Acquisition for Demolition Only- $200,000

1. Unmet Needs Addressed by the Project
   There are approximately eight structures that need to be demolished due to the destruction of the tornado in the City of Jefferson. The deteriorating conditions are blighting the neighborhoods and are unsafe. Demolition activities will result in the removal of slums and blight.

2. Anticipated National Objective(s)
   Slum and Blight Elimination-Area Basis (SBA), Spot Basis (SBS), and Urban Renewal (SBR).

3. Project/Beneficiary Solicitation Methodology
   The City of Jefferson will utilize a competitive application process to award funds. Eligible structures for demolition must be located in Cole County.

4. Intention to use state policy or develop more restrictive local policy
   The City of Jefferson intends to develop a more restrictive local policy.
SECTION 6: PROGRAM DEVELOPMENT

Construction of New Affordable Housing (for Homeownership)- $521,928

1. Unmet Needs Addressed by the Project

   The City of Jefferson has been experiencing a housing shortage for years and the 2019 tornado further exacerbated the issue. This program will provide up to 25% of total construction costs, plus closing costs for the construction of new affordable housing for homeownership to help replenish the affordable housing stock in Jefferson City and Cole County.

2. Anticipated National Objective(s)

   Low/Mod Housing Benefit (LMH), Low/Mod Housing Benefit, CDFI, or NRSA (LMHSP), and Urgent Need (URG).

3. Project/Beneficiary Solicitation Methodology

   The City of Jefferson will issue a Request for Proposals for developers to competitively submit bids for the construction of affordable single-family homes. A review committee will select and award. The RFP will be posted electronically and posted in the News Tribune. Sealed Bids and proposals are advertised in the News Tribune and posted electronically at https://jeffersoncitymo.bonfirehub.com for a minimum of fourteen days prior to the bid opening or proposal receipt date. Vendors must register to receive the specifications, terms and conditions, and response forms.

   One hundred percent of the beneficiaries will be Low to Moderate Income persons. The City of Jefferson will utilize HUD’s most current Income Guidelines to determine eligibility for this program.

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   The City of Jefferson will advertise the Affordable Single-Family New Construction housing opportunity on the City’s website. The City of Jefferson will share this opportunity with local non-profits so they can share it throughout their organizations.

4. Intention to use state policy or develop more restrictive local policy

   The City of Jefferson intends to develop a local policy unless the State adopts a usable policy.
SECTION 6: PROGRAM DEVELOPMENT

Affordable Multi-Family Rental Housing (New Construction or Repair/Rehabilitation)- $4,700,000

1. Unmet Needs Addressed by the Project
The City of Jefferson has been experiencing a housing shortage for years and the 2019 tornado further exacerbated the issue. Hawthorne Apartments was impacted heavily by the tornado resulting in a loss of 64 apartment units. This program will provide funding for the construction of new affordable multi-family housing opportunities to help replenish the affordable multi-family housing opportunities in Jefferson City and Cole County.

Up to $4,700,000 is available for new construction of multi-family rental housing and up to $1,000,000 is available for rehabilitation of existing multifamily rental complexes.

2. Anticipated National Objective(s)
Low/Mod Housing Benefit (LMH), Low/Mod Housing Benefit, CDFI, or NRSA (LMHSP), and Urgent Need (URG).

3. Project/Beneficiary Solicitation Methodology
The City of Jefferson will issue a Request for Proposals for developers to competitively submit bids for the construction of affordable single-family homes. A review committee will select and award. The RFP will be posted electronically and posted in the News Tribune. Sealed Bids and proposals are advertised in the News Tribune and posted electronically at https://jeffersoncitymo.bonfirehub.com for a minimum of fourteen days prior to the bid opening or proposal receipt date. Vendors must register to receive the specifications, terms and conditions, and response forms.

One hundred percent of the beneficiaries will be Low to Moderate Income persons. The City of Jefferson will utilize HUD’s most current Income Guidelines to determine eligibility for this program.

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4. Intention to use state policy or develop more restrictive local policy
The City of Jefferson intends to develop a local policy unless the State adopts a usable policy.
Down-Payment Assistance- $50,000

1. Unmet Needs Addressed by the Project
   The 2019 tornado damaged multiple homes throughout the City and within Cole County. The purpose of the program is to assist low-to-moderate-income first-time home buyers with a down payment. In an effort to place more individuals in homes, the down-payment assistance program will aid individuals with purchasing a home within the tornado’s impact route. The program will improve the opportunities for homeownership for Low and Moderate-Income families who were impacted by the tornado.

   Up to 100% of the down payment may be covered.

2. Anticipated National Objective(s)
   Low/Mod Housing Benefit (LMH), Low/Mod Housing Benefit, CDFI, or NRSA (LMHSP), and Urgent Need (URG).

3. Project/Beneficiary Solicitation Methodology
   The City of Jefferson will advertise the Disaster Recovery Down-Payment Assistance Program on the City’s website. The Disaster Recovery Down Payment Assistance Program will be shared with local non-profits to enable them to share it throughout their organizations. One hundred percent of the beneficiaries will be Low to Moderate Income persons. The City of Jefferson will utilize HUD’s most current Income Guidelines to determine eligibility for this program.

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4. Intention to use state policy or develop more restrictive local policy
   The City of Jefferson intends to develop a more restrictive local policy. The City of Jefferson currently provides two down payment assistance programs for Jefferson City residents. The disaster recovery down payment assistance program will be structured similarly to the already existing programs and may use components of the State’s policy.
**Homeowner Rehabilitation-$200,000**

1. **Unmet Needs Addressed by the Project**
   The City is allocating $200,000 for homeowners who are still in need of rehabilitation to their homes in Cole County. The homeowner rehabilitation program will help rebuild the community’s housing stock and avoid the displacement of homeowners due to deterioration by the disaster.

