

Vision Commission Report on Topic 11. Health, Social Services and Affordable Housing

January 2015

The Vision Commission began in January 2009 with the charge to track, measure and report on progress of vision implementation to the community. Beginning November of 2013, the Commission will deliver reports on one of the thirteen Vision Topics using at least three ways to track and measure progress on the Vision:

1. Report the scope of **Implementation Efforts** taken to address strategies and objectives in the Vision document.
2. Recognize **Significant Events** that could have an impact on one or more of the 13 Visions.
3. Develop a set of **Progress Indicators** that will help the community see whether the 13 Visions and their related goals are being fulfilled.

Vision: Columbia is a supportive, compassionate, healthy community with high-quality social services, a first-rate health care system, and safe, quality affordable housing that are accessible to all.

11.1 Social Services - Columbia will support quality points of entry to access information for high-quality and affordable social services to support children, adults, senior, persons with disabilities, and people with cultural barriers. All social services will be sufficiently funded to work toward the elimination of poverty

11.2 Affordable Housing - A diversity of housing choices will be dispersed throughout the community to achieve an adequate supply of affordable, energy efficient, and accessible housing.

11.3 Health - Columbia will be a healthy community. All residents will have timely access to appropriate health care. Effective prevention initiatives will contribute to a healthy community.

This report has been reviewed and commented on by:

Phil Steinhaus – City of Columbia Housing Authority

Randall Cole – City of Columbia

Bill View – Show Me Central Habitat for Humanity

Andrea Waner – Columbia/Boone County Health and Human Services

Implementation Efforts

Goal	Strategies and Objectives from the Vision	Progress on Implementation
11.1 Social Services	11.1.1 There is a Community Foundation to fund social services and other community needs with private dollars	Community Foundation has been set up
	11.1.2 Community services programs must meet publicly approved standards of accountability, must undergo annual program review, and must incorporate participant feedback in future planning	SS agencies funded by city and county have been evaluated for a number of years. Complete overhaul in last five years - all agencies and programs evaluated annually, performance outcomes required, reported and tracked, United Way, city, county requiring expanded evaluation and now requires performance measures for agencies they fund, multi-year contracts issued and there will be a process to analyze each issue funded by city and county, participant feedback incorporated into funding process.
11.2 Affordable Housing	11.2.1 City and CHA create a Housing Trust Fund with dedicated revenues	2010-2014 Consolidated Plan @ http://www.gocolumbiamo.com/Planning/ConsolidatedandHousingDevelopmentPlan.php
	11.2.2 Council revises Comprehensive Planning and Zoning ordinance to include affordable housing and policies for implementing it	“Columbia Imagined” Comprehensive Plan approved by Council October 2013. Consultants hired to align zoning ordinances with plan, no specifics about affordable housing mentioned

	11.2.3 There is a private nonprofit organization that is developing affordable housing projects	"The city continues to provide CDBG and HOME funding to Show-Me Central Habitat for Humanity, Job Point, and Central Missouri Community Action for the development of affordable housing. Each organization has current City funded affordable housing projects moving forward.
11.3 Health	11.3.1 There is an Assertive Community Treatment program in place	Officers participate in CIT training in October 2013
	11.3.2 There is an annual health report card with a gap analysis guiding short and long term recommendations	<p>An annual comprehensive community health assessment is done (more comprehensive than report card) ; Boone Indicators is updated annually with key health, human service, education and other key community indicators; CMCAA has comprehensive assessment for CMCA region and each county within; Community Issues Management System is being used by several work groups and continues to evolve</p> <p>In January 2014 the Columbia/Boone County completed a comprehensive Community Health Assessment (CHA) and drafted a plan to address five strategic issues. Action teams are working to implement the plans. Issues below</p> <ol style="list-style-type: none"> 1. Safe and Healthy Neighborhoods: How do we prevent crime and promote safe and healthy neighborhoods where people live, work, and play? 2. Healthy Lifestyles: How do we create a community and environment which provides access, opportunities, and encouragement for healthy lifestyles? 3. Access to Care: How can we increase access to and utilization of comprehensive health services? 4. Disparities: How do we address the root causes of health disparities to ensure health equity? 5. Behavior Health: How do we reduce risk behaviors and the stigma associate with behavioral health?
	11.3.3 There is a Diabetes education and prevention program in place	No dedicated funding for a comprehensive diabetes prevention and education program but 1) chronic disease self-management course provided by public health nurses includes diabetes; 2) Health and Active Communities Program focuses on obesity and physical activity; 3) Diabetes Collaborative at Family Health Center; Planned coordination between MedZou and Health Department around diabetes education; 4) annual Minority Health Fair incl. diabetes prevention and screening; Healthy cooking class DVDs from City Channel staff; 5) Boone Hospital WELLAWARE Diabetes Self-
	11.3.4 There is a health literacy campaign in place	Many local efforts. Central Missouri Community Action operates plan for Head Start Families, Centro Latino has a project; Medline Plus for clients utilizing public health services; Public Health staff trained in health literacy - influenza, disease prevention, health promotion, safety, obesity prevention, smoking cessation; MU comprehensive health curriculum for undergraduate, non-physician health professions students, promotes health literacy for all students in health care professions; Health Literacy

