

# City of Jefferson

## 2019 – 2023 Consolidated Plan

### Community Development Block Grant

Updated October 2020



## Contents

Executive Summary.....	5
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....	5
The Process .....	8
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	8
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).....	9
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c) .....	17
Needs Assessment .....	24
NA-05 Overview .....	24
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) .....	25
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) .....	32
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) .....	35
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	38
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) .....	39
NA-35 Public Housing – 91.205(b) .....	40
NA-40 Homeless Needs Assessment – 91.205(c).....	44
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	48
NA-50 Non-Housing Community Development Needs – 91.215 (f) .....	50
Housing Market Analysis.....	51
MA-05 Overview .....	51
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	52
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a).....	54
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	56
MA-25 Public and Assisted Housing – 91.210(b) .....	59
MA-30 Homeless Facilities and Services – 91.210(c).....	62
MA-35 Special Needs Facilities and Services – 91.210(d).....	65

MA-40 Barriers to Affordable Housing – 91.210(e) .....	67
MA-45 Non-Housing Community Development Assets – 91.215 (f) .....	68
MA-50 Needs and Market Analysis Discussion .....	75
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2).....	77
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3).....	79
Strategic Plan .....	81
SP-05 Overview .....	81
SP-10 Geographic Priorities – 91.215 (a)(1).....	82
SP-25 Priority Needs - 91.215(a)(2).....	84
SP-30 Influence of Market Conditions – 91.215 (b).....	89
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	99
SP-55 Barriers to affordable housing – 91.215(h).....	100
SP-60 Homelessness Strategy – 91.215(d).....	101
SP-65 Lead based paint Hazards – 91.215(i).....	103
SP-70 Anti-Poverty Strategy – 91.215(j) .....	104
SP-80 Monitoring – 91.230 .....	106
Expected Resources .....	107
AP-15 Expected Resources – 91.220(c)(1,2) .....	107
Annual Goals and Objectives .....	110
Projects .....	114
AP-35 Projects – 91.220(d) .....	114
AP-38 Project Summary .....	115
AP-50 Geographic Distribution – 91.220(f).....	119
Affordable Housing .....	121
AP-55 Affordable Housing – 91.220(g) .....	121
AP-60 Public Housing – 91.220(h).....	122

AP-65 Homeless and Other Special Needs Activities – 91.220(i)..... 124

AP-75 Barriers to affordable housing – 91.220(j) ..... 127

AP-85 Other Actions – 91.220(k) ..... 128

Program Specific Requirements..... 130

## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

Amendment April 2020 - The purpose of the amendment is to utilize 2019 – 2023 CDBG grant funds for disaster response activities and aid in long term recovery in accordance with CPD-17-06, which encourages grantees to “undertake comprehensive pre-disaster planning and use their grant funds for both immediate disaster response and long term recovery”. New activities to be undertaken during the 2019-2023 CDBG Program years may include the following; Pre-disaster planning and reallocation of priorities in times of Presidential Disaster Declaration, supporting activities of Community Housing Development Organizations, Tax Foreclosed Housing (In Rem) assistance. These activities are explained in more detail in the Strategic Plan and Annual Goals and Objectives sections.

The City of Jefferson in coordination with multiple community partners collaborated to develop the City’s Consolidated Plan for HUD Program Years 2019-2023. The five-year plan, referred to as the Consolidated Plan, will guide the jurisdiction’s financial and human capital investments for the US Department of Housing and Urban Development (HUD) Community Development Block Grant Program (CDBG).

#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consolidated Plan consists of the following sections:

- **Process** – Describes the consultation and citizen participation process undertaken to collect information from residents and stakeholders on community needs.
- **Needs Assessment** – Analyzes demographics, needs related to affordable housing, special needs housing, community development and homelessness.
- **Market Analysis** – Examines the supply of affordable housing units, the regional housing market conditions that impact community needs and the programs that address those needs.
- **Strategic Plan** – Identifies specific goals for City of Jefferson based on the highest priority needs informed by Needs Assessment, Market Analysis, and extensive consultation with citizens and community groups.

The plan includes the Annual Action Plan for 2019 which describes the planned investments of resources to implement specific programs that meet the year’s strategic goals. The Consolidated Plan leverages analysis the City conducted in updating the Analysis of Impediments to Fair Housing Report.

#### Data

The Consolidated Plan was developed based on both quantitative and qualitative data from multiple sources. The Primary data sources include the 2009-2013 Comprehensive Housing Affordability Strategy (CHAS), the 2009-2013 American Community Survey (1-year estimates & 5-year estimates), and the 2017 Point in Time Count. Local and national sources of data used in the document provide additional context and updated information on demographics, economics, and housing market trends. The quantitative data is supported by qualitative data gathered through extensive outreach efforts.

#### 3. Evaluation of past performance

The City's past programs have focused on community needs that continue to exist including aging housing and infrastructure and neighborhood and public improvements. The programs the city has used to address these needs have been well received by residents and neighborhood organizations. A review of past Consolidated Annual Performance and Evaluation Reports (CAPER) reveals a strong focus on community needs that continue to exist including aging housing and infrastructure and neighborhood and public improvements. The 2017 CAPER documents accomplishments included completing 5 Code Deficiency/Energy Efficiency improvements for Low to Moderate Income (LMI) homeowners, 4 First-Time LMI homebuyers were assisted with \$5,000 in down payment assistance. Within the Neighborhood Improvement Program 1 blighted property was demolished to make way for new Habitat Homes. Public Infrastructure & Facility Improvements assisted 7,365 persons with the completion of the Broadway Sidewalk Installation project. Finally, 41 persons were assisted in the Public Services category through Central Missouri Community Action.

#### **4. Summary of citizen participation process and consultation process**

The Citizen Participation and consultation process for the 2019 – 2023 Consolidated Action Plan was achieved through a variety of strategies, including an interactive budget-based public meeting, survey, direct correspondence, and outreach to community organizations. All efforts were made to contact appropriate parties and obtain thorough input. These consultations with participation from citizens provided the plan direction and scope. A survey monkey was made available and sent to members of the local Unmet Needs Committee, churches and other organizations with encouragement to pass the survey on to their clients and others who may be interested. A residential survey was also made available. The survey was open from July 20, 2018 until August 21, 2018. The survey requested input to assess the needs of the community by utilizing CDBG funds. The first public meeting was held on August 16, 2018, at City Hall Boone/Bancroft Conference Room. Participants were asked to rate categories including housing, infrastructure, public facilities, public services, by placing stars by the needs of the community. On August 17, 2018, a Stakeholders meeting was held at City Hall Boone/Bancroft Conference Room. Local organizations discussed effective and meaningful ways to utilize CDBG funds without duplicating services in the community. An emphasis was placed on making the most impact with the estimated annual allotment of \$250,000. A public hearing was held on September 4, 2018 to present the draft copy of the 2019–2023 Consolidated Action Plan. Notice was published in the News Tribune on August 27, 2018. The draft copy of the 2019 – 2023 Consolidated Action Plan was made available on [www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov) on September 4, 2018. Comments regarding the draft plan were accepted through October 5, 2018 and the Plan was modified accordingly. The final draft of 2019-2023 Consolidated Plan was presented to the Public Works and Planning Committee on October 11, 2018. The Plan was also presented to City Council on November 5, 2018 for consideration of adoption via resolution.

On April 15, 2019, the City received notice from HUD of the City of Jefferson's 2019 CDBG allocation. The plan was updated and held a public meeting on May 9, 2019 with comment end date of June 10, 2019. The updated draft copy of the 2019-2023 Consolidated Action Plan was made available on [www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov) on May 9, 2019. Comments were to be accepted regarding the updated draft plan through June 10, 2019.

Then on May 15, 2019, City received instructions from State of Missouri Department of Economic Development regarding close out of Neighborhood Stabilization Program (NSP) to transfer the \$47,097.38 program income to the CDBG entitlement program. In 2009, the City of Jefferson was awarded \$440,776 from NSP. Through NSP, the City purchased 6 foreclosed properties for the purpose of rehabilitation, demolition and/or redevelopment of vacant sites for new construction by River City

Habitat for Humanity. A third public hearing was held on June 18, 2019 presenting a second updated draft copy of the 2019–2023 Consolidated Action Plan which included these funds. Comments regarding the updated draft plan were accepted through July 19, 2019. Updated draft plan presented to Public Works and Planning Committee on July 11, 2019 and presented to the City Council for approval on August 5, 2019 via Resolution.

#### **5. Summary of public comments**

One written comment was received by the October 5, 2018 due date. The comment read in part “One area that I firmly believe will improve housing in our community, reduce crime, and substance misuse is lighting. This is something that I believe can be addressed with this HUD funding opportunity. Yes, we need to assess the community and obtain input from stakeholders. However, it is a proven deterrent to illicit activity. We have several examples of effective implementation in communities, and impact studies demonstrating positive results.”

No additional comments were received for the second and third comment due dates of June 10, 2019 or the July 19, 20019.

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

All comments submitted were accepted and incorporated into the 2019-2023 Consolidated Plan. Lighting is an eligible activity through CDBG program which may be addressed through the infrastructure improvement category.

#### **7. Summary**

The city's past Consolidated Plan programs focused on community needs that continue to exist including aging housing and infrastructure and neighborhood and public improvements. The programs the city has used to address these needs have been well received by residents and neighborhood organizations. The City of Jefferson believes the programs proposed for the 2019-2023 Consolidated Plan which are similar to those used in the past continue to be the most efficient and effective use of HUD block grant funds.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	JEFFERSON CITY	Department of Planning and Protective Services
CDBG Administrator		

Table 1 – Responsible Agencies

### Narrative

The City’s Neighborhood Services Division, housed in the City’s Department of Planning & Protective Services coordinated the development of the Consolidated Plan, the Annual Action Plans, and the Consolidated Annual Performance Evaluation Report. All questions or concerns about the Consolidated Plan should be directed to the interim Neighborhood Services Planner.

### Consolidated Plan Public Contact Information

Rachel Senzee  
Neighborhood Services Supervisor  
320 East McCarty Street  
Jefferson City MO 65101  
573-634-6305  
[rsenzee@jeffcitymo.org](mailto:rsenzee@jeffcitymo.org)

For access to reports, documents, public meeting information, and for new and information pertinent to administration of the Community Development Block Grant visit [www.jeffersoncitymo.gov/CDBG](http://www.jeffersoncitymo.gov/CDBG).

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

Consultation for the 2019-2023 Consolidated Plan was achieved through a variety of strategies, including public hearings, surveys, direct correspondence, and public meetings. All efforts were made to contact appropriate parties and obtain thorough input. These consultations, in conjunction with participation from citizens, provided the plan direction and scope.

#### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

Activities to enhance coordination between public and assisted housing providers and governmental health, mental health and service agencies are conducted on a regular basis. The City of Jefferson's activities will include City staff participating in local and regional committees such as the Unmet Needs Committee, Independent Living Resource Center and Missouri Balance of State Continuum of Care. A continued coordination is anticipated for planning efforts, as well as project implementation, between all of these groups.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Continuum of Care (CoC) Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and encourage state and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness. In addition, the CoC promotes access to and effect utilization of mainstream programs by homeless individuals and families; and optimizes self-sufficiency among individuals and families experiencing homelessness. The Missouri Balance of State (BoS) Continuum of Care (CoC) includes 101 counties of Missouri. The BoS CoC is governed by the Governance Charter established June 14, 2017. Missouri Housing Development Commission serves as the Collaborative Applicant for the BoS CoC.

Purpose of the CoC and CoC Board:

The Missouri BoS CoC is the planning body that coordinates the community’s policies, strategies, and activities toward ending homelessness for 101 counties of the Balance of State of Missouri. Its work includes gathering and analyzing information in order to determine the local needs of people experiencing homelessness, implementing strategic responses, educating the community on homeless issues, providing advice and input on the operations of homeless services, and measuring project and system level CoC performance. The Board establishes the process for applying, reviewing and prioritizing project applications for funding in the annual HUD Homeless Assistance CoC Grants competition.

Responsibilities of the CoC:

The Missouri Balance of State CoC and BoS CoC Board Responsibilities include the following activities: Operating a Continuum of Care, CoC Planning, Designating and Operating a HMIS, and Preparing Applications for CoC funds, per the Continuum of Care/HEARTH Interim Rule 24 CFR 578. These responsibilities may be delegated for oversight and administration to the Missouri BoS Collaborative Applicant, Missouri BoS HMIS Lead, and/or Missouri BoS CoC staff.

The City of Jefferson is located within Region 5 of Balance of State Continuum Care (CoC) which includes the counties of Audrain, Boone Callaway, Camden, Cole, Cooper, Gasconade, Howard, Maries, Miller, Montgomery, Moniteau, Morgan, Osage, Phelps, and Pulaski.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Jefferson does not receive direct allocation of ESG funds. The Missouri Housing Development Commission, in collaboration with the Missouri Department of Social Services, publishes Notice of Funding Availability on their website [www.mhdc.com](http://www.mhdc.com). The funds are allocated in a competitive process in accordance with the Allocation Plan.

A Homeless Management Information System (HMIS) is a software application designed to record and store client-level information on the characteristics and service needs of homeless persons. A HMIS is typically a web-based software application that homeless assistance providers use to coordinate care, manage their operations, and better serve their clients. A HMIS allows homeless assistance providers within a community to establish a more coordinated and effective housing and service delivery system. In Missouri, several HMIS providers serve the homeless assistance programs. Missouri Housing Development Commission (MHDC) utilizes Institute for Community Alliances to support the data for the Missouri Housing Trust Fund, Housing First Program, and the Point-In Time Count Homeless Study.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Public Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Jefferson City Housing Authority provides and coordinates housing between private, subsidized and public housing services.
2	<b>Agency/Group/Organization</b>	River City Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	River City Habitat for Humanity build quality, low cost homes that are then sold to families at 0% interest over 25 years. The City partners with Habitat through the CDBG program by demolishing properties in order for Habitat to reconstruct single family houses to be sold to income qualified households.
3	<b>Agency/Group/Organization</b>	Department of Mental Health
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Department of Mental Health provides Shelter Plus Care funding that is obtained from Continuum of Care and passes it on to local non-for-profit agencies around the rural areas of Missouri. Department of Mental Health attended public hearings and completed digital survey.
4	<b>Agency/Group/Organization</b>	MISSOURI HOUSING DEVELOPMENT COMMISSION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services - Victims Other government - State

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MHDC is the co-applicant for the Missouri Balance of State Continuum of Care funding. MO BoS provides technical support to agencies in and around the MO BoS; provide point-in-time count report; provide support to the governing board, facilitate training opportunities, and coordinate with HMIS lead to capture HUD required data.
5	<b>Agency/Group/Organization</b>	Council for Drug Free Youth
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDFY works with community partners to provide inclusive activities that support youth. CDFY empowers youth to stand up and support one another, to live healthy and drug free. Member of CDFY attended public hearings, completed digital survey and provided comment.
6	<b>Agency/Group/Organization</b>	Central Missouri Community Action
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Central Missouri Community Action Agency is a non-profit agency dedicated to eliminating poverty in Mid-Missouri. CMCA provides comprehensive services to meet the needs of individuals and families struggling, dedicated to eradicating the causes and conditions of poverty. CMCA participated by completing a digital survey
7	<b>Agency/Group/Organization</b>	Quinn Chapel AME Church
	<b>Agency/Group/Organization Type</b>	Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Quinn Chapel African Methodist Episcopal Church was established in Jefferson City over 168 years ago and provides support to the community. The church participated by completing a digital survey.
8	<b>Agency/Group/Organization</b>	Old Town Revitalization Company
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Old Town Revitalization Company has been at the forefront of promoting grants, establishing loan and incentive programs for homebuyers, and fostering support for Old Town throughout the greater Jefferson City community. OTRC completed digital survey.
9	<b>Agency/Group/Organization</b>	1st Choice Employment Agency
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	1st Choice Employment Agency is a non-profit organization providing employment services to individuals with vocational barriers. 1st Choice Employment Agency participated by completing a digital survey.
10	<b>Agency/Group/Organization</b>	First United Methodist Church aka Common Ground
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Education Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Common Ground mission is to provide an innovative and relationship-focused approach to addressing the needs of clients in poverty. Through the development of a strong network of community-based partners and services Common Ground strives to help individuals and families achieve sustainable freedom from poverty.
11	<b>Agency/Group/Organization</b>	Cole County Health Department
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To promote, protect and assure the health, safety, and quality of life through assessment, policy development and assurance, in order that our community will be a safe, healthy place for our citizens to live and raise families.
12	<b>Agency/Group/Organization</b>	Capital Region Medical Center
	<b>Agency/Group/Organization Type</b>	Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Healthy Communities Coordinator works with City and other organizations in reducing childhood obesity. Collaboration with Healthy Communities included a sidewalk database, bicycling committee, etc.
13	<b>Agency/Group/Organization</b>	CAMPO
	<b>Agency/Group/Organization Type</b>	Other government - Local Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Transportation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Capital Area Metropolitan Organization (CAMPO) contributes to the quality of life for the Capital area planning area by achieving and supporting cooperative, comprehensive and continuing transportation planning as outlined in the Moving Ahead for Progress in the 21st Century Act.

