

A RESOLUTION

approving amendments to the FY 2013 Annual Action Plan for CDBG and HOME funds; authorizing the City Manager to submit the amendments to the Department of Housing and Urban Development (HUD); authorizing amendments to the agreements with Independent Living Center of Mid-Missouri, Inc. (d/b/a Services for Independent Living), Boone County Council on Aging, Inc. and the Columbia Housing Authority; transferring funds.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The amendments to the FY 2013 Annual Action Plan for CDBG and HOME funds, a copy of which, marked "Attachment A," is attached to this resolution, are approved.

SECTION 2. The City Manager is authorized to submit the amendments to the FY 2013 Action Plan for CDBG and HOME funds to the Department of Housing and Urban Development (HUD).

SECTION 3. The City Manager is hereby authorized to execute an amendment to the ramp program agreement with Independent Living Center of Mid-Missouri, Inc. (d/b/a Services for Independent Living). The form and content of the amendment shall be substantially as set forth in "Exhibit B" attached hereto and made a part hereof.

SECTION 4. The City Manager is hereby authorized to execute an amendment to the senior home repair program agreement with Boone County Council on Aging, Inc. The form and content of the amendment shall be substantially as set forth in "Exhibit C" attached hereto and made a part hereof.

SECTION 5. The City Manager is hereby authorized to execute an amendment to the tenant based rental assistance agreement with the Columbia Housing Authority. The form and content of the amendment shall be substantially as set forth in "Exhibit D" attached hereto and made a part hereof.

SECTION 6. At the request of the City Manager, the City Council hereby transfers \$175,250.00 from the Columbia Housing Authority Lincoln Unity Account No. 266-4130-532.49-90 as follows:

\$125,250.00	Redevelopment of 208 Ridgeway	Account No. 266-4130-532.49-90
\$50,000.00	CHA Tenant Based Rental Assistance	Account No. 266-4130-532.49-90

SECTION 7. At the request of the City Manager, the City Council hereby transfers \$19,828.09 from the CMCA Microloan Program Account No. 266-4130-532.49-90 as follows:

\$9,914.05	SIL Ramp Program	Account No. 266-4130-532.49-90
\$9,914.04	BCCA Senior Home Repair Program	Account No. 266-4130-532.49-90

ADOPTED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Fourth Program Year Action Plan

The CPMP Fourth Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

ATTACHMENT A Narrative Responses

GENERAL

Executive Summary

The Annual Action Plan details the proposed sources and uses of funds available from HUD, including Community Development Block Grant (CDBG) and HOME funds, and outlines the accomplishments resulting from the use of HUD funding in the City. This year's Action Plan was written pursuant to the implementation of the third year of the City's five year Consolidated Plan for program years 2010 through 2014. The Plan was developed in accordance with the City's adopted Citizen Participation Plan, as amended as part of this year's plan to include updated technology. A more detailed summary of the 2013 CDBG and HOME Budget is presented in Tables 1 and 2.

A. Sources of HUD Funding:

1. \$802,000 of CDBG and \$463,000 of HOME funding as indicated below in Tables 1 and 2;
2. \$120,000 in reprogrammed CDBG funds;
3. An estimated \$50,000 of CDBG and \$75,000 of HOME Program Income;
4. Funding through the HUD Continuum of Care administered by the Missouri Housing Development Commission will be awarded during 2012. Funding applications are being prepared at this time. Funds awarded in 2012 with 2011 funding include:
 - \$37,450 to continue the *Salvation Army/Harbor House* program for case management and supportive services.
 - \$71,122 for a one year renewal for *Phoenix Programs/Voluntary Action Center's* Project Bridge.
 - \$74,113 for renewal of the *Phoenix Programs* "At Home" permanent housing program for those with substance abuse problems.
 - \$325,380 for Shelter plus Care funding for the Columbia Housing Authority.Total renewals are \$508,065.
4. \$75,000 in Emergency Shelter Grant(ESG) funding is estimated to be provided for Emergency Shelter projects through the State of Missouri ESG Program;
5. HUD Funding for the Columbia Housing Authority annual plan for the year ending 2012 supports the management and maintenance of 719 public housing units and 1062 rental assistance vouchers, including:
 - \$2,209,318 for its *public housing operating fund*;
 - \$835,363 for its *public housing capital fund*;

- \$6,725,683 for *Section 8 Rental Assistance Programs*;
 - \$315,000 for the Shelter Plus Care Housing Choice Vouchers;
 - *Resident Opportunity Self-Sufficiency (ROSS) Programs*:
 - *Public Housing Ross Service Coordinator*: 65,900
 - *Housing Choice Voucher Family Self-Sufficiency Program (Section 8)*: \$51,378 will provide funding to coordinate with job training and homeownership assistance classes for assisted tenants.
 - *Public Housing Family Self-Sufficiency Program*: \$52,396 to provide self-sufficiency programs for CHA Residents.
 - *Drug Free Community Grant*: \$125,000 for public housing safety and security
6. *Community Housing Options*, a local not-for-profit housing development organization is applying for funding through the Missouri Housing Development Commission for Low Income Housing Tax Credits to help build 16 units of housing on the corner of Vandiver and Oakland Gravel Road.
 7. *Jeffery Smith Development Company* has been awarded Low Income Housing Tax Credits through MHDC to build an additional 42 units of housing for senior citizens. \$620,000 in federal 9% tax credits, and \$620,000 in state 9% tax credits.
 8. *Burrell Behavioral Health* has been awarded Section 202 HUD funds to build supportive housing for senior citizens at Edenton & Bodie Drive in north central Columbia.
 9. *The Columbia Housing Authority and New Horizons Community Support Services, Inc.* have submitted a joint application to the Missouri Housing Development Commission (MHDC) for 9% Low-Income Housing Tax Credits to support the development of a 47 unit affordable housing project.

