

To: Housing and Community Development Commission
From: Jennifer Deaver, Housing Programs Manager
Date: May 19, 2023
Subject: May 24, 2023 HCDC Agenda Item Summary Memo

Overview

This memo summarizes proposals to be heard at the May 24, 2023 Housing and Community Development Commission meeting.

FY 2024 CDBG, HOME and Reallocation Funding Requests

Staff estimate FY 2024 funding availability to be for CDBG \$820,000 (\$1,000,000 estimated allocation less \$180,000 administrative costs) and for HOME \$540,000 (\$600,000 estimated allocation less \$60,000 administrative costs).

Staff estimate there is \$644,726 in Reallocated funds. The goal is to have these funds spent prior to December 31, 2023.

Requests are competitive in CDBG and HOME funds. There are \$1,464,975 in CDBG funding requests and \$1,245,000 in HOME funding requests for FY 2024.

We also have \$361,269 in reallocated CDBG fund requests.

The HCDC will need to make substantial reductions in recommended CDBG and HOME funding requests to match funding availability. Below is an overview of each proposal and staff comments.

Agency Project Requests

The May 24, 2023 HCDC hearing includes 15 projects and program proposals submitted by 10 community agencies.

1. Services for Independent Living (SIL) - Home Repair and Modification Program

Overview

Proposal - \$125,000 in CDBG FY2024 funds

With SIL’s mission focused on maximizing independence and decreasing barriers for our consumers, our Home Repair and Modification program fits well by providing home repairs and accessibility modifications that keep consumers safely and independently in their homes. This program helps seniors and people with disabilities in Columbia meet basic needs of shelter, improve accessibility in and out of the home, increase the safety of their home, and enhance their overall quality of life. Without safe access in and out of their home, an individual’s safety is at risk and their community participation is limited, which results in isolation, a diminished quality of life, and poor health outcomes. SIL continues to provide effective and long-term solutions to these problems with accessible home modifications.

Comments:

This activity aligns directly with the 2020-2024 Consolidated Plan; which establishes a goal of 122 owner-occupied residences to be rehabilitated with ramp and home accessibility modifications. Services for Independent Living has received funding for this program in each fiscal year of the current consolidated plan.

2. Job Point

Overview

Proposal 1 - \$82,000 Reallocated CDBG funds – Replace Flooring

The proposal is for \$82,000 in Reallocated CDBG funds to replace the flooring at 400 Wilkes Blvd. Job Point expects to serve 400 individuals with the following projected outcomes. 70% Credential Attainment for students - Obtain High School Diploma, HiSET or Vocational Certificate
70% Job Retention Rate at 90 days for job seekers.

Comments:

Job Point’s project is in the Community Facilities category of the Consolidated Plan.

Proposal 2 - \$75,000 in FY 2024 CDBG funds – Vocational Training

The proposal is for \$75,000 in FY 2024 CDBG funds to provide vocational preparation, training and employment assistance in high-demand areas of construction trades (carpentry, highway/heavy construction and warehousing), healthcare (certified nursing assistant) and office technologies.

Comments:

Job training aligns with the 2020-2024 Consolidated Plan, which sets a goal of assisting 63 persons in the vocational training category. Job Point has received CDBG funding for all but FY 2023 for its training programs during the current Consolidated Plan.

3. Woodhaven – Building Repairs

Overview

Proposal 1 - \$80,000 Reallocated CDBG funds – Building Repairs

The proposal is \$80,000 in Reallocated CDBG funds to rehabilitate and provide needed repairs to seven of the residential properties that we own: Albany, Carolina, Chinkapin, Lake Town, Shoram, Thornberry and Topanga. These seven homes provide residential services to 24 adults with developmental disabilities. They range in age from 18 to 70.

Comments:

Woodhaven was allocated \$110,000 of CDBG funding in 2020 and \$90,000 of CDBG funding in FY 2021. They successfully utilized all of these funds. Projects completed included replacing a roof; replacing siding; repairing foundation cracks; repairing and replacing flooring; installing new kitchen

appliances; repairing a driveway; and installing new heat pumps. These upgrades created a safer and more livable environment for the individuals who live in these homes.