Significant Events in the past year

2013

August

Housing authority project on Garth advances - http://www.columbiatribune.com/news/local/housing-authority-project-on-garth-advances/article_69282364-011f-11e3-9a3c-10604b9f6eda.html

Health fair gets children ready for school year - http://www.columbiatribune.com/news/local/health-fair-gets-children-ready-for-school-year/article_524b9200-023e-11e3-a747-10604b9f6eda.html – Voluntary Action Center event provided free school supplies as well as vision, hearing, dental and mental health screenings

Panel pushes for alcohol enforcement - http://www.columbiatribune.com/news/local/panel-pushes-for-alcohol-enforcement/article_6924cb1a-011f-11e3-9a3a-10604b9f6eda.html – commission wants funding for staffer to enforce alcohol laws and work on prevention efforts

Sol House returns to full capacity after grant award - http://www.columbiatribune.com/news/local/sol-house-returns-to-full-capacity-after-grant-award/article_987bd6b2-0442-11e3-8d77-10604b9f7e7c.html – transitional living program for youth ages 16 to 21

Student population inflates Columbia's poverty rate study finds - http://www.columbiatribune.com/news/local/student-population-inflates-columbia-s-poverty-rate-study-finds/article_0d3c7a12-ff82-11e2-b5d6-10604b9f6eda.html – U.S. Census Bureau estimates 6% overestimate

September

Learning to help kids in crisis - http://www.columbiatribune.com/news/local/learning-to-help-kids-in-crisis/article_ddc3fccc-2152-11e3-9697-10604b9f6eda.html – Youth Mental Health First Aid training

Council approves tougher energy efficiency standards for new homes - http://www.columbiatribune.com/news/local/council-approves-tougher-energy-efficiency-rules-for-new-homes/article_1d001f00-1fc4-11e3-9fd6-10604b9f6eda.html – may increase upfront costs, but provide savings over the long term.

October

Mental health course available for parents - http://www.columbiatribune.com/news/local/mental-health-course-available-for-parents/article_92e9f7c8-33be-11e3-b5a0-10604b9f6eda.html – NAMI Basics covers ADHD, major depression, OCD and childhood schizophrenia

Law enforcement officers train to deal with mentally ill - http://www.columbiatribune.com/news/local/law-enforcement-officers-train-to-deal-with-the-mentally-ill/article_444af2ae-3dfd-11e3-9759-10604b9f6eda.html – 40 hour Crisis Intervention Course attended by 22 people, about 40% of personnel in this area have gone through training

University hospital using new projects to resolve preventable readmissions - http://www.columbiatribune.com/news/perspectives/university-hospital-using-new-projects-to-resolve-preventable-readmissions/article_d4791f0e-3394-11e3-8365-001a4bcf6878.html – identifying patients likely to come back, team work, calling patients, reviewing readmissions

