

FY 2021 CDBG and HOME Annual Action Plan

City of Columbia

Reallocations

4/12/2024

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 due to its population and demographics. As an entitlement community, the City of Columbia receives an annual allocation of Community Development Block Grant (CDBG) and HOME program funding. 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. This Annual Action Plan is for program year 2021 and will become effective retroactively to January 1, 2021. CDBG funding allocations were up at \$1,008,608 and slightly down for HOME at \$596,431 for HOME; however, this year's federal budget remains significantly increased from recent years prior to 2018. CDBG realized a 10% increase in funding in 2018 and a 43% increase to HOME. The City of Columbia also received approximately \$1.3 million additional CDBG funds in FY 2020 and will be expending these funds on project related to COVID-19 recovery efforts through FY 2023. Staff is also anticipating additional HOME funds to be awarded by April 10, 2021 to assist with housing needs arising from the COVID-19 Pandemic through September of 2025. The increased funding levels will result in additional staffing levels and program output over the next 3-5 years.

2. Summarize the objectives and outcomes identified in the Plan

The City of Columbia undertook a significant public input and planning process during the 18 months leading up 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 2015-2019 Consolidated Plan:

2020-2024 Consolidated Plan Goals

1. Complete comprehensive rehabilitation to 54 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 16 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 10 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.

FY 2021 CDBG Funding Allocations for Annual Goals are as follows:

Entity	Activity	Funding Amount	Reallocation
City of Columbia	Home Rehabilitation Program	\$203,684.70	\$109,091 Reallocated to Woodhaven*
Services for Independent Living	Minor Home Repair and Accessibility	\$106,100	\$23,026.91 Reallocated to Columbia Housing Authority** due to receipt of Program Income
Woodhaven	Home Rehabilitation	\$90,000	\$19,143.00 Reallocated to Columbia Housing Authority** due to receipt of Program Income
City of Columbia	Housing Counseling	\$3,720	
Job Point	Vocational Training	\$115,000	\$12,665.80 Reallocated to Columbia Housing Authority** due to receipt of Program Income
Central Missouri Community Action	Technical Assistance to Businesses	\$75,000	\$14,429.18 Reallocated to Columbia Housing Authority** due to receipt of Program Income
City of Columbia	Acquisition and Demolition	\$30,000	

City of Columbia	Code Enforcement	\$35,000	
Rainbow House	Construction, renovation & acquisition	\$0	
Great Circle	Construction, renovation & acquisition	\$30,000	
Shalom Christian Academy	Construction, renovation & acquisition	\$15,474.30	\$1,584.16 Reallocated to Columbia Housing Authority** due to receipt of Program Income
Job Point	Building Renovations	\$88,425.70	
Woodhaven	Home Rehabilitation	34,654.30	
City of Columbia	Administration	\$100,000	
City of Columbia	Planning	\$81,549	
Total		\$1,008,608	

* Woodhaven Learning Center – Receiving reallocated funds for renovation and repairs of six current residential homes for developmentally disabled individuals

** Columbia Housing Authority – Receiving reallocated funds for remediation, demolition, relocation and site improvement costs at East Park Avenue

FY 2021 HOME Funding Allocations for Annual Goals are as follows:

Entity	Activity	Funding Amount	Reallocation
City of Columbia	Homeownership Assistance	\$237,000	
CHDO set-aside	Community Housing Dev. Org	\$90,000	
City of Columbia	Home Rehabilitation Program	\$25,000	
Show-Me Central Habitat for Humanity	New Home Construction	\$30,000	
Freedom House	New Rental Construction	\$45,000	\$45,000 Reallocated to Columbia Housing Authority***
Columbia Housing Authority	Tenant Based Rental Assistance	\$110,000	
City of Columbia	Administration	\$59,431	
Total		\$596,431	

*** Columbia Housing Authority – Receiving Reallocated HOME funds for additional funding for the construction of the property at 207 Lynn, Columbia, Missouri

3. Evaluation of past performance

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 RFP 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 2020 CAPER identified the following programs as “under-performing” 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

The FY 2021 Plan includes funding for the Acquisition & Demolition Program and City staff is in the process of potentially acquiring an additional property to demolish in FY 2021. The FY 2021 Plan also includes increased funding for the Owner-Occupied Rehabilitation Program and staff anticipates increased production in FY 2021. The FY 2021 does include funding for one rental production project being funded through the Missouri Housing Development Commission (MHDC). Original planning included funds for an additional rental project to be funded through the Columbia Housing Authority; however, the project did not receive a funding award through MHDC. City staff will continue to work to identify additional opportunities for FY 2022 funding to assist rental construction or rehabilitation projects. The City is still awaiting a viable proposal to fund a project involving homeless facility improvements and anticipates assisting planning efforts in FY 2021 with local general revenue funding.

4. Summary of Citizen Participation Process and consultation process

The City of Columbia conducted a citizen participation and consultation process in developing the FY 2021 plan that included public hearings, public surveys, virtual public engagement and informational sessions. There were also 10 virtual public engagement sessions held throughout 2020 to gain additional input regarding needs arising from the COVID-19 Pandemic. The City of Columbia also received assistance with outreach from the Columbia’s NAACP, Minority Men’s Network, CMCA’s Woman’s Business Center, REDI’s Diversity Supplier Program, local volunteers, Second Baptist Church, United Community Church, Friendship Baptist, Tabernacle of Grace, Shiloh Church and Log Providence Baptist Church to ensure minority populations were connected to programs and input processes.

The Housing and Community Development Commission (HCDC) held two public hearings in 2020 and 1 additional funding recommendations meeting to develop recommendations for the FY 2021 Plan. The HCDC also held two additional meetings in March of 2021 to update funding recommendations to align with the final CDBG and HOME award amounts.

5. Summary of public comments

There were public comments received from five persons at the Housing and Community Development Needs Public Hearing held on January 8, 2020. Public comments were received from Phil Steinhaus of the Columbia Housing Authority, Steve Smith of Job Point, Darin Preis of Central Missouri Community Action, Steve Calloway of Minority Men’s Network and Susan Hart of the Columbia Chamber of Commerce. Each of the speakers shared information regarding the efforts of their corresponding organizations and discussed potential applications for funding. The Community Development Commission asked clarifying questions with each presenter. The City of Columbia conducted 3 public surveys throughout 2020. The surveys consisted of an annual update of community needs and 2 subsequent surveys throughout the year pertaining to needs arising from the COVID-19 Pandemic. Approximately 300 respondents participated in the surveys.

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

None.

7. Summary

The FY 2021 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.