing units
6	Goal Name	Ramp and Home Accessibility Modifications
	Goal Description	To allow persons with disabilities to remain in their homes by adding accessibility
7	Goal Name	Rental Vouchers for Homeless Populations
	Goal Description	To house persons who are sheltered or unsheltered homeless or at risk of homelessness
8	Goal Name	Vocational Training
	Goal Description	To provide job skills to at-risk youth and contribute to affordable housing and community infrastructure
9	Goal Name	Small Business Development & Technical Assistance
	Goal Description	To help women and minority-owned businesses start-up businesses achieve success
11	Goal Name	Acquisition & Demolition Program
	Goal Description	To remove dilapidated structures when necessary
12	Goal Name	Code Enforcement
	Goal Description	To maintain a minimum standard of property maintenance for the health, safety and welfare of neighborhoods
13	Goal Name	Public Facilities and Improvements
	Goal Description	To create and sustain the physical setting for the delivery of services to underserved persons, households, and neighborhoods.

14	Goal Name	CDBG Administration and Planning
	Goal Description	To carry-out day to day administration and maintain compliance of the city with the CDBG program.
15	Goal Name	HOME Administration
	Goal Description	To carry-out day to day administration and maintain compliance of the city with the HOME program.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Columbia will be undertaking projects as outlined within the 2020-2024 Consolidated Plan and as identified through the City's annual CDBG and HOME RFP process.

Projects

#	Project Name
1	HOME Rehab & Energy Efficiency Program
2	Home Ownership Assistance
3	Housing Counseling and Education
4	New Home Construction CHDO and HOA ND
5	Ramp and Accessibility Modifications
6	Small Business Development and Technical Assistance
7	Acquisition and Demolition of property
8	Public Facilities and Improvements
9	New Home Construction
10	Rental Production
11	Tenant Based Rental Assistance
12	CDBG Administration
13	CDBG Planning
14	HOME Administration
15	Vocational Training
16	Code Enforcement

Table 9 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

These allocation priorities were identified through the Housing Programs Division annual RFP process; housing and community development needs survey, public engagement forum feedback and Commissioner rating of each application. Improved shelter and public facility space for homeless populations has been identified as an underserved need, however planning and feasibility analysis of a viable site and plan has been a barrier to addressing this underserved need. City staff anticipates identifying other resources to assist with non-profit planning and capacity needs to formulate a viable plan.

AP-38 Project Summary

Project Summary Information

1	Project Name	HOME Rehab & Energy Efficiency Program
	Target Area	Citywide
	Goals Supported	Home Rehab & Energy Efficiency Program
	Needs Addressed	Preservation of existing homes
	Funding	CDBG: \$182,039
	Description	Comprehensive rehabilitation of owner occupied homes
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	6 low to moderate income families
	Location Description	Citywide
	Planned Activities	Roof repair and replacement, lead hazard mitigation, radon mitigation, HVAC, plumbing and electrical
2	Project Name	Home Ownership Assistance
	Target Area	Citywide
	Goals Supported	Homeownership Assistance
	Needs Addressed	Increased homeownership opportunities
	Funding	HOME: \$133,186
	Description	Direct homebuyer assistance
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	13 Low to moderate income first time homebuyers
	Location Description	Citywide
	Planned Activities	Direct homebuyer assistance
3	Project Name	Housing Counseling and Education
	Target Area	Citywide
	Goals Supported	Housing Counseling and Education
	Needs Addressed	Housing Counseling and Education

