



DRAFT 2027 Annual Action Plan

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Economic Development Corporation (EDC), a nonprofit corporation, administers the Community Development Block Grant (CDBG) Program on behalf of Jefferson County, Missouri. As a CDBG entitlement community, Jefferson County must comply with the requirements established by the U.S. Department of Housing and Urban Development (HUD), including public participation, coordination with community stakeholders, and the publication of required public notices. The Consolidated Plan and Annual Action Plan are also subject to approval by the Jefferson County Executive and the Jefferson County Council.

This 2027 Annual Action Plan serves Jefferson County and its participating Urban County municipalities. It establishes the County's Annual strategy for addressing community development, housing, and economic development needs through the investment of federal CDBG and HOME funding. The 2027 Annual Action Plan is incorporated into this document as the first year of the five-year planning period. The Jefferson County Entitlement Program operates on a calendar-year basis, from January 1 through December 31, Fiscally it operates October 1, 2026-September 30, 2027. HOME Investment Partnerships Program (HOME) funds are administered through the St. Louis HOME Consortium, of which Jefferson County is a participating member.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Programs and activities outlined in this Consolidated Plan are intended to benefit low- and moderate-income (LMI) residents of Jefferson County and participating Urban County municipalities. The primary objectives are to expand access to affordable housing, provide suitable living environments, improve community infrastructure, and create economic opportunities that enhance residents' quality of life.

The goals, objectives, and anticipated outcomes for the 2027 Annual Action Plan are as follows: Home Rehabilitation and Septic Replacement Programs fall under the same umbrella as home rehabilitation.

- Maintain homeownership opportunities and help prevent homelessness by providing forgivable Homeowner Rehabilitation loans to eligible LMI households.
Objective: Affordable Housing | Outcome: Sustainability
- Maintain safe and sanitary housing conditions by providing forgivable loans to replace failing private sanitary sewer systems serving eligible LMI households.
Objective: Suitable Living Environment | Outcome: Sustainability
- • Expand homeownership opportunities by providing HOME Down Payment Assistance through a five-year forgivable loan program for eligible LMI homebuyers.

Objective: Decent Housing | Outcome: Affordability

- Expand access to affordable housing by supporting organizations such as Habitat for Humanity and the Disability Resource Association in serving low- and moderate-income households and residents with disabilities.

Objective: Decent Housing | Outcome: Affordability

- Increase the availability of affordable housing and supportive services by providing HOME funding to the County's Community Housing Development Organization (CHDO).

Objective: Decent Housing | Outcome: Availability/Accessibility

- Promote fair housing awareness by providing education and outreach through County-led initiatives and partnerships with community organizations to reduce housing discrimination.

Objective: Suitable Living Environment | Outcome: Accessibility

- Strengthen homelessness prevention efforts through continued coordination with the Missouri Balance of State Continuum of Care and community partners.

Objective: Suitable Living Environment | Outcome: Sustainability

- Partner with nonprofit and private-sector organizations to expand services that benefit low- and moderate-income residents throughout Jefferson County.

Objective: Suitable Living Environment | Outcome: Sustainability

- Improve public infrastructure by investing in water, sewer, stormwater, accessibility, and other public improvement projects that benefit low- and moderate-income residents in participating municipalities and unincorporated Jefferson County.

Objective: Suitable Living Environment | Outcome: Availability/Accessibility

- Support local economic stability and job creation by strategically investing available federal funding and leveraging local resources.

Objective: Economic Opportunities | Outcome: Sustainability

3. Evaluation of past performance

Jefferson County has made significant progress toward achieving the goals of its Community Development Block Grant (CDBG) and HOME programs. Since becoming an entitlement community in 2004, the County has assisted more than 8,000 households, benefited an estimated 27,000 low- and moderate-income (LMI) residents, and reinvested more than \$29 million in federal funding into housing, public infrastructure, and community development projects throughout Jefferson County and participating Urban County municipalities.

