



# State of Missouri

## 2018-2022 Consolidated Plan

### 2019 Action Plan

### Public Meeting

# Today's Meeting

- Discuss the draft 2018-2022 Consolidated Plan and the 2019 Annual Action Plan and their components
- Go over the timeline and plan process
- Give an overview of the various programs, their goals, activities, estimated budgets and methods of distribution
- Explain the proposed changes and intended uses of funds
- Open the meeting up for public comment

# Your Role

Provide comment, feedback, and suggestions on:

- Past performance of programs
- Funding gaps
- Unrecognized needs
- Suggested program changes
- Ideas for promoting public participation

# Who are the Members of the Consolidated Plan Team?

- Missouri Department of Economic Development:
  - Community Development Block Grant Program\*
- Missouri Housing Development Commission:
  - HOME Program\*
  - Continuum of Care
  - National Housing Trust Fund\*
- Missouri Department of Social Services/MHDC:
  - Emergency Solutions Grant Program\*
- Missouri Department of Health:
  - Housing Opportunities for Persons With AIDS Program\*

*\*required participation*

# Timeline

- 10/29/18: Organizational Kick-Off Webinar
- 12/03/18 – 12/17/18: Citizen Participation and Consultation Survey was open
- 2/4/18: Draft Consolidated Plan available
- 2/15/19: Public Hearing – Jefferson City
- 2/22/19: Public Webinar
- 3/22/19: Comment period for draft plan ends
- 3/25/19: Proposed Submission of 2019 Action Plan to HUD
- 4/1/19: Beginning of 2019 program year -- funds made available after that date

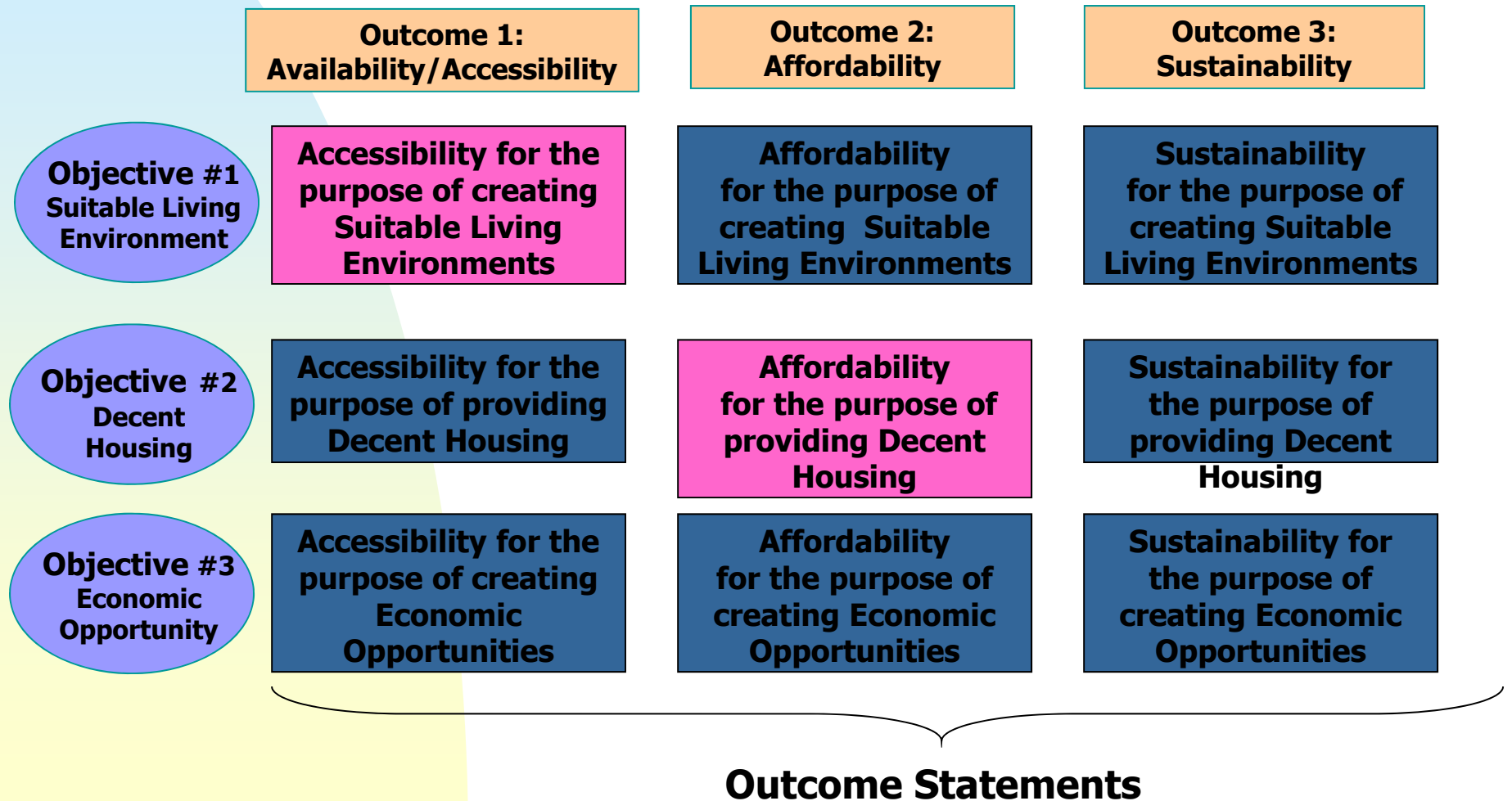
# What is the Consolidated Plan?

