



2024-2029 Consolidated Plan



**COMMUNITY DEVELOPMENT BLOCK GRANT
CITY OF JEFFERSON
MARCH 22, 2023**

Community Development Block Grant (CDBG)



- Established as an Entitlement Community in 2004
- Receive a grant annually contingent upon Congress approval of federal budget
- 2023 CDBG grant is \$268,051

Today's Agenda



- Purpose of 2024-2029 Consolidated Plan
- Discussion of Survey Results
- Discussion of Community Needs
- Next Steps

Consolidated Plan Purpose



- Assess affordable housing & community development needs;
- Serves as a framework to identify priorities;
- Community develops its own programs and funding priorities through the Consolidated Plan;
- Funding must benefit low to moderate income persons.

Consolidated Plan Purpose (cont.)



- Activities must meet one of the following national objectives:
 - 1. Benefit Low-and-Moderate Income (LMI) persons
 - ✦ The low-and-moderate income (LMI) national objective is the primary national objective because the statute requires that grantees expend 70% of the CDBG funds to meet the LMI national objective.

LMI Calculation Example:

Total entitlement grant amount	\$268,051
Less actual planning and admin (up to 20%)	<u>(\$53,610.20)</u>
Equals amount subject to LMI calculation	\$214,440.80
Multiplied by 70 percent	<u>x0.70</u>
Equals minimum to benefit LMI:	\$150,108.56
Amount subject to LMI calculation:	\$214,440.80
<i>Less</i> LMI minimum	<u>(\$150,108.56)</u>
<i>Equals</i> maximum slum/blight & urgent needs allowable activities:	\$64,332.24

Consolidated Plan Purpose (cont.)



- 2. Elimination of slum and blight;
 - ✦ The first method occurs when a structure is blighted; when it exhibits objectively determinable signs of deterioration to constitute a threat to health, safety and public welfare.
 - ✦ The second method covers area blight, and includes submitting a resolution or ordinance passed by City Council declaring the area blighted in accordance with 24 CFR 570. A good example is the East Capitol Avenue Area Urban Renewal Plan that was adopted by Council in December of 2016.
- 3. Urgent Threat to Health and Safety (Urgent Need)
 - ✦ Urgent need is generally for activities to alleviate emergency conditions. Examples include:
 - Acquisition of property located in a flood plain that was severely damaged by a recent flood;
 - Public facility improvements like the reconstruction of a publicly-owned hospital that was severely damaged by a tornado;
 - Demolition of structures that are severely damaged by a major earthquake.

CDBG Categories



- Survey questions were broken down by the following categories that best represent the activities in that category:
 - Acquisition and Disposition
 - Public Facilities
 - Public Infrastructure
 - Public Services
 - Housing
 - Economic Development

CDBG Categories



1. Acquisition and Disposition

- ✦ Acquisition of real property
- ✦ Disposition of real property
- ✦ Clearance or demolition of buildings/improvements
- ✦ Cleanup of contaminated sites
- ✦ Relocation payments and other assistance

CDBG Categories



2. Public Facilities

- ✦ Senior Centers
- ✦ Facilities for Persons with Disabilities
- ✦ Homeless Facilities (not operating costs)
- ✦ Youth Centers
- ✦ Neighborhood Facilities (i.e. libraries & community centers)
- ✦ Parks, Recreational Facilities
- ✦ Child Care Centers
- ✦ Parking Facilities
- ✦ Fire Stations/Equipment
- ✦ Health Facilities
- ✦ Facilities for Abused and Neglected Children
- ✦ Facilities for AIDS Patients (not operating costs)
- ✦ Non-Residential Historic Preservation
- ✦ Interim Assistance (i.e. removal of tree limbs or other debris after a major storm).

CDBG Categories



3. Public Infrastructure

- ✦ Solid Waste Disposal Improvements
- ✦ Flood Drainage Improvements
- ✦ Water/Sewer Improvements
- ✦ Street Improvements
- ✦ Sidewalks
- ✦ Tree Planting
- ✦ Broadband Infrastructure
- ✦ Tornado Shelters Serving Private Mobile Home Parks
- ✦ Privately Owned Utilities

CDBG Categories



4. Public Services

- ✦ Homeless/AIDS Patients Programs
- ✦ Senior Services
- ✦ Services for Persons with Disabilities
- ✦ Legal Services
- ✦ Youth Services
- ✦ Transportation Services
- ✦ Substance Abuse Services
- ✦ Services for victims of domestic violence, dating violence, sexual assault or stalking
- ✦ Employment Training
- ✦ Crime Awareness/Prevention
- ✦ Fair Housing Activities

