



Department Source: Community Development - CDBG/Home

To: City Council

From: City Manager & Staff

Council Meeting Date: March 4, 2024

Re: Approval of Agreements – American Rescue Plan Allocation (ARPA) Agreement – Columbia Community Land Trust

Executive Summary

Attached for Council consideration is an American Rescue Plan Act (ARPA) Allocation Agreement, along with the Affordable Housing Funding Agreement, Promissory Note and Deed of Trust for the Columbia Community Land Trust as attachments. The allocation agreement specifies the terms of use of \$1 million in ARPA funds. The agreement also authorizes the City Manager to approve subsequent funding agreements for specific affordable housing projects as they are identified.

Discussion

On October 2, 2023, the City of Columbia awarded \$1,000,000 of ARPA funds to acquire land and develop affordable housing using Agency's land trust model (home ownership with a long-term land lease). The funds may be used for purchasing vacant land and constructing affordable housing on said properties; purchasing vacant homes for use as affordable housing; purchasing vacant homes; and any renovation costs and energy efficiency improvements for use as affordable housing, and/or purchasing property containing vacant, dilapidated structures(s) and demolishing the structure(s), and building new affordable housing on the land.

Because it is anticipated that the Columbia Community Land Trust will use the funding at several project locations, the allocation agreement references a funding agreement, deed of trust, and promissory note templates to be used for each project as projects are identified. The City Manager may approve these individual agreements, provided the project complies with the terms and conditions of the allocation agreement (for example, location within the City limits; proper documentation of purchase and construction costs; and satisfaction of federal ARPA requirements).

Fiscal Impact

Short-Term Impact: \$1,000,000 of budgeted ARPA funds

Long-Term Impact: N/A



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Inclusive and Equitable Community, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

| Date | Action |
|-----------------|---|
| October 2, 2023 | The City Council passed resolution R 154-23 which announced its intent to allocate one million dollars to the Agency for the Agency to acquire land and develop affordable housing utilizing Agency's land trust model. This allocation is subject to all federal, state, and local laws, rules, regulations and guidance that regulate the use of ARPA funds for said purposes |
| March 21, 2021 | The American Rescue Plan Act (ARPA) was signed into law and established the Coronavirus State Fiscal Recovery Fund and the Coronavirus Local Fiscal Recovery Fund to provide support to state, territorial, local and Tribal governments in responding to the economic and public health impacts of COVID-19 and its impacts on their communities, residents and businesses |

Suggested Council Action

Approval of the resolution.