- 1995 HUD regulation
- Five Year Consolidated Plan document (2018 – 2022)
- One Year Action Plan (2019)
- Planning Process
- Yearly Action Plans

# What is the purpose of the Consolidated Plan?

- “To strengthen partnerships with jurisdictions to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, to enable them to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities for every Missourian, particularly low-income and very low-income persons.”

# Performance Measures Objective and Outcome Statements





# Suitable Living Environment (community development)

- Improving safety and livability of neighborhoods
- Increasing access to quality public and private facilities and services
- Reducing the isolation of income groups
- Revitalization of deteriorating neighborhoods
- Conservation of energy resources

# Decent Housing

- Includes assisting homeless individuals and families
- Retention of affordable housing stock
- Increasing the availability of permanent housing in standard condition
- Increasing the supply of supportive housing
- Expand capacity of community housing development organizations

# Expanded Economic Opportunities

- Provision of jobs accessible to low income persons
- Availability of mortgage financing for low income persons at reasonable rates
- Access to capital and credit for development activities that promote long term economic and social viability of the community
- Empowerment and self sufficiency opportunities for low income persons to reduce generational poverty in federally assisted and public housing



---

**Required Content of  
the 2018-2022  
Consolidated Plan  
and the 2019 Action  
Plan**

# Content of Consolidated Plan

- Executive Summary
- Participating Agencies
- Consultation with Partners
- Citizen Participation

*Continued on next slide*

# Content of Consolidated Plan

- Needs Assessment
  - Housing Needs Assessment
  - Disproportionately Greater Need:
    - a) Housing Problems
    - b) Severe Housing Problems
    - c) Housing Cost Burdens
  - Public Housing
  - Homeless Needs Assessment
  - Non-Homeless Special Needs Assessment
  - Non-Housing Community Development Needs

*Continued on next slide*

# Content of Consolidated Plan

- Market Analysis
  - Number of Housing Units
  - Cost of Housing
  - Condition of Housing
  - Public and Assisted Housing
  - Homeless facilities
  - Special Needs Facilities and Services
  - Barriers to Affordable Housing
  - Non-housing Community Development Assets
  - Needs and market Analysis Discussion

*Continued on next slide*

# Content of Consolidated Plan

- Strategic Plan
  - Geographic Priorities
  - Priority Needs
  - Influence of Market Conditions
  - Anticipated Resources
  - Institutional Delivery Structure
  - Goals
  - Public Housing Accessibility and Involvement
  - Barriers to Affordable Housing
  - Homelessness Strategy
  - Lead Based Paint Hazards
  - Anti-Poverty Strategy
  - Monitoring



# Content of the 2019 Annual Action Plan

- Expected Resources
- Annual Goals and Objectives
- Allocation Priorities
- Method of Distribution
- Geographic Distribution
- Affordable Housing
- Public Housing