CDBG Categories



4. Public Services (continued)

- ✦ Tenant/Landlord Counseling
- ✦ Child Care Services
- ✦ Health Services
- ✦ Services for Abused or Neglected Children
- ✦ Mental Health Services
- ✦ Screening for Lead Poisoning
- ✦ Subsistence Payments
- ✦ Homebuyer Down Payment Assistance – Excluding Housing Counseling
- ✦ Rental Housing Subsidies
- ✦ Security Deposits
- ✦ Housing Counseling
- ✦ Neighborhood Cleanups
- ✦ Food Banks
- ✦ Housing Information and Referral Services
- ✦ Housing Counseling Supporting Homebuyer Down Payment Assistance

CDBG Categories



5. Housing

- ✦ Loss of Rental Income
- ✦ Construction of Housing
- ✦ Housing Counseling for Homeownership Assistance
- ✦ Homeownership Assistance excluding Housing Counseling
- ✦ Rehabilitation: Single-Unit Residential
- ✦ Rehabilitation: Multi-Unit Residential
- ✦ Rehabilitation: Public Housing Modernization
- ✦ Rehabilitation: Other Publicly Owned Residential Buildings
- ✦ Rehabilitation: Energy Efficiency Improvements
- ✦ Rehabilitation: Acquisition
- ✦ Rehabilitation: Administration

CDBG Categories



5. Housing (continued)

- ✦ Lead-Based Paint/Lead Hazards Testing/Abatement
- ✦ Housing Services Excluding Housing Counseling
- ✦ Housing Counseling in Conjunction with CDBG-Assisted Housing Rehabilitation
- ✦ Code Enforcement
- ✦ Residential Historic Preservation
- ✦ CDBG Operation and Repair of Foreclosed Property

CDBG Categories



6. Economic Development

- ✦ Rehabilitation: Publicly or Privately Owned Commercial/Industrial
- ✦ Commercial/Industrial: Acquisition/Disposition
- ✦ Commercial/Industrial: Infrastructure Development
- ✦ Commercial/Industrial: Building Acquisition, Construction, Rehabilitation
- ✦ Economic Development Direct Financial Assistance to For-Profit Business
- ✦ Economic Development: Technical Assistance
- ✦ Economic Development: Microenterprise Assistance

Consolidated Plan Survey Results



What are the top 5 priorities that you would like the City of Jefferson to accomplish over the next 5 years?

○ Homeless Facilities	42
○ Street Improvements	33
○ Child Care Centers	30
○ Construction of Housing	24
○ Clearance or demolition of buildings/improvements	23
○ Mental Health Services	20
○ Employment Training	19
○ Transportation Services	18
○ Facilities for Persons with Disabilities	16

Consolidated Plan Survey Results (cont.)



○ Rehabilitation: Multi-Unit Residential	16
○ Code Enforcement	16
○ Sidewalks	14
○ Facilities for Abused & Neglected Children	13
○ Child Care Services	12
○ Youth Centers	11
○ Homebuyer Down Payment Assistance	11
○ Rental Housing Subsidies	11
○ Senior Centers	10
○ Flood Drainage Improvements	10
○ Broadband Infrastructure	10

Consolidated Plan Survey Results (cont.)



○ Relocation payments and other assistance	9
○ Homeless/AIDS Patients Programs	9
○ Fair Housing Activities	9
○ Services for Abused or Neglected Children	8
○ Housing Information and Referral Services	8
○ Parks, Recreational Facilities	7
○ Parking Facilities	7
○ Fire Station/Equipment	7
○ Water/Sewer Improvements	7
○ Services for Persons with Disabilities	7
○ Substance Abuse Services	7

Consolidated Plan Survey Results (cont.)



○ Crime Awareness/Prevention	7
○ Neighborhood Cleanups	7
○ Loss or Rental Income	7
○ Rehabilitation: Public Housing Modernization	7
○ Health Facilities	6
○ Rehabilitation: Single Unit Residential	6
○ Neighborhood Facilities	5
○ Disposition of Real Property	5
○ Cleanup of contaminated sites	5
○ Senior Services	5
○ Services for victims of domestic violence, dating violence, sexual assault or stalking	5

Consolidated Plan Survey Results (cont.)