The County remains committed to responsible stewardship of federal resources by meeting HUD expenditure requirements, encouraging meaningful public participation, collaborating with local governments and community partners, and identifying and addressing the evolving needs of low- and moderate-income residents.

4. Summary of citizen participation process and consultation process

Jefferson County's Citizen Participation Plan was developed in accordance with Sections 104(a)(2) and 104(a)(3) of the Housing and Community Development Act of 1974, as amended, and the requirements of 24 CFR Part 91. The planning process encourages meaningful public participation through public meetings and hearings, a minimum of two 30-day public comment period (or other timeframes required by HUD), community needs assessment surveys, and formal adoption of the Consolidated Plan by the Jefferson County Council.

Jefferson County is committed to providing residents with meaningful opportunities to participate in the planning process. The Citizen Participation Plan is available at public facilities throughout the County and is accessible to all residents, including persons with disabilities, minority populations, and individuals with limited English proficiency. The Consolidated Plan, Annual Action Plan, and related public notices are posted on the Jefferson County website jeffcomo.gov. Urban County participating municipalities are request to post public notice and annual action plan on their websites.

5. Summary of public comments:

6. Summary of comments or views not accepted and the reasons for not accepting them

Jefferson County did not receive comments at the Participation Public Hearing.

7. Summary

During the 2027 Annual Action Plan period, Jefferson County will continue investing Community Development Block Grant (CDBG) and HOME resources in programs that strengthen neighborhoods, expand housing opportunities, improve public infrastructure, and enhance the quality of life for low- and moderate-income (LMI) residents.

Priority investments include homeowner rehabilitation, private sanitary sewer system replacement, ADA-accessible public facility improvements, sewer and stormwater infrastructure, affordable homeownership assistance, fair housing education, community services, and homelessness prevention. Through these investments and continued collaboration with local governments, nonprofit organizations, and community partners, Jefferson County remains committed to creating safe, sustainable, and vibrant communities for its residents.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Economic Development Corp of Jefferson County

Table 1 – Responsible Agencies

Narrative

The Jefferson County, MO 2027 Annual Action Plan is a strategic planning document required by the U.S. Department of Housing and Urban Development (HUD) that guides the investment of federal housing and community development funds. Jefferson County's Entitlement Program operates on a calendar year (January 1–December 31). This document serves as an annual plan covering program year 2027. The Economic Development Corporation (EDC) of Jefferson County, a public not for profit corporation, is contracted by Jefferson County and is responsible for administering the annual allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. The EDC administers and oversees all CDBG activities, while HOME funds are administered through the St. Louis HOME Consortium, of which Jefferson County is a participating member. Through these funding sources, Jefferson County provides services to all unincorporated areas and 13 participating urban municipalities.

2027 Annual Action Plan

Participating Urban County municipalities include Arnold, Herculaneum, Pevely, Festus, Crystal City, Kimmswick, Hillsboro, De Soto, Byrnes Mill, Scotsdale, Cedar Hill Lakes, Olympian Village, and Lake Tekakawitha. Two incorporated municipalities and a portion of the City of Eureka have elected not to participate but are located within the County's boundaries.

Public notices are also sent to agencies serving special interest groups, individuals with disabilities, and low to moderate income residents. These agencies include: Developmental Services of Jefferson County, Disability Resource Association, Catholic Community Services, Compass Health Network, Family Resource Center, Festus Housing Authority, Habitat for Humanity, Jefferson County Community Partnership, Jefferson County Family Services, Jefferson County Rescue Mission, Jefferson Franklin Community Action Corporation, St. Vincent De Paul Society, Jefferson County Health Department, and

the Salvation Army. Additional organizations are added as identified.

Data used in the Annual Action Plan is derived from the American Community Survey (ACS), which provides detailed demographic, social, economic, and housing information and is considered the most reliable data available for this purpose.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic plan portion of the Consolidated Plan identifies specific strategies and goals to address community needs over the next five-year period that are consistent with the goals and requirements of the U.S Department of Housing and Urban Development Community Development Block Grant (CDBG) Program.