November

Children Service's board looks to hire staff to manage tax proceeds - http://www.columbiatribune.com/news/local/children-service-s-board-looks-to-hire-staff-to-manage/article_40998ba4-464d-11e3-ad60-10604b9f7e7c.html

December

Council approves 17th joint Parks and Recreation and Columbia Public Schools playground project. https://www.gocolumbiamo.com/ParksandRec/Parks_and_Facilities/annual_city_school.php#thirteen

Columbia projects rejected for housing tax credits - http://www.columbiatribune.com/news/politics/columbia-projects-rejected-for-housing-tax-credits/article_e5ad12ee-5f0e-11e3-87be-001a4bcf6878.html – Kinney Sr housing project at Sexton and Garth, and upgrades of existing housing rejected as not cost-competitive

2014

January

MU clinic to open in 2015 - http://www.columbiatribune.com/business/saturday_business/mu-clinic-to-open-in/article_72a8e78c-8565-11e3-9792-10604b9f6eda.html

MU clinic to open in 2015 - http://www.columbiatribune.com/business/saturday_business/mu-clinic-to-open-in/article_72a8e78c-8565-11e3-9792-10604b9f6eda.html

Health department study identifies community concerns - http://www.columbiatribune.com/news/local/health-department-study-identifies-community-concerns/article_76822b9a-7b4a-11e3-b881-10604b9f6eda.html – five strategic issues identified: disparities, healthy lifestyles, behavioral health, access to health care, and safe and healthy neighborhoods, a Community Health Improvement Plan will be phased in over a period of four years

United Way cuts budget after campaign falls short by \$1 million - http://www.columbiatribune.com/news/local/united-way-cuts-budget-after-campaign-falls-short-by-million/article_9cae292e-8584-11e3-8d85-10604b9f6eda.html

Columbia's Neighborhood Congress seeks residents' thoughts on housing, economic development, other needs - http://www.columbiatribune.com/news/local/rankings-show-alcohol-stds-and-mental-health-among-boone-county/article_292cf178-b6a4-11e3-aa08-10604b9f6eda.html

CHA plan must wait on funding - http://www.columbiatribune.com/news/local/cha-plan-must-wait-on-funding/article_837af4e6-75cb-11e3-882c-10604b9f6eda.html – 42 unit apartment for low income seniors at Garth and Sexton, Kinney Point, can't get tax credits

Cold puts shelters to the test - http://www.columbiatribune.com/news/local/cold-puts-shelters-to-the-test/article_2b9c64a2-74aa-11e3-9964-10604b9f6eda.html

Columbia seeks input on housing priorities through focus groups - http://www.columbiatribune.com/news/local/columbia-seeks-input-on-housing-priorities-through-focus-groups/article_db51e8dc-852a-11e3-88af-10604b9f6eda.html – deficit of 8500 units based on American Communities Survey.

Columbia City Council approves project to widen shoulders on Clark Lane - http://www.columbiatribune.com/news/local/columbia-seeks-input-on-housing-priorities-through-focus-groups/article_db51e8dc-852a-11e3-88af-10604b9f6eda.html – a temporary fix for lack of sidewalks

February

County approves funding for social service organizations - http://www.columbiatribune.com/news/politics/county-approves-funding-for-social-service-organizations/article_673ef47a-8b0c-11e3-b6e1-10604b9f6eda.html - \$128,000

New Columbia-based foundation helps local organizations - http://www.columbiatribune.com/news/local/new-columbia-based-foundation-helps-local-organizations/article_8b98b212-9286-11e3-a2e1-10604b9f6eda.html – Columbia Foundation starts with \$50,000 endowment – local drop of 3% could be due to weatherization programs and economic recovery

Demand for heating assistance falls, despite harsh winter - http://www.columbiatribune.com/news/local/demand-for-heating-assistance-falls-despite-harsh-winter/article_8b476254-9286-11e3-a2db-10604b9f6eda.html

March

Boone County Children's Services Board hears funding requests - http://www.columbiatribune.com/news/local/boone-county-children-s-services-board-hears-funding-requests/article_0aa82c2e-aba3-11e3-b585-10604b9f7e7c.html – board surveys social services for ways to spend \$6.5 million, biggest difficulties are mental-health care providers who will take Medicaid payments and finding reliable transportation