**Identify any Agency Types not consulted and provide rationale for not consulting**

Please note that local agencies and service providers in City of Jefferson were invited to participate in the Consolidated Strategic Plan process. In addition to the publication of public hearing notices, these organizations were provided flyers, emailed invites, etc. to all public hearing and meetings.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Missouri Housing Development Commission	Addressing the needs of persons experience homelessness is identified in the goals of the 2023 Consolidated Plan. Missouri Housing Development is the lead for the Missouri Balance of State Continuum of Care (CoC) Lead and has served as a guiding effort to coordinate a system of services across the 101 counties of Missouri Balance of State.
2018 Analysis of Impediments to Fair Housing	Mid-MO Regional Planning Commission	The Regional Planning Commission aided the City of Jefferson with the completion of the 2018 Analysis of Impediments to Fair Housing.
Jefferson City Housing Authority Strategic Plan	JCHA	The goals of JCHA strategic plan and the Consolidated Plan align well. Specifically, the strategic plan calls for JCHA for providing housing to low income households.
Parks, Recreation & Forestry Master Plan	Jefferson City Parks and Recreation	Includes plans for park improvements in economically distressed neighborhoods or sites.
Capital Area Pedestrian & Bicycle Plan	CAMPO	Connect walking, bicycling and transit facilities to housing, employment, businesses and essential services.
2013-2035 Metropolitan Transportation Plan	CAMPO	A long range transportation plan fostering 1) mobility and access for people and goods, 2) efficient system performance and preservation and 3) quality of life.
Fixed Broadband Deployment	Federal Communications Commission	Database and maps to help determine gaps in access to broadband services. <a href="https://broadbandmap.fcc.gov/#/">https://broadbandmap.fcc.gov/#/</a>
2016 EPI Profiles	Cole County Health Department	Use of private database for HIV/AIDS data for Cole County.
Gaps Analysis Report	Missouri Balance of State	<a href="https://docs.wixstatic.com/ugd/8ff70b_161e7fbac26b4e9fa6f62aaf53bfdd53.pdf">https://docs.wixstatic.com/ugd/8ff70b_161e7fbac26b4e9fa6f62aaf53bfdd53.pdf</a>
2017 Comprehensive Annual Financial Report	City of Jefferson	<a href="http://documents.jeffcitymo.org/WebLink8/0/doc/467681/Electronic.aspx">http://documents.jeffcitymo.org/WebLink8/0/doc/467681/Electronic.aspx</a>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Central Missouri Multimodal Port Feasibility Study	Jefferson City Area Chamber of Commerce	<a href="http://www.jcchamber.org/clientuploads/DR6_JffrsnCtyChamberFsbltyStudy_Report_final.pdf">www.jcchamber.org/clientuploads/DR6_JffrsnCtyChamberFsbltyStudy_Report_final.pdf</a> Feasibility study showing the benefit the proposed port will bring to the region and the state. Job creation may benefit the low to moderate individuals with addition of manufacturing, retail or other service jobs.
2016 Comprehensive Economic Development Strategy	Mid-Missouri Regional Planning Commission	<a href="https://midmorpc.org/Reports/CEDS%20Exec%20Summary_Sept19.pdf">https://midmorpc.org/Reports/CEDS%20Exec%20Summary_Sept19.pdf</a> A CEDS is a regional planning document that looks beyond individual cities and counties and instead focuses on a regional approach to economic development. Stakeholders from multiple communities come together to focus on strategies that will benefit the regional as a whole.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City has a long standing working relationship with the State of Missouri (e.g. Missouri Housing Development Commission, Department of Economic Development, Department of Mental Health), Cole County, Holts Summit, Wardsville, Taos, and St Martin due to Capital Area Metropolitan Planning Organization requirements, and major infrastructure planning. Specific to Consolidated Plans, the City works closely with Mid Missouri Regional Planning Organization as a source for regional data and technical assistance to advise local governments about overlapping, high impact regional development, and development of the Analysis of Impediments to Fair Housing.

**PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

The City relies on existing planning and needs identification at the community, departmental and other stakeholder level to inform the list of services prioritized for HUD federal grant allocations. The list below highlights key plans that informed the 2019 Annual Action Plan as submitted as part of this five-year plan. See PR-10 and PR-15 of this plan for details and links to the listed plans.

Each of the planning efforts listed involved community engagement and public input in a variety of forms. The engagement and input includes a variety of digital surveys, community engagement, one with constituents at neighborhood meetings, forums and public meetings that may not have focused on the Consolidated Plan itself but were pertinent to one of more of the topics addressed by this plan. Public comments directly related to Consolidated Plan goals and issues were extracted from multiple City Department websites. Additionally, the City conducted as much outreach to public commissions, advocates and public and nonprofit stakeholders as possible within each initiative.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Internet Outreach	Non-targeted/ broad community	Residential Survey made available July 20, 2018 - August 21, 2018.	32 responses were received. The survey requested input to assess the needs of the community by utilizing CDBG funds.	Responses received were all utilized in developing the Consolidated Plan.	<a href="http://www.surveymonkey.com/r/CDBGresidential">www.surveymonkey.com/r/CDBGresidential</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Stakeholders	Stakeholder survey made available July 20, 2018 - August 21, 2018.	22 responses were received. The survey requested input to assess the needs of the community by utilizing CDBG funds.	Responses received were all utilized in developing the Consolidated Plan.	<a href="http://www.surveymonkey.com/r/CDBGstakeholders">www.surveymonkey.com/r/CDBGstakeholders</a>
3	Public Meeting	Non-targeted/ broad community	Public Open House/Participatory Budgeting Session held on August 16, 2018 from 5:30 p.m.-6:30 p.m. Public notice was published within the Jefferson City News Tribune on August 11, 2018, posted on city's website	Activity included identifying needs of the community	Responses received were all utilized in developing the Consolidated Plan.	<a href="http://www.jeffersoncitymo.gov/government/redevelopment_and_grants/plans.php">www.jeffersoncitymo.gov/government/redevelopment_and_grants/plans.php</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Stakeholders	Met with service provider, faith-based, non-profit, and neighborhood organizations on August 17, 2018 from 10:00 a.m.-11:00 a.m. discussing needs in the community.	Activity included identifying needs of the community	Responses received were all utilized in developing the Consolidated Plan.	<a href="http://www.jeffersoncitymo.gov/government/redevelopment_and_grants/plans.php">www.jeffersoncitymo.gov/government/redevelopment_and_grants/plans.php</a>
5	Public Meeting	Non-targeted/ broad community	Public meeting held September 4, 2018 from 4:00 p.m.-5:00 p.m. Public notice was published within the Jefferson City News Tribune on August 27, 2018, posted on city website. Comments accepted through October 5, 2018.	One comment was received relating that improved lighting will improve housing in our community, reduce crime, and substance misuse.	Responses received were all utilized in developing the Consolidated Plan	<a href="http://www.jeffersoncitymo.gov/government/redevelopment_and_grants/plans.php">www.jeffersoncitymo.gov/government/redevelopment_and_grants/plans.php</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Non-targeted/ broad community	The final Consolidated Plan was presented to the Public Works and Planning Committee meeting held October 11, 2018 at 7:30 a.m. The agenda was posted online and at City Hall.	The draft Plan was moved to the Council for review and consideration for approval via resolution.	Responses received were all utilized in developing the Consolidated Plan	<a href="http://www.jeffersoncitymo.gov/government/redevelopment_and_grants/plans.php">www.jeffersoncitymo.gov/government/redevelopment_and_grants/plans.php</a>
7	Public Meeting	Non-targeted/ broad community	The final Consolidated plan was presented to City Council on November 5, 2018 at 6:00 p.m. The agenda was posted online and at City Hall.	The draft Plan was approved by the City council via resolution RS 2018-20. No comments were received.	Not applicable.	<a href="http://www.jeffersoncitymo.gov/government/redevelopment_and_grants/plans.php">www.jeffersoncitymo.gov/government/redevelopment_and_grants/plans.php</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Hearing	Non-targeted/ broad community	Received notice from HUD of the City of Jefferson's 2019 CDBG allocation on April 15, 2019. Updated the Consolidated Plan and held Public meeting on May 9, 2019 from 4:00 p.m.-5:00 p.m. Public notice was published in the Jefferson City News Tribune on May 1, 2019. Comments were accepted through June 10, 2019.	No comments were received.	Not applicable	<a href="http://www.jeffersoncitymo.gov/government/redevelopment_and_grants/plans.php">www.jeffersoncitymo.gov/government/redevelopment_and_grants/plans.php</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Meeting	Non-targeted/ broad community	Received notice on May 15, 2019 that the State has initiated closing out NSP and will transfer the \$47,097.38 program income to the CDBG entitlement program. Updated the Consolidated Plan and held Public meeting on June 18, 2019 Public notice was published in the Jefferson City News Tribune on June 10, 2019. Comments were accepted through July 19, 2019.	No comments were received.	Not applicable.	<a href="http://www.jeffersoncitymo.gov/government/redevelopment_and_grants/plans.php">www.jeffersoncitymo.gov/government/redevelopment_and_grants/plans.php</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
10	Public Meeting	Non-targeted/ broad community	The final Consolidated Plan was presented to the Public Works and Planning Committee meeting held July 11, 2019 and to Council on August 5, 2019 to be considered for adoption via resolution.	No comments were received	Not applicable	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Jefferson City is a slow growing city, with a population growth of 9% between 2000 & 2013 for a total population of 43,202. Jefferson City is an entitlement community based on the metro statistical area (MSA) data showing a population of at least 50,000.

The City has rental occupation rate of 41% which may be due in part to being the Capital of Missouri and university students who may only reside in the area for part of the year. The rental contract rate has increased 25% with the median contract rent of \$443 per month. Median home values increased from \$97,700 to \$136,400 which represents a 40% change. Much of the affordable housing for lower income households is available through the public housing authority.

The majority of Jefferson City's rental and housing stock was built before 1980, and needs on-going maintenance and repair and, in some cases, housing code enforcement. Several applications by developers have been made to the Missouri Housing Trust Fund for Low-Income Tax Credit (LITC) projects to develop rental housing units. Over the past year or so the LITC program has not awarded any projects.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Housing problems - substandard conditions, overcrowding, and cost burden – affect households of all types. Both renter and owner occupied households are most likely to report problems with high housing costs. Renter households, who comprise 42% of households in Jefferson City, have lower incomes and are most affected by high costs.

The most severe problems affect the lowest income households. Table 10 (Cost Burden >50%) illustrates that 1,129 low-income renter households who pay more than half their income for housing costs, 89% have income below 30% of AMI. Among low-income owners, 80% of the 450 owner occupied households pay more than half their income for housing costs have income below 50% of AMI. Approximately 40% of all City households are small family households (defined as family households comprising of 2-4 members), and 34% of all small family households live on less than 80% HUD Area Median Family Income (HAMFI). In addition, 68% of households with one or more children 6 years old or younger live on less than 80% HAMFI.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	39,791	43,202	9%
Households	17,048	17,064	0%
Median Income	\$39,628.00	\$46,819.00	18%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,050	2,055	3,095	1,720	8,145
Small Family Households	695	575	1,115	660	3,980
Large Family Households	190	85	155	85	400
Household contains at least one person 62-74 years of age	215	245	425	320	1,665
Household contains at least one person age 75 or older	210	540	565	175	725
Households with one or more children 6 years old or younger	625	344	605	135	595

**Table 6 - Total Households Table**

Data Source: 2009-2013 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	15	75	50	0	140	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4	10	0	0	14	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	80	0	80	0	0	30	0	30
Housing cost burden greater than 50% of income (and none of the above problems)	995	85	10	0	1,090	185	180	80	0	445
Housing cost burden greater than 30% of income (and none of the above problems)	270	650	345	20	1,285	60	200	325	135	720
Zero/negative Income (and none of the above problems)	195	0	0	0	195	20	0	0	0	20

**Table 7 – Housing Problems Table**

Data 2009-2013 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,020	170	145	0	1,335	185	180	110	0	475
Having none of four housing problems	495	1,280	1,560	805	4,140	135	425	1,280	920	2,760
Household has negative income, but none of the other housing problems	195	0	0	0	195	20	0	0	0	20

**Table 8 – Housing Problems 2**

Data 2009-2013 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	515	255	100	870	15	135	195	345
Large Related	119	70	30	219	25	0	24	49
Elderly	150	245	89	484	125	185	70	380
Other	500	239	145	884	75	60	125	260
Total need by income	1,284	809	364	2,457	240	380	414	1,034

**Table 9 – Cost Burden > 30%**

Data 2009-2013 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	465	35	10	510	15	85	40	140
Large Related	115	10	0	125	25	0	20	45
Elderly	80	45	15	140	65	65	15	145
Other	350	4	0	354	75	30	15	120
Total need by income	1,010	94	25	1,129	180	180	90	450

Table 10 – Cost Burden > 50%

Data 2009-2013 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	0	80	0	80	0	0	30	0	30
Multiple, unrelated family households	4	0	0	0	4	0	0	0	0	0
Other, non-family households	0	10	0	0	10	0	0	0	0	0
Total need by income	4	10	80	0	94	0	0	30	0	30

Table 11 – Crowding Information – 1/2

Data 2009-2013 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

### **Describe the number and type of single person households in need of housing assistance.**

According to Table 11, there are 80 renter and 30 owner occupied single family households that have an earnings of 50-80% AMI. As suggested in Table 9 (Cost Burden >30%) and Table 10 (Cost Burden >50%), single person households make up a large number of the households in need of housing assistance. Among low-income renters, the greatest number of cost-burdened households is the one-person households and elderly households. Among the low-income owner occupied, the greatest number of cost burdened households is elderly and single family households.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

An estimated 6,342 individuals in Jefferson City have a disability. The estimates are based on self-reported ACS data, which is widely accepted in the research community. The ACS collects information on hearing difficulty and vision difficulty from all non-institutionalized persons. However, disability status for cognitive difficulty, ambulatory difficulty, and self-care difficulty are only gathered for person age 5 and over; independent living difficulty is only gathered for adults age 18 and over. It is estimated that 36% of seniors are estimated to have a disability. The most common category of disability for seniors is ambulatory difficulty, followed by hearing. As a result, housing accessibility is a concern in Jefferson City where much of the housing stock, approximately 60%, was constructed pre 1950 -1979.

The National Coalition Against Domestic Violence (NCADV) data shows in 2012, 40,645 incidents of domestic violence were reported in Missouri. It is estimated 1 in 7 women in Missouri have been sexually abused. In 2014 there were 34,841 adults, youth and children received domestic violence services in 2014. However, over 23,000 people were turned away from full shelters that same year. Missouri Coalition Against Domestic and Sexual Violence (MCADSV) statistics shows there are 231 beds available in Central Missouri. During 2017, there was a total of 37,807 total bed nights of shelter reported related to domestic violence. A total of 1,302 received residential services; 2,575 received non-residential services and 1,387 unmet requests for all services. The 2017 Missouri Sexual Violence Statistics show that Central Missouri had 387 individuals receiving services and 103 had unmet requests for services. The unmet requests are due to a lack of staff and/or financial resources.

### **What are the most common housing problems?**

As shown in Table 9 (Cost Burden >30%), nearly 3,500 low-income households are paying more than 30% of income on housing costs. Table 10 (Cost Burden >50%) shows that approximately 1,500 of these households are severely cost burdened by paying more than half of their income on housing costs; more so for renters at 1,129 households compared to 450 owners. The other housing problems include substandard housing and overcrowding. Over 140 renter households report substandard housing conditions such as lacking complete plumbing or kitchen facilities. About 90 renter households and 30 owner households report overcrowding or more than one person per room.

### **Are any populations/household types more affected than others by these problems?**

As shown in Table 9 (Cost Burden >30%), nearly 3,500 low-income households are paying more than 30% of income on housing costs. Table 10 (Cost Burden >50%) shows that approximately 1,500 of these households are severely cost burdened by paying more than half of their income on housing costs; more so for renters at 1,129 households compared to 450 owners. Household types mostly affected by the cost burden include single family, elderly and other.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The Missouri Balance of State Gaps Analysis reported that 86% of people identified as experiencing homelessness in Region 5 were sheltered during the 2017 Point-In-Time count. The high rate of sheltered homelessness is aligned with the Region 5's strong portfolio of emergency shelter (407) and transitional housing (69). The report went on to suggesting Region 5 may consider expanding access to rapid re-housing and permanent supportive housing options to help move people experiencing sheltered homelessness out of shelters, transitional housing, and safe haven programs and into longer-term housing options. The Housing First philosophy incorporates the delivery of permanent housing-focused services at each connection point, taking the time to connect clients to services even with the most basic outreach.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The Missouri Balance of State Continuum of Care (MO BoS CoC) is using data from Point In Time County, coordinated entry, homelessness prevention programs, along with national studies and best practices, to target resources to households who are literally homeless (e.g. living in places not meant for human habitation, outside, in tents or in emergency shelter as a first priority for housing access).

The MO BoS CoC is working on developing a coordinated entry system that will ultimately allow any Missourian in the 101 counties access the homeless delivery systems within their area.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Information from the HMIS system and homelessness prevention programs help define characteristics for populations at greatest risk of homelessness. Missouri Balance of State Continuum of Care (MO BoS CoC) is in process of establishing a coordinated entry process with the goal of increasing the efficiency of local crisis response systems and improving fairness and ease of access to resources. Programs and strategies help to prevent homelessness among individuals, families with children and youth. Programs are designed to help households achieve more stable housing, especially those who have a history of being homeless, doubled-up, living in other temporary housing situations due to lack of available, affordable, appropriate shelter and housing.

MO BoS CoC has adopted a Housing First policy to ensure that actual or perceived barriers are not contributing factors for households remaining in homelessness longer than necessary. The policy states that any projects included in the application for CoC funding must follow a Housing First approach. This means the projects must allow entry into CoC programs for participants regardless of their income, current or past substance use, criminal records and history of domestic violence.

**Discussion**

A lack of affordable housing appears to be the most pressing housing issue in Jefferson City. Rising rents and home prices strain the budgets of many low-income residents who face the real possibility of losing their home.

Addressing cost burden and high costs is a focus on housing assistance in Jefferson City. The City on average receives approximately \$250,000 through the Community Development Block Grant program. The City is not a recipient of HOME Funds. The amount of HUD funding does not allow for strategies such as rental production.

The City has in the past and will continue with programs that will sustain and preserve homes. With 58% of Jefferson City residents owning their home, the minor home repair program will address substandard housing. The down payment assistance program may ease the housing cost burden to less than 30% of income.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. The four housing problems are:

1. Housing unit lacks complete kitchen facilities: A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator.
2. Housing unit complete plumbing facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower.
3. More than one person per room (overcrowded).
4. Household is cost burdened; between 30-50 percent of income is devoted to housing costs.

### Data Information and Population Characteristics

Attached below is a table outlining the individual demographic makeup of Jefferson City, taken from the 2009-2013 CHAS dataset which is part of the American Communities Survey (ACS), conducted by the United States Census Bureau each year. The Area Median Income (AMI) is a calculation created by HUD that uses 5 year ACS data to determine median family income in a geographical area.

#### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,535	300	215
White	1,100	175	30
Black / African American	380	95	165
Asian	0	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	25	0	0
Hispanic	4	25	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,195	855	0
White	950	645	0
Black / African American	160	190	0
Asian	40	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	25	15	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	925	2,170	0
White	705	1,885	0
Black / African American	159	164	0
Asian	15	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	19	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	155	1,570	0
White	135	1,315	0
Black / African American	15	260	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Discussion**

HUD defines the four housing problems as 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, and 4. Cost burden greater than 30% of income. More than 3 out of every 4 Jefferson City households in 0%-30% AMI bracket experience at least one housing problem. When compared to the jurisdiction as a whole in Table 13, Black/African Americans represents 25%, Pacific Islander at 2% and American Indian, Alaska Native at 1%.

