



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Housing & Neighborhood Services

To: City Council

From: City Manager & Staff

Council Meeting Date: March 17, 2025

Re: Authorizing a HOME funding agreement with Central Missouri Community Action for the construction of fourteen (14) affordable housing units within the Providence Landing development located on the northeast corner of Hickman Avenue and Providence Road

Executive Summary

The attached resolution authorizes the City Manager to execute a HOME Investment Partnerships Program (HOME) funding agreement with Central Missouri Community Action (CMCA) in the amount of \$505,000 for the construction of fourteen (14) affordable housing units within the Providence Landing development located on the northeast corner of Hickman Avenue and Providence Road.

Discussion

The City of Columbia has approved the allocation of \$505,000 in 2022, 2023 and 2024 HOME funding to CMCA for the construction of new, single-family, owner-occupied, affordable housing units. CMCA submitted applications for new, affordable-housing construction as part of the 2022, 2023 and 2024 HOME request for proposals (RFP) process, and each year was awarded the following amounts: 2022 HOME: \$325,000; 2023 HOME: \$100,000; 2024 HOME: \$80,000. The project has developed over this time into "Providence Landing" and will include the construction of fourteen (14) new, single-family attached housing units on a vacant property generally located at the northeast corner of Hickman Avenue and Providence Road. The units will be owner-occupied and CMCA will be selling them using a unique, condominium model under which CMCA will maintain ownership of the land while allowing homeowners to buy the home upon the land without down payment and earn equity and appraised value in their investment. The fourteen units will be built as a mix of one-, two- and three-bedroom units.

The funding is provided in the form of a 30-year loan, to be repaid without interest upon sale or use of the property for a purpose that does not comply with the requirements in the agreement, which includes a 30-year affordability period for each housing unit. Upon expiration of the loan term, and provided the City has not previously declared a default, the loan shall be automatically forgiven. Under the terms of the agreement, CMCA shall receive a developer fee from the HOME funds in an amount not to exceed 10% of the grant amount, or \$50,500. This is the standard development fee authorized under HOME funding agreements for housing development by community housing development organizations (CHDOs).

The environmental review process has been completed and construction on the project is underway. In addition to HOME funding, the Providence Landing project is being funded



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with City American Rescue Plan Act (ARPA) funds (\$999,999); County ARPA funds (\$750,000); private donations (\$250,000) and CMCA investment.

Fiscal Impact

Short-Term Impact: \$505,000 in previously allocated HOME funds.

Long-Term Impact: Enter the cost of proposed legislation to the city for years **beyond two**.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Inclusive and Equitable Community, Secondary Impact: Resilient Economy, Tertiary Impact: Reliable and Sustainable Infrastructure

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Land Use & Growth Management

Legislative History

Date	Action
6/17/2024	R117-24 Approved the FY 2024 Annual Action Plan for CDBG and HOME funds.
4/17/2023	R65-23 Approved the FY 2023 Annual Action Plan for CDBG and HOME funds.
10/3/2022	R161-22 Approved the FY 2022 Annual Action Plan for CDBG and HOME funds (approved after hearing to remedy a deficiency in notice).

Suggested Council Action

Approve the resolution authorizing the City Manager to execute a HOME funding agreement with CMCA in the amount of \$505,000 for the construction of fourteen (14) affordable housing units within the Providence Landing development.