New program provides a 'rest stop' for homeless and low-income people - http://www.columbiatribune.com/news/local/new-program-provides-a-rest-stop-for-homeless-and-low-income/article_476e7548-b380-11e3-904c-10604b9ffe60.html

Rankings show alcohol, STDs and mental health among Boone County's main challenges - http://www.columbiatribune.com/news/local/rankings-show-alcohol-stds-and-mental-health-among-boone-county/article_292cf178-b6a4-11e3-aa08-10604b9f6eda.html – based on data provided by annual County Health Rankings

Agencies ready to help people get insurance through marketplace - http://www.columbiatribune.com/news/local/agencies-ready-to-help-people-get-insurance-through-marketplace/article_a40db1b4-a62a-11e3-a5f7-10604b9f6eda.html

Columbia City Council, school board candidates questioned on disabilities issues - http://www.columbiatribune.com/news/politics/columbia-city-council-school-board-candidates-questioned-on-disabilities-issues/article_3c2e104a-aa06-11e3-9500-10604b9f6eda.html – transportation a big issue

April

Council to vote on purchase of land for homeless day center - http://www.columbiatribune.com/news/local/council-to-vote-on-purchase-of-land-for-homeless-day/article_a446b02c-c781-11e3-a3db-10604b9f6eda.html - \$126,741 allocated for yet to be determined site

No place left to call home: Closing of Providence Suites means housing search for many - http://www.columbiatribune.com/news/local/no-place-left-to-call-home-closing-of-providence-suites/article_c9af8cb4-cbda-11e3-a876-0017a43b2370.html#image_1 – housing at Providence and Vandiver last resort for residents with criminal records, poor rental histories or both

May

Family Impact Center celebrates opening with community event - http://www.columbiatribune.com/news/local/family-impact-center-celebrates-opening-with-community-event/article_d7823922-d607-11e3-a8d7-10604b9f6eda.html – center shares downtown building with Missouri United Way, and the Med Zou free primary health clinic, programs will include Tigers on Track, Stay Strong Stay Healthy, CoMO Financial Awareness, Eating from the Garden, CPS English Language Learner program, counseling from MU School of Social Work

Panelists discuss ways to help children with mental health issues - http://www.columbiatribune.com/news/local/panelists-discuss-ways-to-help-children-with-mental-health-issues/article_6aaedf80-e106-11e3-8f74-10604b9f6eda.html

County receives 58 funding proposals for children's services - http://www.columbiatribune.com/news/local/county-receives-funding-proposals-for-children-s-services/article_2c5d93b7-3b39-5df1-ad95-7a4bffad5c01.html – 33 proposals for services, 25 for pilot projects

BJC HealthCare changes charity care policy - <http://www.columbiatribune.com/news/local/bjc-healthcare-chWorkshop> tailors mental health message to religious community - http://www.columbiatribune.com/news/local/workshop-tailors-mental-health-message-to-religious-community/article_2b05c61e-d157-11e3-9a13-10604b9f6eda.html – 45 attended, learned about intensity – length of time – limits “ILL” as a filter for identifying issues

June

Housing commission approves tax credits, bonds for veterans campus - http://www.columbiatribune.com/news/local/housing-commission-approves-tax-credits-bonds-for-veterans-campus/article_1106bf62-f906-11e3-829c-10604b9f6eda.html – site at former Deluxe Inn at 2111 Business Loop 70 E. , 29 temporary beds and 25 one-bedroom, 576 square-foot apartments for veterans in Veterans Affairs Supportive Housing program.