The overall goal of the Jefferson County Entitlement Program is to work towards developing viable rural community-based programs that provide suitable living environments, decent housing and the creation of economic opportunities for primarily low-income to moderate-income persons living within Jefferson County and its participating municipalities

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 2 - Geographic Priority Areas

1	Area Name:	Jefferson County
	Area Type:	County
	Other Target Area Description:	County
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Jefferson County qualifies as an Urban County as defined by the U.S. Department of Housing and Urban Development (HUD), the size of its entitlement (CDBG and HOME funding) is determined by both unincorporated residents and residents of the participating municipalities. Currently 13 out of 15 municipalities have joined Jefferson County in meeting the requirements necessary to receive funding.

The primary national objective of the Consolidated Plan is to assist and benefit low-income and moderate-income residents, Jefferson County's grant program funds will be targeted to low-income and moderate-income residents, neighborhoods and activities that benefit these residents as a whole.

The Jefferson County Entitlement program is comprised of County-wide programs which are not limited to Residential Housing Rehabilitation, Septic Replacement repair; municipalities on ADA Program;

Infrastructure Improvements residential and municipal /Americans with Disabilities Act and any similar, low to moderate-income activities deemed a priority during the planning process.

CDBG funds are available to residents of all unincorporated areas of the County as well as within the jurisdictions of the Urban County participating municipalities.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 3 – Priority Needs Summary

1	Priority Need Name	Home Affordability and Sustainability
	Priority Level	High
	Population	Low Moderate Middle Large Families Families with Children Elderly Elderly
	Geographic Areas Affected	County
	Associated Goals	Public Services Affordable housing
	Description	The purpose of our program is to give opportunity to (LMI) individuals, families, elderly, and disabled to continue to live in their homes in sustainable and acceptable living conditions. CDBG funds are allocated for Low-Middle Income (LMI) individuals and families in accordance with HUD financial guidelines.
	Basis for Relative Priority	Main Priority is sustainability of LMI continuing to live in their home, Sustainability also should address Jefferson County having clean drinking water by ensuring that treatment plants, residential sewer septic systems are working properly to protect Jefferson County ground water.
2	Priority Need Name	Infrastructure Improvements
	Priority Level	High
	Population	Low Moderate Middle Families with Children Elderly Public Housing Residents

	Geographic Areas Affected	County
	Associated Goals	Infrastructure Improvements
	Description	Neighborhood Revitalization and infrastructure improvements. Neighborhood revitalization installs many sidewalks with the capability to withstand walking, bicycles, handicap scooters, etc,. These sidewalks need to flow into the gas stations, shopping, and public parks. Sidewalks are extremely important to neighborhoods, getting people and children outside, walking, getting healthy, walking to jobs, etc; The storm water infrastructure is important to slow or stop flash flooding, routing storm water to benefit the majority population; Sewer systems are getting old and are overloaded, sewer treatment plants need expanded and or replaced; Utilities continuing to rise an option may be communal heating and cooling. A single central source, rather than each individual property having its own heating system. A system that provides heating and hot water to multiple properties from a single source; this also creates job within the community. Repairing and or removing unsightly and unsafe structures, all types.
	Basis for Relative Priority	Main Priority is sustainability of LMI continuing to live in their home, Sustainability also should address Jefferson County having clean drinking water by ensuring that treatment plants, residential sewer septic systems are working properly to protect Jefferson County ground water.
3	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Non-housing Community Development
	Geographic Areas Affected	County
	Associated Goals	Public Services
	Description	While the basic essentials are food, shelter and water, the quality of life requires a few extra items. Jefferson County has currently at least eight food pantries and multiple ministries scheduled for food distribution throughout the month. Also needed is additional funding assistance with shelter (rent), utilities (electric & water), clothing, phone (required for a job) and sometimes medical for counseling. The job market in Jefferson County is diverse and offers a variety of opportunities across different sectors which consist of retail, govt, manufacturing, and education. While Jefferson College does not offer a bachelor degree, they offer multiple associate degrees in many areas and multiple certifications, welding, mechanic etc.,
	Basis for Relative Priority	The basic needs water, food, shelter, sleep, and safety. Once these needs are met the focus shifts to security and stability. Individuals will look for jobs or ways to feel needed which increases their self-esteem. Assistance with educational funds for LMI individuals is a must so they may see a future for themselves.

