



City of Jefferson
Community Development Block Grant

2017 ANNUAL ACTION PLAN

Community Development Block Grant (CDBG) Overview

- ⦿ Federal Funding - U.S. Department of Housing and Urban Development (HUD)
- ⦿ Goals:
 - Provide Decent Housing
 - Create a Suitable Living Environment
 - Expand Economic Opportunities
- ⦿ National Objective Requirements:
 - 51% Low – Moderate Income (LMI)
 - Eliminate Slum & Blight
 - Urgent Threat to Health & Safety

Citizen Participation & Timeline

- ⦿ Public Hearing, June 30, 2016. Comments accepted through August 5, 2016;
- ⦿ Draft plan made available September 27, 2016. Comments accepted through October 28, 2016;
- ⦿ Presentation of Annual Action Plan
 - Public Works & Planning, October 20, 2016;
 - City Council, November 7, 2016;
- ⦿ Annual Action Plan submitted to HUD, November 15, 2016.

2014-2018 Consolidated Plan Identified Priority Needs & Goals

◎ Priority Needs

- Affordable Housing;
- Public Infrastructure & Facility Improvements;
- Supportive Services for Low Income & Special Needs; and
- Removal of Slum and Blight.

◎ Goals

- Provide Safe, Decent Affordable Housing;
- Preserve and Improve Area Neighborhoods;
- Increase Economic Opportunities; and
- Promote Self-Sufficiency Through Service Provision.

◎ Geographic Area: Citywide

2017 Annual Action Plan Programs and Budget

| Program | Priority Needs Addressed | Budget |
|---|---|-----------|
| Homeowner Rehab & Down Payment Assistance | Affordable Housing | \$75,000 |
| Public Facility & Infrastructure Improvements | Preserve & Improve Area Neighborhoods; Economic Opportunities | \$80,292 |
| Public Services | Supportive Services for Low Income & Special Needs | \$25,000 |
| Demolition Assistance | Removal of Slum & Blight; Economic Opportunities | \$30,000 |
| Administration and Planning | | \$52,573 |
| | Total: | \$262,865 |

2017 Annual Action Plan

Homeowner Rehab

- Assist LMI single family residence homeowners with rehabilitation to address code deficiencies, energy efficiency, ADA accessibility and/or emergency repairs (e.g. water/wastewater repairs);
- Assistance up to \$5,000 forgiven after 5 years of ownership and used as primary residential occupancy;
- Residential houses constructed prior to 1978 subject to lead based paint testing of areas disturbed by rehab.

2017 Annual Action Plan

Down Payment Assistance

- Provide down payment/closing cost assistance to LMI households for purchase of single family residential house;
- Assistance up to \$5,000 forgiven after 5 years of primary residential ownership/occupancy;
- If house constructed prior to 1978 subject to visual inspection and/or lead based paint testing;
- Additional \$500 may be available if peeling paint is identified as lead based paint to mitigate hazard;
- Requires completion of a first time homebuyer's course and obtain certificate.

2017 Annual Action Plan

Public Services

- Available to Local Non-Profits, 501(c)(3);
- Services must be new or a quantifiable increase in the level of existing service over the last 12 months;
- CDBG funds may be used to pay for labor, supplies and material to operate and/or maintain the portion of the facility in which the public service is located;
- Competitive Application Process – TBD.

2017 Annual Action Plan

Public Services – con't

Eligible activities include, but not limited to:

- Employment Services
- Crime Prevention
- Child Care
- Health Services
- Substance Abuse Services
- Fair Housing Counseling
- Education Programs
- Services For Senior Citizens
- Services For Homeless Persons

2017 Annual Action Plan

Public Improvement & Facility

- Public improvements may include construction or replacement of sidewalks, curb, gutter, water/sewer infrastructure and bridges;
- Assist with wayfinding program;
- Provide assistance with rehabilitation and ADA accessibility for public facilities.

2017 Annual Action Plan

Removal of Slum & Blight

- Loans are provided at 0% interest for the costs of demolition. If the property is redeveloped with affordable housing as defined by the City of Jefferson and HUD, the demolition loan will be fully forgiven.
- If the property is not redeveloped within 3 years, unless located in floodplain/floodway, or is not redeveloped with affordable housing as defined by the City of Jefferson and HUD, the loan will be due upon title transfer.

2017 Annual Action Plan

- Draft plan is available for review by visiting the [Redevelopment and Grants webpage.](#)
- Copy of plan are available at City Hall, Missouri River Regional Library and Housing Authority.

Comments Accepted Through October 28, 2016

Written comments:

City of Jefferson

Planning & Protective Services

320 E. McCarty Street

Jefferson City, MO 65101

Email comments:

icplanning@jeffcitymo.org

subject line “CDBG 2017 Annual Action Plan”.

Comments?

