CITY OF COLUMBIA

2015-2019

Community Development Block Grant &
HOME Investment Partnerships Program

CONSOLIDATED PLAN

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Columbia utilized CHAS needs assessment data identified by HUD in the Consolidated Plan template as the basis for discussions at each of the community forums/focus groups. The goal was to ground each meeting in facts and data specific to each subject matter before obtaining public input identifying the highest priority needs. The City also utilized additional census data and American Community Survey data to compliment data templates provided by HUD within the consolidated plan template.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City of Columbia's most significant housing needs include lower income renters and lower income homeowner populations. A significant portion of lower income rental households are experiencing a housing cost burden greater than 30% of income, according to 2007-2011 CHAS data. Many lower income renters are also experiencing some overcrowding, as well as living in substandard housing. A portion of lower income homebuyers are experiencing housing cost burden greater than 30% of income and some homebuyers between 50-80% AMI are also living in substandard housing. These needs are based on 2007-2011 CHAS data provided through the HUD consolidated plan template as seen in the following tables. The City of Columbia used this data to begin the affordable housing focus group discussion and identification of priority affordable housing needs.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	84,531	106,658	26%
Households	33,819	42,388	25%
Median Income	$33,729.00	$43,102	28%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	8,135	5,060	7,490	3,985	17,715
Small Family Households *	1,580	1,245	2,535	1,375	8,970
Large Family Households *	130	175	440	315	1,080
Household contains at least one person 62-74 years of age	380	435	680	535	2,370
Household contains at least one person age 75 or older	455	545	700	275	1,395
Households with one or more children 6 years old or younger *	780	555	1,299	809	2,379

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	75	39	0	60	174	40	45	15	0	100
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	60	44	45	0	149	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	155	85	85	0	325	0	0	25	0	25
Housing cost burden greater than 50% of income (and none of the above problems)	5,110	1,200	305	0	6,615	650	400	205	75	1,330

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	590	1,495	1,515	140	3,740	140	190	840	380	1,550
Zero/negative Income (and none of the above problems)	575	0	0	0	575	105	0	0	0	105

Table 7 – Housing Problems Table

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,405	1,370	435	60	7,270	690	445	245	75	1,455
Having none of four housing problems	1,115	2,420	4,585	1,870	9,990	255	830	2,225	1,985	5,295
Household has negative income, but none of the other housing problems	575	0	0	0	575	105	0	0	0	105

Table 8 – Housing Problems 2

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,150	675	480	2,305	175	195	410	780
Large Related	95	75	100	270	15	39	135	189
Elderly	360	199	195	754	235	225	220	680
Other	4,365	1,885	1,090	7,340	390	125	290	805
Total need by income	5,970	2,834	1,865	10,669	815	584	1,055	2,454

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,000	240	0	1,240	165	170	135	470
Large Related	65	30	0	95	15	25	0	40
Elderly	285	100	95	480	155	140	40	335
Other	3,945	875	210	5,030	345	60	30	435
Total need by income	5,295	1,245	305	6,845	680	395	205	1,280

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	215	89	60	0	364	0	0	0	0	0
Multiple, unrelated family households	0	0	25	0	25	0	0	0	0	0
Other, non-family households	0	40	45	0	85	0	0	25	0	25
Total need by income	215	129	130	0	474	0	0	25	0	25

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Data Source: 2007-2011 CHAS

Describe the number and type of single person households in need of housing assistance.

HUD CHAS data breaks households into 4 categories including small related (2-4 persons), large related (5 or more), elderly and other. CHAS data places single person household into the "other" category. Single person households, categorized as "other" by CHAS data, are the most highly likely to be housing cost burdened renters. 7,340 of the 10,669 renter households at or below 80% AMI are housing cost burdened greater than 30%. 5,030 single person renter households below 80% AMI are housing cost burdened with housing costs exceeding 50% of monthly income.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

True North is a non-profit organization serving families experiencing domestic violence. True North served 673 families in 2013 and 131 of those families received emergency shelter. At midyear 2014, True North has served 329 families and 76 families received emergency shelter. 2014 numbers are similar to 2013 and the city estimates True North will serve approximately 130 families experiencing domestic violence in need of housing assistance. These numbers represent the number of families knowledgeable of True North's programs and chose to receive services. It is likely that many additional families experience domestic violence and are in need of housing.

What are the most common housing problems?

The most common housing problems are housing cost burden and substandard housing. According to CHAS data, rental households at 30% or below AMI are impacted the greatest by housing cost burden and substandard living. CHAS data also demonstrates that homeowners between 50-80% experience some level of housing cost burden and substandard living. This data suggests that affordable housing efforts should include production of quality affordable rental housing units for households making less than 30% AMI and maintaining the Columbia's Owner-Occupied Housing Rehabilitation Program.

Are any populations/household types more affected than others by these problems?