Proposal 2 - \$105,000 in FY 2024 CDBG funds – Building Repairs

The proposal is for \$105,000 in FY 2024 CDBG funds to rehabilitate and provide needed repairs to seven of the residential properties that we own: Albany, Carolina, Chinkapin, Lake Town, Panther, Thornberry and Topanga. Six of these homes have received CDBG-funded renovations in the past; one (Panther) is new to CDBG. While the priorities vary from property to property, needed projects include new HVAC systems; bathroom remodeling; water mitigation (to redirect rainwater away from the building's foundation); replacement flooring; new appliances; painting; and plumbing repairs.

Comments:

Woodhaven was allocated \$110,000 of CDBG funding in 2020 and \$90,000 of CDBG funding in FY 2021. They successfully utilized all of these funds. Projects completed included replacing a roof; replacing siding; repairing foundation cracks; repairing and replacing flooring; installing new kitchen appliances; repairing a driveway; and installing new heat pumps. These upgrades created a safer and more livable environment for the individuals who live in these homes.

4. Voluntary Action Center – Opportunity Campus for the Homeless

Overview

Proposal - \$100,000 in FY 2024 CDBG funds

The proposal is for \$100,000 in FY 2024 CDBG funds for VAC to expand its current services with the construction and operation of The Opportunity Campus (OC), a low-barrier emergency shelter using Housing First Principles and operating 24/7, 365 days a year to provide comprehensive services for individuals experiencing chronic and unsheltered homelessness in Columbia, MO. Chronic homelessness is defined as long periods or multiple periods of homelessness, while unsheltered homelessness refers to individuals living in unsuitable and non-habitable locations such as outdoor tent camps, parking garages, parks, a car, or buildings without running water or utilities.

The OC shelter will serve individuals experiencing homelessness as well as those at risk of experiencing homelessness. According to the 2020 Missouri Balance of State report, there were a total of 237 sheltered and unsheltered individuals in Boone County. VAC estimates the OC will serve 500 individuals annually, including 100 individuals daily with overnight shelter, 80 individuals daily with meals, and 60 individuals daily with day center resources.

Comments:

This activity aligns with the 2020-2024 Consolidated Plan which made the planning and establishment of a 24-hour homeless services center a priority. The community needs survey also identified homeless shelter as a high priority for a majority of respondents.

The Voluntary Action Center received \$75,300 in FY 2022 for land acquisition which is included in the Reallocation funds, as the facility has not been started. They also received \$100,000 FY 2023 CDBG for land acquisition.

The agency did receive \$270,000 in CDBG-CV1 and \$220,000 in CDBG-CV3, both for rental assistance; all has been expended.

Note: The funding of this project with CDBG funds is under review by HUD for a potential conflict of interest.

5. The Food Bank for Central & Northeast Missouri – Backup Generator

Overview

Proposal - \$199,269 Reallocated CDBG funds

The proposal is \$199,269 in Reallocated CDBG funds. The Food Bank is renovating the empty Moser's Foods on Business Loop 70 West to relocate its Central Pantry. This centralized and accessible facility will provide low-income neighbors access to supplemental food aid, nutrition education, community meeting space and opportunities to receive services (like healthcare) from various partners. Central Pantry will be rebranded as The Food Bank Market (TFBM) and will provide a grocery store experience to reduce the stigma associated with food pantries.

To improve the resilience of the new building, The Food Bank will utilize an award of \$199,269 in CDBG funds to purchase and pay for the installation of a backup generator. It will allow The Food Bank Market to maintain safe food temperatures in the 5,100 square foot freezer and 2,400 square foot cooler during electric outages, preventing the loss of hundreds of thousands of pounds of nutritious food. It will also allow this vital public facility to remain open and operational when Columbia neighbors are without power and require supplemental food.

Comments:

The Food Bank received a \$19,000.00 CDBG award from the City in 2019 to make improvements to Central Pantry. Lighting fixtures were replaced with energy efficient LEDS with occupancy sensors. New HVAC ductwork and thermostat were also installed to improve the heating and cooling system. These improvements reduced Central Pantry's energy use by 15,000 kilowatts annually. All of the awarded funds were spent on the project.