*Continued on next slide*

# Content of the 2019 Annual Action Plan

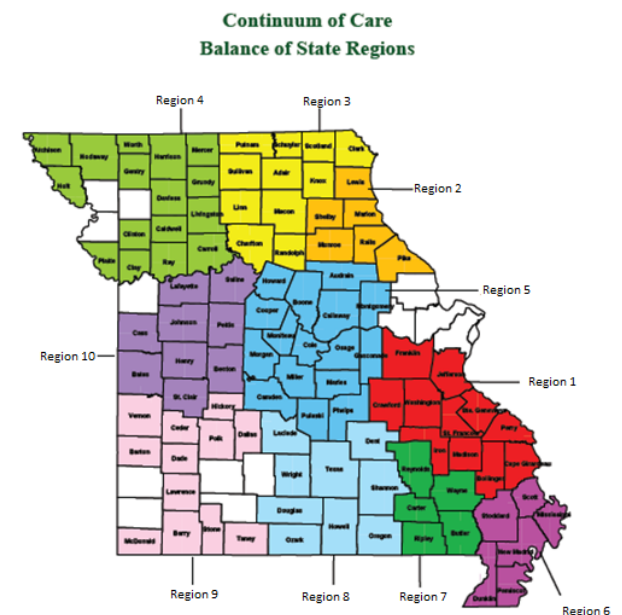
- Homeless and other Special Needs Activities
- HOPWA goals
- Barriers to Affordable Housing
- Other Actions
- Program Specific Requirements
- Appendix A: Distribution Methods – CDBG Program

# Program Specific Information:

- Missouri Housing Development Commission
  - Balance of State Continuum of Care (CoC)
  - Emergency Solutions Grant (ESG) (In conjunction with the Missouri Department of Social Services)
  - National Housing Trust Fund (HTF)
  - HOME
- Missouri Department of Health and Senior Services
  - Housing Opportunities for Persons with AIDS (HOPWA)
- Missouri Department of Economic Development
  - Community Development Block Grant Program (CDBG)

# Balance of State Continuum of Care

- Funded by HUD through the reauthorization of the McKinney-Vento Homeless Assistance Act, Homeless Assistance and Rapid Transition to Housing (HEARTH) Act
- MHDC serves as “Collaborative Applicant”
- Includes 101 counties in 10 regions
- Self governed by elected Board of Directors
- Eight Continua in state of Missouri
- Competitive funding cycle each year  
(*Not block-granted or formula funded*)



# Balance of State Continuum of Care

- Program Activities
  - Transitional Housing
  - Permanent Housing
  - Supportive Services Only
  - Safe Havens
  - HMIS
  - CoC Planning
- Estimated Budget
  - Annual Amount: \$6,000,000
  - Five Year Consolidated Plan Amount: \$30,000,000

# Balance of State Continuum of Care

- Program goals
  - In January 2018, the BoS CoC reported 1,346 sheltered and unsheltered homeless individuals and families
  - In line with Federal Strategic Plan: reduce homelessness for veterans, families with children, unaccompanied youth and chronically homeless individuals families
  - Coordinate Homeless Services throughout rural Missouri
    - Add 100 beds over the five-year consolidated plan period
  - Engage new rapid re-housing programs

# Balance of State Continuum of Care

- Distribution of Funds
  - The Balance of State holds regular meetings and offers trainings throughout the state to facilitate collaboration of homeless assistance dollars
  - The Collaborative Applicant releases instructions to apply for BoS CoC funds that are available annually
  - The Balance of State CoC Board is responsible for appointing a Review Committee annually who will set priorities and review all renewal and new applications for funding
  - The Review Committee makes final recommendations to the CoC Board for the Collaborative Application to HUD
  - CoC funds require a 25 percent match
  - Monitoring is performed by HUD, but technical assistance will be provided by the Collaborative Applicant

# Balance of State Continuum of Care

- Major Changes
  - BoS CoC Governing Body
  
  - Governor's Committee to End Homelessness
    - Promote public and private coordination and collaboration
    - Missouri Continua Collaboration
  
  - Coordinated Entry requirements
    - HUD requirement for system to be in place January, 2018
    - Condition of homeless assistance funding
    - Single access point for assessment and prioritization of homeless individuals and families



# Balance of State Continuum of Care

## □ Timeline/Contact Information

### □ Timeline

- HUD releases NOFA in late summer
- Annual NOFA details timeline for submitting application locally and to HUD
- HUD generally announces funding in two rounds for two tiers in winter and spring