CHAS data on Table 3 displays persons at or below 80% AMI are affected by housing cost burden greater than 30% of income. Households at 30% or below AMI are significantly impacted by housing cost burden and are much more likely to experience a housing cost burden greater than 50% of income. CHAS data on Table 3 demonstrates a significantly higher number of rental households at 80% or below AMI experience overcrowding, as opposed to homeowners below 80% AMI. A significant proportion of homeowners below 80% AMI experience substandard housing. This information suggests the City of Columbia should utilize HUD funding to support the development of new affordable rental housing units for single person households, as well as larger households due to overcrowding and housing cost burden data. The development of affordable rental housing should also include targeting households below 30% AMI. Data also suggests that HUD funds should continue to be used for owner occupied housing rehabilitation for households at 80% or below AMI.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Homelessness significantly affects veterans and minorities. According to research by the national Coalition for Homeless, about 40% of homeless men are veterans and veterans comprise 34% of the general adult male population. Homelessness disproportionately affects minorities, particular African Americans. 31% of Columbia's sheltered homeless persons are African American, while African Americans comprise roughly 11% of Columbia's general population (2010 census). 68% of Columbia's sheltered homeless persons are white and 76% of the population is white.

The City of Columbia Division of Human Services has identified 3 of the most commonly cited causes of homelessness for <u>families</u> as the following:

- Lack of affordable housing.
- Poverty.
- Unemployment.

The City of Columbia Division of Human Services has identified 3 of the most commonly cited causes of homelessness for <u>individuals</u> as the following:

- Substance abuse.
- Lack of affordable housing.
- Mental illness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

NA.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The City of Columbia Division of Human Services has identified 3 of the most commonly cited causes of homelessness for families as the following:

- Lack of affordable housing.
- Poverty.
- Unemployment.

The City of Columbia Division of Human Services has identified 3 of the most commonly cited causes of homelessness for individuals as the following:

- Substance abuse.
- Lack of affordable housing.
- Mental illness.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires communities to define disproportionate housing need as when the percentage of any racial or ethnic group has a disproportionately greater need in comparison to the needs of that category of need as a whole. For the purposes of HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole. Housing needs are identified in the columns stating "Has one or more of 4 housing problems". The four housing problems are defined as: 1) Lacks complete kitchen facilities; 2) lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. The City conducted an additional analysis that more clearly demonstrates disproportionate needs by comparing the percent of persons with a housing need by race to the percent of the actual population. This additional analysis demonstrated housing needs do disproportionately impact African Americans in Columbia. HUD required data tables for review are as follows:

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,815	640	675
White	4,785	405	460
Black / African American	1,040	210	35
Asian	430	10	170
American Indian, Alaska Native	115	0	0
Pacific Islander	0	0	0
Hispanic	160	0	10

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,500	1,560	0
White	2,615	1,215	0
Black / African American	400	240	0
Asian	250	30	0
American Indian, Alaska Native	0	10	0
Pacific Islander	10	15	0
Hispanic	120	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,035	4,455	0
White	2,365	3,320	0
Black / African American	345	575	0
Asian	165	295	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	0	0
Hispanic	25	125	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	650	3,335	0
White	570	2,825	0
Black / African American	0	165	0
Asian	65	164	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	150	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

Under the HUD defined analysis of disproportionate housing need by race, the following disproportionate needs were identified by the City of Columbia:

- Asian populations at 30-50% AMI
- Hispanic populations at 0-30% AMI
- Hispanic populations at 30-50% AMI
- Asian populations at 80-100% AMI

Comparing the percentage of households with one of the four housing needs by race with the percentage of the total population by race provides additional useful data. 20% of households reporting one or more of the four housing problems are African American, while current ACS data shows that

African Americans make up approximately 11% of the general population. This data suggests African American households below 80% AMI do have disproportionate housing needs in comparison with other races. Lower income populations also experience more housing needs than higher income households. Disproportionate housing needs for African American populations is most likely due to being disproportionately impacted by poverty.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires communities to identify disproportionate severe housing need as when the percentage of any racial or ethnic group has a disproportionately greater need in comparison to the needs of that category of need as a whole. For the purposes of HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

HUD defines severe housing problems as: 1) lacks complete kitchen facilities; 2) lacks complete plumbing facilities; 3) More than 1.5 persons per room; 4) Cost burden over 50%. The "severe housing problems" category differs from the "housing problems" category by households being more overcrowded and experiencing a greater cost burden. The HUD provided CHAS data shows that populations between 0-30% experience severe housing problems at a much greater rate than other populations.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,095	1,370	675
White	4,485	700	460
Black / African American	875	375	35
Asian	320	120	170
American Indian, Alaska Native	80	35	0
Pacific Islander	0	0	0
Hispanic	135	25	10

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,175	3,510	0
White	1,700	2,880	0
Black / African American	265	390	0
Asian	95	120	0
American Indian, Alaska Native	10	4	0
Pacific Islander	0	10	0
Hispanic	50	65	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	680	6,810	0
White	510	5,175	0
Black / African American	35	880	0
Asian	85	375	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	0	0
Hispanic	4	145	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	130	3,850	0
White	130	3,275	0
Black / African American	0	165	0
Asian	0	229	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	165	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Under the HUD defined analysis of disproportionate housing need by race, the follow disproportionate needs were identified by the City of Columbia:

- American Indian, Alaska Native populations at 0-30% AMI has disproportionate severe housing needs. (Note: Very small population for statistical analysis).