The Food Bank received a \$123,000.00 CDBG-CV3 award from the City in 2021 for the acquisition and distribution of food to low and moderate income that experienced a reduction in income and employment due to the COVID-19 Pandemic. The full amount was billed for food before December 31, 2022. An additional award of \$13,740.00 was fully spent on food before December 31, 2022.

6. KVC Missouri (Formerly Great Circle) – Construction, Renovation & Acquisition

Overview

Proposal - \$26,775 FY 2024 CDBG funds

KVC Missouri is requesting \$26,775 in CDBG funds to support their project, which will help to ensure the comfort and safety of the youth served in the TLGH houses. KVC Missouri's two Transitional Living Group Homes (TLGH) provide services to youth ages 16 through 18 who have experienced out-of-home placements and are preparing to live independently. These youth do not require the structure of a more formal residential setting, but still need a highly supportive environment and 24/7 supervision.

The Transitional Living Group Homes (TLGH) house at 1026 Westwind has had periodic issues with drainage and water infiltration in the lower level. To fix the issue, we need to excavate two sides of the house and remove concrete from a window well. We will then install schedule 35 perforated pipe, back fill with one-inch clean gravel, and install a discharge to daylight. While not included in our estimate, it may be necessary to install a retaining wall and/or sump pump, dependent on the assessed situation after excavation. In addition to that repair, we are seeking funding to re-key all doors on both TLGH houses, including new hardware, to improve overall safety and security for the youth.

Comments:

KVC Missouri merged with Great Circle on April 1, 2023, with no changes to the staff involved in this project or the related programming. Great Circle was awarded CDBG funds in Columbia via applications for FY2021, 2022, and 2023. All 2021 and 2022 funds were expended in upgrading security and renovating residential facilities on our Columbia campus on Bearfield Road. Currently KVC has a FY 2023 funding award to replace an HVAC unit and complete sidewalk/driveway repairs on the campus, which are on track to be completed in a timely fashion once contracting with the City is complete.

KVC Missouri's project is in the Community Facilities category of the Consolidated Plan.

7. Show-Me Central Habitat for Humanity – Development of 3 Homes

Overview

Proposal - \$105,000 (\$35,000 each for 3 homes) FY 2024 HOME funds

The proposal is \$105,000 (\$35,000 each for 3 homes) in FY 2024 HOME funds. Show-Me Central Habitat for Humanity is developing a 50-acre subdivision for low income housing. The subdivision is called Boone Prairie and is located off Brown Station Road. We currently have the first phase complete and are working on those 30 lots.

Show-Me Central Habitat for Humanity is developing a 50-acre subdivision for low income housing. The subdivision is called Boone Prairie and is located off Brown Station Road. We currently have the first phase complete and are working on those 30 lots.

In addition, an estimated 40% of our partner families were on some type of housing assistance before becoming homeowners. Providing a permanent housing solutions frees up thousands of dollars in assistance for low-income families.

Comments:

Three households will be served directly. Since families pay back a portion of their home, this project will go on to fund approximately 6 more houses after inflation lost. The target populations are families making 30-60% of AMI.

Show-Me Central Habitat for Humanity received \$30,000 in HOME funds for 3801 Ramble Dr. The site is complete with a certificate of Occupancy. They have a home owner lined up and will close mid June 2023.

8. Central Missouri Community Action (CMCA)

Overview

Proposal 1 - \$400,000 FY 2024 HOME funds – Affordable Housing

Central Missouri Community Action (CMCA) plans to procure, develop, and build affordable housing units on two vacant lots located between Providence, Dysart, and N 4th street in Columbia, MO. These funds will be spent on land acquisition, site preparation, and construction. They project two single unit structures can be built as three bedroom, two bath homes, to address the housing needs of the community. This site is within walking distance to grocery stores, medical facilities, public transport, employment, and parks. These homes are planned to be built and offered as land leases (like the land trust), which would allow CMCA or a land trust to retain management and maintenance of the land, but also provide quality housing at lower costs. This affordable housing is achieved by omitting the land as part of the purchase price of the property; allowing more low income residents to own their own property. The target population for these homes are citizens who are 55 years or older, minorities, and under the HUD required Area Median Income in the City of Columbia. CMCA will also provide supportive services to tenants to maintain economic and housing stability.