	Funding	CDBG: \$3,000
	Description	Housing Counseling for LMI homebuyers
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	38 Housing Counseling for LMI homebuyers
	Location Description	Citywide
	Planned Activities	Housing Counseling for LMI homebuyers
4	Project Name	New Home Construction CHDO and HOA ND
	Target Area	Citywide
	Goals Supported	New Home Construction
	Needs Addressed	New Owner-Occupied Housing Construction
	Funding	HOME: \$90,000
	Description	New home construction through annual CHDO funds and HOA ND funding.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1 Low to Moderate income Homeowner housing added
	Location Description	Citywide
	Planned Activities	New home construction through annual CHDO funds and HOA ND funding.
5	Project Name	Ramp and Accessibility Modifications
	Target Area	Citywide
	Goals Supported	Ramp and Home Accessibility Modifications
	Needs Addressed	Accessibility Improvements to Existing Homes
	Funding	CDBG: \$95,000
	Description	Ramp and accessibility modifications for low income elderly and disabled households
	Target Date	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	30 Ramp and accessibility modifications for low income elderly and disabled households
	Location Description	Citywide
	Planned Activities	Ramp and accessibility modifications including bathrooms, entryways, fixtures and other accessibility needs
6	Project Name	Small Business Development and Technical Assistance
	Target Area	Citywide
	Goals Supported	Small Business Development & Technical Assistance
	Needs Addressed	Small Business Development & Technical Assistance
	Funding	CDBG: \$80,000
	Description	Technical Assistance to small business startups and expansions
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	80 individuals served with technical assistance to small business startups and expansions
	Location Description	Citywide
	Planned Activities	Technical Assistance to small business startups and expansions
7	Project Name	Acquisition and Demolition of property
	Target Area	NEIGHBORHOOD RESPONSE TEAM AREA
	Goals Supported	Acquisition & Demolition Program
	Needs Addressed	Acquisition and Disposition of Vacant Properties
	Funding	CDBG: \$125,000
	Description	Acquisition and Demolition of vacant, dilapidated homes
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	4 homeless families with acquisition and demolition of vacant, dilapidated homes
	Location Description	Neighborhood Response Team Area
	Planned Activities	Acquisition and Demolition of vacant, dilapidated homes

8	Project Name	Public Facilities and Improvements
	Target Area	Citywide
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Public Facilities and Improvements
	Funding	CDBG: \$337,000
	Description	Acquisition, renovation and expansion of public facilities and improvements. Fun City Youth Academy, Great Circle, Voluntary Action Center, and Columbia Housing Authority
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	848 low to moderate income individuals will benefit from Public Facilities and Improvements
	Location Description	Citywide
	Planned Activities	Public Facilities and Improvements
9	Project Name	New Home Construction
	Target Area	CDBG Eligible Area
	Goals Supported	New Home Construction
	Needs Addressed	New Owner-Occupied Housing Construction
	Funding	HOME: \$20,000
	Description	New Home Construction
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1 New affordable housing unit for a low to moderate income family
	Location Description	CDBG Eligible Area
	Planned Activities	New Home Construction
10	Project Name	Rental Production
	Target Area	Citywide
	Goals Supported	Rental Unit Construction or Rehabilitation
	Needs Addressed	Production of Rental Housing Units
	Funding	HOME: \$200,000
	Description	New Rental Home Construction

	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	30 low to moderate income households
	Location Description	Citywide
	Planned Activities	Rental production and renovation of existing units
11	Project Name	Tenant Based Rental Assistance
	Target Area	Citywide
	Goals Supported	Rental Vouchers for Homeless Populations
	Needs Addressed	Rental Vouchers for Vulnerable Populations
	Funding	HOME: \$100,000
	Description	Tenant Based Rental Assistance
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Tenant Based Rental Assistance for 25 individuals or families and 16 households
	Location Description	Citywide
	Planned Activities	Tenant Based Rental Assistance for 25 individuals or families and 16 households
12	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	CDBG Administration and Planning
	Needs Addressed	Preservation of existing homes Housing Counseling and Education Small Business Development & Technical Assistance Public Facilities and Improvements
	Funding	CDBG: \$100,447
	Description	Administration of CDBG funds and programs
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide

	Planned Activities	Administration of Grant Funds
13	Project Name	CDBG Planning
	Target Area	Citywide
	Goals Supported	CDBG Administration and Planning
	Needs Addressed	Preservation of existing homes Housing Counseling and Education Accessibility Improvements to Existing Homes Small Business Development & Technical Assistance Public Facilities and Improvements
	Funding	CDBG: \$80,000
	Description	Formulating plans, reports, public engagement and other planning activities.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Administration of grant funds
14	Project Name	HOME Administration
	Target Area	Citywide
	Goals Supported	HOME Administration
	Needs Addressed	Increased homeownership opportunities New Owner-Occupied Housing Construction
	Funding	HOME: \$60,354
	Description	Administration of grant funds and HOME funded projects
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Administration of grant funds and HOME funded projects
15	Project Name	Vocational Training
	Target Area	Citywide

	Goals Supported	Vocational Training
	Needs Addressed	Vocational Training
	Funding	:
	Description	None
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	
	Planned Activities	0
16	Project Name	Code Enforcement
	Target Area	NEIGHBORHOOD RESPONSE TEAM AREA
	Goals Supported	Code Enforcement
	Needs Addressed	Exterior Code Compliance Enforcement
	Funding	:
	Description	
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Most programs are allowed City wide, however they follow where the need is located. A few key programs and activities fall within the CDBG eligible area and NRT areas. Housing programs that are available city-wide and business training activities will have a number of beneficiaries in the CDBG eligible areas.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Eligible Area	29
NEIGHBORHOOD RESPONSE TEAM AREA	13
Citywide	58

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The city is dedicated to making all of its neighborhoods strong, yet some lag in physical condition and are over-represented by low-income and minority households. The CDBG-eligible area will receive a direct investment for improvements at the Blind Boone Community Center, Great Circle facility renovations, LOVE Columbia, and Voluntary Action Homeless Campus. The remainder of funds is targeted City-wide, however a significant level of investment will overlap within both the NRT Area and the CDBG eligible area.

Discussion

The City will continue to plan and evaluate the best strategies to serve geographic needs. Analysis of 2020 census data will be key in mapping needs.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	64
Special-Needs	40
Total	204

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	6
Rehab of Existing Units	43
Acquisition of Existing Units	15
Total	114

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

The City has increased households served for rent assistance due to the COVID-19 Pandemic and will continue with a similar pattern of production in new units and rehabilitating existing units.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Columbia will continue to partner with the Columbia Public Housing Authority to foster the development of additional affordable housing and homeownership opportunities for existing CHA residents.

Actions planned during the next year to address the needs to public housing

The Housing Authority of Columbia (CHA) does receive HOME funds for Tenant-Based Rental Assistance Program in the FY 2023 program year. These funds, which helps CHA transition housing insecure households from being at risk of homelessness to the Housing Choice Voucher Program or other CHA Housing Programs, are a priority for distribution of HOME funds in the City's adopted policy resolution. In FY 2021 the CHA received a substantial award of emergency shelter vouchers through the American Rescue Plan.

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

The Resident Advisory Board (RAB) that is composed of assisted housing residents from all CHA affordable housing properties as well as participants in the CHA's Section 8 Housing Choice Voucher Program.

All meetings of the CHA Board of Commissioners are open to the public and all assisted housing residents are encouraged to attend the meetings. Meeting notices are posted at all CHA affordable housing sites as well as to the CHA's web site. Anyone can request to receive an email notification when CHA agenda packets are posted to the CHA web site. Full agenda packets are also available for review at the CHA's Administration Building at 201 Switzler Street and at the J.W. "Blind" Boone Community Center at 301 North Providence Road.

The CHA also offers a Family Self-Sufficiency Program to all assisted housing residents that allows them to set goals for homeownership and escrow funds during the process that can be used for down payment assistance. The CHA also offers the Section 8 Homeownership Program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

CHA is not designated as troubled and is in fact a high-performing PHA.

Discussion

CHA will continue to be a strong partner with the City of Columbia. The City has awarded CHA \$2 million

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in HOME-ARP funds to support the construction of Kinney Point, a 24-unit affordable townhomes project in central Columbia; and it has awarded the CHA a proposal to prepare a plan for a future 24-hour homeless services center, a facility and process that is contemplated in the 2020-2024 Consolidated Plan.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Human Services Division staff will continue to coordinate homeless services through local social service organizations serving homeless populations, as well as the Boone County Coalition to End Homelessness (formerly Basic Needs Coalition).