TABLE 1: FY 2013 CDBG PROGRAM

	Approved 02/17/2014	Amendment 4/7/2014
COMMUNITY DEVELOPMENT BLOCK GRANT RESOURCES		
Estimated Entitlement Amount	\$886,726	
Reprogrammed	\$120,000	
Reprogrammed	\$32,837	
Reprogrammed		\$19,828.09
Program Income	\$108,035	
PROPOSED USES of CDBG FUNDS		
Housing Programs		
Owner Occupied Housing Rehabilitation	\$82,007	\$82,007
Neighborhood Response Team Code Enforcement	35,000	35,000
Neighborhood Response Team Demolition	30,000	30,000
Homebuyers Classes	15,000	15,000
BCCA Senior Home Repair Program	56,000	65,914.04
SIL RAMP Program	60,000	69,914.05
Homeownership Assistance Program	42,000	42,000
Public Improvements		
Downtown Ramps	179,000	287,035
Worley Sidewalks Phase II Construction	194,500	194,500
Community Facilities, Services and Economic Development		
Columbia Housing Authority Park Avenue Head Start	84,000	84,000
Job Point Nursing/Heavy and Highway Training	76,180	76,180
REDI and CMCA Career Center	32,500	32,500
HUD Mandated Fair Housing Set-aside	11,500	11,500

Planning and Administration

Administration	109,796	109,726
Community Dev., Housing & Neighborhood Planning	32,080	32,080

TOTAL CDBG**\$1,039,563 \$1,167,428.09****TABLE 2: FY 2013 HOME PROGRAM****HOME RESOURCES**

HOME Entitlement	\$417,224	417,224
Reprogrammed CHDO	65,300	65,300

Proposed Uses of HOME Funds**CHA Tenant-Based Rental Assistance 106,000 156,000****Rental Production 175,250 0****208 Ridgeway redevelopment 0 125,250**

FY 2013 CHDO Job Point 0 34,725

FY 2013 CHDO Central Missouri Community Action 0 34,725

Reprogram 2008 CHDO Show-Me Central Habitat 10,300 10,300

Reprogram 2009 CHDO Show-Me Central Habitat 55,000 55,000

Homeownership Assistance 24,802 24,802

Administration 41,722 41,722

TOTAL HOME**482,524 482,524****B. Specific Objectives, Outcomes, and Performance of CDBG and HOME Projects**

Below is a statement, by national objective and national outcome measures of the projected accomplishments for CDBG, HOME and other HUD funded activities within the next year. Where the objective is similar to one carried over from a previous year, the accomplishments to date on that objective are stated for the 2013 year.

1. National Objective of Providing Decent Affordable Housing: Through the use of CDBG and HOME funding during 2013, this Plan provides for the ability of the City to facilitate the provision of 16 units of affordable rental housing, the purchase 17 of units of affordable new and existing owner occupied housing, 53 home rehabilitation and repair projects through City and not-for-profit Agency programs, and 20 special needs households assisted Tenant-Based Rental Assistance. The City proposes to make housing assistance available for 106 units of housing.

Objective 1: Policy on Affordable Housing: The City Council should adopt an overall policy statement to further institutional changes in affordable housing. The policy should be part of a new comprehensive plan currently being developed by the City. For 2013, completion of a draft plan including an affordable housing policy is expected.

2012: Affordable housing was identified as a contributing factor to creating a livable community including specific aspects that need to be addressed to reduce housing costs.

Objective 2: Establish a locally administered Housing Trust Fund to help provide decent affordable housing. For 2013, appoint a board to oversee a housing Trust Fund.

2012: Community Development Director, City Manager, and Columbia Housing Authority CEO have been meeting to explore implementation.

EXHIBIT B
AMENDMENT TO SERVICES FOR INDEPENDENT LIVING
RAMP PROGRAM AGREEMENT
DATED August 5, 2013

Section 1 of the agreement is amended to read as follows:

1. Statement of Work: The City agrees to grant the Agency SIXTY-NINE THOUSAND NINE HUNDRED FOURTEEN AND 05/100 DOLLARS (\$69,914.05) for the purpose of providing home modifications that will result in accessibility for persons with disabilities.

Section 3 of the agreement is amended to read as follows:

3. Payments: Upon presentation of proper documentation by Agency, the City will reimburse the Agency for costs incurred, not to exceed \$69,914.05; which includes the costs of construction only and inspection services. Any additional or future costs to the project incurred due to the Agency's actions shall be the sole responsibility of the Agency. The Agency shall not obligate construction funds under this agreement until the following has occurred: (1) documentation is completed in the Agency's project file proving compliance with Federal requirements regarding competitive procurement of construction contractor(s) and inspection services, independent of the contractor, to be used for each job; in accordance with the Agency's procurement policy; (2) completion of the "Tier 2" environmental review process for each project to be completed prior to the commencement of construction activities; (3) income verification documentation, including: copies of applications and income verifications qualifying households benefiting from project activities have been provided to the City; along with a copy of a signed agreement with the owner of the property; upon which, accessibility improvements will be made.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI

BY: _____
Sheela Amin, City Clerk

Michael Matthes, City Manager

APPROVED AS TO FORM:

Nancy Thompson, City Counselor

SERVICES FOR INDEPENDENT LIVING

BY: _____

Title: _____

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49-90, G47128 and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore

John Blattel, Director of Finance

ATTACHMENT C A G R E E M E N T

THIS AGREEMENT, made and entered into this 5th day of August, 2013; by and between the City of Columbia, Missouri, a municipal corporation (hereinafter "City"); and the Independent Living Center of Mid-Missouri, Inc, (d/b/a Services for Independent Living), a not-for-profit corporation of the State of Missouri (hereinafter "Agency"):

WITNESSETH:

WHEREAS, the City receives Community Development Block Grant Funds from the U.S. Department of Housing and Urban Development for the purpose of benefiting low- and moderate-income citizens;

WHEREAS, Agency provides services for persons with disabilities;

WHEREAS, Agency provides for home modifications to provide accessibility for persons with disabilities and is in need of funding to expand their home modification program,

NOW, THEREFORE, City and Agency agree as follows:

1. Statement of Work: The City agrees to grant the Agency SIXTY THOUSAND DOLLARS (\$60,000) for the purpose of providing home modifications that will result in accessibility for persons with disabilities.