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD requires communities to define disproportionate housing cost burden as when the percentage of any racial or ethnic group has a disproportionately greater housing cost burden in comparison to the others of that category of need as a whole. For the purposes of HUD, disproportionately greater housing cost burden exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	10,250	5,510	8,225	685
White	22,845	4,525	6,235	475
Black / African American	2,295	730	1,025	35
Asian	1,084	385	485	170
American Indian, Alaska Native	104	35	80	0
Pacific Islander	19	0	10	0
Hispanic	670	120	160	10

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Under the HUD defined analysis of disproportionate housing cost burden by race, back/African American, White, Pacific Islander, and Hispanic populations below 30% AMI are experience disproportionate cost burdens. This data suggests that level of income is the primary factor impacting housing cost burdens in households. Poverty disproportionately impacts the African American community in Columbia. According to ACS data, 33% of African American families experience poverty in Boone County, while 7% of white households experience poverty.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole are as follows:
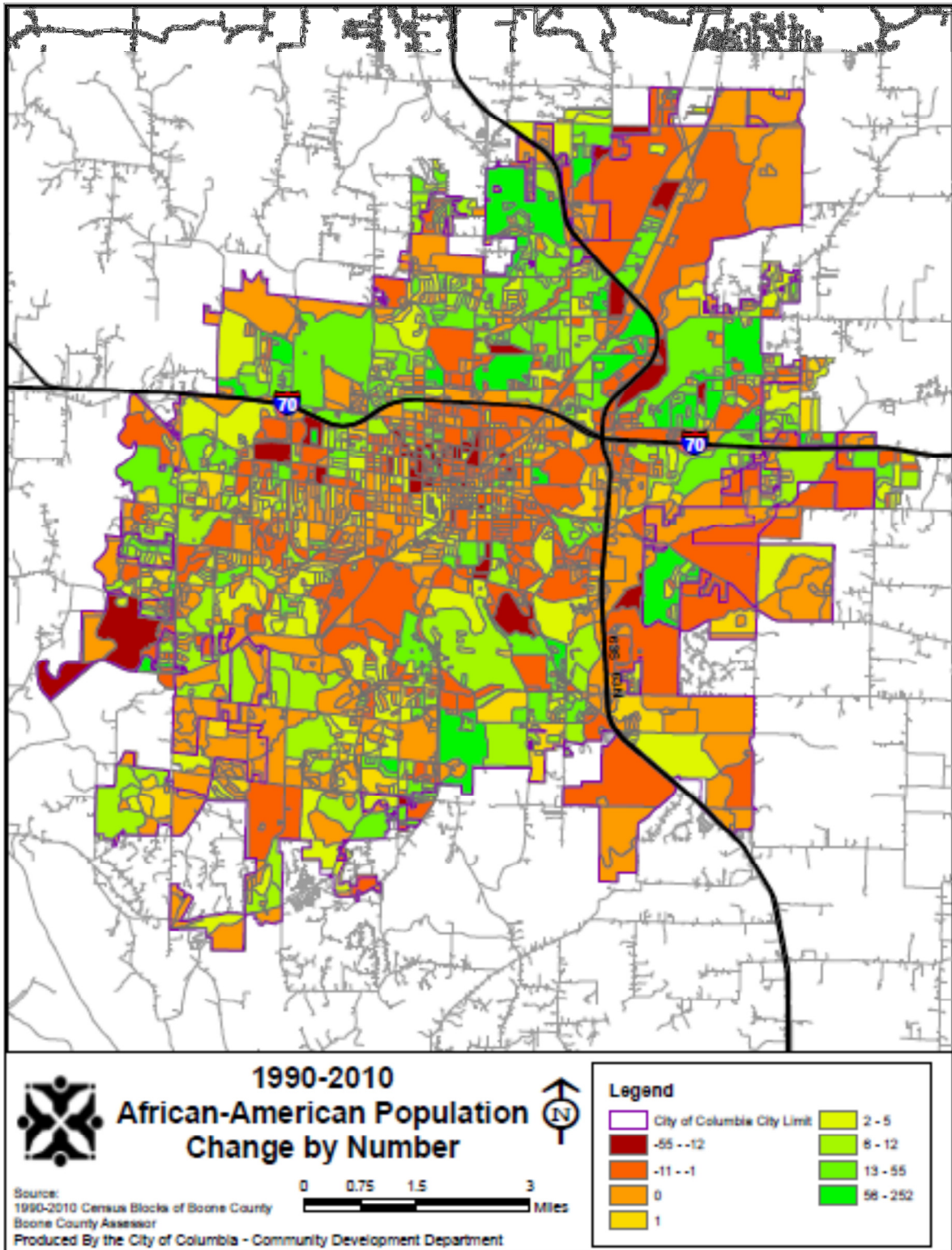
- American Indian, Alaska Native populations at 30-50% AMI has disproportionate housing needs (Note: Very small population for statistical analysis).
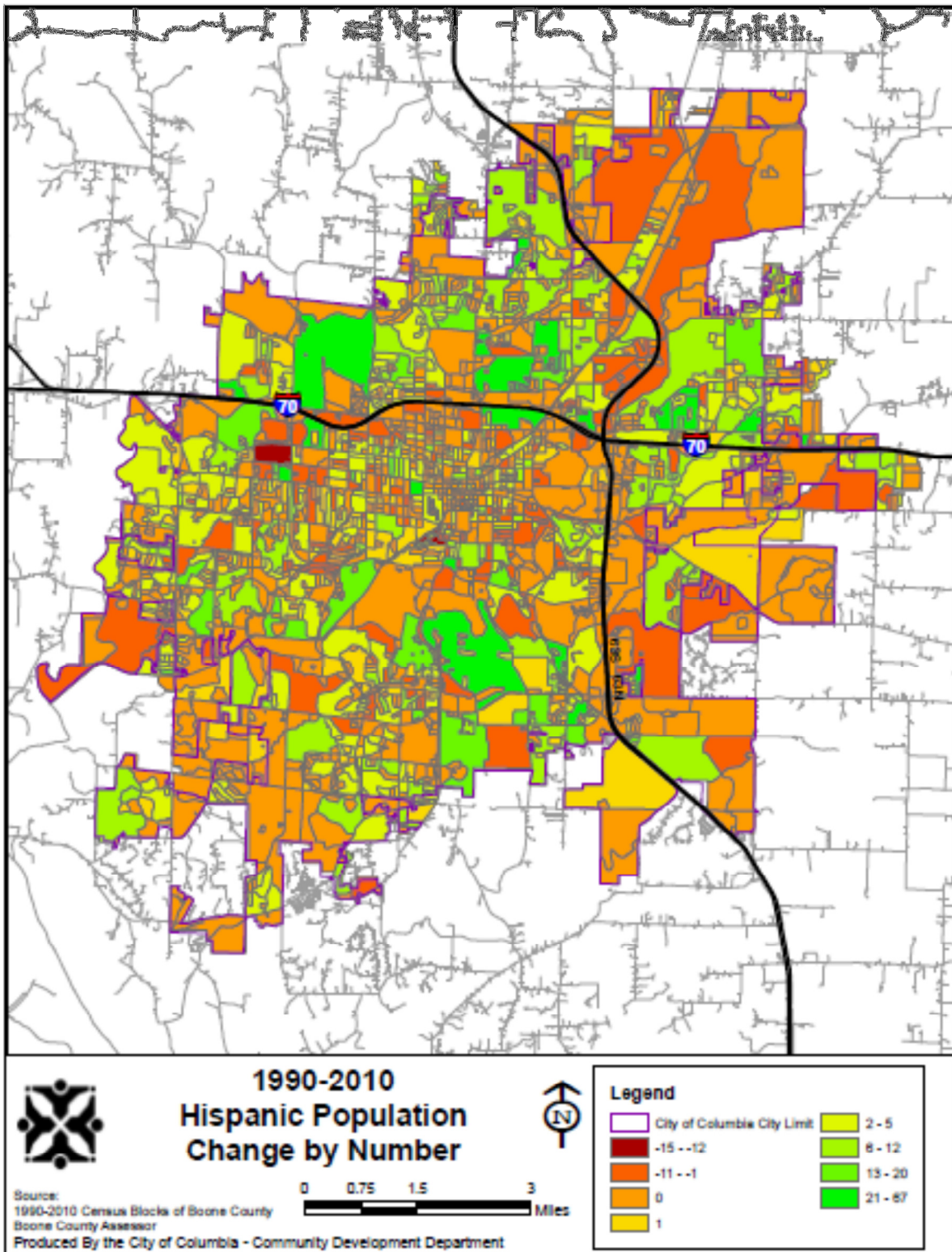
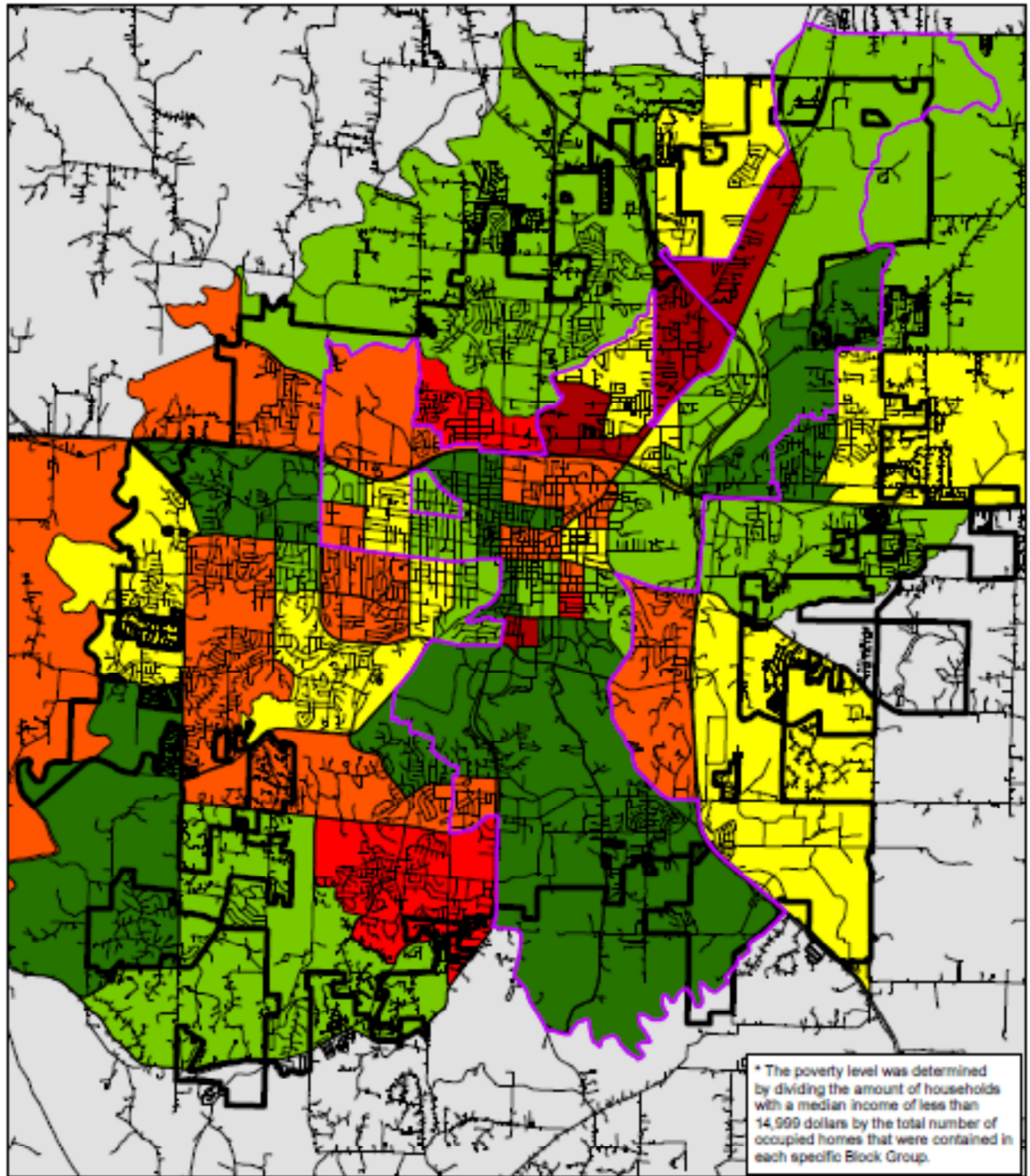**If they have needs not identified above, what are those needs?**