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	
Acquisition, including preservation	

Table 4 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Jefferson County anticipates receiving \$1,094,044 in Community Development Block Grant (CDBG) funding for Program Year 2027.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,094,044	0	0	1,094,044	4	CDBG Projects and Activities

Table 5 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Although Jefferson County does not require matching funds for infrastructure projects, local participation is strongly encouraged. Historically, municipalities and project sponsors have contributed significant in-kind labor, equipment, and other resources that enhance project outcomes and maximize the impact of CDBG funding.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Publically owned land would be parks and/or recreation areas that would be upgraded, updated, or made ADA compliant with the public service funds of up to 15%.

Discussion

The Jefferson County CDBG program utilizes partnerships with other programs when possible (i.e., weatherization, volunteer groups, local churches, etc.) to assist our LMI households in obtaining the maximum needed repairs available to them. The infrastructure programs by not requiring “matching funds” have resulted in a higher number of public improvements being completed as projects of this magnitude, especially in predominately LMI areas, are often not funded by municipalities due to budgetary constraints or other higher priority needs.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
JEFFERSON COUNTY	Government	Economic Development Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction

Table 6 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Economic Development Corporation of Jefferson County, a public not-for-profit corporation is contracted by the County of Jefferson and is responsible for administration of the annual allocation of Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds. The EDC directly administers the CDBG funding. The HOME funds are administered through the St. Louis HOME Consortium of which Jefferson County is a participating member. The EDC has served in the role of Program Administrator since the Jefferson County Entitlement Program inception in 2004 and has consistently received HUD approval for all related activities and reports of the CDBG program.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		

Street Outreach Services			
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			
Libraries are giving access to computers for assistance on line	X		

Table 7 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Jefferson County does not receive direct homeless funds. Jefferson County is a part of the Balance of State CoC.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Jefferson County does not receive direct homeless funds but, it is assumed that one of the largest gaps in the identified service delivery system of Jefferson County is that of transportation. While transportation is available within most municipalities, Jefferson County public transportation system does not exist in the rural areas.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Jefferson County is a member of the Balance of State Continuum of Care (Coc) and does not receive homeless funding itself considering the significantly small number of homeless persons in the County as formally identified in the point-in-time count. Therefore, Jefferson County will continue to participate

and support the endeavors, strategies and priorities of the CoC to overcome any identified gaps in both the institutional structure and service delivery system

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services	2027	2027	Affordable Housing Public Housing Non-Homeless Special Needs	Jefferson County	Home Affordability and Sustainability Public Services	CDBG: \$75,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
2	Infrastructure Improvements	2027	2030	Non-Housing Community Development	Jefferson County	Infrastructure Improvements	CDBG: \$500,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15000 Households Assisted
3	Affordable housing	2026	2026	Affordable Housing	Jefferson County	Home Affordability and Sustainability	CDBG: \$300,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit

Table 8 – Goals Summary

Goal Descriptions

1	Goal Name	Public Services
	Goal Description	The underserved areas have a need for improved education, assistance in improving housing, assistance with utilities, food, transportation, etc. Our goal is to increase living conditions for LMI and give them an opportunity for increased education. For Jefferson County Missouri Per govssalaries.com the Annual average salary was \$52,146 and median salary was \$40,809. Jefferson County is 23% lower than USA average and median salary is 7 percent lower than USA average. Jefferson County Missouri average wages for 2025 across all industries (public and private) sit around \$44,000 to 48,000.00 per year.
2	Goal Name	Infrastructure Improvements
	Goal Description	Municipalities, home rehabilitations, septic replacements, public assistance.
3	Goal Name	Affordable housing
	Goal Description	Promote home ownership opportunities using the first time buyer program but also, sustable homeownership opportunities. Helping to promote out of the box thinking by tiny home communities, town home investments, business investments

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

This estimate is based on Infrastructure improvements; the Handicap ADA for parks in Jefferson County and municipalities; the Home Rehabilitation Program residential/Septic Replacement/repair Program. Estimated for a period of 5-years.