2. Levels of Accomplishment – Goals and Performance Measures: The Agency shall provide sufficient resources to assist at least 7 households that include persons with physical disabilities. The Agency agrees that work performed under this Agreement shall be completed as rapidly as is consistent with good construction practices and agrees to complete work as follows:

- a. The Agency agrees to commence construction work under this agreement prior to January 1, 2014.
- b. Agency agrees that all work shall be completed and funds expended by June 30, 2015.

Should progress on this project fall short of the above listed milestones, the amount of funding, time frame for project completion, and the ability of the Agency to complete the project may be reviewed by the Community Development Commission and City Council, and necessary amendments will be made to this agreement.

3. Payments: Upon presentation of proper documentation by Agency, the City will reimburse the Agency for costs incurred, not to exceed \$60,000; which includes the costs of construction only and inspection services. Any additional or future costs to the project incurred due to the Agency's actions shall be the sole responsibility of the Agency. The Agency shall not obligate construction funds under this agreement until the following has occurred: (1) documentation is completed in the Agency's project file proving compliance with Federal requirements regarding competitive procurement of construction contractor(s) and inspection services, independent of the contractor, to be used for each job; in accordance with the Agency's procurement policy; (2) completion of the "Tier 2" environmental review process for each project to be completed prior to the commencement of construction activities; (3) income verification documentation, including: copies of applications and income verifications qualifying households benefiting from project activities have been provided to the City; along with a copy of a signed agreement with the owner of the property; upon which, accessibility improvements will be made.

4. Environmental Review: The Agency shall not obligate funds under this agreement before completion of the environmental review process by the City and HUD has issued a release of funding for funds obligated under this agreement.

5. City Recognition: The Agency shall ensure recognition of the role of the City's Community Development Block Grant Program in providing services through this agreement, including reference to the support provided herein in all publications made possible with funds available under this Agreement.

6. Records and Reports:

a. The Agency shall provide all information needed for monitoring purposes by the City or the U.S. Department of Housing and Urban Development; including, but not limited to; information specifically mentioned in this Agreement as required by the City and the Department of Housing and Urban Development. Such reports shall include an annual performance report to be provided to the City Department of Planning and Development before January 15th of each year.

b. The Agency agrees to provide an annual financial audit and comply with all other uniform administrative

requirements of the Community Development Block Grant Program, including OMB Circular A-122, Cost Principles for Not-for Profit Organizations, and those procurement and related requirements in 24 CFR Part 84 that are specified in 24 CFR Part 570.502.

c. The Agency shall provide data demonstrating client eligibility for services provided. Information provided shall include a client certification, including all sources of income, and third party income verification for each client. Summary client data shall be provided to the City each time funds are requested; and shall include, client name, address, income level, gender, race, and description and location of service provided. Such information shall be made available to City monitors or their designees for review upon request. The Agency shall ensure that all clients meet the Agency eligibility criteria presented in its application to the City.

d. The Agency shall retain all records pertinent to expenditures incurred under this Agreement for a period of five (5) years after the termination of all activities funded under this agreement, or after the resolution of all Federal audit findings, whichever occurs later.

7. Conditions of Funding Assistance: It is further agreed that the Community Development Block Grant funds involved in this Agreement shall be in the form of a grant, and that the essence of this Agreement is to provide funds for the benefit of the Agency, and in turn, low- and moderate-income citizens.

8. Other Provisions.

a. The Agency agrees to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Uniform Federal Accessibility Standards, and applicable building codes for the City of Columbia.

b. The Agency agrees to assist the City in compiling information to complete the Section 106 Historic Preservation process regarding client properties approved for assistance.

c. The Agency agrees to comply with Federal Lead-Based Paint hazard control and worker protection requirements at 24 CFR Part 35 and 29 CFR Part 1926 (OHSA); and shall ensure compliance regulations promulgated by the Environmental Protection Agency concerning occupant and worker protection in renovation and remodeling activities. The Agency agrees not to expend more than \$5,000 in CDBG assistance on any structure without prior authorization regarding lead hazard control activities from the City.

d. The Agency agrees to comply with the following laws governing fair housing and equal opportunity: Title VI of the Civil Rights Act of 1964 and Executive Order 11063, the Fair Housing Act with implementing regulations at 24 CFR Part 100-115, the Age Discrimination Act of 1975 with implementing regulations at 24 CFR Part 146, and Section 109 of the Housing and Community Development Act of 1974.

e. The Agency agrees to comply with the following laws and regulations regarding equal opportunity in employment and contracting: Executive Order 11246 with implementing regulations at 41 CFR Part 60, Section 3 of the Housing and Urban Development Act of 1968 regarding employment by lower income local residents, and Executive Orders 11625, 12432, and 12138 regarding outreach to minority and female owned businesses.

f. In accordance with the provisions of 24 CFR 85, the Agency agrees that the City may suspend or terminate this Agreement should the Agency materially fail to comply with any of the terms of this Agreement and that the award may be terminated for convenience in accordance with 24 CFR Part 85.44.

g. Upon finding that the Agency materially fails to comply with any term of this Agreement, any CDBG funds on hand at the time of such funding shall be transferred to the City of Columbia and future CDBG assistance may be denied.

h. The Agency shall comply with the conflict of interest provisions of HUD regulations at 24 CFR Part 570.611, which governs the procurement of supplies and provision of services to clients with the use of CDBG funds. These provisions cover services provided for, or by, persons who are employees, agents, officers, or Board members of the Agency.