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Housing Programs Division and Human Services Division staff will also be supporting local planning efforts in examining the feasibility of forming a 24-hour resource center for homeless persons.

Human Services Division staff will continue to coordinate homeless services through local social service organizations serving homeless populations, as well as the Boone County Coalition to End Homelessness (Formerly Basic Needs Coalition). The Coalition conducts point in time counts and coordinates project homeless connect. The point in time counts allows participant agencies to assess the level of homelessness needs in the community, as well as provide referral services and resources to homeless persons. Project homeless connect provides a multitude of services and referrals for homeless populations in Columbia.

The City of Columbia coordinates, supports, and participates in the Columbia Homeless Outreach Team, which provides street outreach to unsheltered individuals. The street outreach team is comprised of staff from the Columbia Police department, the Harry S. Truman VA Hospital, and behavioral healthcare providers Phoenix Programs (funded by the City of Columbia) and New Horizons. 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.

Through the coordinated entry process, our community tracks the exact number, name, and risk levels of all sheltered and unsheltered persons experiencing homelessness. Multiple coordinated entry access points have been established in the community. In some cases, serving as an access point is a requirement of City of Columbia social services contracts with community-based providers. The VI-SPDAT is used to determine individual risk and needs.

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 (formally the local VFW Hall), 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 winter emergency shelter, both of which are funded by the City of Columbia. In addition, the City of Columbia coordinates a network of warming/cooling centers throughout the community. The City also operates an overnight warming center program in cases of extreme cold weather. The overnight warming center is located at the former VFW Hall and is staffed by Columbia Police Department officers and homeless street outreach providers contracted by the City.

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 City of Columbia provides and purchases a variety of services to prevent homelessness, including affordable healthcare and social services such as housing case management, employment services, financial literacy education, out of school programming, 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 will utilize these additional vouchers to help provide more assistance to households with housing insecurity or lack of housing.

Boone County has implemented the use of a brief mental health screener at jail intake, increasing our understanding of mental health needs at the individual and populations levels. The City of Columbia and Burrell Behavioral Health have collaborated to create a Community Mental Health Liaison position dedicated to Boone County, to be housed in the Columbia Police Department.

In response to the COVID-19 pandemic, over \$450,000 in local pandemic relief funds were allocated for homeless prevention and rapid re-housing assistance. The HPD also allocated \$270,000 in CDBG-CV funds for emergency rent assistance to households economically impacted by the COVID-19 Pandemic in 2020 and provided another \$220,000 in CDBG-CV Round 3 in FY 2021.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Boone County Coalition to End Homelessness (formerly The Functional Zero Task Force), comprised of City of Columbia staff and multiple human services, healthcare, and housing providers, convenes

every two weeks 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 affordable healthcare and social services such as housing case management, employment services, financial literacy education, out of school programming, 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 will utilize these additional vouchers to help provide more assistance to households with housing insecurity or lack of housing. The Housing Programs Division also allocated \$270,000 in CDBG-CV funds for emergency rent assistance to households economically impacted by the COVID-19 Pandemic in 2020 and has provided another \$220,000 in CDBG-CV Round 3 in FY 2021.

The City Municipal Court operates a community support docket to divert persons experiencing homelessness and veterans from the justice system by linking these persons with healthcare, human services, and housing.

In response to the COVID-19 pandemic, over \$150,000 in local pandemic relief funds were allocated for homeless prevention and rapid re-housing assistance.

Discussion

The City of Columbia provides and purchases a variety of services to shorten, end, and prevent homelessness, including affordable healthcare and social services such as housing case management, employment services, financial literacy education, out of school programming, and basic needs services.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

City staff has continued with implementing findings and actions of the Fair Housing Task Force Analysis of Impediments to Fair Housing Choice (AI) in FY 2020.