10,000 for storm water infrastructure per year; 10,000 Sewer Water Infrastructure per year; 5000 for ADA parks in Jefferson County and municipalities, 12 Homeowner Rehabilitation Program/Septic Replacement Program

Promotes affordable housing, small communities, tiny homes, apartments, etc,

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Activities to Increase Resident Involvements

Is the public housing agency designated as troubled under 24 CFR part 902?

Plan to remove the 'troubled' designation

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Addressing the emergency and transitional housing needs of homeless persons

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Jefferson County will continue existing efforts to reduce the Lead Paint Hazards in Jefferson County. This goal is achieved through the County's Home Rehabilitation Programs in which contractors comply with all applicable Federal and State regulations. Jefferson County administration staff and contractors utilized are trained in Lead Safe Work Practices as required by our current funding levels per housing unit.

Jefferson County follows Federal and State of Missouri regulations in testing for lead and mitigating its affects. All housing units that are assisted with CDBG or HOME funding are inspected for deteriorated paint. Further, Jefferson County utilizes the services of Herlacher Angleton Associates, LLC, Barnhart, MO to execute lead-based paint risk assessments/lead testing for all homes constructed prior to 1978. All surfaces are treated using lead safe work practices and activity clearance is obtained, if necessary, from the assessment authorities. Jefferson County does not receive any additional funding for direct lead remediation.

How are the actions listed above related to the extent of lead poisoning and hazards?

Jefferson County follows Federal and State of Missouri regulations in testing for lead and mitigating its affects. All housing units that are assisted with CDBG or HOME funding are inspected for deteriorated paint. Further, Jefferson County has contracted with United Infrastructure Corporation of St. Louis to execute lead-based paint risk assessments for all homes constructed prior to 1978. All surfaces are treated using lead safe work practices and activity clearance is obtained, if necessary, from the assessment authorities. While Jefferson County does not receive any additional funding for lead remediation, if such lead contamination is identified, written information is provided to the applicant by the testing authority. Written information on lead poisoning, as required by HUD, is provided in all applications distributed by the Administrator.

How are the actions listed above integrated into housing policies and procedures?

Jefferson County will continue its existing efforts to reduce the Lead Paint Hazards in the County. This goal is achieved through the County's Home Rehabilitation Programs in which contractors comply with all applicable Federal and State regulations. Jefferson County administration staff and contractors utilized are trained in Lead Safe Work Practices as required by our current funding levels per housing unit.

Jefferson County follows Federal and State of Missouri regulations in testing for lead and mitigating its affects. All housing units that are assisted with CDBG or HOME funding are inspected for deteriorated paint. Further, Jefferson County utilizes the services of Herlacher Angleton Associates, LLC, Barnhart, MO to execute lead-based paint risk assessments/lead testing for all homes constructed prior to

1978. All surfaces are treated using lead safe work practices and activity clearance is obtained, if necessary, from the assessment authorities. Jefferson county does not receive any additional funding for direct lead remediation

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

A number of governmental agencies and private organizations operate programs within Jefferson County to reduce public funding dependency and poverty among its residents. Primarily among those agencies are the Missouri Division of Family Services and the Jefferson/Franklin Community Action Agency, both of which are state and federally funded. They offer broad based assistance to primarily welfare recipients and the extremely low to low-income residents. Assistance includes but is not limited to food stamps, Medicaid health insurance, aid to dependent children, Section 8 housing vouchers, WIC, counseling, family self-sufficiency programs and several other programs which provide assistance to our low-income residents. Jefferson County seeks to reduce the number of poverty level families by investing its CDBG and HOME funds into programs and projects that support affordable housing overall and foster self-sufficiency and sustainability.