9. Reversion of Assets: Upon expiration of this agreement, the Agency must transfer to the City any CDBG funds on hand at the time of expiration and any accounts receivable attributable to the use of CDBG funds.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate by their duly authorized officers the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI

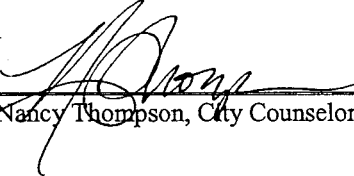


Sheela Amin, City Clerk

BY: 

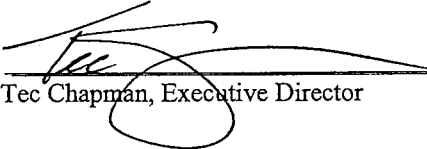
Mike Matthes, City Manager

APPROVED AS TO FORM:



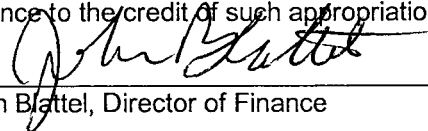
Nancy Thompson, City Counselor

INDEPENDENT LIVING CENTER OF MID-MISSOURI

BY: 

Tec Chapman, Executive Director

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G47128, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore



John Brattel, Director of Finance

EXHIBIT C
AMENDMENT TO BOONE COUNTY COUNCIL ON AGING
SENIOR HOME REPAIR PROGRAM AGREEMENT
DATED August 5, 2013

Section 1 of the agreement is amended to read as follows:

1. Statement of Work: City agrees to grant the Agency SIXTY-FIVE THOUSAND NINE HUNDRED FOURTEEN AND 04/100 DOLLARS (\$65,914.04) for the purpose of making home repairs for elderly persons.

Section 3 of the agreement is amended to read as follows:

3. Payments: Upon presentation of proper documentation by Agency, the City will reimburse the Agency for costs incurred, not to exceed \$65,914.04; which includes the costs of construction only and inspection services. Any additional or future costs to the project incurred due to the Agency's actions shall be the sole responsibility of the Agency. The Agency shall not obligate construction funds under this agreement until the following has occurred: (1) documentation is completed in the Agency's project file proving compliance with Federal requirements regarding competitive procurement of construction contractor(s) and inspection services; in accordance with the Agency's procurement policy; (2) completion of the "Tier 2" environmental review process for each project to be completed prior to the commencement of construction activities; (3) income verification documentation, including: copies of applications and income verifications qualifying households benefiting from project activities have been provided to the City; along with a copy of a signed agreement with the owner of the property; upon which, renovations will be made.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI

BY: _____
Sheela Amin, City Clerk

Michael Matthes, City Manager

APPROVED AS TO FORM:

Nancy Thompson, City Counselor

BOONE COUNTY COUNCIL ON AGING

BY: _____

Title: _____

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49-90, G47155 and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore

John Blattel, Director of Finance

ATTACHMENT B A G R E E M E N T

THIS AGREEMENT, made and entered into this 5th day of August, 2013, by and between the City of Columbia, Missouri, a municipal corporation (hereinafter "City"), and the Boone County Council on Aging, Inc, a not-for-profit corporation of the State of Missouri (hereinafter "Agency"):

WITNESSETH:

WHEREAS, the City receives Community Development Block Grant Funds from the U.S. Department of Housing and Urban Development for the purpose of benefiting low- and moderate-income citizens;

WHEREAS, Agency provides services for elderly persons;

WHEREAS, Agency provides for minor home repairs to address health and safety hazards for elderly persons;

NOW, THEREFORE, City and Agency agree as follows:

1. Statement of Work: City agrees to grant the Agency FIFTY-SIX THOUSAND DOLLARS (\$56,000) for the purpose of making home repairs for elderly persons.

2. Levels of Accomplishment – Goals and Performance Measures: The Agency shall provide sufficient resources to assist at least 10 households that include senior citizens. Agency agrees that work performed under this Agreement shall be completed as rapidly as is consistent with good construction practices and agrees to complete work as follows:

a. The Agency agrees to commence construction work under this agreement prior to January 1, 2014.

b. Agency agrees that all work shall be completed and funds expended by June 30, 2015.

Should progress on this project fall short of the above listed milestones, the amount of funding, time frame for project completion, and the ability of the Agency to complete the project will be reviewed by the Community Development Commission and City Council, and necessary amendments will be made to this agreement.

3. Payments: Upon presentation of proper documentation by Agency, the City will reimburse the Agency for costs incurred, not to exceed \$56,000; which includes the costs of construction only and inspection services. Any additional or future costs to the project incurred due to the Agency's actions shall be the sole responsibility of the Agency. The Agency shall not obligate construction funds under this agreement until the following has occurred: (1) documentation is completed in the Agency's project file proving compliance with Federal requirements regarding competitive procurement of construction contractor(s) and inspection services; in accordance with the Agency's procurement policy; (2) completion of the "Tier 2" environmental review process for each project to be completed prior to the commencement of construction activities; (3) income verification documentation, including: copies of applications and income verifications qualifying households benefiting from project activities have been provided to the City; along with a copy of a signed agreement with the owner of the property; upon which, renovations will be made.

4. Environmental Review: The Agency shall not obligate funds under this agreement before completion of the environmental review process by the City and HUD has issued a release of funding for funds obligated under this agreement.

5. City Recognition: The Agency shall ensure recognition of the role of the City Community Development Block Grant funds in providing services through this agreement, including reference to the support provided herein in all publications made possible with funds available under this Agreement.

6. Records and Reports:

a. The Agency shall provide all information needed for monitoring purposes by the City or the U.S. Department of Housing and Urban Development, including, but not limited to, information specifically mentioned in this Agreement as required by the City and the Department of Housing and Urban Development. Such reports shall include an annual performance report to be provided to the Department of Planning and Development before January 15th of each year.

b. The Agency agrees to comply with all other uniform administrative requirements of the Community Development Block Grant Program, including OMB Circular A-122, Cost Principles for Not-for Profit Organizations, and those procurement and related requirements in 24 CFR Part 84 that are specified in 24 CFR Part 570.502.

c. The Agency shall maintain data demonstrating client eligibility for services provided. Information maintained shall include a client application, certifying all sources of income, and a third party income verification for each client. Summary client data shall be provided to the City not less than quarterly and shall include, client name, address, income level, gender, race, and description and location of service provided. Such information shall be made available to City monitors or their designees for review upon request. The Agency shall ensure that all clients meet the Agency eligibility criteria presented in its application to the City.

d. The Agency shall retain all records pertinent to expenditures incurred under this Agreement for a period of five (5) years after the close out of this project in HUD's Reporting System, or after the resolution of all Federal audit findings, whichever occurs later.