The number African American households at 0-30% AMI experiencing one or more of the four housing problems in proportion to the total population of African Americans. A significant number of African American households fall into this category in relation to the number of African Americans in Columbia.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The City of Columbia has identified a slight increase of African American, Hispanic and low-income populations in the outer areas of the City, particularly to the north and east. Maps displaying these trends are included on the following pages.

1990-2010
African-American Population
Change by Number

Source:
1990-2010 Census Blocks of Boone County
Boone County Assessor
Produced By the City of Columbia - Community Development Department

0   0.75   1.5   3
Miles

Legend

City of Columbia City Limit

-55 - -12

-11 - -1

0

1

2 - 5

6 - 12

13 - 55

56 - 252

1990-2010
**Hispanic Population
Change by Number**

Source:
1990-2010 Census Blocks of Boone County
Boone County Assessor
Produced By the City of Columbia - Community Development Department

0   0.75   1.5   3
                              Miles

Legend

City of Columbia City Limit

-15 - -12

-11 - -1

0

1
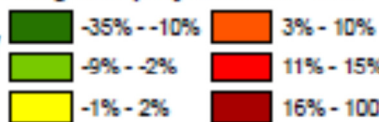
2 - 5

6 - 12

13 - 20

21 - 67

City of Columbia 2013
CDBG Area Showing
Census Block Groups and Poverty

0   0.75   1.5   3 Miles

Percentage Change of People
Living In Property from 2000 - 2013

- -35% - -10%
- -9% - -2%
- -1% - 2%
- 3% - 10%
- 11% - 15%
- 16% - 100%
- CDBG Area 2013
- City of Columbia Corporate Limit
- Boone County

* The poverty level was determined by dividing the amount of households with a median income of less than 14,999 dollars by the total number of occupied homes that were contained in each specific Block Group.

N

NA-35 Public Housing – 91.205(b)

Introduction

The Columbia Housing Authority (CHA) was established in 1956 as a municipal corporation under the 1937 federal housing act and Chapter 99 of the Revised Statutes of the state of Missouri. A federal urban renewal grant provided money to replace dangerous and unsanitary residences in Columbia's central city with safe and clean dwellings at affordable rents for low-income persons. Columbia's four public housing developments were constructed between 1958 and 1973.

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	687	1,037	1	970	55	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:
CHA Data

**Data Source
Comments:**

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,229	10,449	39,475	10,595	7,115	0
Average length of stay	0	0	4	4	0	4	0	0
Average Household size	0	0	1	2	2	2	1	0
# Homeless at admission	0	0	0	56	0	13	43	0
# of Elderly Program Participants (>62)	0	0	135	102	1	97	4	0
# of Disabled Families	0	0	282	286	0	250	26	0
# of Families requesting accessibility features	0	0	687	1,037	1	970	55	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
CHA Data

Data Source Comments:

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	333	388	1	343	38	0	0
Black/African American	0	0	341	639	0	619	15	0	0
Asian	0	0	7	5	0	5	0	0	0
American Indian/Alaska Native	0	0	3	3	0	2	1	0	0
Pacific Islander	0	0	3	2	0	1	1	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
CHA Data

Data Source Comments:

Ethnicity of Residents

	Program Type								
Ethnicity	**Certificate**	**Mod- Rehab**	**Public Housing**	**Vouchers**					
				Total	**Project -based**	**Tenant -based**	**Special Purpose Voucher**		
							Veterans Affairs Supportive Housing	**Family Unification Program**	**Disabled ***
Hispanic	0	0	14	6	0	6	0	0	0
Not Hispanic	0	0	673	1,031	1	964	55	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:
CHA Data

Data Source Comments:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Downtown Family Site

The Columbia Housing Authority (CHA) Downtown site is composed of 294 public housing units which include a mix of 1, 2, 3, & 4 bedroom units. This site has five one-bedroom units and four two-bedroom units for persons that have been remodeled to ADA 504 standards. Other accessibility modifications have been made to garden style apartments to accommodate the needs of tenants with disabilities.