### □ Contact

- Steve Whitson, Missouri Housing Development Commission  
816-759-6890 or [steve.whitson@mhdc.com](mailto:steve.whitson@mhdc.com)

# National Housing Trust Fund

- Established under the Housing and Economic Recovery Act of 2008 and funded for the first time in 2016
- State allocation of HTF funds
- Program administered by Missouri Housing Development Commission as part of Rental Production and Rehabilitation Program

# National Housing Trust Fund

- Program Activities
  - New Construction of Rental Housing for Households at or Below 30% AMI
    - Includes Operating Cost Assistance for Rental Housing
  - Administrative and Planning Costs
- Estimated Budget
  - Annual Amount: \$3,970,000
  - Five Year Consolidated Plan Amount: \$15,000,000

# National Housing Trust Fund

- Program goals
  - Affordable Housing for Low-Income Households – 15 new units/year
  - Affordable Housing for Seniors – 7 new units/year
  - Set-Aside Preferences (formerly Special Needs Priority) – 5 new units/year

# National Housing Trust Fund

- Distribution of Funds
  - Part of multi-family rental production program
  - Will be used to finance rental production with very low-interest rate or non-interest bearing loans or grants
  - Applications are reviewed according to primary and secondary thresholds, selection criteria, priority factors, and competitive review
    - Priority Factors include: Merits of the Project, Rent Levels, Geographic Distribution, Ability to Deploy Funds Quickly, Affordability Period, and Ability to Leverage Funds
  - MHDC intends to allocate 90% of the yearly state allocation to the rental production program and the remaining 10% for administrative purposes.
  - There is no grant/loan size limit, but MHDC will utilize its NHTF funds as gap-financing for larger developments.

# National Housing Trust Fund

- Contact Information

- Alissa Ice, Missouri Housing Development Commission

- 816-759-7234 [aice@mhdc.com](mailto:aice@mhdc.com)

# HOME

- Program goals
  - Affordable housing for low-income families and very low income families;
  - Affordable housing for homeless families;
  - Affordable Set-Aside Housing for special needs and vulnerable persons;
  - Preservation of affordable housing for low-income persons and families;
  - Affordable housing for seniors

# HOME

54: Rental households provided with new affordable housing

68: Rental households provided with rehabilitated affordable housing

55: Rental households provided with new or rehabilitated affordable housing for seniors

76: Rental households provided with Set-Aside preferences

169: Housing units brought up to local codes or standards



# HOME

- Rental Housing Production and Preservation Program:
  - The main objective of MHDC is to successfully leverage the HOME funds with alternative funding resources as they become available in connection with the private/public partnership programs involving the production of affordable rental property.
- Homeowner Repair Program (HeRO)
  - MHDC will provide HOME funds to be used for repairs and rehabilitation of owner-occupied homes.

# HOME

## Estimated Budget PY 2019

- Rental Housing Production Program
  - Community Housing Development Organizations (CHDO) Set-Aside: \$1,875,000
  - CHDO Operating Expenses: \$100,000
  - Rental Housing Production: \$9,525,000\*
    - **SUBTOTAL: \$11,500,000**
  - HOME Repair (HeRO) Program: \$5,000,000
  - Administrative Expenses: \$1,250,000

**Total: \$17,750,000**

*\* Includes anticipated allocation and program income*

# HOME

## HOME Program Major Changes

- Homeowner Repair Program (HeRO):
  - Increased funding from \$3,500,000 to \$5,000,000
- In 2018, HUD allocated an additional 43% in HOME funds

# HOME

- HOME Program Contact Information:
  - Lorenzo Rice, HOME Administrator
    - [lrice@mhdc.com](mailto:lrice@mhdc.com)
    - (816) 759-6698
  - Carol Craig, HOME Coordinator
    - [ccraig@mhdc.com](mailto:ccraig@mhdc.com)
    - (816) 759-6896

# PHA Participation

- The State worked with MONAHO and participating PHAs
- Community Input Survey and PHA Resident Survey
- Participating PHAs provided data for Consolidated Plan

# Emergency Solutions Grant

- Funded by HUD through the reauthorization of the McKinney-Vento Homeless Assistance Act, Homeless Assistance and Rapid Transition to Housing (HEARTH) Act and the ESG Interim Rule
- State allocation of ESG funds
- Program administered through partnership between Department of Social Services and Missouri Housing Development Commission