Nearly 60% of households in 30-50% AMI bracket experience at least one housing problem. When compared to the jurisdiction as a whole in Table 14, Black/African Americans represents 13%, Asian at 3%, Hispanics at 2% and American Indian Alaska Native at less than 1%.

Approximately 42% of households in 50-80% AMI bracket experience at least one housing problem. When compared to the jurisdiction as a whole in Table 15, Black/African Americans represents 17%, Hispanics at 3%, and Asian at 2%

Finally 10% of households in 80-100% AMI bracket experience at least one housing problem. The raw data shows 155 households. When compared to the jurisdiction as a whole in Table 16, Black/African Americans represents 10% of the population.

When comparing the tables, the data shows consistently that the Black/African American households experience at least one of the four housing problems. Based on data from Table 21, Housing Cost Burden, it would appear that most prevalent of the four housing problem is housing cost burden.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

### (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

#### Introduction

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. The four housing problems are:

1. Housing unit lacks complete kitchen facilities: A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator.
2. Housing unit complete plumbing facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower.
3. More than 1.5 persons per room (overcrowded).
4. Household is cost burdened; meaning over 50 percent of income is devoted to housing costs.

#### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,205	630	215
White	855	425	30
Black / African American	325	150	165
Asian	0	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	25	0	0
Hispanic	0	30	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	350	1,705	0
White	290	1,315	0
Black / African American	30	320	0
Asian	40	0	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	40	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	255	2,840	0
White	185	2,405	0
Black / African American	65	260	0
Asian	0	85	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	50	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	1,725	0
White	0	1,445	0
Black / African American	0	275	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

HUD defines the four severe housing problems as 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 person per room, 4. Cost burden greater than 50%.

Nearly 60% of Jefferson City households in 0%-30% AMI bracket experience at least one housing problem. When compared to the jurisdiction as a whole in Table 17, Black/African Americans represents 27%, and Pacific Islander at 2%.

Nearly 20% of households in 30-50% AMI bracket experience at least one housing problem. When compared to the jurisdiction as a whole in Table 18, Asians represents 11%, and Black/African Americans at 9%.

Less than 10% of households in 50-80% AMI bracket experience at least one housing problem. When compared to the jurisdiction as a whole in Table 19, Black/African Americans represents 25% of the population.

Finally 0% of households in 80-100% AMI bracket experience at least one housing problem as shown in Table 20.

When comparing the tables, the data shows consistently that the Black/African American households experience at least one of the four housing problems. Based on data from Table 21, Housing Cost Burden, shows that 1,610 households are paying more than 50% of income on housing expenses.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a specific income level. The table below indicates the share of households by race/ethnicity experiencing cost burden (paying 30%-50% of household income towards housing costs) and severe cost burden (paying more than 50% of household income towards housing costs). Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of cost burdened and severely cost burdened households from each race/ethnicity and comparing that figure to the share of all Jefferson City households. (Share of Race/Ethnicity = # of households for that race/ethnicity with cost burden / total # of households for that race/ethnicity.)

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	12,935	2,310	1,610	220
White	11,280	1,830	1,200	30
Black / African American	1,195	350	345	165
Asian	200	15	40	0
American Indian, Alaska Native	19	25	0	0
Pacific Islander	0	0	25	0
Hispanic	80	60	0	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2009-2013 CHAS

### Discussion:

Continuing to use HUD’s determination of greater need defined by ten percentage points above the overall incidence in Jefferson City, there is disproportionate need in both housing burdened households as well as severely housing burdened households.

Pacific Islander households show a disproportionate greater need when considering cost burden of housing. These households experience a cost burden for housing seventy-three percentage points greater than all housings paying greater than 30% of their household income on housing.

American Indian, Alaska Native households show a disproportionate greater need when considering cost burden of housing. These households experience a cost burden for housing forty-three percentage points greater than all households paying greater than 30-50% of their household income on housing.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The data revealed that there were no groups determined to have greater proportionate need within the 50%-80% AMI or 80%-100% AMI brackets. However, some racial or ethnic groups are experiencing disproportionate greater need when looking at the 0%-30% AMI, the 30-50% AMI brackets, and the cost-burden of housing. Those groups and categories are as follows:

#### **One or More Housing Problems**

- 0%-30% AMI Bracket: Black/African American has 380 households which is higher than all other racial or ethnic group households.
- 30%-50% AMI Bracket: Black/African American has 950 households which is higher than all other racial or ethnic group households.

#### **One or More Severe Housing Problems**

- 0%-30% AMI Bracket: Black/African American has 325 households which is higher than all other racial or ethnic group households. Pacific Islander has 25 households which represents a majority of this groups total number.

#### **Housing Cost Burden**

- 30%-50% household income towards housing: American Indian, Alaska Native twenty-three (23) percentage points higher than all household incidence.

### **If they have needs not identified above, what are those needs?**

According to HUD, contributing factors of disproportionate needs may include:

- Availability of affordable units in a range of sizes;
- Displacement of residents due to economic pressures;
- Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault and stalking;
- Lack of private investments in specific neighborhoods;
- Lack of public investments in specific neighborhoods, including services or amenities;
- Land use and zoning laws;
- Lending discrimination;
- Loss of affordable housing;
- Source of income discrimination; and
- Other.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

According to the Percent African American by Census Block Group in 2010 map the Black/African Americans primarily resided within the area of Lincoln University which is a Land Grant University. Lincoln University is located within census tract 105 that is currently identified by HUD as a low-moderate census tract. The percentage of renter occupied for this census tract is between 60-75%.

## NA-35 Public Housing – 91.205(b)

### Introduction

The narratives in the questions below capture the needs of public housing residents and Jefferson City Housing Authority (JCHA) actions to address those needs.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	313	191	0	189	0	0	0

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	7,646	9,574	0	9,342	0	0	
Average length of stay	0	0	2	3	0	3	0	0	
Average Household size	0	0	2	2	0	2	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	106	9	0	9	0	0
# of Elderly Program Participants (>62)	0	0	14	20	0	20	0	0
# of Disabled Families	0	0	121	56	0	55	0	0
# of Families requesting accessibility features	0	0	313	191	0	189	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	162	90	0	90	0	0	0
Black/African American	0	0	148	101	0	99	0	0	0
Asian	0	0	0	0	0	0	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	3	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	4	6	0	6	0	0	0
Not Hispanic	0	0	309	185	0	183	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The Jefferson City Housing Authority (JCHA) provides 43 units that are fully accessible and many more that are livable units for disabled individuals. JCHA has to search the wait list to find people in need of 2 bedroom access units.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Public housing residents and households with a Housing Choice Voucher have extremely low incomes at 30% or below area median income. As a result many need help to build their assets, including job training, education, financial literacy, credit score improvement, and other supportive and incentive programs. The JCHA has an agreement with the Missouri Division of Family Services to provide support to families that may include childcare assistance, job opportunity and basic skills programs, temporary assistance for needy families, health screening, parenting and prenatal care.

JCHA also seeks to support achievement for children. The Head Start Program is housed in one of the JCHA buildings. Head Start is a national child development program for children from birth to age 5, which provides services to promote academic, social and emotional development, as well as providing social health and nutrition services for income-eligible families.

**How do these needs compare to the housing needs of the population at large**

While many families struggle with housing costs, needs are generally more acute among JCHA participants, as evidenced by the fact that JCHA households have extremely low incomes of 30% AMI or less.

**Discussion**

JCHA participants need housing assistance and services that will allow them to maintain their housing stability and increase their income and assets.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The Missouri Housing Development Commission (MHDC) serves as the lead agency for the Missouri Balance of State (MO BoS) Continuum of Care. The MO BoS CoC connects 101 counties to a network of stakeholders committed to finding solutions to address the challenges of homelessness.

Tables in NA-40 describe the nature and extent of homelessness in Cole County using data from HMIS, and the Point-in-Time count of persons who are sheltered and unsheltered. During the January 2017 Point-In-Time Count, there were approximately 1,243 individuals who were homeless in the 101 counties that make up the MO BoS. This number included at least 291 persons who were unsheltered and 952 persons who were in shelters and transitional housing programs. Cole County is within Region 5 of the BoS with 439 sheltered and unsheltered homeless. Of that amount, Cole County data shows 50 sheltered and unsheltered homeless.

Some of the contributing factors to homelessness include high costs for housing and living expenses, extremely low household incomes, and limited support systems, including the availability of medical and behavioral health services. Individuals and families face a variety of personal challenges that can place them at greater risk of housing instability and homelessness, including mental illness, chemical dependency, histories of trauma, domestic violence, disabling health issues, criminal justice system involvement, lack of education, unemployment and other financial barriers including credit and landlord histories.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	114	383	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	172	574	0	0	0	0
Chronically Homeless Individuals	48	197	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Veterans	14	84	0	0	0	0
Unaccompanied Child	20	56	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** 2017 Point In Time Count Missouri Balance of State Report

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

According to the 2017 Point In Time Count for the Missouri Balance of State there was a total of 1,243 homeless people; 952 was sheltered 291 unsheltered. The household and demographic profile shows that 60% of the population was single adults; 40% families, 6% unaccompanied youth. Chronic homelessness was identified among 237 individuals. Of the total homeless population 100 of them has a veteran status.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	248	52
Black or African American	120	8
Asian	0	0
American Indian or Alaska Native	2	1
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	15	2
Not Hispanic	362	60

Data Source

Comments:

2017 Point In Time Count Missouri Balance of State Report

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

According to the 2017 Point In Time Count, there were 2 sheltered families in Region 5 that met the definition of chronically homeless. Chronically homeless is an individual or family residing in an emergency shelter, safe haven, or place not meant for human habitation for one year continuously or with four instances of homelessness that total 12 months or longer. The person must also have a disability that is expected to be long-continuing or of indefinite duration and substantially impedes their ability to live independently.

The 2017 Point In Time Count also showed that in the MO BoS there were 98 households or families of veterans experiencing homelessness. Region 5 data showed that 16% of homelessness was veterans.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The 2017 Point In Time Count report shows that homelessness in Missouri Balance of State’s 101 counties greatly affects the white population followed by Black/African Americans. More specifically, the racial distribution is 72% white; 22% Black/African Americans; 3% Multiple Races; 1% American Indian/Alaskan Native; 1% unknown and <1% Asian. 4% are of Hispanic/Latino Ethnicity.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

**Sheltered Count:** The 2017 Point In Time Count occurred on the night of January 25, and there was an estimated 42 persons who were sheltered that night.

**Unsheltered Count:** The 2017 Point In Time Count occurred on the night of January 25, and there was an estimated 8 persons who were unsheltered that night.

The HMIS collects information on and the use of services and the characteristics of those who are homeless. Planners, policymakers and service providers can use aggregate data from HMIS to quantify the nature and extent of homelessness over time, to identify patterns of service, and to direct funding and services to those who are most in need. HMIS managed by Institute for Community Alliances and is governed by Missouri Housing Development Commission as the MO BoS CoC lead.

**Discussion:**

The City of Jefferson supports community-based agencies that provide homelessness prevention, homeless intervention services, and housing stabilization and support services designed to help meet needs of homeless and formerly homeless individuals and families.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

This section addresses the number of persons who are not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, public housing residents.

### **Describe the characteristics of special needs populations in your community:**

According to the 2016 ACS, the population of people with disabilities is estimated to be 6,342. This population experience difficulties with hearing, vision, cognitive, ambulatory, self-care, and independent living.

#### **Older adults and people with disabilities**

Population of older adults 65+ in Jefferson City is approximately 2,045. According to the 2009-2013 CHAS data, there are 245 rental & 185 owner occupied elderly households within the 30-50% AMI with a cost burden of 30% or more.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

The housing and supportive service needs of these populations include: New Unit Production, Rehabilitation, Tenant Based Rental Assistance, job training and placement assistance. The Missouri Housing Development Commission, Department of Health and Senior Services and Department of Social Services play key roles in determining the needs of these populations.

Special needs populations typically work with a case manager or other staff with a service agency, who will help to coordinate housing and services. They will also help to coordinate services that they do not provide, such as mental health or substance abuse programs and services. Modifications to housing units such as ramps or modified bathrooms are needed for elderly and disabled households.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The State of Missouri's data base title 2016 EPI Profiles Summary shows Cole County has 48 cases living with HIV and 52 cases in Stage 3 AIDS. The EPI Profiles Summary, Table 3. Living HIV, stage 3 (AIDS), and HIV disease cases show the following:

Epi Profiles Summary: Central HIV Care Region

**Table 3. New and living HIV and stage 3 (AIDS) cases and rates, by geographic area, Central HIV Care Region, 2016**

Geographic Area	HIV Cases						Stage 3 (AIDS) Cases					
	Diagnosed 2016*			Living			Diagnosed 2016**			Living		
	Cases	%	Rate***	Cases	%	Rate***	Cases	%	Rate***	Cases	%	Rate***
Boone County	8	24.2%	4.6	133	39.1%	76.0	2	20.0%	1.1	116	32.3%	66.3
Cole County	3	9.1%	3.9	48	14.1%	62.6	2	20.0%	2.6	52	14.5%	67.8
Callaway County	0	0.0%	0.0	10	2.9%	22.3	0	0.0%	0.0	36	10.0%	80.3
Marion County	1	3.0%	3.5	9	2.6%	31.2	0	0.0%	0.0	7	1.9%	24.2
Pettis County	1	3.0%	2.4	10	2.9%	23.7	1	10.0%	2.4	16	4.5%	37.9
Gasconade County	0	0.0%	0.0	3	0.9%	20.2	0	0.0%	0.0	3	0.8%	20.2
Remainder of Region	20	60.6%	4.0	127	37.4%	25.5	5	50.0%	1.0	129	35.9%	25.9
<b>CENTRAL HIV CARE REGION TOTAL</b>	<b>33</b>	<b>100.0%</b>	<b>3.7</b>	<b>340</b>	<b>100.0%</b>	<b>38.6</b>	<b>10</b>	<b>100.0%</b>	<b>1.1</b>	<b>359</b>	<b>100.0%</b>	<b>40.8</b>

\*HIV cases diagnosed and reported to DHSS during 2016 which remained HIV cases at the end of the year.  
 \*\*Does not include HIV cases diagnosed prior to 2016 that progressed to stage 3 (AIDS) in 2016.  
 \*\*\*Per 100,000 population based on 2015 DHSS estimates.  
 Note: Percentages may not total 100% due to rounding.

The number of persons newly diagnosed that remained classified as HIV cases at the end of 2016 was greatest in Boone County (8) (Table 3). The number of persons newly diagnosed that progressed to stage 3 (AIDS) by the end of 2016 was highest in Boone County as well (2). The rate of persons living with HIV disease among those classified as HIV cases was also highest in Boone County. However, the rate of persons living with HIV disease among those classified as stage 3 (AIDS) cases was highest in Callaway County compared to other areas in the Central HIV Care Region.

**Discussion:**

There are many organizations that work together to increase the housing and services for the special needs community. Team work between organizations plays an important role in the success of establishing and running effective programs.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Areas within the City of Jefferson have identified public facility needs, and some of those are best met through a city capital improvement program, general funding or other public allocation.

Recently the Parks, Recreation and Forestry Department developed a Parks Masterplan that identified steps to guide improvements in the park system over the next 10-20 years. As stated within the Masterplan, “It provides the tools for the City to evolve efforts to update healthy neighborhoods, provide a regional draw for the community, to work hand-in-hand with residents to strengthen community social fabric through equitable distribution of improvements, build identity and further connect the city with greenways”.

### **How were these needs determined?**

Each effort involved community input, draft reviews by key constituents and stakeholders, and formal public process in order to be passed by City Council by resolution or ordinance.

### **Describe the jurisdiction’s need for Public Improvements:**

Public improvement needs exist citywide. Like the public facilities, some improvements will be accomplished using other funding streams that are not part of this consolidated planning process. However some of the included needs are infrastructure improvements such as sidewalks, curb gutter, water/sewer, bridges and lighting.

### **How were these needs determined?**

The needs were determined by input from digital surveys, agency and stakeholder consultation, Jefferson City Sidewalk Management Database, documentation of aging water and sewer infrastructures and staff recommendations.

### **Describe the jurisdiction’s need for Public Services:**

Public transportation was identified as an area for improvement. Currently the public transportation system operates Monday through Friday from 6:40 am to 5:45 pm. There are no services provided on Saturday, Sunday and holidays. The service industry, including restaurants, care facilities, retail, etc. work schedules outside of the public transit service hours and may have an impact on getting to and from work on time.

### **How were these needs determined?**

The needs were determined by input from digital surveys, agency and stakeholder consultation and staff recommendations.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Jefferson City is a slow growing city, with a population growth of 9% between 2000 & 2013 for a total population of 43,202. Jefferson City is an entitlement community based on the metro statistical area (MSA) data showing a population of at least 50,000.

The City has rental occupation rate of 41% which may be due in part to being the Capital of Missouri and university students who may only reside in the area for part of the year. The rental contract rate has increased 25% with the median contract rent of \$443 per month. Median home values increased from \$97,700 to \$136,400 which represents a 40% change. Much of the affordable housing for lower income households is available through the public housing authority.

The majority of Jefferson City's rental and housing stock was built before 1980, and needs on-going maintenance and repair and, in some cases, housing code enforcement. With a majority of housing units being constructed prior to 1980 poses a great risk for lead based paint issues. Several applications by developers have been made to the Missouri Housing Trust Fund for Low-Income Tax Credit (LITC) projects to develop rental housing units. Over the past year or so the LITC program has not awarded any projects.

The City has a Vacant and Abandoned Building Registration Program. A residential or commercial property where an entire building on a parcel has been vacant and abandoned for more than 90 days along with two (2) additional conditions must be registered with the City. Currently the City has identified approximately 107 properties that meet the City's definition of Vacant and Abandoned.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Jefferson City is a slow growing city, with a population growth of 9% between 2000 & 2013 for a total population of 43,202. As shown in Table 26 (All Residential Properties by Number of Units), based on 2009-2013 ACS data, there are approximately 18,926 residential units. Majority of housing stock is single-family detached home at 62%. Multi-family housing (i.e. 2-4 units, 5-19 units and 20+ units) represents 34% of housing stock.