Projected number of individuals served is four to eight; dependent on whether couples or families occupy each residence. The target population is minority individuals 55 years or older. According to HUD and the Census Bureau 47% of assisted households in Boone Co are headed by people over 51 years old. The average monthly social security payment is \$794 and the average one bedroom rent is \$722. Black Boone Countians are disproportionately more likely to be renters than white Boone Countians.

Comments:

New, owner-occupied affordable housing production is a priority need in the Consolidated Plan and the community needs survey results indicate it is a high priority for a majority of respondents. CMCA has experience building affordable housing units on individual sites (King Street; 8th Street/Cullimore Cottages, and others, etc).

Proposal 2 - \$75,000 FY 2024 CDBG funds - Missouri Women’s Business Center technical assistance and microloan fund

The proposal is for \$75,000 in CDBG funds to support two activities of the Missouri Women’s Business Center: a) \$75,000 for small business assistance, focused on low-income, minority women entrepreneurs. The funds will allow retention of three positions dedicated coaching, business financial literacy training, networking, troubleshooting, and human resources assistance

Comments:

CMCA’s project aligns with the Consolidated Plan five-year strategy to provide small business development and technical assistance to 15 businesses during the plan period. CMCA has received business technical assistance funds in FY 2023, FY 2022, FY21 and FY 2020 and also received CDBG-CV3 funds for assistance to both day care businesses and households using day care services.

9. Columbia Housing Authority

Overview

Proposal 1 - \$700,000 (\$450,000 FY 2024 CDBG funds and \$250,000 FY 2024 HOME funds) – CHA Providence Walkway Apartments

This proposal includes the demolition and reconstruction of 52 units of public housing stock into new affordable rental housing. The project consists of (7) 1-bedroom, (19) 2-bedroom, (14) 3 bedroom, and (12) 4-bedroom units. The development will include wrap-around services for each tenant including case management, youth programming, and independent living services. Funding the Providence Walkway project would preserve 52 desperately needed affordable housing units, leverage over \$10 million in state and federal funding, serve approximately 775 individuals over 25 years and ensure long-term sustainable operations of the Columbia Housing Authority.

Comments:

Funding the Providence Walkway project will serve approximately 775 individuals over 25 years. Providence Walkway will consist of 1 bedroom, 2 bedroom, 3-bedroom and 4-bedroom units, therefore it will serve a variety of household sizes and populations ranging from single adults to families with children. 67% of current Providence Walkway residents are very low-income minority populations.

Proposal 2 - \$100,000 FY 2024 HOME funds – CHA – Tenant Based Rental Assistance (TBRA)

The Columbia Housing Authority is submitting this proposal to continue administering the Tenant Based Rental Assistance Program within the Columbia City limits to house homeless and housing insecure individuals and families. This program will be for persons at risk of eviction, inadequate housing plans; who have mental health issues; are being released from correctional institutions; have completed substance abuse programs; are victims of domestic violence; or has another special need or disability. CHA will work with local service providers through the Boone county Coalition to End Homelessness to match supportive services to participants of this program. CHA will operate this program in accordance with HOME and Section 8 administrative guidelines.

Comments:

TBRA is a continuing program that is represented in the 2020-2024 Consolidated Plan. CHA received TBRA funds in FY 2020, the first year of the current Consolidated Plan, and FY 2021 and FY 2023 and has a long track record administering the program.