# Emergency Solutions Grant

- Program Activities
  - Street Outreach
  - Emergency Shelter
  - Homelessness Prevention
  - Rapid Re-Housing
  - HMIS/Comparable Database
  
- Estimated Budget
  - Annual Amount: \$2,500,000
  - Five Year Consolidated Plan Amount: \$12,500,000

# Emergency Solutions Grant

- Program goals
  - In January 2018, the BoS CoC reported 1,346 sheltered and unsheltered homeless individuals and families
  - Provide outreach to literally homeless individuals and families
  - Safely reduce the length of stay for families and individuals in shelters
  - Rapidly and permanently re-house literally homeless individuals and families
    - Assist 3,000 households with rapid re-housing funds over the five-year consolidated plan period
  - Prevent homelessness for individuals and families at-risk of homelessness
    - Assist 4,400 individuals over the five-year consolidated plan period
  - Collect data on program participants and program performance



# Emergency Solutions Grant

## ▣ Major Changes

### ▣ Coordinated Entry requirements

- HUD requirement for system to be in place January, 2018
- Condition of homeless assistance funding
- Single access point for assessment and prioritization of homeless individuals and families

# Emergency Solutions Grant

- Distribution of Funds
  - Based on annual allocation plan by CoC approved by DSS and MHDC after CoC input is considered through annual action plans and focus groups
  - City/county governments offered first right of refusal to sub-contract funds
  - Monitoring will include on-site review of payment requests and back-up documentation submitted for reimbursement
  - No more than 60 percent of ESG funds will be allocated to street outreach and emergency shelter activities
  - Sub-grantees are limited to apply for \$50,000 per grant or up to \$100,000 if they serve multiple counties and city/county grantees are limited to apply for \$150,000
  - Entitlement areas that receive their own allocation of ESG funding are capped and reflected in the annual action plan
  - Agencies found to be out of compliance will be required to submit a corrective action plan
  - The ESG program requires a 100 percent match

# Emergency Solutions Grant

- Timeline/Contact Information
- Timeline
  - Fall NOFA and Allocation Plan
  - Application Training
  - Late fall applications due
  - Funding recommendations
  - January 1, funding year begins
  - Funded agency training
  - March 31, funding year ends (15-month grant period)
  - Focus group
- Contacts
  - Steve Whitson, Missouri Housing Development Commission  
816-759-6890 or [steve.whitson@mhdc.com](mailto:steve.whitson@mhdc.com)
  - Steven Milburn, Department of Social Services  
573-751-1225 or [Steven.Milburn@dss.mo.gov](mailto:Steven.Milburn@dss.mo.gov)



# Housing Opportunities for Persons with AIDS (HOPWA)

Missouri Department of Health and Senior  
Services

Division of Community and Public Health,  
Section for Disease Prevention,  
Bureau of HIV, STD, and Hepatitis