Neighborhood opposition prompts Rainbow House to seek new site for youth shelter - http://www.columbiatribune.com/news/local/neighborhood-opposition-prompts-rainbow-house-to-seek-new-site-for/article_c6ee04d8-f187-11e3-a9fc-10604b9f6eda.html

Agencies offer help navigating the home health care landscape - http://www.columbiatribune.com/business/saturday_business/agencies-offer-help-navigating-the-home-care-landscape/article_9b952e77-e720-52a1-862a-567c23b62060.html

Housing commission approves tax credits for veterans campus - http://www.columbiatribune.com/news/local/housing-commission-approves-tax-credits-bonds-for-veterans-campus/article_1106bf62-f906-11e3-829c-10604b9f6eda.html

July

Interfaith group breaks from homeless drop-in center. http://www.columbiatribune.com/news/local/interfaith-group-breaks-from-homeless-drop-in-center/article_7db656a7-bd2b-55a2-bda8-d46fe5116cdf.html – disagreement about whether drop-in center should also operate as summer cooling center

Christmas in July experiences big turnout at Voluntary Action Center - http://www.columbiatribune.com/news/local/christmas-in-july-experiences-big-turnout-at-voluntary-action-center/article_985e74d4-7a0f-53e6-b2ac-a56dc3521a42.html

Columbia P&Z commission green lights Veterans Campus rezoning - http://www.columbiatribune.com/news/local/columbia-planning-and-zoning-commission-green-lights-veterans-campus-anges-charity-care-policy/article_587ab510-cd00-11e3-ab14-10604b9f7e7c.html – may lead to reduction in free and reduced cost series to those with higher level incomes

Public housing rental rates set to rise - http://www.columbiatribune.com/news/local/public-housing-rental-rates-set-to-rise/article_49ca7a8a-bd4e-11e3-b226-0017a43b2370.html – rates will go from 60% of fair market rate to 80%, doubling rents for some unit

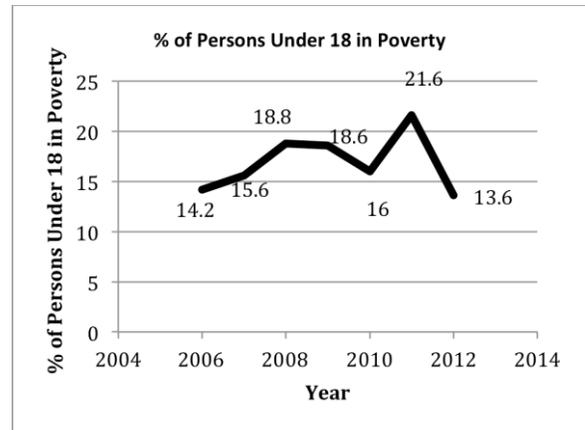
Progress Indicators

11.1 Social Services

Percent of Persons Under 18 in Poverty



Food Bank Buddy Pack Project. Photo: Food Bank for Central and Northeast Missouri



Rationale –Children and youth under 18 are the population most vulnerable to the effects of poverty, poor diet, unstable living conditions, and the family stress caused by lack of resources, and a significant percentage of the population that is in poverty. Tracking poverty rates in this population will be an indicator of overall success in reducing poverty.

Data Explanation – Percentages of children and youth under 18 identified as living in poverty

Data Source – U.S. Census Bureau, decennial census and American Community Survey. Use a guided search to get tables of annual poverty rates in Boone County – factfinder2.census.gov

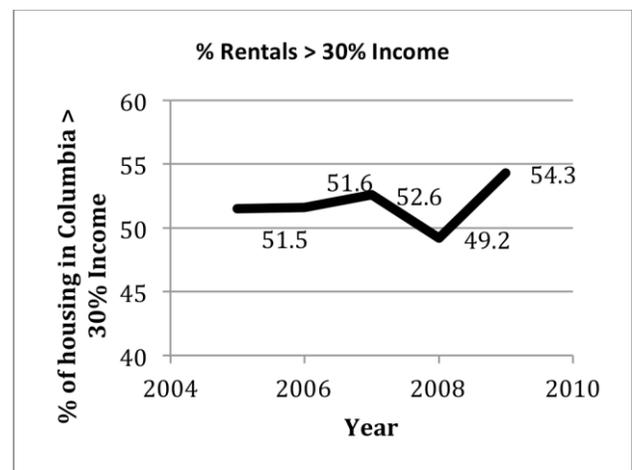
Cautions – Not clear why the poverty rate jumped to 21.6 in 2011 and then fell to 13.6 in 2012.