7. Conditions of Funding Assistance: It is further agreed that the Community Development Block Grant funds involved in this Agreement shall be in the form of a grant, and that the essence of this Agreement is to provide funds for the benefit of the Agency, and, in turn, low- and moderate-income citizens.

8. Other Provisions

a. The Agency agrees to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Uniform Federal Accessibility Standards, and applicable building codes for the City of Columbia.

b. The Agency agrees to assist the City in compiling information to complete the Section 106 Historic Preservation process regarding client properties approved for assistance, where applicable.

c. The Agency agrees to comply with Federal Lead-Based Paint hazard control and worker protection requirements at 24 CFR Part 35 (HUD), 40 CFR Part 745 (EPA) regarding use of renovation and remodeling contracts addressing lead painted surfaces, and 29 CFR Part 1926 (OHS). The Agency agrees not to expend more than \$5,000 in CDBG assistance on any structure without prior authorization regarding lead hazard control activities from the City.

d. The Agency agrees to comply with the following laws governing fair housing and equal opportunity: Title VI of the Civil Rights Act of 1964 and Executive Order 11063, the Fair Housing Act with implementing regulations at 24 CFR part 100-115, the Age Discrimination Act of 1975 with implementing regulations at 24 CFR Part 146, and Section 109 of the Housing and Community Development Act of 1974.

e. The Agency agrees to comply with the following laws and regulations regarding equal opportunity in employment and contracting: Executive Order 11246 with implementing regulations at 41 CFR Part 60, Section 3 of the Housing and Urban Development Act of 1968 regarding employment by lower income local residents, and Executive Orders 11625, 12432, and 12138 regarding outreach to minority and female owned businesses.

f. In accordance with the provisions of 24 CFR 85, the Agency agrees that the City may suspend or terminate this Agreement should the Agency materially fail to comply with any of the terms of this Agreement and that the award may be terminated for convenience in accordance with 24 CFR Part 85.44.

g. Upon finding that the Agency materially fails to comply with any term of this Agreement, any CDBG funds on hand at the time of such funding shall be transferred to the City of Columbia and future CDBG assistance may be denied.

h. The Agency shall comply with the conflict of interest provisions of HUD regulations at 24 CFR Part 570.611, which governs the procurement of supplies and provision of services to clients with the use of CDBG funds. The provisions cover services provided for, or by, persons who are employees, agents, officers, or Board members of the Agency.

9. Reversion of Assets: Upon expiration of this agreement, the Agency must transfer to the City any CDBG funds on hand at the time of expiration and any accounts receivable attributable to the use of CDBG funds.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate by their duly authorized officers the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI



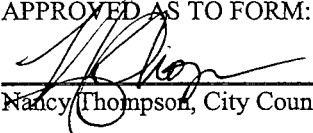
Sheela Amin, City Clerk

BY: 

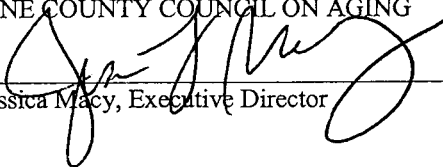
Mike Matthes, City Manager

APPROVED AS TO FORM:

BOONE COUNTY COUNCIL ON AGING

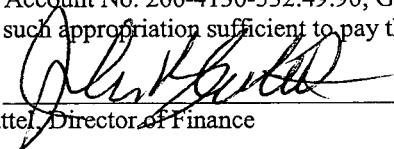


Nancy Thompson, City Counselor

BY: 

Jessica Macy, Executive Director

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G47155, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore



John Blattel, Director of Finance



EXHIBIT D
AMENDMENT TO TENANT BASED RENTAL ASSISTANCE AGREEMENT
DATED August 5, 2013

Section 1 of the agreement is amended to read as follows:

1. Eligible Activities

a. The City agrees to provide the Agency \$156,000 for HOME eligible activities as are defined in the HOME regulations at 24 CFR Part 92.206 for the purpose of providing rental assistance payments to tenants with special needs and are either homeless or in danger of becoming homeless. Approved tenants shall be provided permanent housing assistance through HOME funding for a period of not less than two years.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

CITY OF COLUMBIA, MISSOURI

BY: _____
Sheela Amin, City Clerk

Michael Matthes, City Manager

APPROVED AS TO FORM:

Nancy Thompson, City Counselor

COLUMBIA HOUSING AUTHORITY

BY: _____

Title: _____

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G44142, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore

John Blattell, Director of Finance

Attachment G AGREEMENT

THIS AGREEMENT, made and entered into this 5th day of August, 2013, by and between the City of Columbia, Missouri, a municipal corporation (hereinafter, "City") and The Housing Authority of the City of Columbia, a municipal corporation of the State of Missouri (hereinafter, "Agency"). The period of this agreement ends on the 31st day of December, 2014.

WITNESSETH:

WHEREAS, the City receives HOME Investment Partnership Program (HOME) funds from the U.S. Department of Housing and Urban Development for the purpose of retaining and adding to the supply of affordable housing in the community, and

WHEREAS, the Agency has applied for funding to assist very low income households to make rental payments; which, but for HOME funding, these households could not support themselves with available funds;

NOW, THEREFORE, be it resolved that the City and the Agency agree as follows:

1. Eligible Activities:

a. The City agrees to provide the Agency \$106,000 for HOME eligible activities as are defined in the HOME regulations at 24 CFR Part 92.206 for the purpose of providing rental assistance payments to tenants with special needs and are either homeless or in danger of becoming homeless. Approved tenants shall be provided permanent housing assistance through HOME funding for a period of not less than two years.

b. The Agency shall not use these funds for the purposes of prohibited activities as defined by 24 CFR Part 92.214. Payments will be made to the Agency on a regular basis based on monthly reports providing an estimate of tenant and HOME payments and a summary of invoices supporting the report.

c. A portion of the total amount of HOME funds provided under this agreement, not to exceed \$6,000 is eligible to be used for administrative costs, with not more than \$1,500 to be used at the end of each three month period beginning on the date that TBRA funds under this agreement are first drawn by the Agency. Be it further understood that the administrative funds available is further capped at 10% of the amount of program income collected by the City of Columbia during the period of this agreement.

d. Units assisted with Tenant-Based Rental Assistance shall comply with the City's Property Maintenance Code and HUD's Housing Quality Standards at 24 CFR 982-401.

e. The Agency shall ensure eligible tenants shall have an Agreement with an agency providing supportive services prior to providing Tenant-Based Rental Assistance.