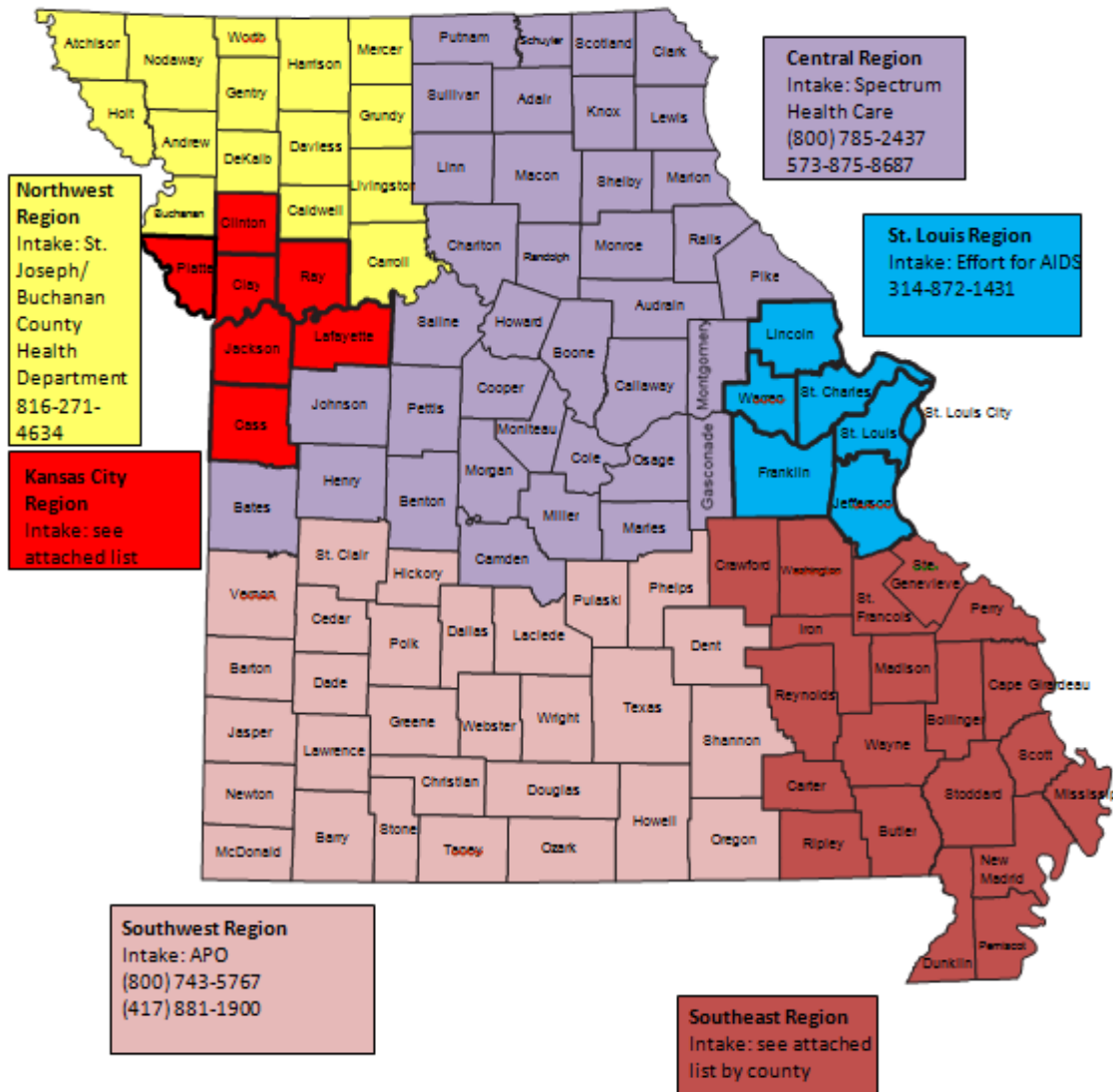
# HOPWA Grantees for Missouri:

Missouri Department of Health and Senior Services

---

**Kansas City and St. Louis**  
(two Eligible Metropolitan Statistical Area's)  
have direct competitive funding

# Missouri Department of Health and Senior Services Bureau of HIV, STD and Hepatitis HIV Medical Case Management Regions



# HOPWA Estimated FY2019 Funding and Specific Program Goals

- Estimated FY2019 Funding: \$702,000
- HOPWA Goals:
  - Target funds to those most in need
  - Prevent future homelessness
  - Provide stable housing resources
  - Move individuals and families towards permanent housing

# Contact Information

Chiquita Small

Missouri Department of Health and Senior  
Services

Division of Community and Public Health,

Section for Disease Prevention

Bureau of HIV, STD, and Hepatitis

P.O. Box 570

Jefferson City, MO 65102

(573) 751-6439

[chiquita.small@health.mo.gov](mailto:chiquita.small@health.mo.gov)



# What is the Community Development Block Grant Program?

- Established by the Housing and Community Development Act of 1974
- Funds originate in U.S. Dept. of Housing and Urban Development
- Administered by Missouri Department of Economic Development

# State Community Development Block Grant Program

- The funding helps address local health and safety concerns, improves or provides funding for local facilities such as senior centers and community centers, and provides funding for infrastructure type construction such as roads and bridges.