Affordable Housing

Percent of Rentals > 30% of Annual Income



Habitat for Humanity/People's Visioning "Net Zero" house, slated for a low income family. Additional funding provided by City HOME, CDBG and NSP funding and from City Water and Light. Photo: Jan Weaver



Rationale – Affordable housing is defined as housing costs that are less than or equal to 30% of income for renters (rent + utilities) or 35% for home owners (mortgage, utilities, repairs). (Definition from the Columbia Affordable Housing Policy Committee)

Data Explanation – The data are from the annual Profile of Selected Housing Characteristics collected by the Census Bureau. The data record housing costs as a percentage of income on a scale from 15% and up in 5% increments.

Data Source – United Way Community Impact Report: Basic Needs and Emergency Services, Sub-Issue Area Affordable Housing

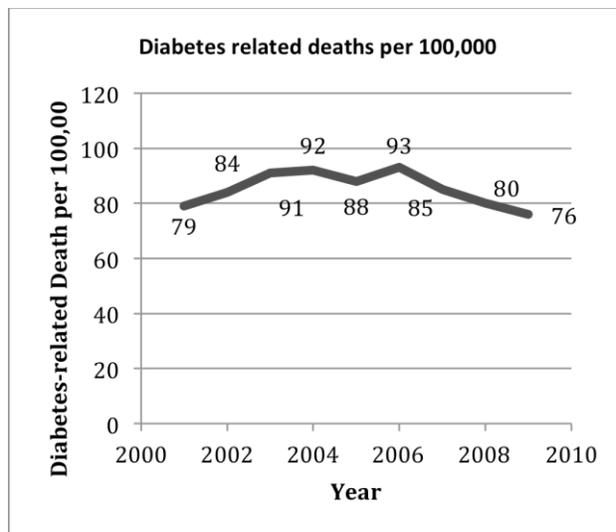
Cautions – Data may be skewed upwards by the number of rentals occupied by students

11.3 Health

Diabetes-related Deaths



Adolescents practicing an active lifestyle to reduce chances of getting diabetes. Photo: Missouri Department of Health



Rationale – **Diabetes-related deaths allow us to track the impact of diabetes on the community. Diabetes is of concern because it is a chronic condition that degrades quality of life and it easily prevented or treated by lifestyle changes that contribute to other positive health care outcomes.**

Data Explanation – The data are the number of deaths per 100,000 where diabetes has been identified as an underlying or contributing cause. It is standard to report death rates per 100,000.

Data Source – Diabetes Profile for Boone County from the Missouri Department of Health - <http://health.mo.gov/data/mica/ASPsDiabetes/header.php?cnty=019>

Cautions – Pending

Comments

City of Columbia/Boone County Health Department –

In reviewing the Social Services report, we felt that it was important for a few things our department was completed to be included in section 11.3.2.

In January 2014, a comprehensive Community Health Assessment (CHA) for Columbia/Boone County was completed (view [here](#)). Subsequently, a Community Health Improvement Plan has been drafted in order to address the five strategic issues areas identified in the CHA. Action teams surrounding the issues have been created and the teams are working to implement the plans.

The five strategic issues and groups are:

1. Safe and Healthy Neighborhoods: How do we prevent crime and promote safe and healthy neighborhoods where people live, work, and play?
2. Healthy Lifestyles: How do we create a community and environment which provides access, opportunities, and encouragement for healthy lifestyles?
3. Access to Care: How can we increase access to and utilization of comprehensive health services?
4. Disparities: How do we address the root causes of health disparities to ensure health equity?
5. Behavior Health: How do we reduce risk behaviors and the stigma associate with behavioral health?

Phil Steinhaus, Columbia Housing Authority –

Comment on Rationale of Affordable Housing Chart - Just to clarify, affordable rental housing would be housing costs at or below 30% of the families income for families at or below 60% of the median family income (MFI) for the Boone County MSA. For homeownership it is 35% of family income for families at or below 80% MFI.

It was suggested to measure the community with incomes at or below 60% and 80% MFI with rental and purchase housing options that would be affordable to these subsets of the population.