Currently, there are two families on the waiting list to transfer from one-bedroom accessible units to two-bedroom accessible units. Some families need moderate accommodations like ramps or units all on one level; CHA currently does not track these residents/applicants but accommodate them on a case-by-case basis. CHA currently has approximately 136 units with accessible entries.

The CHA is not allowed to collect information on the type of disability applicants or residents have. CHA does not have notes on the wait list about accommodations required unless the applicant has supplied CHA with that information. More commonly, CHA discovers the needs at the time the resident is discussing the move in plans with the managers.

Major renovations are planned for these units over the next five years using Low-Income Housing Tax Credit funding. Every effort will be made to renovate all ground floor garden style apartments to full ADA 504 accessibility.

Bear Creek Family Site

Bear Creek has 78 family units ranging from one-to-four bedrooms. While a few have ramps leading to the entrances, most do not. The units are not accessible at this time. CHA has had two requests in the past year for adaptations to the bathtub/shower to install ADA compliant grab bars, but the walls are not strong enough to safely affix the grab bars. In those cases, CHA has redirected the applicants to either Paquin Tower or the Downtown site. CHA is planning to make as many as possible of the Bear Creek units accessible to persons with disabilities as we use Low-Income Housing Tax Credit funding to renovate the property.

Oak Towers

Oak Towers has 147 units that are all on one level, but are not fully ADA accessible. As CHA renovates additional properties using Low-Income Housing Tax Credits, units conforming to ADA 504 specifications will be maximized. Tenants must be elderly or near elderly to live at Oak Towers.

Paquin Tower

Paquin Tower is CHA's most accessible housing site with 200 ADA accessible units. The waiting list for Paquin Tower is consistently around 45-50 families. Tenants must be elderly or a person with a disability.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Public Housing

- 445 current applicants
- Types of low-income families would include elderly (8%), working families, disabled (30%), families with children (34%).
- Black: 51%
- White: 45%
- CHA has a growing number of refugee/immigrant families from Africa and Asia. These are non-English speaking or English as second language persons.

Housing Choice Voucher Program (Section 8)

- 637 current applicants
- Types of low income families would include: disabled (10%), working, elderly or near (20%), single households (172) , and households with minors (365)
- Black: 70.8%
- White: 23.9%

- Other: 1.4 %

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Public Housing

- Energy-Efficient Rental Property
- Health and Mental Health Care
- Education, Training, and Employment
- Child Care
- Accessible Housing
- Access to Affordable Transportation
- Assistance with Money Management
- Assistance with Rent & Utility Deposits
- English Language Classes and Translation Services for ESL/Non-English Speakers

Housing Choice Voucher Program:

Seniors and Persons with Disabilities

- One-bedroom apartments
- Accessible Housing
- Personal Care Attendants
- In-home Services

All HCV Participants

- Energy-Efficient Rental Property
- Health and Mental Health Care
- Education, Training, and Employment
- Child Care
- Accessible Housing
- Access to Affordable Transportation
- Assistance with Money Management
- Assistance with Rent & Utility Deposits

All Public Housing and Housing Choice Voucher Program Applicants

- Affordable Housing
- Energy-Efficient Rental Property
- Health and Mental Health Care
- Education, Training, and Employment
- Child Care
- Accessible Housing
- Access to Affordable Transportation
- Assistance with Money Management

- Assistance with Rent & Utility Deposits

How do these needs compare to the housing needs of the population at large

These needs are very similar to the population at large that is extremely low income; however the needs are much more disproportionate for African American households, as opposed to the general population.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Columbia hosted a homelessness focus group in March of 2014. The purpose of this focus group was to identify and prioritize homeless needs within the City of Columbia. Attendees included several local organizations that serve homeless populations. Data included in the consolidated plan was also utilized as a discussion starter for the homelessness focus group.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	137	15
Black or African American	63	4
Asian	0	0
American Indian or Alaska Native	1	0
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	2	0
Not Hispanic	207	19

Data Source Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Point in time count (PIT) data provided by the Missouri Housing Development Commission indicates that 6 homeless families with children were identified in the winter 2013 count and 57 homeless families of veterans were identified.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to winter PIT count data provided by MHDC, whites make up the largest portion of homeless populations at 69.1%. African Americans make up the second largest portion of homeless persons identified at 30.5%. African Americans are also the racial group that is most disproportionately impacted by homelessness. 30.5% of the homeless populations identified are African American, and African Americans only account for 11% of the population according to 2010 census data.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Households with adults and children make up the largest portion of unsheltered homeless households, followed by adult only households and chronically homeless individuals. For sheltered populations, persons with adults and children also make up the largest portion, followed by chronically homeless individuals and veterans.