# State Community Development Block Grant Program

- Estimated FY2019 Funding: \$20,500,000
- Will also utilize \$7,200,000 in program income to fund additional projects
- Eligibility: State administers program for “non-entitlement areas of state.”
  - Cities under 50,000 in population
  - Counties under 200,000 in population

# State Community Development Block Grant Program

- National Objectives:
  - Benefitting Low to Moderate Income (LMI) persons (70% of the state's annual allocation is to be awarded on projects benefiting primarily (LMI) persons.)
  - Elimination of Slum and Blight
  - Urgent Need – Poses a serious and immediate threat to the health or welfare of a community

# CDBG – 2019 Proposed Distribution of Funds

Category	App. Cycle	Maximum	Total
Community Facilities	due May 31, 2019	\$500,000	\$5,781,000
(includes the Workforce Training Center grants, request for proposals are due April 1, 2019)			
General Infrastructure	due May 31, 2019	\$500,000	\$6,200,000
(includes the Downtown Revitalization grants)			
Demolition	due May 31, 2019	\$200,000 (resid.)	\$1,000,000
		\$300,000 (comm.)	
Water & Wastewater	year round	\$750,000	\$8,000,000
Economic Development	year round	varies	\$6,300,000
Emergency	year round	varies	\$1,000,000
State Administration			\$ 694,000
State Technical Assistance			\$ 225,000

# CDBG Changes for FY2019

- Increased the maximum grant award for Water/Wastewater grants from \$500,000 to \$750,000
- Increased the maximum grant award for Community Facilities from \$350,000 to \$500,000
- Increased the maximum for residential Demolition projects from \$125,000 to \$200,000 and increased the maximum for commercial Demolition projects from \$250,000 to \$300,000

*(continued on next slide)*

# CDBG Changes for FY2019

- **Added Downtown Revitalization Grants**

This will include public infrastructure and improvements that will significantly contribute to the revitalization or redevelopment of the downtown. These improvements may include, but are not limited to water, sewer, electric, gas, sidewalks, curb cuts, street paving, parking, lighting, etc.)

- **Added Workforce Training Facility Grants**

Eligible capital improvement costs may include acquisition, new building construction, rehabilitation of existing properties, and related soft costs such as: appraisal; closing costs; engineering and architectural costs; inspections; and permitting. “Programming” funding such as fixed equipment costs (simulators, welders, etc.) may also be eligible.) This program can work in conjunction with the Neighborhood Assistance Tax Credit Program (NAP) and the Youth Opportunity Program Tax Credit Program (YOP.) Requests for proposals are due April 1, 2019 and selected RFP’s will be invited to submit a full application.

# CDBG Changes for FY2019

- CDBG-DR 4317 Supplemental Disaster Funding

On August 14, 2018, the U.S. Department of Housing and Urban Development (HUD) allocated Missouri \$58,535,000 in Community Development Block Grant disaster recovery (CDBG-DR) funds for unmet needs due to the national disasters of 2017. The funds are to help alleviate the unmet housing, infrastructure, and economic revitalization needs in the declared counties due to the 2017 flooding. However, HUD has specified, by rule, that all disaster funds for Missouri allocated under Public Law 115-123 must first serve unmet housing needs. At the point that the unmet housing need is exhausted, the CDBG Program will formally amend the Plan to reflect the use of remaining funds in areas of unmet need in the categories of infrastructure and economic revitalization. Also of special note, by rule, 80% of the CDBG-DR funding must be utilized in the 5 most highly impacted zip codes and the other 20% can be utilized in the 55 disaster declared counties. The CDBG-DR Action Plan can be found at the following link:

<https://ded.mo.gov/DisasterRecovery>



# CDBG Contact

Marcy Oerly  
Department of Economic Development  
PO Box 118  
Jefferson City, MO 65102  
(573) 751-3600  
[marcy.oerly@ded.mo.gov](mailto:marcy.oerly@ded.mo.gov)

# 2019 Action Plan Web Availability

- The 2019 Action Plan will be available at:
  - <https://ded.mo.gov/content/community-development-block-grants>
  - [www.mhdc.com](http://www.mhdc.com)
  - <https://dss.mo.gov/fsd/esg/>
  - [www.health.mo.gov](http://www.health.mo.gov)

# Public Comment

This concludes the State's presentation. The FY2019 Annual Action Plan is currently open for public comment. We ask that comments pertain only to this particular plan. We also ask that if you do have a comment, that you state your full name and affiliation for our transcript. You may also submit a business card for our transcriber.

In addition, comments regarding the 2019 Action Plan, which has been open for public comment since February 4, 2019, will be accepted through March 22, 2019. Comments can be mailed to the attention of Marcy Oerly, Missouri Department of Economic Development, 301 W. High Street, P.O. Box 118, Jefferson City, MO 65102.