Updates in regards to the implementation chart above –

Goal 11.2.1 - No housing trust fund with dedicated revenues has been developed at the local level. The State of Missouri has created a Housing Trust Fund that is administered through the Missouri Housing Development Commission.

Goal 11.2.3 - The Columbia Housing Authority formed the 501(c)3 nonprofit Columbia Community Housing Trust in September 2013 for the purpose of developing and managing affordable housing with ownership and rental options. The CCHT currently has two homes for rent that were acquired through the Neighborhood Stabilization Program. The CCHT also has 10 vacant lots for affordable housing development.

In 2012, the CHA acquired 1.9 acres of vacant land on the northeast corner of Garth Avenue and Sexton Road for the purpose of developing 42 units of affordable housing on the site. An application for 9% low-income housing tax credits was submitted to the Missouri Housing Development Commission (MHDC) in September 2012 but the project was not funded. The CHA will resubmit the application for LIHTC funding in the fall of 2017 or later.

The Columbia Housing Authority through its 501(c)3 non-profit CHA Low Income Services, Inc. (CHALIS) is has formed a partnership with the Harry S. Truman Memorial Veterans' Hospital (Truman VA) and Welcome Home, Inc., a shelter for homeless Veterans, to jointly develop 4.2 acres in order to create a Community for Veterans that includes permanent housing as well as a shelter and supportive services for U.S. Military Veterans.

CHALIS and the Truman VA are creating "Patriot Place" which will include twenty-five (25) one-bedroom apartments for Veterans participating in the Veterans Affairs Supportive Housing (VASH) program. Created in 2008, the VASH program brings together housing authorities and VA hospitals to provide permanent housing assistance combined with supportive services to Veterans. In Columbia, Missouri we have helped over 175 Veterans move off the street and into permanent housing using the VASH program resources.

Patriot Place will include a fitness room, computer lab, and laundry facilities. An adjoining space will contain office and programming space in an energy efficient building. Utility services will be provided to all Veterans.

CHA Plans for Renovating Public Housing

In 2012, the CHA launched an Affordable Housing Initiative to renovate all 719 units of Public Housing in Columbia. As part of this process, the CHA applied for and was accepted into the HUD Rental Assistance Demonstration (RAD)

program which will provide stable rent subsidies necessary for the CHA to compete for 9% Low-Income Housing Tax Credits (LIHTC) from the Missouri Housing Development Commission (MHDC). There were only 60,000 public housing units accepted into this demonstration program nationwide.

The renovation of our aging Public Housing stock is planned in a series of five phases over a period of six years. The first project, the Stuart Parker Apartments with Paquin Tower (284 units) received 4% LIHTC funding in June 2014. Renovations will begin in the spring of 2015.

Two LIHTC applications were submitted to the MHDC in September 2014 to renovate the Bryant Walkway Apartments (70 public housing units) and the Bear Creek Apartments (76 public housing units). Funding decisions will be made in December 2014.

The CHA will submit three additional LIHTC applications in 2015 to complete the process for renovating all 719 units of public housing stock in Columbia. These applications cover the following properties:

- Providence Walkway Apartments (70 public housing units)
- Park Avenue Apartments (70 public housing units)

Oak Towers (147 public housing units.)

Steve Hollis – Human Services Manager

In regards to social services funding: City of Columbia social services funding was reduced from \$903,743 in FY2009 to \$893,556 in FY2010 (a reduction of 1.1% or \$10,187) and has been held flat since that time.

The goals of objective 11.1.2 were already in place at the time of when the Visioning plan was created.

There is updated ACS data that is available in regards to percent of persons under 18 in poverty. Kids Count shows 17.5% for 2011 and they cite census data (including ACS). I show the ACS 5 year estimate (much lower margin of error) for 2012 as 17.7%.

City of Columbia Community Development Commission –

In regards to Item 11.2.3, Community Housing Options no longer exists. The city continues to provide CDBG and HOME funding to Show-Me Central Habitat for Humanity, Job Point, and Central Missouri Community Action for the development of affordable housing. Each organization has current City funded affordable housing projects moving forward.