Per the 2009-2013 ACS data provided in Table 27 (Unit Size by Tenure), an estimated 41% of Jefferson City housing units are occupied by renter households. The rental housing stock is made up primarily of 2 bedroom units, with 24% of rental units containing three or more bedrooms. Owner occupied housing units have 15% of these homes containing two bedrooms and large majority at 83 % containing three or more bedrooms.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,819	62%
1-unit, attached structure	528	3%
2-4 units	2,779	15%
5-19 units	2,535	13%
20 or more units	1,032	5%
Mobile Home, boat, RV, van, etc	233	1%
<b>Total</b>	<b>18,926</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2009-2013 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	32	0%	174	2%
1 bedroom	188	2%	1,501	21%
2 bedrooms	1,510	15%	3,695	52%
3 or more bedrooms	8,261	83%	1,703	24%
<b>Total</b>	<b>9,991</b>	<b>100%</b>	<b>7,073</b>	<b>99%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2009-2013 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Jefferson City Housing Authority (JCHA) operates 319 public housing units, providing housing for seniors, families and people with disabilities throughout the city. JCHA target the very low income and extremely low income families. Currently, 40% of families are extremely low income of 0-30% AMI.

Several applications by developers have been made to the Missouri Housing Trust Fund for Low-Income Tax Credit (LITC) projects to develop rental housing units. Over the past year or so the LITC program has not awarded any projects.

The City has a Neighborhood Services Reinvestment Act programs that assist individuals within the "old town" with down payment assistance and/or tax abatement for purchasing single family properties that were previously vacant within the past 6 months. There are no income requirements to participate in the program, it is open to all.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

According to the JCHA 5 year plan, has current plans to demolish and rebuild one unit of public housing at 1103 Buena Vista St. This building has foundation problems that engineers have determined are not repairable at a reasonable cost.

The JCHA has a long term plan to demolish and rebuild 76 units of family public housing. The units slated for removal are over 50 years old and worn out. An application for this demolition is scheduled to be submitted to HUD upon approval by Missouri Housing Development Commission for the use of tax credits to perform the demolition.

**Does the availability of housing units meet the needs of the population?**

The JCHA searches their wait lists to identify families in need of 2 bedroom units. That may suggest an excess of those number of units for Housing Authority. According to Table 27, 52% of rental units are 2 bedrooms. The JCHA also has 43 units that are accessible for the disabled and elderly.

**Describe the need for specific types of housing:**

Per the JCHA there is a need for 1 bedroom units as there is a waitlist. According to Table 27, 21% of rental units are 1 bedroom.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

According to the 2018 Analysis of Impediments to Fair Housing, the average household size is 2.23 persons. Among the City's population, nearly 10,000 households are families, of that figure approximately 4,600 households include children under the age of 18 years old. The HUD-provided estimates in Table 28 (Cost of Housing) show an increase in housing costs between 2000 and 2013: rents increased by 25% and home values by 40%. Residential down payment assistance programs have allowed units to become and remain affordable. There are, however, many units in need of rehabilitation, which can increase the cost of these units. Previous tables and data paints a picture that cost burden may be the biggest housing problem for any households.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	97,700	136,400	40%
Median Contract Rent	353	443	25%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,819	68.1%
\$500-999	2,111	29.8%
\$1,000-1,499	82	1.2%
\$1,500-1,999	16	0.2%
\$2,000 or more	45	0.6%
<b>Total</b>	<b>7,073</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2009-2013 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	745	No Data
50% HAMFI	2,735	535
80% HAMFI	4,910	2,070
100% HAMFI	No Data	3,055
<b>Total</b>	<b>8,390</b>	<b>5,660</b>

Table 31 – Housing Affordability

Data Source: 2009-2013 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

### Is there sufficient housing for households at all income levels?

According to the 2016 American Community Survey, the income required to afford the Median Contract Rent is \$23,440 or to own the median home value of \$139,400 would require a median income of \$46,433.

### How is affordability of housing likely to change considering changes to home values and/or rents?

Down payment assistance programs may assist in making owning a home more affordable to low to moderate income households. Without programs like these, affordable housing would not be possible. In the past five years there were no Low-Income Tax Credit (LITC) developments within the city limits where a portion of the units are set aside for low income households. If this trend continues, availability of affordable housing will continue to diminish.

### How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Several applications by developers have been made to the Missouri Housing Trust Fund for LITC projects to develop rental housing units. Over the past year or so the LITC program has not awarded any projects.

### Discussion

Addressing cost burden and high costs is a focus on housing assistance in Jefferson City. The City on average receives approximately \$250,000 through the Community Development Block Grant program. The City is not a recipient of HOME Funds. The amount of HUD funding does not allow for strategies such as rental production.

The City has in the past and will continue with programs that will sustain and preserve homes. With 58% of Jefferson City residents owning their home, the minor home repair program will address substandard housing. The down payment assistance program may ease the housing cost burden to less than 30% of income.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The need for rehabilitation has already been discussed in the previous sections. Approximately 60% of housing stock was constructed prior to 1980, which have lead based paint hazards with many needing repair to provide safe, decent, and affordable housing. Conditions of units may be associated with 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, and 4. Cost burden greater than 30% of annual income. According to the Conditions of Units chart approximately 36% of renters and 14% owners experience one of the previously mentioned conditions.

### Definitions

Substandard condition could be defined as housing that does not meet local building, fire, health and safety codes. Substandard condition but suitable for rehabilitation may be defined as housing that does not meet local building, fire, health and safety codes but is both financially and structurally feasible for rehabilitation. It may be financially unfeasible for to rehab a substandard structure when costs exceed 30-50% of the assessed value of the property.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,407	14%	2,539	36%
With two selected Conditions	10	0%	139	2%
With three selected Conditions	11	0%	16	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,563	86%	4,379	62%
<b>Total</b>	<b>9,991</b>	<b>100%</b>	<b>7,073</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2009-2013 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,016	10%	900	13%
1980-1999	3,028	30%	1,926	27%
1950-1979	4,256	43%	2,893	41%
Before 1950	1,691	17%	1,354	19%
<b>Total</b>	<b>9,991</b>	<b>100%</b>	<b>7,073</b>	<b>100%</b>

Table 34 – Year Unit Built

Data Source: 2009-2013 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,947	60%	4,247	60%
Housing Units build before 1980 with children present	1,000	10%	385	5%

**Table 35 – Risk of Lead-Based Paint**

**Data Source:** 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

**Data Source:** 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

Table 32 (Conditions of Units) shows an estimated 38% of rental housing and 14% of owner-occupied housing has one or more selected housing conditions based on ACS data from 2009-2013. Some of housing units in Jefferson City do not meet the City's Code and are subject to City inspection and code enforcement, which may be initiated by occupant complaint or other concerned citizen.

Comprehensive data on vacant and abandoned units is not available. According to Property Maintenance Data there are approximately 107 residential properties that have been identified as being vacant and abandoned. Vacant and abandoned buildings are required to be registered with the City. The property owner is required to pay a semi-annual \$200 registration fee. Definition of a vacant and abandoned building is that it is vacant for more than 90 days along with two (2) additional conditions. Additional conditions are that the building:

1. Is not secured;
2. Is fire damaged to an extent which prohibits safe human occupancy;
3. Is the site of loitering or vagrancy;
4. Demonstrates a lack of property maintenance and upkeep as evidenced by one or more violations of the City Code;
5. Has been boarded up for at least ninety (90) days;
6. Has taxes in arrears to the City for a period of time exceeding 365 days;
7. Has disconnected water and/or electricity;
8. Is structurally unsound; and/or
9. Is a potential hazard or danger to person.

Low-income homeowners who are unable to keep up with maintenance and repairs can reach a point where resident health and safety is at risk. These owners can apply for home repair loans, weatherization grants to assist those repairs.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Table 34, Risk of Lead-Based Paint, shows that 60% of renter-occupied housing was constructed prior to 1980. Lead was banned from being used as a construction material in 1978 due to its toxicity. Exposure to lead may cause a range of health problems, especially in young children. Approximately 5%, or 385 households, of renter-occupied units have children present in the home. That number more than doubles for owner occupied units with 10% or 1,000 households.

## **Discussion**

Addressing unsafe and unhealthy conditions in ownership housing has long been a City priority. The Neighborhood Services Division offers home repair grants to low income homeowners to make exterior health and safety improvements. City staff assists the homeowner to establish the scope of work and select a contractor and inspect the work upon completion. Low-income homeowners may also qualify for grants to make weatherization and other energy efficiency improvement through Central Missouri Community Action Agency.

Historically, Jefferson City relied only on a complaint-based system to address rental problems. In 2018, Council amended the Landlord Registry program requiring landlords and property management companies to register annually. Landlord registration allows for enhanced communication between the City and rental property owners. It requires a designated local person to be responsible for activities which occur on the premises. Having a designated local person available instead of a business or corporation will facilitate communication between city staff and owners or their responsible agents. The City's goal is to be able to contact a property owner or responsible party as soon as there's an issue so it can be addressed quickly, which in turn help protect the health, safety and welfare of the tenants, and ensure attractive and desirable neighborhoods.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

Jefferson City Housing Authority (JCHA) provides affordable housing to households with income at or less than 30% of Area Median Income. JCHA households are served through public housing and Housing Choice Vouchers (also referred to as Section 8).

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	318	231	24	207	0	0	0
# of accessible units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

The Housing Authority operates 319 units of Public Housing in Jefferson City including one, two, three and four bedroom apartments and several houses. Rent is based on thirty percent of the tenant's income.

Robert Hyder Apartments at 1310 Linden Drive has 116 one-bedroom apartments exclusively for seniors aged 62 or older. Wheelchair accessible units are available. The kitchens have electric stoves, refrigerators, garbage disposals and built-in microwave ovens. Each unit has emergency pull cords for use in case of illness or injury. The apartments are also cable ready and have several telephone jacks. Rent at the Hyder apartments is based on thirty percent of the tenant's income with a minimum rent of \$25.00 per month.

The Ted Herron Apartments for the Elderly located at 1303 Edmonds Street has 50 one-bedroom apartments for use by persons 55 years old or older. Several units are wheelchair accessible. All of the units feature fully equipped kitchens with a microwave oven, dishwasher, electric stove and refrigerator. In addition, the apartments are wired for cable television and have conveniently located telephone jacks. The bedroom and living room have ceiling fans. There is an emergency pull cord in the bedroom for the residents to use in case of illness or accidents.

Linden Court has one and two bedroom garden apartments for disabled people. Each apartment has its own back patio or balcony for relaxing in the sun. The kitchens have stoves, refrigerators, microwaves and dishwashers. The apartments have washer and dryer hook ups for tenant owned appliances. Each apartment is equipped with emergency pull cords. The rent at Linden Court is based on thirty percent of the tenant's income and includes water, sewer and trash service. Small pets are welcome at Linden Court. Linden Court is also on the bus line and serviced by Handi-Wheels.

Capital City Apartments, at the corner of Elm and Dunklin Streets, feature eat-in kitchens, each equipped with a refrigerator, electric stove, dishwasher, and garbage disposal. Each apartment is also furnished with its own in unit washing machine and clothes dryer. These two and three bedroom units are designed for family occupancy, but do not allow pets. Capital City Apartments is close to the city bus line, schools, and a park. The complex has a small playground. The apartments are in the East Elementary School District and the Lewis and Clark Middle School District. Each unit has gas heat and air conditioning. Water, sewer and trash service are included with the rent which is below the market rate. Capital City accepts Section 8 vouchers to pay rent. Other rental assistance is available to qualifying families. Capital City Apartments is on the bus line and served by Handi-Wheels.

Dulle Tower at 10 Jackson Street and Hamilton Tower at 12 Jackson Street have one bedroom apartments available to individuals over the age of 50 and individuals of any age with a disability. The kitchens have stoves and refrigerators. Each apartment has an emergency pull cords to be used for illness or injury. The Towers are on the city bus line and serviced by the Handi-Wheels shuttle service. There are several laundry rooms with coin operated machines in each building.

Kenneth Locke I at 1010 Linden Way and Kenneth Locke II at 1012 Linden Way are apartments that have convenient kitchens with stoves, refrigerators, and microwave ovens. The large living rooms with ceiling fans have views of the surrounding woods or pond. Kenneth Locke is also on the bus line and serviced by Handi-Wheels. Each unit has an emergency pull cord for use in case of illness or injury. Rent is based on thirty percent of the tenant's income and includes water, sewer, and trash service. The building also has laundry rooms with coin operated machines.

LaSalette Apartments is at 1210 Linden Drive. These one-bedroom apartments are exclusively for people who are at least 55 years old. The rent is based on thirty percent of the tenant's income. All utilities, water, sewer and trash service are included. There is a laundry room with coin operated machines in the building. Each unit also has emergency pull cords in case of illness or accidents. LaSalette is also on the bus line and served by Handi-Wheels.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

Dulle Tower high rise is being renovated 2018-2019 in good condition. Neighborhood duplex and four plex's where built in 1965. Neighborhood buildings are being adequately maintained but layout is dated with no central air conditioning. Single family homes built in 1981 are adequately maintained. Mobility Impaired Unit recently remodeled with air conditioning.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Jefferson City Public Housing Authority	99

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Federal underfunding of the public housing capital program has resulted in a backlog of capital projects for JCHA. The capital backlog has also put pressure on the operating funds available to JCHA has needed to expend more resources on maintenance repair. To date, JCHA has been successful in leveraging other resources to address some of the capital backlog. Mobility Impaired Unit was renovated recently. Dulle Tower renovations have begun and expected to be completed in 2019. Neighborhoods and single family homes are slowly reaching end of useful life.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The goal of the Public Housing Authority is to provide improved living conditions for very low and low income families while maintaining their rent payments at an affordable level. To operate a socially and financially sound public housing agency that provides decent, safe and sanitary housing within a drug free, suitable living environment for tenants and their families. To avoid concentration of economically and socially deprived families in any one or all of the PHA's public housing developments.

The Authority continues to offer low income families affordable housing. It works closely with local police to keep the neighborhoods drug free and to avoid crime in the area. The Authority tries to attract a variety of families of various socio-economic backgrounds to each of its public housing developments. To make the area more appealing new trees were planted at Dulle Towers. Community activities available to residents are publicized in monthly newsletters including mini libraries in neighborhoods to provide access to free books.

### Discussion:

As noted above, a backlog of capital needs put pressure on the operating funds available for JCHA. In addition, the aging of existing JCHA buildings, and the increasing needs of public housing residents present both short and longer-term challenges. JCHA maintains a safe and healthy living environment for its residents. However, underfunding continues to exacerbate these challenges

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The Missouri Housing Development Commission (MHDC) serves as the lead agency for the Missouri Balance of State (MO BoS) Continuum of Care. The MO BoS CoC connects 101 counties to a network of stakeholders committed to finding solutions to address the challenges of homelessness.

Tables in NA-40 describe the nature and extent of homelessness in Cole County using data from HMIS, and the Point-in-Time count of persons who are sheltered and unsheltered. During the January 2017 Point-In-Time Count, there were approximately 1,243 individuals who were homeless in the 101 counties that make up the MO BoS. This number included at least 291 persons who were unsheltered and 952 persons who were in shelters and transitional housing programs. Cole County is within Region 5 of the BoS with 439 sheltered and unsheltered homeless. Of that amount, Cole County data shows 50 sheltered and unsheltered homeless.

Some of the contributing factors to homelessness include high costs for housing and living expenses, extremely low household incomes, and limited support systems, including the availability of medical and behavioral health services. Individuals and families face a variety of personal challenges that can place them at greater risk of housing instability and homelessness, including mental illness, chemical dependency, histories of trauma, domestic violence, disabling health issues, criminal justice system involvement, lack of education, unemployment and other financial barriers including credit and landlord histories.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	80	10	0	15	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	21	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Data Source  
Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The Missouri Housing Development Commission (MHDC) serves as the lead agency for the Missouri Balance of State (MO BoS) Continuum of Care. The MO BoS CoC connects 101 counties to a network of stakeholders committed to finding solutions to address the challenges of homelessness. Missouri Balance of State Continuum of Care (MO BoS CoC) is in process of establishing a coordinated entry process with the goal of increasing the efficiency of local crisis response systems and improving fairness and ease of access to resources. Programs and strategies help to prevent homelessness among individuals, families with children and youth. Programs are designed to help households achieve more stable housing, especially those who have a history of being homeless, doubled-up, living in other temporary housing situations due to lack of available, affordable, appropriate shelter and housing. MO BoS CoC has adopted a Housing First policy to ensure that actual or perceived barriers are not contributing factors for households remaining in homelessness longer than necessary. The policy states that any projects included in the application for CoC funding must follow a Housing First approach. This means the projects must allow entry into CoC programs for participants regardless of their income, current or past substance use, criminal records and history of domestic violence.

The City of Jefferson participates in Unmet Needs Committee that is comprised of Central Missouri Community Action Agency, Samaritan Center, Red Cross, United Way, Jefferson City Public Schools, Health Department, Food Pantry, etc. During meetings the committee provides updates and provides information on their current needs of their clients. Usually the outcome includes multiple agencies teaming up to meet the needs of those said clients.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Governor's Committee to End Homelessness provides the oversight of homeless assistance in Missouri. GCEH members include Department of Social Services, Department of Health and Senior Services, Department of Elementary and Secondary Education, Department of Economic Development, Veterans Administration, Social Security Administration, Balance of State Continuum of Care, Missouri Housing Development Corporation, Public Housing Authorities, Head Start, Missouri Association for Community Action Department of Mental Health, Missouri Association of Social Welfare, United States Department of Agriculture, Salvation Army, Missouri Coalition Against Sexual and Domestic Violence, etc. Locally, the Salvation Army Center of Hope has a 40 bed capacity available to men, women, and families with children. The Center of Hope offers a 90 day shelter that provides hot meals, a safe place to sleep, case management to help residents to plan for independent living, life skills classes, professional referrals, and laundry facilities. The Jefferson City Rape & Abuse Crisis Service serves 9 Central Missouri counties providing shelter, court advocacy, counseling, 24 hour hotline, crisis intervention, support groups and case management to domestic and sexual abuse victims. They provide emergency shelter to 36 residents not including baby cribs.

The HALO Housing Program in Jefferson City is an 18 month-long program that provides free housing for pregnant, parenting, and non-parenting youth ages 16-21 years old who are in homeless or high-risk situations. Parenting youth can stay a maximum of 24 months in the program. HALO defines homeless youth as, "minors who are not involved in the foster care system and cannot live with their biological

parents due to situations such as: parents being incarcerated, addicts, physically or emotionally abusive, who take no physical or financial responsibility for their children, or parenting teens who are not welcome in their parents' home due to financial burdens or religious beliefs".