   Up to $50,000 maximum per housing unit is available.

2. **Anticipated National Objective(s)**
   Low/Mod Housing Benefit (LMH), Low/Mod Housing Benefit, CDFI, or NRSA (LMHSP), and Urgent Need (URG).

3. **Project/Beneficiary Solicitation Methodology**
   The City of Jefferson will advertise the Homeowner Rehabilitation Program on the City’s website. The Homeowner Rehabilitation Program will be shared with local non-profits to enable them to share it throughout their organizations.

   One hundred percent of the beneficiaries will be Low to Moderate Income persons. The City of Jefferson will utilize HUD’s most current Income Guidelines to determine eligibility for this program. Properties must be located in Cole County.

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4. **Intention to use state policy or develop more restrictive local policy**
   The City of Jefferson intends to develop a local policy unless the State adopts a usable policy.
SECTION 6: PROGRAM DEVELOPMENT

Infrastructure to Support Housing Recovery Efforts and Affordable Housing- $1,000,000

1. Unmet Needs Addressed by the Project
   During the recovery phase, many sidewalks and roads were destroyed by the heavy equipment used to clean up debris that was left from the tornado. The City intends to fund infrastructure projects that will support the disaster recovery affordable housing activities (Single Family New Construction and/or Multi-Family Rental Housing).

2. Anticipated National Objective(s)
   Low/Mod Area Benefit (LMA), Low/Mod Area Benefit, Neighborhood Revitalization Strategy Area (LMASA), Low/Mod Housing Benefit (LMH), Low/Mod Housing Benefit, CDFI, or NRSA (LMHSP), and Urgent Need (URG).

3. Project/Beneficiary Solicitation Methodology
   Infrastructure projects must support affordable housing activities (activities (Single Family New Construction and/or Multi-Family Rental Housing). The Single-Family New Construction Program and the Multi-Family Rental Housing Program will serve one hundred percent Low to Moderate Income persons. The City of Jefferson will utilize HUD’s most current Income Guidelines to determine eligibility for the disaster recovery housing programs.

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   For the actual construction of infrastructure, the City of Jefferson will issue a Request for Proposals for developers to competitively submit bids for the construction of affordable single-family homes. A review committee will select and award. The RFP will be posted electronically and posted in the News Tribune. Sealed Bids and proposals are advertised in the News Tribune and posted electronically at https://jeffersoncitymo.bonfirehub.com for a minimum of fourteen days prior to the bid opening or proposal receipt date. Vendors must register to receive the specifications, terms and conditions, and response forms.

4. Intention to use state policy or develop more restrictive local policy
   The City of Jefferson intends to develop a local policy unless the State adopts a usable policy.
Public Service- $5,000

1. Unmet Needs Addressed by the Project

As a way to complement the down-payment assistance program and the single-family new construction program, the City of Jefferson will design a housing counseling program to assist households impacted by the disaster in making informed housing decisions, $750 per beneficiary is available.

2. Anticipated National Objective(s)

Low to Moderate Income (LMI), Low/Mod Housing Benefit (LMH), Urgent Need

3. Project/Beneficiary Solicitation Methodology

The City of Jefferson will advertise the Housing Counseling Program on the City’s website. Participants of the down-payment assistance program, single-family new construction program, and Homeowner Rehabilitation and Reconstruction Programs are eligible to utilize this program. The Housing Counseling Program will be shared with local non-profits to enable them to share it throughout their organizations.

One hundred percent of the beneficiaries will be Low to Moderate Income persons. The City of Jefferson will utilize HUD’s most current Income Guidelines to determine eligibility for this program. Properties must be located in Cole County.

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4. Intention to use state policy or develop more restrictive local policy

The City of Jefferson intends to develop a local policy unless the State adopts a usable policy.
Planning - $50,000

1. Unmet Needs Addressed by the Project
   Eligible planning activities include activities that promote mitigation, preparedness, and resilience. Planning projects may also include housing needs analysis.

2. Anticipated National Objective(s)
   Per DR-4451 Action Plan, page 103, “Planning is presumed to meet a National Objective under the Entitlement Regulations”

3. Project/Beneficiary Solicitation Methodology
   The City of Jefferson may provide funding to local non-profits for planning document projects.

4. Intention to use state policy or develop more restrictive local policy
   The City of Jefferson intends to use the State’s policy on Planning.
Local Voluntary Buyout- $0

1. Unmet Needs Addressed by the Project
   The City of Jefferson is not utilizing this program as it did not experience extensive flooding in 2019.

2. Anticipated National Objective(s)
   N/A

3. Project/Beneficiary Solicitation Methodology
   N/A

4. Intention to use state policy or develop more restrictive local policy
   N/A
Housing Incentive for Replacement Assistance

1. Unmet Needs Addressed by the Project
   This program will provide temporary relocation for persons whose homes are being repaired through the homeowner rehabilitation program.

2. Anticipated National Objective(s)
   LMH, LMB, LMHI, and Urgent Need

3. Project/Beneficiary Solicitation Methodology
   One hundred percent of the beneficiaries will be Low to Moderate Income persons. The City of Jefferson will utilize HUD’s most current Income Guidelines to determine eligibility for this program. Properties must be located in Cole County

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4. Intention to use state policy or develop more restrictive local policy
   The City of Jefferson intends to develop a more restrictive local policy unless the State adopts a usable policy.