Proposal 3 - \$150,000 FY 2024 HOME funds – CHA – Park Ave. FSS Homeownership

The Columbia Housing Authority is submitting this proposal for the construction of six affordable homeownership units to be constructed on vacant land located on Park Ave. CHA intends to market the homes to CHA Family Self-Sufficiency (FSS) Program graduates and other CHA assisted households ready for homeownership. CHA has formal site control of vacant land consisting of .68 acres at 507 and 505 Park Ave that also adjoins CHA's Park Avenue Apartments currently planned for demolition and reconstruction. Each year, many CHA rental households increase their employment, income and credit and move up to market rate housing. In FY 2022, 98 CHA households moved up into market rate housing, therefore CHA is planning to partner with Job Point's Youth Build Program for the construction of these six homes for homeownership.

CHA has operated the FSS program for over 10 years and currently has 125 households enrolled in the program. Each month 2-3 FSS families graduate the program with increased income, improved credit and a significant level of savings to go towards the purchase of a home, car or additional education. FSS is a HUD program that provides incentives and support to help families living in assisted housing increase their earned income and reduce their dependence on public assistance programs. FSS promotes local strategies to connect HUD-assisted families with public and private resources that help them progress toward economic independence. FSS participants work with CHA FSS Coordinators to create a 5-year plan for increasing education, income, improving credit and increasing savings. As participant household incomes increase over time, CHA maintains the same level of housing assistance support and places a portion of the housing assistance in an escrow account. These escrow accounts grow over time, as each household increases their income. The average payment at the end of the 5-year program for 2023 has been \$11,000.

Comments:

CHA estimates this project will serve 18 households or approximately 41 individuals over the next 25 years, as CHA intends to make these homes permanently affordable, and ensure the homes continue to sell to qualified buyers.

10. Love Columbia – Home Acquisition & Renovation

Overview

Proposal 1 - \$150,000 FY 2024 CDBG funds

Love Columbia is seeking funds to purchase a home to renovate and sell to a low-income, first-time home buyer. We desire to bring neglected and/or vacant houses in central city back into use as affordable owner-occupied housing. The project would revitalize neighborhoods, add to local housing stock and provide homes that are affordable to households with incomes less than 80% AMI. Love Columbia became a HUD Housing Counseling Agency in January 2023 and began a housing counseling program for homeownership that includes classroom instruction and individual counseling. We have

graduated 28 individuals/couples. Only one couple has, so far, purchased a home. Others have found it challenging to find homes in their price range, typically less than \$150,000. According to the Columbia Board of Realtors, only 10 of the 143 homes sold in March 2023 were listed under \$150,000.

Our request is for a catalytic investment to purchase the first property in what would become a series of purchases that would result in homes being renovated and sold at a rate of one per year. The funds from the sale of the first house will be invested in a second house and the process repeated.

Love Columbia intends to purchase a vacant or neglected property in the central city and will reduce the cost of renovations by utilizing our network of volunteers and donors to provide some of the needed labor and supplies. Our goal is to sell the renovated homes at 20% under market value in order to provide the buyer with immediate equity. Buyers will have successfully completed HUD-certified housing counseling and meet all eligibility requirements for the City's first-time homebuyer down payment assistance to ensure the property is affordable and the buyer meets low-income requirements, as well as maintaining a ten-year forgivable loan which will serve to prevent buyers from immediately selling the home for a profit while building equity.

Comments:

NOTE: There is not site control for this project. They have no site identified.

Love Columbia received the following city funding:

- \$200,000 in 2021 from city reserves to purchase a transition house for homeless families. These funds were spent.

- \$110,000 in 2021 from city reserves to provide housing and rental assistance to individuals and families who are experiencing housing instability. 125 individuals/households received assistance. 74% of them participated in financial coaching. 95/95 remained housed after 30 days (5 unable to contact), 72/76 remained housed after 90 days (4 lost housing and 4 unable to contact) (7/1/21-5/31/22). \$3,000 remain and these funds will be spent by the end of June, 2022.

Neighborly System Review

Commissioners will utilize the Neighborly System to review and score all FY2024 and Reallocated CDBG & HOME applications. City staff will be providing an overview of how to access the system to any commissioner requesting assistance. To access the Neighborly System, Commissioners should log on to the following web address: <https://portal.neighborlysoftware.com/como/Reviewer>.

Please contact staff at housingprograms@como.gov should you have questions or need additional information.