Actions it planned 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

The Fair Housing Task Force (FHTF) completed its work with HPD staff in 2019 in assisting the City complete its Analysis of Impediments to Fair Housing Choice. Findings of the FHTF included recommending the City adopt a formal definition of affordable housing and households served, implement a housing trust fund, identify ways to support non-profit and for-profit developers in the siting of affordable housing, further collaboration with the Columbia Board of Realtors, the Chamber of Commerce, Columbia Public Schools and the County of Boone, and the procurement of a firm to assist in identifying additional policies and incentives to foster the development of more affordable housing. City staff has continued with implementing findings and actions of the Fair Housing Task Force Analysis of Impediments to Fair Housing Choice (AI) in FY 2020.

City staff also coordinated organizing the Housing Summit in February of 2020. This event featured an evening event on “missing middle housing” and work session with local developers, builders, community leaders and affordable housing providers on barriers to affordable housing. The event was attended by over 300 persons. Much of the feedback and input from the event has helped continue interest and discussion on specific actions to reduce barriers to affordable housing. Staff anticipates potential project proposals that may reflect design features similar to concepts discussed at the Housing Summit.

From January 1, 2020 through May 2020, HPD staff also worked with a student Capstone Project group from the University of Missouri-Columbia to review affordable housing efforts in Columbia in comparison to 15 other mid-sized college towns with similarities to Columbia. The students did an inventory of affordable housing policies, programs and support entities to foster the development of additional affordable housing. The report found that the City of Columbia was in the upper quartile of affordable housing efforts in comparison to other similarly sized communities. Specific areas where Columbia was a leader included its permit fee waiver ordinance, the Columbia Community Land Trust and its tenant-based rental assistance program.

Discussion:

Housing Programs Division staff will be assisting planning staff with including input and information obtained through the HPD efforts to help inform the update to the City’s comprehensive plan. Staff

anticipates utilizing the Comprehensive Plan update to incorporate additional policies to remove or lessen barriers to affordable housing; and establish standards for smaller and less costly housing units.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Columbia approved an additional \$1.3 million in local general revenue to help support additional affordable housing, community development and social services activities.

Actions planned to address obstacles to meeting underserved needs

City Housing Programs Division staff will continue to support local community members working to implement a 24 hour homeless facility with supportive services.

Actions planned to foster and maintain affordable housing

The FY 2023 Annual Action Plan includes continued funding support for the construction of new affordable housing, as well as continued support for the Home Rehabilitation Program and home repair and modifications programs for persons with disabilities.

Actions planned to reduce lead-based paint hazards

The City plans to continue its compliance with lead-based paint hazard reduction mandates. The City will use a contractor, Glynite Construction, 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, property is inspected by a licensed lead-based paint inspector employed by the City for evidence of deteriorated paint conditions; 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 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 sub-recipients conducting home repair programs to ensure compliance with lead paint requirements.

Actions planned to reduce the number of poverty-level families

CMCA's Women's Business Center is providing technical assistance to small, women-owned start-up businesses in FY 2023. The City of Columbia will also continue operating its Homeownership Assistance

Program in 2023 to assist in serving as a mechanism for lower income working households to gain access to the benefits of homeownership, which includes building household equity and wealth.

Actions planned to develop institutional structure

The Housing Programs staff is currently located at a storefront location on 500 E. Walnut. This location allows 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.

Housing Programs Division staff also anticipates purchasing contractual services in FY 2023 to assist with implementing CDBG-CV and HOME-ARP funding and other potential funding sources allocated for recovery. The previous institutional changes and upgrading of staff helped create the capacity to take on this additional workload.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Columbia in FY 2021 approved an additional \$1.3 million in local general revenue to help support additional affordable housing, community development, and social services activities.

On the initiative of the city Department of Public Health and Human Services, staff of the Housing Programs Division participated in discussion of the Boone Indicators Group (BIG), a city-county collaboration of local social services funding processes.