2. Levels of Accomplishment – Goals and Performance Measures: The Agency shall provide HOME funds to provide rental assistance to at least 22 households over the period of this agreement, in accordance with the following:

- a. The Agency agrees to begin utilization of HOME TBRA funds for services prior to January 1, 2014;
- b. The Agency agrees that funding shall be at least 50% expended by July 30, 2014;
- c. The Agency agrees that this project shall be complete by December 31, 2014.

Should progress on this project fall short of the above listed milestones, the amount of funding, time frame for project completion, and the ability of the Agency to complete the project may be reviewed by the Community Development Commission and City Council, and necessary amendments will be made to this agreement.

3. Matching Funds: The Agency shall, on a quarterly basis, report on the use of other agency resources. The Agency shall require participating supportive service providers to document the amount of funding expended for supportive services provided on a quarterly basis.

4. The following other Provisions Apply as required by 24 CFR Part 92:

a. For HOME assisted rental units assisted under this agreement, the Agency agrees to abide by all relevant HOME program procedures; including but not limited to provision to the city of rent and income information, demonstrating that rents are affordable according to HOME requirements for the periods of time specified in 92.252(e), commencing with the date HOME funds are first provided. The Agency agrees to allow the City to review and approve all proposed rents and the Agency must provide tenants not less than 30 days prior written notice before implementing approved increases in rents.

b. Nondiscrimination and equal opportunity. The Fair Housing Act (42 U.S.C. 3601-19) and implementing regulations at 24 CFR part 100 et seq.; Executive Order 11063, as amended by Executive Order 12259 (3 CFR, 1959-1963 Comp., p. 652 and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107; title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d- 2000d-4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1; the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) and implementing regulations at 24 CFR part 146; section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title; title II of the Americans with Disabilities Act, 42 U.S.C. 12101 et seq.; 24 CFR part 8; Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135; Executive Order 11246, as amended by Executive Orders 11375, [[Page 41]] 11478, 12086, and 12107 (3 CFR, 1964-1965 Comp., p. 339; 3 CFR, 1966- 1970 Comp., p. 684; 3 CFR, 1966-1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60; Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971- 1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprises); Executive Order 12432 (3 CFR, 1983 Comp., p. 198) (Minority Business Enterprise Development); and Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393 and 3 CFR, 1987 Comp., p. 245) (Women's Business Enterprise); the nondiscrimination provisions of Section 282 of the National Affordable Housing Act of 1982.

c. The Agency must establish a minority outreach program described at 24 CFR 92.351(b).

d. Disclosure requirements. The disclosure requirements and prohibitions of 31 U.S.C. 1352 and implementing regulations at 24 CFR part 87; and the requirements for funding competitions established by the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531 et seq.).

e. Debarred, suspended or ineligible contractors. The prohibitions at 24 CFR part 24 on the use of debarred, suspended or ineligible contractors.

f. The Drug-Free Workplace Act of 1988 (41 U.S.C. 701 et seq.) and HUD's implementing regulations at 24 CFR part 24.

g. The Agency shall comply with the administrative requirements at 24 CFR Part 85.6, 85.12, 85.20, 85.22, 85.26, 85.32 - 34, 85.36, 85.44, 85.51, and 85.52.

h. Lead-Based Paint requirements at 24 CFR Part 35 and State of Missouri Lead Paint regulations at 19 CSR 30-70.110 - 640.

i. Flood insurance requirements at 92.358.

j. Prohibited lease terms at 92.253.

4. Records and Reports:

a. The Agency shall provide all information needed for compliance monitoring purposes by the City or the U.S. Department of Housing and Urban Development. The Agency shall permit the City to inspect all assisted housing.

b. The Agency shall retain all records pertinent to the HOME program described at 92.508 (3)(4)vi-viii,(7)(i)(A)&(B), and (ii) - (viii) and allow access to such records upon request and during monitoring visits.

c. The Agency shall maintain tenant data demonstrating tenant eligibility. Such data shall include, but not be limited to, tenant names, addresses, income levels or other basis for determining eligibility, gender, race and size of households. Such information shall be made available to City monitors or their designees for review annually or upon request. The City shall be allowed to inspect the premises on an annual basis to determine compliance with housing codes.

5. Reversion of Assets: Upon expiration of this agreement, the Agency must transfer to the City any HOME funds on hand at the time of expiration and any accounts receivable attributable to the use of HOME funds.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first above written.


ATTEST:


Sheela Amin, City Clerk

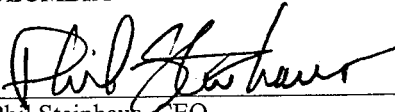
CITY OF COLUMBIA, MISSOURI

BY: 
Mike Matthes, City Manager

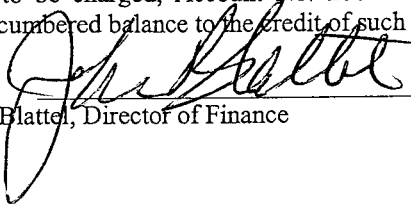
APPROVED AS TO FORM:

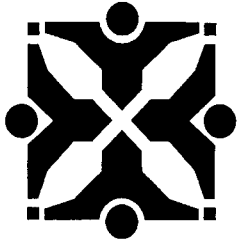

Nancy Thompson, City Counselor


HOUSING AUTHORITY OF THE CITY
OF COLUMBIA

BY: 
Phil Steinhaus, CEO

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 266-4130-532.49.90, G44142, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefore


John Blatter, Director of Finance



Source: Community Development - CDBG/Home  Agenda Item No:

To: City Council
From: City Manager and Staff 

Council Meeting Date: Apr 7, 2014

Re: Approving an Amendment to the FY 2013 CDBG and HOME Annual Action Plan

EXECUTIVE SUMMARY:

The U.S. Department of Housing and Urban Development's (HUD) Citizen Participation rules require jurisdictions to consider any comments or views of citizens at a public hearing prior to submitting an amendment to the Annual Action Plan. In order to comply with this requirement, staff has prepared a resolution approving an amendment to the FY 2013 Annual Action Plan.