The goal of the HALO Housing Program is to help youth get out of "crisis mode", set long-term goals for themselves, and learn how to live independently. The HALO Housing Program provides children of parenting teens a safe and stable living environment and assistance in securing daycare. Youth who are accepted into the program are required to finish high school with a diploma (if they have not already done so), and seek and obtain part-time employment while they are in school. Youth who have graduated from high school must either obtain full-time employment or start college classes. Youth are required to participate in life-skills workshops, which are aimed at teaching them how to live independently. Parenting youth are required to take weekly parenting classes. HALO staff work with youth on 7 main focus areas: Education, Employment, Budgeting, Parenting/Relationships, Health, Spiritual, and Transportation. Each youth meets weekly with HALO Staff to work on their goals and assess their progress throughout the program.

The Jefferson City Rape & Abuse Crisis Service serves 9 Central Missouri counties providing shelter, court advocacy, counseling, 24 hour hotline, crisis intervention, support groups and case management to domestic and sexual abuse victims. They provide emergency shelter to 40 residents including baby cribs.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

There are a variety of service providers in Jefferson City. These providers coordinate amongst themselves to ensure that they are meeting the needs of the community to the best of their abilities. One of the ways they coordinate is through the area's unmet needs committee. This committee is a chance for service providers to have a round table discussion about updates and changes in their organizations and a chance for them seek assistance and advice if needed.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

According to the U.S. Census 2016 American Community Survey there are 6,342 people (16% of the total population) in Jefferson City with a disability (civilian, non-institutionalized). The 65 and over category has the largest percentage of disabled population. Data indicates the need for specialized housing for disabled persons, particularly given the high prevalence of disabilities in the older population groups. The need for specialized housing is dependent on the type of disability. Such housing may be specialized in terms of physical modifications, sleeping accommodations, organizational structure, security monitoring, and staffing with applicable supportive services.

Most home features needed to allow independent living by persons with physical mobility disabilities can be incorporated into new construction without substantially altering the standard unit floor plan. Retrofitting an existing unit is a more expensive, and therefore less cost-effective alternative, but necessary for those disabled households which would like to comfortably “age in place” and not have to move from their long-time homes due to developing physical mobility limitations.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

There are a variety of agencies in the Jefferson City area that provide housing options and case management assistance for those returning from mental and physical health institutions. They provide the option of living independently in a group setting. The state of Missouri Department of Mental Health also offers on housing assistance options such as rental assistance, home purchasing program, home repair/weatherization assistance, home access modifications. The independent living resource center in Jefferson City offers programs that provide people with the tools to learn how to live independently including cooking, budgeting, reading and finding employment. They also offer disability assistance for improvements on homes for people with disabilities. The unmet needs group is also a good resource for case management.

### **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Through the City's Homeowner Support Programs, we are able to offer assistance for ADA improvements on homes. We set goals every year on how many homes we are aim to complete based on our allocation. In addition non-profits will be able to apply for public assistance funds which may assist with TBRA, transportation, education, nutrition, etc.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Through the City's Homeowner Support Programs, we are able to offer assistance for ADA improvements on homes. We set goals every year on how many homes we are aim to complete based on our allocation. In addition non-profits will be able to apply for public assistance funds which may assist with transportation, education, nutrition, etc.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The current Analysis of Impediments to Fair Housing for City of Jefferson found a number of local barriers. Barriers included 1) lack of adequate funding allocated for fair housing enforcement and outreach activities; 2) lack of fair housing awareness; inadequate information and awareness of City's housing programs; 3) lack of fair housing testing to determine where fair housing discrimination is taking place; 4) concentration of affordable rental housing in certain neighborhoods with higher minority and low income populations; 5) need for ADA education and the lack of availability of housing for persons with disabilities; and 6) lack of specific and comprehensive planning efforts around affirmatively furthering fair housing in the City of Jefferson.

2019-2023 Consolidated Plan goals and projects will attempt to address these barriers. Some progress has been made with several of the identified barriers.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Jefferson City has a well-developed economic base that provides employment opportunities due in large part, to its designation as the State Capital and the Cole County Seat. Tables below clearly show that with more education, the higher likelihood of being employed and earning a higher wage. The largest business sectors include Education and Health Care Services, Retail Trade, and Arts Entertainment Accommodations.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	93	141	1	1	0
Arts, Entertainment, Accommodations	2,013	3,729	16	14	-2
Construction	641	1,229	5	5	0
Education and Health Care Services	2,388	4,833	20	19	-1
Finance, Insurance, and Real Estate	864	2,143	7	8	1
Information	342	916	3	4	1
Manufacturing	958	2,295	8	9	1
Other Services	598	1,421	5	5	0
Professional, Scientific, Management Services	1,205	3,027	10	12	2
Public Administration	0	0	0	0	0
Retail Trade	2,210	4,839	18	19	1
Transportation and Warehousing	363	317	3	1	-2
Wholesale Trade	554	1,042	5	4	-1
Total	12,229	25,932	--	--	--

**Table 40 - Business Activity**

**Data** 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

## Labor Force

Total Population in the Civilian Labor Force	20,964
Civilian Employed Population 16 years and over	19,876
Unemployment Rate	5.19
Unemployment Rate for Ages 16-24	16.99
Unemployment Rate for Ages 25-65	2.89

**Table 41 - Labor Force**

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	5,341
Farming, fisheries and forestry occupations	948
Service	1,899
Sales and office	5,265
Construction, extraction, maintenance and repair	1,291
Production, transportation and material moving	741

**Table 42 – Occupations by Sector**

Data Source: 2009-2013 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,326	90%
30-59 Minutes	1,643	9%
60 or More Minutes	297	2%
<b>Total</b>	<b>19,266</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2009-2013 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	527	15	1,325
High school graduate (includes equivalency)	3,595	303	2,316
Some college or Associate's degree	4,920	302	1,671

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	7,482	59	916

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	74	78	120	113	489
9th to 12th grade, no diploma	787	546	232	778	389
High school graduate, GED, or alternative	1,230	1,537	1,554	3,123	2,134
Some college, no degree	1,847	1,634	1,384	2,541	1,077
Associate's degree	172	476	219	677	287
Bachelor's degree	189	1,699	1,074	2,767	783
Graduate or professional degree	19	515	731	1,699	793

**Table 45 - Educational Attainment by Age**

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,354
High school graduate (includes equivalency)	26,998
Some college or Associate's degree	30,530
Bachelor's degree	42,866
Graduate or professional degree	52,445

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2009-2013 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The City of Jefferson has job opportunities in a fairly diversified economy, and the character of its population is reflected in the major industries of employment. The major employment sectors in order are: 1) management, business and financial 2) sales and office 3) service 4) production, transportation and material 5) construction, extraction, maintenance and repair 6) farming, fisheries and forestry. The top ten employers located in Jefferson City provide a total of 23,446 jobs in a variety of fields. They are:

1. State of Missouri – 14,223,
  2. Capital Region Medical Center - 1,573
  3. Scholastic, Inc.- 1,500
  4. Jefferson City Public School District - 1,489
  5. St. Mary's Health Center - 1,154
  6. Central Bank - 967
  7. ABB, Inc.- 775
  8. Jefferson City Medical Group - 633
  9. Wal-Mart (2) - 622
  10. Unilever - 510
- \* Source: City of Jefferson 2017 Comprehensive Annual Financial Report.

**Describe the workforce and infrastructure needs of the business community:**

The business community workforce appears to be mostly business-professionals of a white collar nature. Jefferson City is the Capital of Missouri therefore comprises mostly of state government office buildings, legislatures, lobbyist, etc. There are several manufacturing and distribution centers located within the City therefore production, transportation and material is still an importance workforce. To support the infrastructure needs of the business community involves planning, repair and/or improvement as needed. There are times throughout the year when traffic within the City increases due to legislation, state government trainings, organizational conferences, university events, etc.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

In July 2018, a BUILD Application was submitted to fund the planning and preliminary design of a multimodal port facility in Central Missouri (Cole & Callaway County). The project includes the evaluation of one or more barge terminals on the Missouri River to help spur economic development in Central Missouri by opening world markets to local manufacturers and agricultural producers. Nearly 4 million tons of freight was shipped through Missouri ports in 2016, an increase of 78% since 2011. If the port project is completed it is expected to support nearly 5,800 total new jobs, which generate nearly \$221 million in personal income and \$352 million in Gross Regional Product (GRP) in the four-county region. In addition, this option would yield over \$79 million in combined federal, state and local taxes.

**Workforce**

In Callaway County, 96 percent of freight-dependent industry employment is made up of the five largest sectors. Manufacturing is the largest industry within the freight-dependent sector, comprising 20 percent of employment. The second-largest industry, retail trade, accounts for 15 percent of

employment. The remaining three largest industries by employment comprise 20 percent of employment within the freight dependent sector.

In Cole County, 98 percent of freight-dependent industry employment is made up of the five largest sectors. Retail trade is the largest industry within the freight-dependent sector, comprising 13 percent of employment. The second-largest industries, manufacturing and construction, each account for 5 percent of employment. The remaining two largest industries by employment comprise 5 percent of employment within the freight dependent sector.

### **Infrastructure**

Infrastructure changes would include development and/or expansion of existing railway, access roads, dock structure, etc. An expanded dock and barge-related operations area is located at the riverfront. Expansion of the dock is recommended to allow a crane to access the entire length of a barge without having to move the barge until it is fully loaded/unloaded. This will provide for improved operational efficiency.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The 2009-2013 ACS Data appears to support that the skills and education of the area correspond with the employment opportunities. Approximately 61% of the area workforce has obtained their bachelor's degree or higher. This corresponds with the Table 41, Occupations by Sector showing that management, business and financial sector has the highest number of people with 5,341 or 35%. The management, business and financial sector usually requires an education of a bachelor's or higher to hold those positions. Ranked closely behind is Sales and Office sector which has 5,265 people or 34% of the workforce. This sector may or may not require an education beyond high school diploma or equivalency.

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

With more than 10 higher education institutions in Mid-Missouri, job training resources in the region are immense. The two-year institutions are particularly important job training assets. Moberly Area Community College's Mechatronics program is a model for the region and beyond. It is a textbook example of how the public and private sectors can work together to create a curriculum that meets the actual needs of manufacturers in a local community. State Technical College (STC) has a small campus in Jefferson City, but its main campus in neighboring Osage County is a real destination where employers from around the country send employees to learn hard skills needed for high demand jobs. An increased presence of STC in the region would be a real asset. State Fair Community College's presence in Boonville is having a real impact on the community. When the Science Hall renovation is complete (made possible with the assistance of EDA funding), the expanded IT offerings will help fill the region's IT workforce needs.

### **Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

According to Mid-MO Regional Planning Commission 2016 Comprehensive Economic Development Strategy, has identified the following seven target clusters as the focus of its economic development efforts: Advanced Manufacturing, Energy Solutions, Biosciences, Health Science and Services, Information Technology, Financial and Professional Services, Transportation and Logistics. In an effort to keep Mid-Missouri economic development efforts consistent state economic development strategies, RPC staff conducted the same code cluster analysis that the state used for its statewide plan for each county in the region.

Key findings of the Mid-Missouri cluster analysis include:

- Strength within the bioscience cluster, as anticipated.
- Growth within the Insurance Agencies, Brokerages, and Related Services industry is phenomenal, with over 300% growth rate between 2009 and 2013.
- Evidence of a plastics product manufacturing cluster in Cole County.
- Boone County and Cole County both have strong information technology industries.

## **Discussion**

The Mid-MO Regional Planning Commission 2016 Comprehensive Economic Development Strategy identified the following weakness/challenges for the planning area:

**Low unemployment rate.** While low unemployment is a positive economic indicator, it is sometimes a challenge for economic development professionals in the region. It concerns some potential employers because it suggests that they may have a difficult time finding employees to fill their positions.

**Underemployment.** Underemployment is defined as when a worker is employed at less than full-time or at less skilled tasks than their training or abilities permit. The abundance of university's in the region contributes to a high level of underemployment. The region has a highly educated labor force, but not enough quality jobs to employ everyone up to their level of education. For this reason, a lot of the region's top talent leaves for St. Louis, Kansas City or somewhere out-of-state. Underemployment is a key concept for employers to understand that are hesitant to locate in Mid-Missouri because of a fear the region's low unemployment rate. Although individuals may already be employed, they are willing to change jobs if a job is created that better fits their set of skills.

**Lack of port access.** During the most recent statewide transportation prioritization process, five of Mid-MO RPC's six counties identified establishing a port on the Missouri River as a project of interest. The Missouri River is an underutilized resource across the state and the region.

**Lack of access to capital.** Mid-Missouri is at a disadvantage to other metropolitan regions, particularly the St. Louis region, due to a lack of access to start-up capital for entrepreneurs.

**Duplicating successes across the region.** There are many examples of local successes that need to be duplicated across the entire region. The CoMo Electric Cooperative broadband project is a model for the entire country, but could also serve as a model for other electric cooperatives in the Mid-Missouri region. Co-Mo Electric has been able to build its gigabit fiber-to-the home broadband network without any federal or state grant dollars. In the same way that rural cooperatives brought electricity rural customers in the 1930s, they could be used to bring high speed internet to rural areas today.

**State government employee pay and employment levels.** The State of Missouri is the single largest employer in the region, but Missouri state employees are also the lowest paid state employees in the country. The number of state employees has also declined in the last five years. Low wages and reduced workforce from the region's largest employer are not positive developments for a regional economy.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The Old Town area was designated by the City Council in 2007 as the core part of the City in need of revitalization and redevelopment. This area has been identified as having the highest concentration of low- and moderate-income residents, deteriorated/ inaccessible public improvements, and below standard, older housing stock. The demographic analysis shows a correlation between low and moderate-income households and minority populations.

For this purpose the definition of concentration is defined as the Old Town area which is bounded by Industrial to Dix Road, Southwest Blvd to Ellis Blvd, Moreau Drive to Clark Ave to Riverside Ave or Census Tract 105, 106, 207 & 109. Census tract 109 is the only one not identified by HUD as meeting low-moderate area benefit.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

According to the 2010 U.S. Census, the racial makeup of City of Jefferson is primarily white (78%), but also includes populations identifying themselves as Black/African American (16.9%), American Indian (0.3%), Asian (1.8%), and other races, including two or more (2.2%). Almost 3% (1,103) of Jefferson City population identified themselves as being of Latino or Hispanic origin.

Census tracts 105 & 207 there are a few areas containing 40% Black/African American population. It is important to note, particularly when viewing the concentration of Black/African Americans within Jefferson City, that Census Tract 105 also contains Lincoln University of Missouri, a historically black, 1890 land-grant, public, comprehensive institution.

### **What are the characteristics of the market in these areas/neighborhoods?**

Increased concentrations of racial or ethnic populations are frequently not due to steering by real estate or lending agents, but rather to the preferences of those populations to live in areas with family, friends, and other similar support systems within their neighborhood.

### **Are there any community assets in these areas/neighborhoods?**

In 2015, Lincoln University and the City of Jefferson Department of Parks and Recreation entered a Memorandum of Understanding aimed at improving both university and community services and facilities. The Linc building was constructed which housings four full size basketball/ six volleyball courts, offices, concession area, meeting rooms, fitness center, classrooms, elevated walking track, etc. The Boys and Girls Club of the Capital City located beside the Linc has a mission "to enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens". Anyone between the ages of 5 and 18 who is in kindergarten through 12th grade can join the club. The Boys and Girls Club provides 1) a safe place to learn and grow; 2) ongoing relationships with caring, adult professionals; 3) life-enhancing programs and character development experiences; and 4) hope and opportunity.

Common Ground Community Building is a partnership between First United Methodist Church and other local congregations. Their mission is to love and serve our neighbor. They provide financial assistance through a small benevolence ministry, house a Fair Trade Market, maintain a community garden and provide other educational and outreach services to the community around Jefferson City.

Central Missouri Community Action Agency offers array of services from Early Head Start, Head Start, financial education, employment training, family support, weatherization, fathers first, foster grandparents, etc. According to their website, community action supports low income families, and is the only national network dedicated to ending poverty.

### **Are there other strategic opportunities in any of these areas?**

In 2007, City Council created an Ad Hoc Committee on Revitalization of Old Town. The Ad Hoc Committee was charged with investigating ways that the City of Jefferson might foster investment and revitalization. From the identified priorities and recommendation of the Ad Hoc Committee was the creation of programs and incentives known as the Neighborhood Reinvestment Act.

Each of the Neighborhood Reinvestment Act programs are designed to promote residential owner occupied investment, spur commercial development and removal of slum and blight. Currently there are five city funded programs that benefit Old Town and the recently added East Side District. Funds are limited, subject to annual Council appropriation and are available first-come first-served basis.

### **Residential Programs**

- Down Payment Incentive - \$5,000 dollar for dollar match towards the purchase of a single family or duplex property that was previously vacant/rented for the previous 6 months. The property must be located within Old Town and constructed prior to 1959.
- Tax Reimbursement – Households that recently purchased a single family or duplex property that was previously vacant/rented for the previous 6 months qualify for tax reimbursement incentive up to \$2,000.00 per year for 5 years. Application for this program shall be made in the year the property is purchased.

### **Commercial Façade Improvement Incentive**

The City of Jefferson has authorized a Commercial Façade Improvement program to enhance the aesthetics of the City by improving the facades of older commercial buildings. Property owners must invest at least \$10,000 into the exterior façade project. The incentive is in a form of a tax reimbursement. To be eligible the application must be made and approved by the Façade Improvement Committee prior to beginning of work. Maximum tax reimbursement incentive is \$3,000.00 per year for 3 years. If the upper floors of the building are also in occupied as residential or commercial space, the owner may apply for and receive tax reimbursement for an additional two years.

### **Adaptive Reuse Incentive**

The City of Jefferson has authorized an Adaptive Reuse program to enhance, encourage and support reinvestment in the City's core. The purpose of this program is to bring vacant buildings which have outlived their original residential purpose and adapt the building for new uses while retaining their historic features. To be eligible, the application must be made and approved by the Façade Improvement Committee prior to beginning of work. The incentive comes in the form of tax reimbursement. Maximum tax reimbursement incentive is \$2,000.00 per year for 2 years.

### **Rental Façade Improvement**

The City of Jefferson has authorized a Rental Façade Improvement program to enhance the aesthetics of the City by improving the exterior appearance and condition of neighborhood residential rental properties. To be eligible, the application must be made and approved by the Façade Improvement Committee prior to beginning of work.