Discussion:

Homeless data shows that homeless populations in greatest need are "persons with adults and children" followed by the "chronically homeless". Persons with adults and children potentially include families experiencing domestic violence or being doubled up with friends or relatives due to economic hardship. Chronically homeless populations include a significant amount of persons with mental illness and/or dealing substance abuse. The data also displays that veterans make up a significant amount of the homeless population, efforts to shelter these have been successful and additional efforts should include supportive services to assist veterans in obtaining more permanent housing.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The non-homeless special needs assessment includes the elderly, severely mentally ill, developmentally disabled, persons with disabilities, persons with HIV/AIDS, and persons with drug or alcohol addiction. Services to these populations are critical to preventing homelessness. Common special needs populations identified in the city's consolidated plan public forums/focus groups included persons with disabilities, ex-offenders and persons with a mental illness.

Describe the characteristics of special needs populations in your community:

Elderly

The previous consolidated plan predicted the elderly population would increase rapidly to levels close to 12% of the total Columbia population. As of the 2010 census, persons over age 65 made up 8.5% of Columbia's population. The number of elderly persons in Columbia is still increasing demonstrating the continued need for housing and services for seniors. The population of persons 65 and older was 9,203 in Columbia according to 2010 census data, which is a 26% increase from 7,298 persons identified in 2000 census data. The City of Columbia was ranked fourth best small city to age according to the Milken Institutes' *Best Cities for Successful Aging,* in 2010.

Persons with Disabilities

9.4% of Columbia's populations maintain a disability according to 2012 ACS 5-year estimates, or 10,167 persons. 4,457 of those persons are estimated to have cognitive difficulty or a developmental disability. 4,872 persons are estimated to have ambulatory difficulty. The MU Institute of Public Policy, Boone County Issue Analysis for Independent Living states that between 2005 and 2010, the average poverty rate amount people with disabilities who are 18-64 years of age was 26%, while the rate for disabled seniors was 13% during the same time period. This data is county wide, however Columbia makes up a large portion of the county's approximate population of 162,000 and nationwide data affirms that persons with disabilities are adversely affected by poverty.

What are the housing and supportive service needs of these populations and how are these needs determined?

CD staff polled several local agencies serving persons with disabilities regarding an inventory of "accessible" housing in Columbia. There was a consensus that no data existed describing the total number of "accessible" housing units. This basic data would be useful in defining the accessible housing needs in Columbia and the CD Department has identified this as a research project for local MU students. The city has data on the number of low-income housing tax credit (LIHTC) developments and housing developments with accessible units; however "accessible" housing was not defined and the number of accessible housing units was also not specified. Affordable housing with Universal Design features were continually identified as a high priority need for housing needs of special needs populations during forums/focus groups.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

RAIN-Central Missouri serves persons with HIV/AIDS and their families with housing and supportive services in central Missouri. RAIN reported 128 people served within the city of Columbia for 2013 and uses this as an estimate for populations with HIV/AIDS. RAIN has identified the following priority needs for persons with HIV/AIDS:

- Transportation and funding for health care needs
- AIDS/HIV prevention and education
- Supportive permanent housing options.

RAIN has been recently experiencing an additional need of utility assistance. The organization expended all utility assistance resources budgeted in February this past winter. Many persons served by RAIN are above the income guidelines for energy assistance provided through the Low-Income Energy Assistance Program, which has a current threshold of 135% or below the federal poverty guidelines.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public input through the City's consolidated plan community forums/focus groups identified the following priority needs for public/community facilities:

- Mental health facilities.
- Training centers for youth.
- Facilities for ex-offenders.
- Facilities for homeless or near homeless.

The goal for community facilities will be to provide funding 5 facilities that serve any of the above listed facility needs.

How were these needs determined?

These needs were determined through a focus group with local non-profit service providers. Agencies were asked to identify facility needs for years 2015-2019 and the types of populations they serve. Facility needs were also identified and prioritized at the consolidated plan Neighborhood Congress event. Results of these two events identified priority needs for public facilities.

Describe the jurisdiction's need for Public Improvements:

Public input through the City of Columbia's consolidated plan public forums/focus groups identified the following priority needs for public improvements:
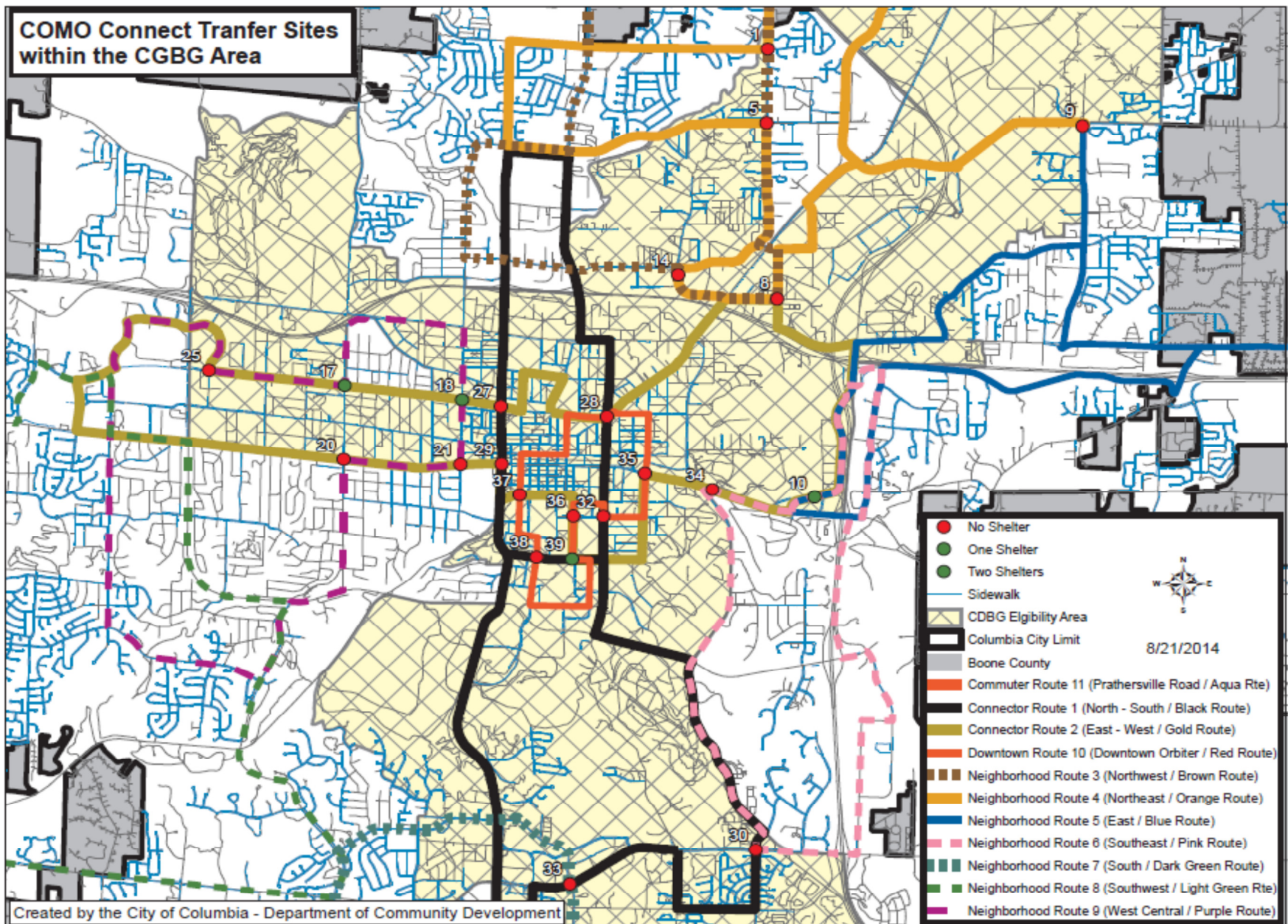
- Streetscaping.
- Sidewalks, crosswalks and connectivity to transportation.
- Bus shelters.

In previous years, investment of CDBG funding has focused primarily on the repair and construction of new ADA compliant sidewalks. Construction of new bus shelters will be a new addition to needs identified by the public, as well as goals for completion from 2015-2019. City staff developed a GIS map including the status of bus stop shelters within the CDBG eligible area. Staff will identify which bus stops are in greatest need of a new bus shelter and construct shelters on the 5 highest priority locations from 2015-2019. This map is included in the attached appendix.

How were these needs determined?

These needs were determined by staff providing a presentation on planned capital improvements projects within the CDBG eligible area, past uses of CDBG funds and eligible uses of CDBG funding to community forum/focus group participants. Group participants then listed priority neighborhood needs, including public facilities and prioritized needs through voting. These needs were also approved by the Community Development Commission at a later public hearing. The City has identified several bus transfer points that will be ideal locations for CDBG funded bus stops as see on the following map:

COMO Connect Tranfer Sites within the CGBG Area

Legend:
- No Shelter (red)
- One Shelter (olive green)
- Two Shelters (dark green)
- Sidewalk
- CDBG Elgibility Area
- Columbia City Limit
- Boone County
- Commuter Route 11 (Prathersville Road / Aqua Rte)
- Connector Route 1 (North - South / Black Route)
- Connector Route 2 (East - West / Gold Route)
- Downtown Route 10 (Downtown Orbiter / Red Route)
- Neighborhood Route 3 (Northwest / Brown Route)
- Neighborhood Route 4 (Northeast / Orange Route)
- Neighborhood Route 5 (East / Blue Route)
- Neighborhood Route 6 (Southeast / Pink Route)
- Neighborhood Route 7 (South / Dark Green Route)
- Neighborhood Route 8 (Southwest / Light Green Rte)
- Neighborhood Route 9 (West Central / Purple Route)

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Describe the jurisdiction's need for Public Services:

Columbia has a significant need for public services due to poverty rates and special needs populations in Columbia. 24.6% of Columbia's population is below the poverty level according to 2012 ACS 1-year estimates. The City maintains other local funding sources available for public services in Columbia. The Division of Human Services currently administers approximately $900,000 per year in local general revenue to provide social services funding for local agencies. The Boone County Division of Community Services also oversees an annual budget of up to $6.5 million of social services targeted towards children and youth. In an effort to unduplicated efforts and maximize funding sources, the City of Columbia is only utilizing public services funding for vocational training, fair housing education and homebuyer education. The City has funded these activities in the past with CDBG and historically been close to the 15% cap on public services funding.

How were these needs determined?

These needs were determined through the economic development focus group, fair housing focus group and affordable housing focus group. City staff identified priority needs through each of these focus groups that could be served with eligible public service activities.