DISCUSSION:

The Annual Action Plan provides an update on the actions the City will take to meet the priority needs, goals and objectives of the 2010-2014 Consolidated Plan with FY2013 funds. The City submitted its FY 2013 Annual Action Plan to HUD in November of 2012. HUD guidelines require HOME "entitlement communities" to commit annual HOME allocations to eligible projects and have no more than two previous years worth of uncommitted HOME funds on hand.

The City previously budgeted \$325,250 in HOME funds to the Columbia Housing Authority (CHA) for renovations to the Lincoln and Unity public housing units and conversion to project based vouchers. \$175,250 of the \$325,250 in HOME funds budgeted for the project are FY2013 funds and the remaining \$150,000 is from FY2014. The commitment of the City's HOME funds to the Lincoln Unity project was contingent upon the award of low-income housing tax credit (LIHTC) funding to the project through the Missouri Housing Development Commission (MHDC). CHA did not receive LIHTC funds in the fall 2013 application process, however it plans to resubmit an application to MHDC in the fall of 2014.

The City must commit \$145,000 in HOME funds to an eligible project by April 30, 2014, or risk deobligation of funds. City staff and the Community Development Commission (CDC) recommends deobligating \$175,250 (2013 funds) from CHA and moving the funding to newly identified projects. City staff also recommends maintaining \$150,000 (2014 funds) in the budget for CHA's Lincoln Unity project in order to maintain support for CHA's application to MHDC in the fall of 2014.

The City recently purchased 208 Ridgeway with Neighborhood Stabilization (NSP) Program funding and demolished the dilapidated structure on site with CDBG funds. City staff and the CDC recommends the City reallocate \$125,250 of the \$175,250 in FY 2013 HOME funds to redevelop a new affordable housing unit through the City's procurement process. The City could develop, or could partner with an organization to develop an energy efficient home that includes Universal Design features.

City staff and the CDC recommends reallocating the remaining \$50,000 to CHA's tenant-based rental assistance (TBRA) program. TBRA provides rental vouchers to very low income households, has historically been funded at \$106,000 per year, and received \$191,250 in FY 2013. For FY 2014, CHA was funded at \$70,000 due to an estimated reduction in HOME funding availability. Funding the TBRA program with an additional \$50,000 would restore funding to this program, reduce challenges with attrition of program participants and ensure funds are spent in a timely and effective manner. The TBRA program is identified as a high priority in the Consolidated Plan and CHA continues to ensure that these funds are fully expended.

Central Missouri Community Action (CMCA) was unable to meet its expenditure deadline of December 31, 2013 for its Micro-loan Program. The City provided \$38,500 in FY 2012 Community Development Block Grant (CDBG) funds through an agreement dated July 16, 2012. CMCA completed 2 micro-loan projects during the period of the agreement. City staff provided notice of a potential shortfall on April 11, 2013, however CMCA was unable to identify additional micro-loan projects to fully expend the funding within the period of the agreement. There is \$19,828.09 in unspent FY2012 CDBG funds associated with the CMCA Micro-loan

project. City staff and the CDC recommend reallocating the funds to the Boone County Council on Aging's (BCCA) Senior Home Repair Program and the RAMP Program operated by Services for Independent Living (SIL). Both programs have continued to maintain high performance in identifying and completing eligible projects. BCCA and SIL both affirmed they would be fully capable of spending additional CDBG funding in a timely manner. City staff and the CDC recommends amending the budget to reallocate \$9,914.04 in CDBG funds for BCCA and \$9,914.05 in CDBG funds for SIL.

FISCAL IMPACT:

Reprogramming previously appropriated funding.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

Impacts Goal 11.2

SUGGESTED COUNCIL ACTIONS:

The Council should pass a resolution approving an amendment to the FY 2013 Annual Action Plan and amendment agreements to agreements with Boone County Council on Aging and Services for Independent Living.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	Yes
Amount of funds already appropriated	\$0.00	Duplicates/Epands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	11.2
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	



Fourth Program Year Action Plan

The CPMP Fourth Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

ATTACHMENT A Narrative Responses

GENERAL

Executive Summary

The Annual Action Plan details the proposed sources and uses of funds available from HUD, including Community Development Block Grant (CDBG) and HOME funds, and outlines the accomplishments resulting from the use of HUD funding in the City. This year's Action Plan was written pursuant to the implementation of the third year of the City's five year Consolidated Plan for program years 2010 through 2014. The Plan was developed in accordance with the City's adopted Citizen Participation Plan, as amended as part of this year's plan to include updated technology. A more detailed summary of the 2013 CDBG and HOME Budget is presented in Tables 1 and 2.