Discussion:

These additional actions will assist the City further affordable housing and community development efforts in FY 2023.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Projects planned with CDBG and HOME funds for FY 2023 are identified in the Projects Table. The City of Columbia expends program income before HUD funds on each quarterly draw request.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	280,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	280,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not plan any additional investment beyond eligible uses of HOME funds identified in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Columbia will use recapture provisions as required by 24 CFR 92.254 for homebuyer activities. The affordability period is 10 years. During this period the homeowner must reside in the home as a primary residence. If the property is rented or sold within the 10 year period, the assistance shall be repaid on a prorated basis that includes the balance of any unforgiven amount.

The recapture provisions are as seen below:

The buyer, as a condition of accepting homeownership assistance funds, agrees to comply with the following provisions:

- A. That homeownership assistance funds will only be used by a new homeowner for down payment and closing costs toward purchase of a home within the city limits of Columbia, or for lead hazard reduction procedures, not to exceed \$500, as required. The Assistance shall be up to \$10,000. Applicants with more than \$15,000 of identifiable resources are ineligible.
- B. That the property to be purchased shall be an existing single family home or a condominium, the value of which does not exceed 95% of the median purchase price for the area, as described in paragraph (a)(2)(iii) of 24 CFR 92.254. Property shall not be located in the 100-year floodplain.
- C. The buyer must meet the front end (housing cost (PITI) to gross income) and back end (total debt to gross income) ratios established for the program (35% and 45% respectively). Ratios will be determined by lender underwriting criteria and definition of income. The buyer(s) must have an average combined credit score within 20 points of the current minimum Fannie Mae and Freddie Mac credit requirements, or demonstrate they have completed City approved financial education course such as "Moneysmart".

D. That the buyer qualifies as a “low income family” and meets the current HUD income limits.

E. That the property to be purchased shall continue to be owned by borrower and shall continuously be the principal residence of buyer for the following ten (10) years from closing subject to the following:

a. In the event owner sells or transfers the property or it is transferred by death of owner during the ten (10) year period of affordability, the amount of forgiveness of the loan shall be prorated and owner shall repay that portion to City that remains of the ten (10) year period.

b. In the event owner abandons or leases the property or ceases to occupy it as his or her principal residence during the ten (10) year period of affordability, there shall be no prorated credit and the entire amount of the loan shall be due and payable in full.

F. Closing must occur on or before _____, 2023 (60 calendar days from date of this agreement). After that date, this loan commitment is no longer in force and the funds shall be released from this Agreement. Applicant would need to reapply and requalify if he/she chooses to proceed beyond this termination date.

G. That the buyer will sign a Promissory Note and Deed of Trust for the full amount of CDBG and HOME assistance provided toward the purchase of said property, and the Deed of Trust will be recorded with the Boone County Recorder’s Office, Columbia, Missouri.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Columbia’s HOA (Home Ownership Assistance Program) uses HOME funds with recapture provisions, the City requires specific recapture formula provisions that also include market analysis and appraisal at each recapture. These provisions are required to be legally secured to the property by Deed of Trust and Promissory Note. Assistance is up to \$10,000. An additional grant of \$500 is also available to offset costs for lead hazard reduction if needed. The property must be an existing single family dwelling within the City of Columbia City limits. The buyer must reside in the home as their primary residence for a minimum affordability period of ten years. If the property is sold within the initial ten year period, the assistance shall be repaid on a prorated basis that includes the balance of any unforgiven amount. If an owner abandons or leases the property or ceases to occupy it as the principal residence, the entire amount of the loan shall be due and payable in full. In cases of sale, only net proceeds (sales price minus existing debt) are eligible for recapture.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

There are no plans to utilize HOME funds to refinance existing debt secured by multi-family housing rehabilitated with HOME funds. The City will subordinate HOME and CDBG loans as requested by property owners refinancing debt. The City includes subordination requirements in its CDBG and HOME Administrative Guidelines.

The City will utilize HOME funds in a manner consistent with the 2020-2024 Consolidated Plan.