- Housing counseling in conjunction with CDBG-assisted housing rehabilitation 5
- Residential Historic Preservation 5
- Other (please specify) 5
- Tree planting 4
- Legal Services 4
- Youth Services 4
- Security Deposits 4
- Homeownership Assistance excluding housing counseling 4
- CDBG operation and repair of foreclosed property 4
- Non-residential historic preservation 3

Consolidated Plan Survey Results (cont.)



- Acquisition of real property 3
- Solid waste disposal improvements 3
- Tenant/landlord counseling 3
- Housing counseling 3
- Food banks 3
- Housing counseling supporting homebuyer down payment assistance 3
- Rehabilitation: Other publicly owned residential buildings 3
- Housing services excluding housing counseling 3
- Economic development direct financial assistance to for-profit businesses 3

Consolidated Plan Survey Results (cont.)



- Economic Development Technical Assistance 3
- Economic Development: Microenterprise assistance 3
- Facilities for AIDS patients (non operating costs) 2
- Tornado shelters serving private mobile home parks 2
- Health services 2
- Rehabilitation: Publicly or privately owned commercial/industrial 2
- Commercial/Industrial: Acquisition/disposition 2
- Commercial/Industrial: Infrastructure development 2
- Commercial/Industrial: Building acquisition, construction, rehabilitation 2

Consolidated Plan Survey Results (cont.)



○ Interim Assistance	1
○ Subsistence Payments	1
○ Housing counseling for homeownership assistance	1
○ Rehabilitation: Energy efficiency improvements	1
○ Privately owned utilities	0
○ Screening for lead poisoning	0
○ Rehabilitation: Acquisition	0
○ Rehabilitation: Administration	0
○ Lead-Based Paint/Hazards Testing/Abatement	0

Having the Greatest Impact



- In the 2019-2023 Consolidated Plan the following activities were designated as goals:
 - Homebuyer Assistance:
 - ✦ Goal was to assist 56 households
 - ✦ Households served was 87
 - Emergency Assistance Repair Program
 - ✦ Goal was to assist 52 households
 - ✦ Households served was 15
 - Removal of dilapidated structures
 - ✦ Goal was to demolish 10-15 structures
 - ✦ Structures demolished was 8
 - Infrastructure Projects
 - ✦ Goal was to assist 15,000 persons
 - ✦ Persons assisted was 6,000
 - E. Miller & Chestnut Streets sidewalks improvement project.
 - Adams and Hickory Street sidewalk improvement project. Near completion.
 - Public Services
 - ✦ Public Service Activities other than Low to Moderate Income Housing Benefit
 - Goal was to assist 10 persons
 - Actual number assisted was 0

Having the Greatest Impact (cont.)



- Public Services Category
 - ✦ Can allocate up to 15% of annual funds on Public Service Activities
 - ✦ Sub-grant to local not-for-profit agencies with low-to-moderate income persons
 - ✦ Must be a quantifiable increase of an existing service and/or a new program for the agency
 - ✦ Funding is contingent on award from HUD
- Eligible Activities
 - ✦ Basic social services to the homeless and low-to-moderate income persons;
 - ✦ Food and nutrition services for low-to-moderate income persons. **The purchase of food is ineligible;**
 - ✦ Domestic violence prevention and counseling services;
 - ✦ Job training and employment services for low-to-moderate income persons;

Having the Greatest Impact (cont.)



- Eligible Activities (cont.)
 - ✦ Health care and substance abuse services for low-to-moderate income persons;
 - ✦ Child care for low-to-moderate income families;
 - ✦ Services for senior citizens (62 and over exclusively);
 - ✦ Services for the disabled persons;
 - ✦ Fair housing counseling.
- A workshop will be made available to sub-recipients, if the Public Services activity is funded.

Next Steps



- Staff will take the communities needs and incorporate into the draft plan
- Public Meeting to present the Draft Plan May 2023
- Presentation to Public Works & Planning June 8, 2023
- Presentation to City Council July 17, 2023
- Consolidated Plan due to HUD August 16, 2023

Community Discussion



- What activities would you like to see funded keeping in mind that the City receives an allocation of approximately \$300,000 annually?
 - Open public comment period for community discussion.

Connecting the Dots



- Additional reference materials:
 - Survey Results
 - Planning Documents
 - ✦ Plans and Publications
 - Low to Moderate Income Mapping Tool
 - March 22, 2023 Power Point Presentation

Questions?



- **Contact Us**

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