The Rental Façade Program assists landlords to complete façade improvements by reimbursing up to 50% of the cost of improvements to the building. Exterior façade improvements must be significant, exceeding \$10,000. The City will reimburse \$5,000 for single family and up to \$10,000 for duplex.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

There is a critical need for broadband in Missouri. According to the Missouri Department of Economic Development almost 20% percent of Missourians, more than 1.2 million citizens, do not have access to high-speed internet. Broadband access is more important than ever as Missourians are staying home from work and school as a result of the COVID-19 pandemic. The internet is a way for low income households to connect with social programs and educational opportunities, such as employment and health services, to which they might not otherwise have access. Residents in low-income or rural neighborhoods are the least likely to have broadband subscriptions. As schoolwork becomes increasingly digital, a lack of broadband access makes it difficult for kids to complete homework assignments and research projects.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Competition is a crucial component of broadband policy in that it pressures providers to be efficient and innovative. Too little broadband competition drives up prices and restricts investments. Too much competition drives up costs and wastes resources. There are programs offered by broadband providers and non-profit organizations that make broadband access to the internet more affordable for low-income households. The Federal Communications Commission (FCC) has also added broadband service to its federal "Lifeline" phone program, which provides a monthly discount for qualifying low-income households. Broadband service fees are charged monthly, which means a household would pay a fixed rate for their connection.

Of the 6.1 million Missourians, one million have access to only one wired provider. That means internet service providers can raise rates or alter the terms and conditions of their contract because LMI households have no competitive options. Of those, 433,000 are stuck with low data caps because their only internet access comes via fixed wireless or mobile broadband connections. Low-cost broadband programs such as Access from AT&T starts at \$5.00 per month; Mediacom starts at \$9.95 per month if a child is eligible for the National School Lunch Program; Spectrum Internet Assist starts at \$17.99 per month; and SuddenLink starts at \$14.95. The Lifeline Assistance program, which offers free government cell phones to low-income Americans, has helped millions of needy Americans. The program has been so successful that

the Federal Communications Commission decided to investigate the possibility of creating a similar program called Lifeline Internet or Lifeline Broadband.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The City of Jefferson will have increased risk for loss of life and/or property damage due to climate change patterns. These risks include river flooding, localized flooding from stormwater, tornados, severe storms, drought, and severe winter weather. Flooding presents the greatest risk for property damage, while severe storms and tornado present the greatest risk to loss of life. Vulnerability to these weather events are detailed in the most recent Cole County Hazard Mitigation Plan.

Major Missouri River flooding events in 1993, 1995, and 2019 caused damage to major roads and infrastructure. Impacts were felt in neighborhoods, businesses, and residents varied. The Jefferson City Airport was completely destroyed due to the months long 2019 flood.

A tornado on May 22, 2019 caused major damage to several homes, businesses, and institutions. Many residents were displaced and the tornado destroyed a densely populated rental area. Multiple tornados were reported in Missouri at the same time as this tornado. According to the Washington Post, "225 tornadoes have been confirmed since May 17." This headline was on May 29<sup>th</sup>, following a 12 day period of tornados that included the one in Jefferson City.

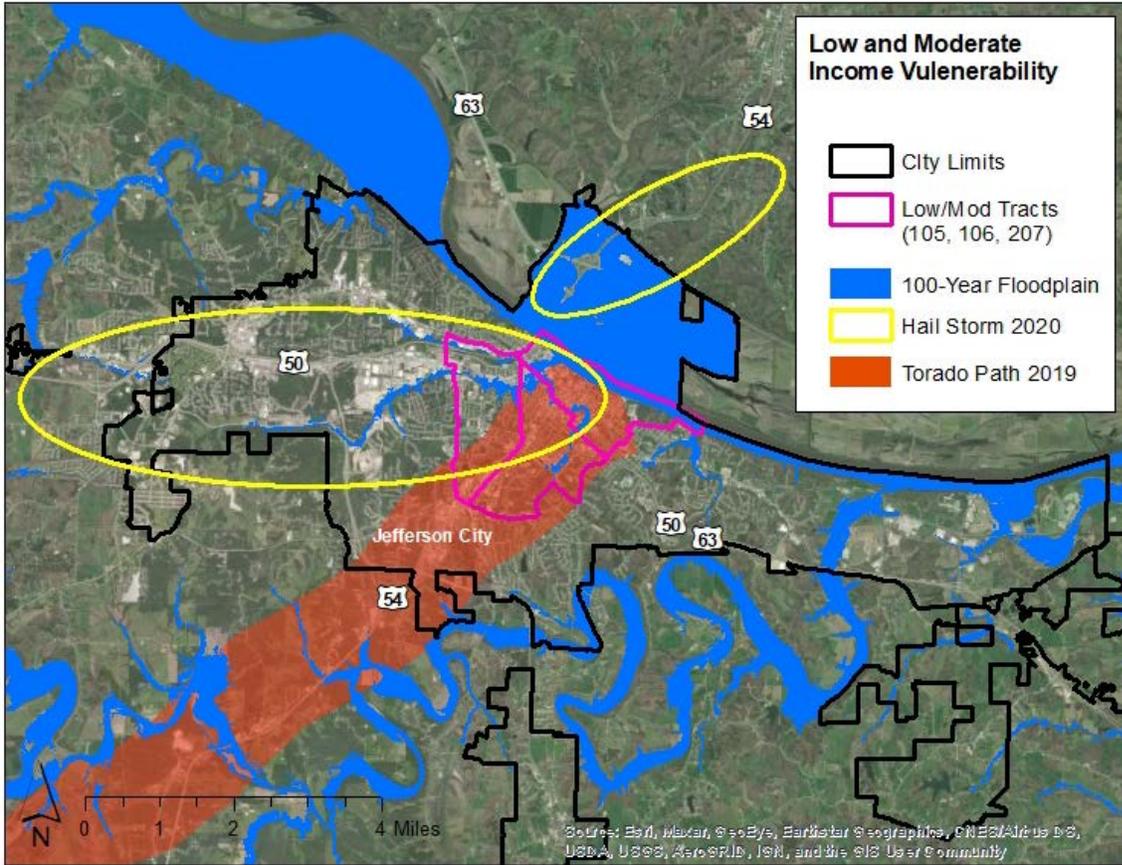
A major hail storm occurred in March 2020 damaging a large swath of the City. The storm produced baseball sized hail and resulted in more than \$3 million in damage

A localized major storm event in July of 2020 brought more than six inches of rain in a one hour period. This event caused major property damage including total losses of homes and businesses in the affected areas. Residents were forced to flee their homes during the event due to risk of drowning.

Events like the ones detailed above are currently increasing in intensity and are likely to continue an increase in frequency and intensity due to climate change.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The City's largest concentrations of low- and moderate-income residents live in census tracts 105, 106, and 207. The following map illustrates the proximity of these areas to the 100-year floodplain, recent flash flooding events, and storm damage. It is likely that many of the residents in these areas, particularly renter households, do not have flood insurance to repair or replace their real and/or personal property when future flooding events. The data presented in the map was produced by the City of Jefferson and FEMA.



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The elements in this section provide context for the chosen goals to be addressed with federal grant funds and other leveraged resources over the next five years under the 2019-2023 Consolidated Plan. Some sections describe different filters used to help set those goals such as geographic priorities (SP10), identification of priority needs (SP25) and market influences on housing development (SP30) Jefferson City and the region. Other elements describe areas where the City and our partners have responsibility for compliance to other statutes that impact projects funded with the federal grants such as mitigation of lead based paint (SP65), addressing address barriers to housing under the Fair Housing Act (SP55) and commitments to responsible public stewardship of federal, state and local taxpayer funds through proper monitoring (SP65) of activities supported under the Plan.

Finally, the City relates projects funded or leveraged via this plan to other efforts such as the City's homelessness strategies (SP60) and programs which address poverty in the broader context (SP70). The Strategic Plan provides the reader with an outline of what we want to accomplish with the federal grants over the next five years. Each year a new Annual Action Plan is crafted that provides details about how we intend to spend specific grant resources in specific activities which tie back to our larger Strategic Plan Goals. The 2019 expenditure plan is captured in section AP15 Annual Action Plan in this document.

**SP-10 Geographic Priorities – 91.215 (a)(1)**  
**Geographic Area**

**Table 47 - Geographic Priority Areas**

<b>1</b>	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Corporate boundaries of the city.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The city's housing stock was primarily constructed pre 1978 with the oldest neighborhoods in the central area of Jefferson City. There are several commercial nodes within the City, including East High Street, Old Munichburg Commercial District, and west Jefferson City.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City's down payment program allows for purchasing eligible properties within the corporate boundaries of the city as long the property is not located within a floodplain or near hazardous waste.
<b>Identify the needs in this target area.</b>	Affordable housing is a city wide need. In addition with the aging housing stock, sustainable housing is another concern. Properties constructed prior to 1978 are subject to lead based paint which may lead to health issues.	
<b>What are the opportunities for improvement in this target area?</b>	The opportunity is allowing the eligible income household to choose where they would like to purchase a house. It does not limit their ability to a single neighborhood or school district.	
<b>Are there barriers to improvement in this target area?</b>	Barriers may include lack of maintenance to rental properties, access to transportation (bus services), for the disabled the topography of the city; meaning housing uphill with stairs to gain access.	
<b>2</b>	<b>Area Name:</b>	Census Tract 105, 106 & 207
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Neighborhoods within the identified census tracts include Old Munichburg, Southside, and Eastside.

<b>Include specific housing and commercial characteristics of this target area.</b>	Majority of housing are older single family houses that may have been altered to multi-units. All tracts have commercial nodes.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	These target areas were primarily identified by American Census Information.
<b>Identify the needs in this target area.</b>	Updating aging infrastructure, quality housing, evening and weekend transportation services.
<b>What are the opportunities for improvement in this target area?</b>	Infrastructure, removal of blight, and home ownership opportunities.
<b>Are there barriers to improvement in this target area?</b>	Affordable housing, livability of existing housing, transportation, etc.

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

- At present, the City is not implementing any official HUD designated geographic based priority areas such as Empowerment Zone or Brownfields. Regardless of focus on a particular geographic area, this Consolidated Plan will prioritize projects that meet the following criteria:
  - Meet one or more of the established Consolidated Plan Goals for 2019-2023;
  - Address and/or mitigate issues identified in the Analysis of Impediments to Fair Housing;
  - Leverage the work of other City and/or JCHA adopted plans or initiatives.

In times of a Presidentially Declared Disaster, Community Development Block Grant Funds may need to be reallocated because existing conditions pose a serious and immediate threat to the health or welfare of the community and because other financial resources are not available. The reallocation of funds will be made based both immediate disaster response and long term recovery needs. Community Development Block Grant funds can be used to assist many types of beneficiaries in a variety of ways.

Funds can be provided to:

- Families with housing needs;
- Non-profits providing public services
- Businesses with economic development or revitalization needs, and
- Local governments with planning or infrastructure needs.

Eligible activities include, but not limited to:

- Constructing new housing for residents;
- Buying severely damaged structures and relocating the affected household or business out of harm's way;
- Debris removal (not covered by another source, such as FEMA);
- Demolition of buildings;
- Rehabilitation of homes or buildings damaged by the disaster (no duplication of benefits);
- Constructing or rehabilitating public facilities or improvements (e.g., streets, neighborhood centers, and water/sewer/drainage systems);
- Code enforcement;
- Homeownership assistance (down payment assistance);
- Public services (generally limited to no more than 15% of the grant);
- Helping businesses retain or create jobs; and
- Planning and administration activities (limited to no more than 20% of the grant).

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Preservation of existing housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Homebuyer Assistance Owner Occupied Rehabilitation Administration Tax Foreclosure Community Based Development Organization
	<b>Description</b>	Preserve existing housing through rehabilitation and repair efforts, as well as code enforcement activities.
	<b>Basis for Relative Priority</b>	Preservation of existing housing was identified as a priority need for affordable housing. ACS data also supports the need for housing preservation activities.
2	<b>Priority Need Name</b>	Increased homeownership
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Large Families Families with Children Elderly Elderly
	<b>Geographic Areas Affected</b>	Citywide
<b>Associated Goals</b>	Homebuyer Assistance Homebuyer Education Administration Tax Foreclosure Community Based Development Organization	

	<b>Description</b>	Increase homeownership through homebuyer assistance.
	<b>Basis for Relative Priority</b>	Increased homeownership was identified as a high priority need for affordable housing. ACS data supports the need for activities to increase homeownership.
<b>3</b>	<b>Priority Need Name</b>	Removal of dilapidated structures
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Removal of dilapidated structures Administration Tax Foreclosure Community Based Development Organization
	<b>Description</b>	Removal of vacant, dilapidated and dangerous structures through demolition.
	<b>Basis for Relative Priority</b>	The removal of dilapidated structures was identified as priority through City staff. ACS data supports this activity.
	<b>4</b>	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Persons with Physical Disabilities Non-housing Community Development
<b>Geographic Areas Affected</b>		Census Tract 105, 106 & 207
<b>Associated Goals</b>		Infrastructure projects Administration
<b>Description</b>		Construction of sidewalks, crosswalks, water and/or wastewater infrastructure.
<b>Basis for Relative Priority</b>		This priority need was identified through digital survey and open house event.
<b>5</b>		<b>Priority Need Name</b>

	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Public Services Administration Community Based Development Organization
	<b>Description</b>	Funding provided to local non-profits to provide public services activities to eligible income households. Subject to 15% funding cap.
	<b>Basis for Relative Priority</b>	Activity was identified as a need, although there may be other programs that assist with the population type. More of a "gap" funding or to increase capacity of program.
<b>6</b>	<b>Priority Need Name</b>	Urgent Needs
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Census Tract 105, 106 & 207
	<b>Associated Goals</b>	Homebuyer Assistance Homebuyer Education Owner Occupied Rehabilitation Removal of dilapidated structures Infrastructure projects Public Services Administration Tax Foreclosure Community Based Development Organization

<p><b>Description</b></p>	<p>In times of a Presidentially Declared Disaster, Community Development Block Grant Funds may need to be reallocated because existing conditions pose a serious and immediate threat to the health or welfare of the community and because other financial resources are not available. The reallocation of funds will be made based both immediate disaster response and long term recovery needs. Community Development Block Grant funds can be used to assist many types of beneficiaries in a variety of ways. Funds can be provided to:</p> <ul style="list-style-type: none"> <li>• Families with housing needs;</li> <li>• Non-profits providing public services</li> <li>• Businesses with economic development or revitalization needs, and</li> <li>• Local governments with planning or infrastructure needs.</li> </ul> <p>Eligible activities include, but not limited to:</p> <ul style="list-style-type: none"> <li>• Constructing new housing for residents;</li> <li>• Buying severely damaged structures and relocating the affected household or business out of harm's way;</li> <li>• Debris removal (not covered by another source, such as FEMA);</li> <li>• Rehabilitation of homes or buildings damaged by the disaster (no duplication of benefits);</li> <li>• Constructing or rehabilitating public facilities or improvements (e.g., streets, neighborhood centers, and water/sewer/drainage systems);</li> <li>• Code enforcement;</li> <li>• Homeownership assistance (down payment assistance);</li> <li>• Public services (generally limited to no more than 15% of the grant);</li> <li>• Helping businesses retain or create jobs; and</li> <li>• Planning and administration activities (limited to no more than 20% of the grant).</li> </ul>
<p><b>Basis for Relative Priority</b></p>	

**Narrative (Optional)**

The City’s use of the Consolidated Plan funds is based on the purpose of the funds, eligible activities, and those of other financial resources available to the City, such as our Neighborhood Reinvestment Act programs.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Housing Choice Vouchers administered by JCHA will continue to be a critical resource for low income families and individuals.
TBRA for Non-Homeless Special Needs	Missouri Balance of State Continuum of Care plays a vital role for applying for HUD funds for permanent housing and rapid rehousing programs. State of Missouri Department of Mental Health and Salvation Army Center of Hope currently provide programs offering permanent and rapid rehousing assistance.
New Unit Production	<p>City of Jefferson does not utilize CDBG funds for new unit production. The Missouri Housing Development Commission (MHDC) administers programs such as the Federal and State Low Income Housing Tax Credit (LIHTC) Program, MHDC Fund Balance and HOME Rental Housing Production Programs; Affordable Housing Assistance Tax Credit Program, Home Repair Opportunity (HeRO) Program and the Missouri Housing Trust Fund (MHTF) Program.</p> <p>As part of the amendment of the 2019-2023 Consolidated Plan, will incorporate supporting a Community Based Development Organization to carry out certain activities in connection with neighborhood revitalization, community economic development, including new unit production.</p>
Rehabilitation	<p>City of Jefferson utilizes CDBG funds for assistance with rehabilitation. The homeowner support programs assist homeowners up to \$5,000 with assistance with accessibility, code deficiencies, and emergency home repairs.</p> <p>As part of the amendment of the 2019-2023 Consolidated Plan, will incorporate supporting a Community Based Development Organization to carry out certain activities in connection with neighborhood revitalization, community economic development, potentially including rehabilitation of existing housing units.</p>
Acquisition, including preservation	<p>Down payment assistance funds will be provided to eligible income households for the purchase of a single family residence.</p> <p>As part of the amendment of the 2019-2023 Consolidated Plan, will incorporate acquisition of properties as part of a voluntary purchase or in rem to prevent abandonment and deterioration of such housing, and/or remove dangerous buildings.</p>

**Table 49 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

Overall resources in 2019 from the Consolidated Plan are expected to remain substantially similar to recent years. The City of Jefferson coordinates HUD's Consolidated Plan funds with other City resources such Neighborhood Reinvestment Programs to provide for affordable housing, community and economic development.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	292,733	15,000	0	307,733	1,538,665	Took expected annual allocation and program income multiplied by 5 years.
Other	public - federal	Admin and Planning Economic Development	47,097	0	0	47,097	0	Program Income earned through State NSP Grant - One time expectancy as NSP Grant is closing by the State and HUD.

Table 50 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City does not receive HUD funding for HOME, HOPWA or ESG. The City's CDBG allocation will complement a number of other federal resources, as well as state and local resources. The primary resources are: 1) Neighborhood Reinvestment Act programs; 2) Consolidated Planning grant from Federal Transit Administration, and 3) Capital Area Improvement Funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not applicable.