A. Sources of HUD Funding:

1. \$802,000 of CDBG and \$463,000 of HOME funding as indicated below in Tables 1 and 2;
2. \$120,000 in reprogrammed CDBG funds;
3. An estimated \$50,000 of CDBG and \$75,000 of HOME Program Income;
4. Funding through the HUD Continuum of Care administered by the Missouri Housing Development Commission will be awarded during 2012. Funding applications are being prepared at this time. Funds awarded in 2012 with 2011 funding include:
 - \$37,450 to continue the *Salvation Army/Harbor House* program for case management and supportive services.
 - \$71,122 for a one year renewal for *Phoenix Programs/Voluntary Action Center's* Project Bridge.
 - \$74,113 for renewal of the *Phoenix Programs* "At Home" permanent housing program for those with substance abuse problems.
 - \$325,380 for Shelter plus Care funding for the Columbia Housing Authority.Total renewals are \$508,065.
4. \$75,000 in Emergency Shelter Grant(ESG) funding is estimated to be provided for Emergency Shelter projects through the State of Missouri ESG Program;
5. HUD Funding for the Columbia Housing Authority annual plan for the year ending 2012 supports the management and maintenance of 719 public housing units and 1062 rental assistance vouchers, including:
 - \$2,209,318 for its *public housing operating fund*;
 - \$835,363 for its *public housing capital fund*;

- \$6,725,683 for *Section 8 Rental Assistance Programs*;
 - \$315,000 for the Shelter Plus Care Housing Choice Vouchers;
 - *Resident Opportunity Self-Sufficiency (ROSS) Programs*:
 - *Public Housing Ross Service Coordinator*: 65,900
 - *Housing Choice Voucher Family Self-Sufficiency Program (Section 8)*: \$51,378 will provide funding to coordinate with job training and homeownership assistance classes for assisted tenants.
 - *Public Housing Family Self-Sufficiency Program*: \$52,396 to provide self-sufficiency programs for CHA Residents.
 - *Drug Free Community Grant*: \$125,000 for public housing safety and security
6. *Community Housing Options*, a local not-for-profit housing development organization is applying for funding through the Missouri Housing Development Commission for Low Income Housing Tax Credits to help build 16 units of housing on the corner of Vandiver and Oakland Gravel Road.
 7. *Jeffery Smith Development Company* has been awarded Low Income Housing Tax Credits through MHDC to build an additional 42 units of housing for senior citizens. \$620,000 in federal 9% tax credits, and \$620,000 in state 9% tax credits.
 8. *Burrell Behavioral Health* has been awarded Section 202 HUD funds to build supportive housing for senior citizens at Edenton & Bodie Drive in north central Columbia.
 9. *The Columbia Housing Authority and New Horizons Community Support Services, Inc.* have submitted a joint application to the Missouri Housing Development Commission (MHDC) for 9% Low-Income Housing Tax Credits to support the development of a 47 unit affordable housing project.

TABLE 1: FY 2013 CDBG PROGRAM

	<u>Approved</u> 02/17/2014	<u>Amendment</u> 4/7/2014
COMMUNITY DEVELOPMENT BLOCK GRANT RESOURCES		
Estimated Entitlement Amount	\$886,726	
Reprogrammed	\$120,000	
Reprogrammed	\$32,837	
Reprogrammed		\$19,828.09
Program Income	\$108,035	
PROPOSED USES of CDBG FUNDS		
Housing Programs		
Owner Occupied Housing Rehabilitation	\$82,007	\$82,007
Neighborhood Response Team Code Enforcement	35,000	35,000
Neighborhood Response Team Demolition	30,000	30,000
Homebuyers Classes	15,000	15,000
BCCA Senior Home Repair Program	56,000	65,914.04
SIL RAMP Program	60,000	69,914.05
Homeownership Assistance Program	42,000	42,000
Public Improvements		
Downtown Ramps	179,000	287,035
Worley Sidewalks Phase II Construction	194,500	194,500
Community Facilities, Services and Economic Development		
Columbia Housing Authority Park Avenue Head Start	84,000	84,000
Job Point Nursing/Heavy and Highway Training	76,180	76,180
REDI and CMCA Career Center	32,500	32,500
HUD Mandated Fair Housing Set-aside	11,500	11,500

Planning and Administration

Administration	109,796	109,726
Community Dev., Housing & Neighborhood Planning	32,080	32,080

TOTAL CDBG**\$1,039,563 \$1,167,428.09****TABLE 2: FY 2013 HOME PROGRAM****HOME RESOURCES**

HOME Entitlement	\$417,224	417,224
Reprogrammed CHDO	65,300	65,300

Proposed Uses of HOME Funds

CHA Tenant-Based Rental Assistance	106,000	156,000
Rental Production	175,250	0
208 Ridgeway redevelopment	0	125,250
FY 2013 CHDO Job Point	0	34,725
FY 2013 CHDO Central Missouri Community Action	0	34,725
Reprogram 2008 CHDO Show-Me Central Habitat	10,300	10,300
Reprogram 2009 CHDO Show-Me Central Habitat	55,000	55,000
Homeownership Assistance	24,802	24,802
Administration	41,722	41,722

TOTAL HOME**482,524 482,524****B. Specific Objectives, Outcomes, and Performance of CDBG and HOME Projects**

Below is a statement, by national objective and national outcome measures of the projected accomplishments for CDBG, HOME and other HUD funded activities within the next year. Where the objective is similar to one carried over from a previous year, the accomplishments to date on that objective are stated for the 2013 year.

1. National Objective of Providing Decent Affordable Housing: Through the use of CDBG and HOME funding during 2013, this Plan provides for the ability of the City to facilitate the provision of 16 units of affordable rental housing, the purchase 17 of units of affordable new and existing owner occupied housing, 53 home rehabilitation and repair projects through City and not-for-profit Agency programs, and 20 special needs households assisted Tenant-Based Rental Assistance. The City proposes to make housing assistance available for 106 units of housing.

Objective 1: Policy on Affordable Housing: The City Council should adopt an overall policy statement to further institutional changes in affordable housing. The policy should be part of a new comprehensive plan currently being developed by the City. For 2013, completion of a draft plan including an affordable housing policy is expected.

2012: Affordable housing was identified as a contributing factor to creating a livable community including specific aspects that need to be addressed to reduce housing costs.

Objective 2: Establish a locally administered Housing Trust Fund to help provide decent affordable housing. For 2013, appoint a board to oversee a housing Trust Fund.

2012: Community Development Director, City Manager, and Columbia Housing Authority CEO have been meeting to explore implementation.