**Discussion**

The City's use of the Consolidated Plan funds is based on the purpose of the funds, eligible activities, and those of other financial resources available to the City, such as our Neighborhood Reinvestment Act programs. We try to match the fund source to its best use in the context of all the other funds.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
JEFFERSON CITY	Government	Economic Development Non-homeless special needs Ownership Planning neighborhood improvements public facilities	Jurisdiction
Public Housing Authority	PHA	Public Housing	Jurisdiction
	CBDO	Economic Development Non-homeless special needs Ownership Rental neighborhood improvements	Jurisdiction

Table 51 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

The activities that will be carried out in the consolidated plan will primarily be completed by the City of Jefferson. Activities related to public housing will be completed by the Jefferson City Housing Authority. Supportive Services for Low Income & Special Needs will be completed by local non-profits, yet unknown, and will be determined through Request for Proposal or other competitive processes. Agency partners work well with the City and with each other, and there are not any identified gaps to the delivery system.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			
	X	X	X

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Missouri Balance of State Continuum of Care (MO BoS CoC) is in process of establishing a coordinated entry process with the goal of increasing the efficiency of local crisis response systems and improving fairness and ease of access to resources. Programs and strategies help to prevent homelessness among individuals, families with children and youth. Programs are designed to help households achieve more stable housing, especially those who have a history of being homeless, doubled-up, living in other temporary housing situations due to lack of available, affordable, appropriate shelter and housing.

MO BoS CoC has adopted a Housing First policy to ensure that actual or perceived barriers are not contributing factors for households remaining in homelessness longer than necessary. The policy states that any projects included in the application for CoC funding must follow a Housing First approach. This means the projects must allow entry into CoC programs for participants regardless of their income, current or past substance use, criminal records and history of domestic violence.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

See answer in the Strengths and Gaps in the institutional structure question above. Jefferson City benefits from experienced housing organizations and service providers and the influx of emerging community-based organizations addressing unserved and emerging populations. A seasoned network of funders who collaboratively support human services, housing and community development efforts exists. Jefferson City has a high level of local community support (volunteers, voters, elected officials, corporations, philanthropic entities) to leverage public and private funding. Sustaining the commitment to engaging and empowering people in the communities we serve and the consumers of our public benefits to identify priorities and improve delivery of programs and services is critical. Nationally recognized leadership and commitment to best practices (such as coordinated entry assessment for people experiencing homelessness), collaborative funding, and a strong partnership with our public housing authority are foundations of our system.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Constant staff training and provision of technical assistance to City staff and subrecipient staff will promote compliance with relevant federal regulations. The institutionalization of data reporting expectations and procedures will continue to ensure IDIS data is maintained in a timely manner. To the extent that “gaps” in the institutional structure and service system are driven by increasing demand for housing, community development and public services the City will continue to seek increased operating and services funding.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homebuyer Assistance	2019	2023	Affordable Housing	Citywide	Preservation of existing housing Increased homeownership Urgent Needs	CDBG: \$251,650 NSP: \$30,000	Direct Financial Assistance to Homebuyers: 56 Households Assisted
2	Homebuyer Education	2019	2023	Affordable Housing Fair Housing	Citywide	Increased homeownership Urgent Needs	CDBG: \$3,250 NSP: \$390	Direct Financial Assistance to Homebuyers: 56 Households Assisted
3	Owner Occupied Rehabilitation	2019	2023	Affordable Housing	Citywide	Preservation of existing housing Urgent Needs	CDBG: \$246,032 NSP: \$16,707	Homeowner Housing Rehabilitated: 52 Household Housing Unit
4	Removal of dilapidated structures	2019	2023	Affordable Housing Non-Housing Community Development	Citywide	Removal of dilapidated structures Urgent Needs	CDBG: \$200,000	Buildings Demolished: 10 Buildings
5	Infrastructure projects	2019	2023	Non-Housing Community Development	Census Tract 105, 106 & 207	Public infrastructure Urgent Needs	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services	2019	2023	Homeless Non-Homeless Special Needs	Citywide	Public services activities Urgent Needs	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
7	Administration	2019	2023	Administration	Citywide	Preservation of existing housing Increased homeownership Removal of dilapidated structures Public infrastructure Public services activities Urgent Needs	CDBG: \$292,733	Other: 0 Other
8	Tax Foreclosure	2019	2023	Affordable Housing	Census Tract 105, 106 & 207	Preservation of existing housing Increased homeownership Removal of dilapidated structures Urgent Needs	CDBG: \$100,000	Housing Code Enforcement/Foreclosed Property Care: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Community Based Development Organization	2019	2023	Affordable Housing Non-Housing Community Development	Census Tract 105, 106 & 207	Preservation of existing housing Increased homeownership Removal of dilapidated structures Public services activities Urgent Needs	CDBG: \$250,000	Rental units constructed: 2 Household Housing Unit  Rental units rehabilitated: 2 Household Housing Unit

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Homebuyer Assistance
	<b>Goal Description</b>	Provide funding towards down payment and closing costs for single family residential structures.
2	<b>Goal Name</b>	Homebuyer Education
	<b>Goal Description</b>	Household's participating in the homebuyer assistance program must complete homebuyer education course.
3	<b>Goal Name</b>	Owner Occupied Rehabilitation
	<b>Goal Description</b>	Rehabilitation and repair of existing housing for owner occupied single family homes.

4	<b>Goal Name</b>	Removal of dilapidated structures
	<b>Goal Description</b>	Removal of slum and blight vacant properties.
5	<b>Goal Name</b>	Infrastructure projects
	<b>Goal Description</b>	Infrastructure within the city is aging or nonexistent. Funding would assist with projects such as sidewalks, crosswalks, water & wastewater.
6	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Funding for local non-profits to provide services to homeless and/or non-homeless special needs population. Subject to 15% funding cap.
7	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Administration/Planning activities for carrying out the CDBG program
8	<b>Goal Name</b>	Tax Foreclosure
	<b>Goal Description</b>	As part of the amendment of the 2019-2023 Consolidated Plan, will incorporate acquisition of properties as part of a voluntary purchase or in rem to prevent abandonment and deterioration of such housing, and/or remove dangerous buildings.
9	<b>Goal Name</b>	Community Based Development Organization
	<b>Goal Description</b>	Supporting capacity of a CBDO and/or CHDO to carry out activities associated with neighborhood revitalization, community economic development or energy conservation projects.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Jefferson will assist extremely low-income, low-income and moderate income families who meet the existing HUD's income limits with programs such as down payment assistance and rehab programs for homeowners. It is estimated that during the five year consolidated plan (2019-2023) that 55 low-moderate households will be assisted with these programs.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

There is no Section 504 Voluntary Compliance Agreement, and the Jefferson City Housing Authority has always complied with the necessity of providing above the minimum number of accessible units in all developments.

### **Activities to Increase Resident Involvements**

All residents are notified via direct mail of any and all public hearings required for any proposed activity as required by HUD for consultation with tenants, as well as other matters affecting their tenancy. JCHA also holds family appreciation events to increase the resident involvements.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the ‘troubled’ designation**

Not applicable to the JCHA.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The current Analysis of Impediments to Fair Housing for City of Jefferson found a number of local barriers. Barriers included 1) lack of adequate funding allocated for fair housing enforcement and outreach activities; 2) lack of fair housing awareness; inadequate information and awareness of City's housing programs; 3) lack of fair housing testing to determine where fair housing discrimination is taking place; 4) concentration of affordable rental housing in certain neighborhoods with higher minority and low income populations; 5) need for ADA education and the lack of availability of housing for persons with disabilities; and 6) lack of specific and comprehensive planning efforts around affirmatively furthering fair housing in the City of Jefferson.

2019-2023 Consolidated Plan goals and projects will attempt to address these barriers. Some progress has been made with several of the identified barriers.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City plans to continue the homeowner support programs. These programs assist homeowners with minor home repair/rehabilitation up to \$5,000 in terms of accessibility, code violations and emergencies. By providing the means to complete appropriate rehab may help a homeowner stay within their home.

In addition, the City will also continue the down payment assistance program. This program funds goes towards closing costs or down payment for purchase of a house. As requirement of the program the applicant will be required to attend a first time homebuyer's course. The course will cover topics such as budgeting, PMI, maintenance, etc.

As part of the amendment of the 2019-2023 Consolidated Plan, will include support of a community based development organization to carry out certain activities in connection with neighborhood revitalization, community economic development or energy conservation. In additional the City will incorporate acquisition of properties as part of a voluntary purchase or in rem to prevent abandonment and deterioration of such housing, and/or remove dangerous buildings.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Missouri Balance of State Continuum of Care (MO BoS CoC) is in process of establishing a coordinated entry process with the goal of increasing the efficiency of local crisis response systems and improving fairness and ease of access to resources. Programs and strategies help to prevent homelessness among individuals, families with children and youth. Programs are designed to help households achieve more stable housing, especially those who have a history of being homeless, doubled-up, living in other temporary housing situations due to lack of available, affordable, appropriate shelter and housing.

The MO BoS CoC provides the oversight of homeless assistance in Missouri. MO Bos CoC board members include representatives from all regions within the Balance of State, as well as at large representatives. Board representation includes a broad and diverse membership to represent the homeless population served within the CoC. Members are encouraged to participate from all sectors, including victim services providers, human trafficking, sexual assault, education, healthcare, law enforcement, local, state and federal government, emergency assistance, addiction and recovery, formerly homeless persons, veterans, and all homeless services.

MO BoS CoC has adopted a Housing First policy to ensure that actual or perceived barriers are not contributing factors for households remaining in homelessness longer than necessary. The policy states that any projects included in the application for CoC funding must follow a Housing First approach. This means the projects must allow entry into CoC programs for participants regardless of their income, current or past substance use, criminal records and history of domestic violence.

### **Addressing the emergency and transitional housing needs of homeless persons**

Locally, the Salvation Army Center of Hope has a 40 bed capacity available to men, women and families with children. The Center of Hope offers a 90 day shelter that provides hot meals, a safe place to sleep, case management to help residents plan for independent living, life skills classes, professional referrals, and laundry facilities. The Rape and Abuse Crisis Service serves 9 counties providing a shelter, court advocacy, counseling, 24 hour hotline, crisis intervention, support groups and case management to domestic and sexual abuse victims. They provide emergency shelter to 36 residents not including baby cribs.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to**

**permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City of Jefferson is not a direct recipient of the Emergency Solutions Grant (ESG) which could assist with housing the homeless and provide services to prevent homelessness, re-house or otherwise permanently house the homeless. ESG funding is made available through a competitive process through the Department of Social Services and Missouri Housing Development Commission. Recently the Salvation Army was a recipient of ESG funds for their House of Hope Homeless Shelter.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

There are a variety of agencies in the Jefferson City area that provide housing options and case management assistance including those returning from mental and physical health institutions. They provide the option of living independently in a group setting. The state of Missouri Department of Mental Health also offers on housing assistance options such as rental assistance, home purchasing program, home repair/weatherization assistance, home access modifications. The Independent Living Resource Center in Jefferson City offers programs that provide people with the tools to learn how to live independently including cooking, budgeting, reading and finding employment. They also offer disability assistance for improvements on homes for people with disabilities. The unmet needs group is also a good resource for case management.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City of Jefferson has a Lead Based Paint Policy and Procedures for the Homeowner Support program.

1. Applicants identify the age of the structure at the time of application and verified by GIS data.
2. If structure is built before 1978 and there is a potential to disturbing painted areas the proposed project area will be tested for lead based paint. The Homeowner receives a copy of the test results.
3. Homeowner receives lead based paint information via "Protect Your Family From Lead In Your Home" and "Lead-Safe Certified Guide to Renovate Right".
4. Based on the testing results Contractors shall be notified the requirement of lead hazard reduction work and protective measures to be followed during construction.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

For all structures constructed prior to 1978, all work performed on areas that potentially contain lead based paint shall be tested for lead based paint. If lead based paint is positively identified if expending \$5,000 or less the disturbed surfaces shall be repaired and safe work practices be incorporated into the project. By completing these actions may assist in reducing lead poisoning and hazards.

### **How are the actions listed above integrated into housing policies and procedures?**

All of the information listed above is located within the Policy and Procedures manuals and/or must be addressed in applications for funding. Tier II environmental reviews will identify whether or not there is potential for lead based paint hazards.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City intends to continue support for the Project Home Connect held annually in October. Project Home Connect is a one-day, one-stop event that connects individuals and families experiencing homelessness with on-site medical care and a variety of social services. Project Home Connect is a homeless services delivery model, first introduced in San Francisco in 2004. Since that time, more than 200 communities in the United States, Canada, Puerto Rico and Australia have hosted Project Homeless Connect events, offering homeless individuals and families' much-needed assistance.

The First United Methodist Church, First Baptist Church, First Christian Church along with the Jefferson City Homelessness Task Force, which is made up of 22 organizations, are all collaborating to make project a success.

At each of the Project Homeless Connect events, numerous same-day services were delivered to homeless individuals and families, including access to shelter/housing, food and clothing donations, legal assistance, child care assistance, employment resources, haircuts, identification cards, medical check-ups, mental health screening, substance abuse screening, Medicaid and Social Security applications, vision testing and services, credit counseling, and more.

Project Home Connect is outcome-oriented and serves as a way to provide immediate access to services for the homeless population. The goals of the day are simple:

- Improve access to services and housing for the homeless consumers in Jefferson City
- Engage and increase the collaboration of homeless consumers, local businesses, non-profit agencies, and individual volunteers to create solutions for homelessness.
- Improve the system of care by creating opportunities and sharing “best practices” among homeless providers in our community.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

There are many antipoverty programs offered by local agencies in Jefferson City area. The antipoverty goals and strategies are to help individuals and families rise above the poverty level, become self-sufficient, and eliminate barriers to success. To achieve this goal, the City plans to provide up to 15% of CDBG funds to be allocated for public assistance. Local non-profit organizations may be able to apply for funds for new services or quantifiable increase to existing services. Services may include education, job

training, TBRA, etc. This funding opportunity paired with other services local non-profits provide may assist in reducing the number of poverty-level families.

As part of the amendment of the 2019-2023 Consolidated Plan, will incorporate supporting a community based development organization to carry out certain activities in connection with neighborhood revitalization, community economic development or energy conservation projects. In addition, the City will implement purchasing tax foreclosed housing (in rem) to prevent abandonment and deterioration of housing in primarily LMI neighborhoods.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The city staff shall monitor all Subrecipients to ensure program compliance. Staff will utilize both “desk monitoring” and “internal/on-site” monitoring to assess the quality of program performance over the duration of the agreement or contract.

Monitoring of Subrecipients shall concentrate on program, financial and regulatory performance of the Subrecipients. In conducting a monitoring review, program staff will primarily rely on information obtained from the subrecipient’s performance reports, records, audits, allowed costs, review of financial reports, eligibility and number of beneficiaries served, compliance with federal regulations and City program requirements. Staff may also consider relevant information pertaining to a recipient’s performance gained from other sources including litigation, citizen comments and other information provided by or concerning the subrecipient.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

Overall resources in 2019 from the Consolidated Plan are expected to remain substantially similar to recent years. The City of Jefferson coordinates HUD’s Consolidated Plan funds with other City resources such Neighborhood Reinvestment Programs to provide for affordable housing, community and economic development.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	292,733	15,000	0	307,733	1,538,665	Took expected annual allocation and program income multiplied by 5 years.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning Economic Development	47,097	0	0	47,097	0	Program Income earned through State NSP Grant - One time expectancy as NSP Grant is closing by the State and HUD.

Table 54 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City does not receive HUD funding for HOME, HOPWA or ESG. The City’s CDBG allocation will complement a number of other federal resources, as well as state and local resources. The primary resources are: 1) Neighborhood Reinvestment Act programs; 2) Consolidated Planning grant from Federal Transit Administration, and 3) Capital Area Improvement Funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not applicable.

**Discussion**

The City's use of the Consolidated Plan funds is based on the purpose of the funds, eligible activities, and those of other financial resources available to the City, such as our Neighborhood Reinvestment Act programs. We try to match the fund source to its best use in the context of all the other funds.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homebuyer Assistance	2019	2023	Affordable Housing	Citywide	Increased homeownership	CDBG: \$69,567 NSP: \$32,393	Direct Financial Assistance to Homebuyers: 20 Households Assisted
3	Owner Occupied Rehabilitation	2019	2023	Affordable Housing	Citywide	Preservation of existing housing	CDBG: \$33,593 NSP: \$14,704	Homeowner Housing Rehabilitated: 9 Household Housing Unit
4	Removal of dilapidated structures	2019	2023	Affordable Housing Non-Housing Community Development	Citywide	Removal of dilapidated structures	CDBG: \$40,000	Buildings Demolished: 2 Buildings
5	Infrastructure projects	2019	2023	Non-Housing Community Development	Census Tract 105, 106 & 207	Public infrastructure	CDBG: \$96,607	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Administration	2019	2023	Administration	Citywide	Preservation of existing housing Increased homeownership Removal of dilapidated structures Public infrastructure Public services activities	CDBG: \$67,966	Other: 0 Other
8	Community Based Development Organization	2019	2023	Affordable Housing Non-Housing Community Development	Census Tract 105, 106 & 207	Preservation of existing housing Increased homeownership Removal of dilapidated structures	CDBG: \$75,000	Other: 1 Other
9	Tax Foreclosure	2019	2023	Affordable Housing	Census Tract 105, 106 & 207	Preservation of existing housing Removal of dilapidated structures	CDBG: \$20,000	Housing Code Enforcement/Foreclosed Property Care: 1 Household Housing Unit

Table 55 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Homebuyer Assistance
	<b>Goal Description</b>	Provide assistance to eligible income households for the down payment and/or closing costs towards a purchase of a single family residence.
3	<b>Goal Name</b>	Owner Occupied Rehabilitation
	<b>Goal Description</b>	Provide assistance to income eligible households with exterior improvements and/or replacement of aging HVAC system and/or water heater.
4	<b>Goal Name</b>	Removal of dilapidated structures
	<b>Goal Description</b>	Complete demolition of vacant properties.
5	<b>Goal Name</b>	Infrastructure projects
	<b>Goal Description</b>	Complete infrastructure construction projects within eligible income census tracts.
7	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Administration/Planning activities for carrying out the CDBG program
8	<b>Goal Name</b>	Community Based Development Organization
	<b>Goal Description</b>	City of Jefferson will support CBDO and/or CHDO to carry out activities to support neighborhood revitalization, community economic development, energy conservation projects.

<b>9</b>	<b>Goal Name</b>	Tax Foreclosure
	<b>Goal Description</b>	As part of the amendment of the 2019-2023 Consolidated Plan, will incorporate acquisition of properties as part of a voluntary purchase or in rem to prevent abandonment and deterioration of such housing, and/or remove dangerous buildings.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

This annual action plan is developed in the context of the City of Jefferson’s overall budget of \$301,201. Given all available resources and needs, the City has determined that these proposed uses of Consolidated Plan funds give us the greatest opportunity to achieve the City’s goals, meet its responsibilities, and address the needs of low and moderate income residents. CDBG funded public services projects.

### Projects

#	Project Name
1	2019 CDBG Administration
2	2019 Minor Home Repair
3	2019 Down Payment Assistance
4	2019 Public Infrastructure
5	2019 Demolition

Table 56 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

These allocations are based on needs analyses, the availability of other funds targeted to various needs, the purpose of the Consolidated Plan funds, and the availability of City General Funds to meet a wide variety of needs.

Should HUD revenues (either annual allocation or program income) exceed than the planned amount, the funding increase will be applied to various CDBG programs and administration.

Should HUD revenues (either annual allocation or program income) lower than the planned amount, the funding decrease will be applied to various CDBG programs and administration.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	2019 CDBG Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homebuyer Assistance Owner Occupied Rehabilitation Removal of dilapidated structures Infrastructure projects Administration
	<b>Needs Addressed</b>	Preservation of existing housing Increased homeownership Removal of dilapidated structures Public infrastructure Public services activities
	<b>Funding</b>	CDBG: \$57,204
	<b>Description</b>	Administration of the CDBG Program
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>2</b>	<b>Project Name</b>	2019 Minor Home Repair
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Owner Occupied Rehabilitation
	<b>Needs Addressed</b>	Preservation of existing housing
	<b>Funding</b>	CDBG: \$25,165
	<b>Description</b>	Assist owner occupied households with rehabilitation/repair of exterior code violations. Assistance up to \$5,000 for eligible activities.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 income eligible households will benefit from the program.
	<b>Location Description</b>	Location determined at time of application.

	<b>Planned Activities</b>	Activities may include replacement of roof, gutters, porches, HVAC, water heaters.
<b>3</b>	<b>Project Name</b>	2019 Down Payment Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homebuyer Assistance
	<b>Needs Addressed</b>	Increased homeownership
	<b>Funding</b>	CDBG: \$56,078
	<b>Description</b>	Assist income eligible households up to \$5,000 for down payment and/or closing costs towards a purchase of a single family residence.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11 income eligible households will benefit from the proposed activity.
	<b>Location Description</b>	Location determined at time of application.
	<b>Planned Activities</b>	Down payment, homebuyer education, filing of deed of trust & promissory note.
<b>4</b>	<b>Project Name</b>	2019 Public Infrastructure
	<b>Target Area</b>	Census Tract 105, 106 & 207
	<b>Goals Supported</b>	Infrastructure projects
	<b>Needs Addressed</b>	Public infrastructure
	<b>Funding</b>	CDBG: \$112,541
	<b>Description</b>	Funding for construction projects such as sidewalks, crosswalks, water/wastewater infrastructure.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,000 families may indirectly benefit from public infrastructure projects
	<b>Location Description</b>	Construction projects will be completed in income eligible census tracts.
	<b>Planned Activities</b>	Construction activities may include sidewalks, crosswalks, water/wastewater infrastructure.
<b>5</b>	<b>Project Name</b>	2019 Demolition

<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Removal of dilapidated structures
<b>Needs Addressed</b>	Removal of dilapidated structures
<b>Funding</b>	CDBG: \$45,000
<b>Description</b>	Removal of slum and blight vacant properties.
<b>Target Date</b>	12/31/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2-3 vacant properties will be demolished.
<b>Location Description</b>	Locations to be determined
<b>Planned Activities</b>	Activities include asbestos inspection, asbestos mitigation and demolition.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City has several census tracts that are identified as to having 51% Low-Moderate Income households. These census tracts are 105, 106 and 207. Public improvements will be concentrated within these census tracts. By the nature of the homeowner support programs, down payment assistance, and public assistance funding will directly go to LMI households as they all require verification of income for the assistance. It's anticipated that funding for slum and blight removal will assist local non-profits with reconstruction low income housing.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Census Tract 105, 106 & 207	
Citywide	100

**Table 57 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

The City's priorities for CDBG funding are will be directed to LMI households not a specific census tract, unless for infrastructure improvement.

### **Discussion**

At present, the City is not implementing any official HUD designated geographic based priority areas such as NRSAs or Empowerment Zone or Brownfields. Regardless of focus on a particular geographic area, this Consolidated Plan will prioritize projects that meet the following criteria:

- Meet one or more of the established Consolidated Plan Goals for 2019-2023;
- Address and/or mitigate issues identified in the Analysis of Impediments to Fair Housing;
- Leverage the work of other City and/or JCHA adopted plans or initiatives.

In times of a Presidentially Declared Disaster, Community Development Block Grant Funds may need to be reallocated because existing conditions pose a serious and immediate threat to the health or welfare of the community and because other financial resources are not available. The reallocation of funds will be made based on both immediate disaster response and long term recovery needs. Community Development Block Grant funds can be used to assist many types of beneficiaries in a variety of ways. Funds can be provided to:

- Families with housing needs;
- Non-profits providing public services
- Businesses with economic development or revitalization needs, and
- Local governments with planning or infrastructure needs.

Eligible activities include, but not limited to:

- Constructing new housing for residents;
- Buying severely damaged structures and relocating the affected household or business out of harm's way;
- Demolition of buildings;
- Debris removal (not covered by another source, such as FEMA);
- Rehabilitation of homes or buildings damaged by the disaster (no duplication of benefits);
- Constructing or rehabilitating public facilities or improvements (e.g., streets, neighborhood centers, and water/sewer/drainage systems);
- Code enforcement;
- Homeownership assistance (down payment assistance);
- Public services (generally limited to no more than 15% of the grant);
- Helping businesses retain or create jobs; and
- Planning and administration activities (limited to no more than 20% of the grant).

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The goal numbers presented here reflect activities to be funded with Community Development Block Grant funds.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	24
Special-Needs	5
Total	29

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	9
Acquisition of Existing Units	20
Total	29

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City on average receives approximately \$250,000 through the Community Development Block Grant program. The City is not a recipient of HOME, ESG or HOPWA Funds. The amount of HUD funding does not allow for strategies such as rental production. Rental assistance funding would come from Missouri Balance of State Continuum of Care funds.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Jefferson City Housing Authority (JCHA) provides affordable housing to households with income at or less than 30% of Area Median Income. JCHA households are served through public housing and Housing Choice Vouchers (also referred to as Section 8).

### **Actions planned during the next year to address the needs to public housing**

Dulle Tower high rise is being renovated 2018-2019 in good condition. Neighborhood duplex and four plex's were built in 1965. Neighborhood buildings are being adequately maintained but layout is dated with no central air conditioning. Single family homes built in 1981 are adequately maintained. Mobility Impaired Unit recently remodeled with air conditioning.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

All residents are notified via direct mail of any and all public hearings required for any proposed activity as required by HUD for consultation with tenants, as well as other matters affecting their tenancy. JCHA also holds family appreciation events to increase the resident involvements.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable to the JCHA.

### **Discussion**

The goal of the Public Housing Authority is to provide improved living conditions for very low and low income families while maintaining their rent payments at an affordable level. To operate a socially and financially sound public housing agency that provides decent, safe and sanitary housing within a drug free, suitable living environment for tenants and their families. To avoid concentration of economically and socially deprived families in any one or all of the PHA's public housing developments.

The Authority continues to offer low income families affordable housing. It works closely with local police to keep the neighborhoods drug free and to avoid crime in the area. The Authority tries to attract a variety of families of various socio-economic backgrounds to each of its public housing developments. To make the area more appealing new trees were planted at Dulle Towers. Community activities available to residents are publicized in monthly newsletters including mini libraries in neighborhoods to provide access to free books.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

There are many programs offered by local agencies in Jefferson City area. The goals and strategies are to help individuals and families rise above, become self-sufficient, and eliminate barriers to success.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Missouri Balance of State Continuum of Care (MO BoS CoC) is in process of establishing a coordinated entry process with the goal of increasing the efficiency of local crisis response systems and improving fairness and ease of access to resources. Programs and strategies help to prevent homelessness among individuals, families with children and youth. Programs are designed to help households achieve more stable housing, especially those who have a history of being homeless, doubled-up, living in other temporary housing situations due to lack of available, affordable, appropriate shelter and housing.

The MO BoS CoC provides the oversight of homeless assistance in Missouri. MO Bos CoC board members include representatives from all regions within the Balance of State, as well as at large representatives. Board representation includes a broad and diverse membership to represent the homeless population served within the CoC. Members are encouraged to participate from all sectors, including victim services providers, human trafficking, sexual assault, education, healthcare, law enforcement, local, state and federal government, emergency assistance, addiction and recovery, formerly homeless persons, veterans, and all homeless services.

MO BoS CoC has adopted a Housing First policy to ensure that actual or perceived barriers are not contributing factors for households remaining in homelessness longer than necessary. The policy states that any projects included in the application for CoC funding must follow a Housing First approach. This means the projects must allow entry into CoC programs for participants regardless of their income, current or past substance use, criminal records and history of domestic violence.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Locally, the Salvation Army Center of Hope has a 40 bed capacity available to men, women and families with children. The Center of Hope offers a 90 day shelter that provides hot meals, a safe place to sleep, case management to help residents plan for independent living, life skills classes, professional referrals,

and laundry facilities. The Rape and Abuse Crisis Service serves 9 counties providing a shelter, court advocacy, counseling, 24 hour hotline, crisis intervention, support groups and case management to domestic and sexual abuse victims. They provide emergency shelter to 36 residents not including baby cribs.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Missouri Balance of State Continuum of Care (MO BoS CoC) is in process of establishing a coordinated entry process with the goal of increasing the efficiency of local crisis response systems and improving fairness and ease of access to resources. Programs and strategies help to prevent homelessness among individuals, families with children and youth. Programs are designed to help households achieve more stable housing, especially those who have a history of being homeless, doubled-up, living in other temporary housing situations due to lack of available, affordable, appropriate shelter and housing.

The MO BoS CoC provides the oversight of homeless assistance in Missouri. MO Bos CoC board members include representatives from all regions within the Balance of State, as well as at large representatives. Board representation includes a broad and diverse membership to represent the homeless population served within the CoC. Members are encouraged to participate from all sectors, including victim services providers, human trafficking, sexual assault, education, healthcare, law enforcement, local, state and federal government, emergency assistance, addiction and recovery, formerly homeless persons, veterans, and all homeless services.

MO BoS CoC has adopted a Housing First policy to ensure that actual or perceived barriers are not contributing factors for households remaining in homelessness longer than necessary. The policy states that any projects included in the application for CoC funding must follow a Housing First approach. This means the projects must allow entry into CoC programs for participants regardless of their income, current or past substance use, criminal records and history of domestic violence.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,**

## **employment, education, or youth needs**

There are a variety of agencies in the Jefferson City area that provide housing options and case management assistance including those returning from mental and physical health institutions. They provide the option of living independently in a group setting. The state of Missouri Department of Mental Health also offers on housing assistance options such as rental assistance, home purchasing program, home repair/weatherization assistance, home access modifications. The Independent Living Resource Center in Jefferson City offers programs that provide people with the tools to learn how to live independently including cooking, budgeting, reading and finding employment. They also offer disability assistance for improvements on homes for people with disabilities. The unmet needs group is also a good resource for case management.

## **Discussion**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Barriers to affordable housing exist when the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies may include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

City staff currently initiated rezoning of the Southside Neighborhood from RA-2 Multi-Family Residential to RS-4 Single Family Residential. This rezoning is a recommendation of the recently adopted Old Munichburg/Historic Southside Neighborhood Plan.

The rezoning proposal consists of 41 acres containing 139 properties. The majority of the properties consist of single family residential homes. The purpose of the rezoning is to downzone the area in order to protect the predominately single family residential nature of the neighborhood and to prevent any further conversions of existing homes to multiple units or construction of apartment buildings.

Many properties have buildings that are currently multiple unit residential uses, and this rezoning would not affect the continued use of those “grandfathered” structures as multi-family residential uses, but would have an effect on the ability of those structures to be rebuilt.

### **Discussion:**

The City of Jefferson has updated the Citizen Participation Plan to be compliant with the implementation of the Assessment of Fair Housing. While implementation of the Assessment of Fair Housing has been delayed by the Department of Housing and Urban Development, and not likely to be a requirement until the next Consolidated Plan.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Because of the duplicative nature of the following questions, instructions have been provided to guide the reader to more detail in responding to these questions.

### **Actions planned to address obstacles to meeting underserved needs**

In the context, of meeting unmet or underserved needs, broadly, please see the Strategic Plans and Initiatives relied upon as documented in PR-10 and PR-15 of this report and accompany narratives.

### **Actions planned to foster and maintain affordable housing**

Please see section SP-65 for details on the scope of LBP hazards in Jefferson City's housing stock and for actions planned.

### **Actions planned to reduce lead-based paint hazards**

Please refer to SP-70 for the City's antipoverty approach to the needs of vulnerable populations, homeless and poverty-level families.

### **Actions planned to reduce the number of poverty-level families**

Please refer to SP-70 for the City's antipoverty approach to the needs of vulnerable populations, homeless and poverty-level families.

### **Actions planned to develop institutional structure**

The City partners with various local and state agencies such as the Unmet Needs Committee, Housing Authority, Missouri Balance of State Continuum of Care, State and local departments. In addition, the

City has an excellent relationship with the local chamber of commerce and Mid-Mo Regional Planning Commission.

**Actions planned to enhance coordination between public and private housing and social service agencies**

The City will continue participation in the monthly Unmet Needs Committee meetings. The Committee is comprised of various local agencies that provide updates of their existing programs and needs. Each meeting also includes a speaker and information on services an agency provides. By collaborating together often results in ideas, suggestions and a positive outcome.

**Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
<code>&lt;TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]&gt;</code>	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%



## Appendix - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b></p> <p>State of Homelessness In Missouri 2011 Report</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The State of Homelessness in Missouri: 2011 Report was developed by the Homeless Project Research Team of Saint Louis University School of Social Work in the College of Education and Public Service. The contributions to the report were made from the Continua of Care (CoC) coordinators and Homeless Management Information Systems (HMIS) administrators throughout Missouri. Including Balance of State Coc, Joplin Coc, Springfield CoC, St. Louis County CoC, St. Charles CoC, Kansas City CoC, St. Joseph CoC, St. Louis City CoC. Additionally the Missouri Housing Development Commission provided direction and assistance for completion of the report.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Three data sources contributed to the report. These are: Point-In-Time (PIT) counts of both sheltered and unsheltered homeless populations, 2010 and 2009; Homeless Management Information System (HMIS) data, 2010 and 2009; and Exhibit 1 of the Continuum of Care Application, 2010 and 2009.</p> <p>According to the report secondary sources were integrated into discussions such as national studies of homelessness, homeless youth and veteran homelessness; foreclosure, poverty and unemployment rates within the state; the U.S. Census; and the U.S. Department of Education's report on homeless school children and youth under the McKinney-Vento Act.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The report is the sixth in the series of homelessness in the state of Missouri.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>The report was published in 2011 covering January 2009 - December 2009 and January 2010 - December 2010.</p>

	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>1. <b>Point-In-Time (PIT) counts</b> of both sheltered and unsheltered homeless populations: Every odd numbered year, HUD requires all continua to conduct a PIT count of the total number of sheltered and unsheltered homeless persons on a single night in January and to report their characteristics. PIT counts for this report include winter 2009 and 2010. Some continua also submitted summer counts for 2009 and 2010.</p> <p>2. <b>Homeless Management Information System (HMIS) data:</b> Three local administrative databases record and store client-level information on the characteristics, services, and needs of homeless individuals and families. These databases are collectively part of the HMIS data system coordinated by HUD. These systems collect additional information and have multiple uses. Counts of the number people who used emergency shelters, transitional housing, and/or permanent supportive housing programs at some time during the course of a year are captured in the HMIS system. HUD’s finalized data and technical standards for all homeless management information systems were published in March 2010. These standards define data elements and specify the information that must be collected by HMIS coordinators.</p> <p>3. <b>Exhibit 1 of the Continuum of Care Application:</b> Each of the continua submits an application to HUD through a Notice of Funding Availability (NOFA). As part of this submission, each of the continua completes an Exhibit 1 form in which it reports summary information about area organizations and programs for the homeless, along with sites, program types, bed and unit inventories, and target populations served. It also provides a summary of universal data elements that include date-of-birth/age, race, ethnicity, gender, veteran status, disabling condition, and residence prior to program entry. Also included is information on such homeless subpopulations as the chronically homeless, persons with mental illness, unaccompanied minors, ex-offenders, and persons affected by domestic violence.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Report covers all counties within the State of Missouri.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The report summarizes data from 115 counties and 567 providers of homeless services in cities and suburban communities, as well as small metropolitan and rural areas across the state.</p>
2	<p><b>Data Source Name</b></p> <p>MO Balance of State CoC: Cole County</p> <hr/> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Missouri Balance of State Continuum of Care</p> <hr/> <p><b>Provide a brief summary of the data set.</b></p> <p>Sheltered Point-in-Time Count, January 2013</p>

	<p><b>What was the purpose for developing this data set?</b></p> <p>Snapshot of homelessness</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>January 2013</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Groups obtained surveys of sheltered and unsheltered homeless individuals</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Homelessness</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>2 surveys were turned in for programs providing shelter; which both provide emergency shelter. According to the survey a total of 57 individuals where sheltered: 27 female 30 male; 16 were under the age 17, 6 where 18-24 age group and 35 were 25 and up; 41 adults and 16 children. Demographics include 6 Black or African American, 34 White, 14 Native Hawaiian or Pacifica Islander and 3 two or more races.</p>
3	<p><b>Data Source Name</b></p> <p>Needs Assessment Survey</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>City of Jefferson</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Series of questions covering areas of housing, special needs services, community facilities, community services, neighborhood services, infrastructure, and business &amp; jobs. Questions were in the ratings format of high, medium, low and no need.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The Needs Assessment Survey was developed to obtained citizen input to identify the needs of the community. The survey helped form the goals and priorities of the Consolidated Plan.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The Needs Assessment Survey was accessed at <a href="http://www.surveymonkey.com/s/JCMOCDBG">www.surveymonkey.com/s/JCMOCDBG</a>. The public was made aware of the survey through the Public Hearing, Presentation, City's website and public notices.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The Needs Assessment Survey was made available June 10, 2013 through July 31, 2013.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>