Jefferson County, like many other sister communities has seen high unemployment rates and dramatically decreased new housing starts over the past several years. Existing small type housing units that tend to be more affordable for LMI families are typically not readily available in all areas of Jefferson County. The housing slowdown has significantly reduced additional units of this size and price range from coming online in the past couple of years. These trends put an additional burden on individuals and families at and below the poverty level. In many cases, low-income families are forced to pay a disproportionate amount of their incomes for safe and affordable housing which in turn affects all aspects of an individual or family's success in life.

Specific projects and their roll of poverty reduction: Housing Rehabilitation Program, Private Sanitary Sewer System Program and the Sewer Tap-on Program all provide needed repairs or public sewer service to homes of LMI individuals who would otherwise be financially unable to bring their homes into a more sustainable condition and in many cases reduce conditions under which their homes could be condemned. Sewer and Storm Water Infrastructure Programs provides funds to municipalities to improve/replace deteriorated public sanitary and storm water sewer service to LMI individuals who are otherwise financially unable to reduce their utility costs which brings their homes into a more sustainable condition.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

To address this, the Jefferson County Entitlement program, in an effort to enhance but not duplicate service, utilizes referrals (in addition to its own outside applicants) from all local agencies to help provide additional services in order to assist these individuals on their track from dependency to independency. This is achieved through several programs/activities.

The first-time home buyer program operated through the County HOME funds provides financial assistance to LMI residents wishing to achieve their goal of home ownership, the home rehabilitation programs provide funds to alleviate health and safety issues to existing housing units (most Jefferson County LMI residents locate in older homes needing repairs due to their affordability). Job training/economic development is provided through the County's various business funding programs offered primarily through the EDC and local banks (direct micro-enterprise program when funding is available) and through support of the County's workforce development program which utilizes Jefferson College's extensive workforce development programs and the Missouri Career Center System which serves as a labor exchange for both businesses and job seekers.

Unfortunately, Jefferson County has little to no identifiable transitional housing. While the need seems to exist, insufficient funding levels have played a major factor in meeting this need. The county will continue to search for additional funding and/or partner organizations to help meet this need, but the County is doubtful that it will be satisfied within this 5-year consolidated plan period.

Over the next 2027 year Jefferson County will attempt to reduce the number of persons at or below the poverty line by collaborating and supporting other local agencies that assist LMI residents, coordinating services when possible, and to expand its own programs and services. Additionally, Jefferson County will continue to work with the Economic Development Corporation and the Industrial Development Authority to support economic development projects aimed at stimulating job opportunity and growth of jobs in high unemployment areas.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Economic Development Corporation (EDC) Executive Director, CDGB Entitlement Specialist, CDBG Office Manager, Jefferson County Auditor, and Jefferson County Executive has monitoring responsibilities for the CDBG programs. Each project has a process that must be followed in writing on paper stating in detail what each project will cost. The EDC staff verifies invoice payment services on each project to ensure the project has been completed at a satisfactory level and a signed work completion form is signed by the client.

Every project will have CDBG Staff approval, Jefferson County Council approval, County Auditor approval and County Executive approval. Every project will have a minimum of application, county agreement specifying details, approved county ordinance, completed environmentals, and work completion form. Here at EDC we encourage all individuals to follow their dream of opening businesses and applying for opportunities and becoming entrepreneurs or to expand their current business. Our SBA staff are here to help with designing a business plan, securing land, building, and strategizing a five year plan.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Jefferson County anticipates receiving \$1,094,044 in Community Development Block Grant (CDBG) funding for Program Year 2026. While future annual allocations may vary based on federal appropriations, this funding level has been used as the planning estimate for the remainder of the 2026–2030 Consolidated Plan period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,094,044.00	0.00	0.00	1,094,044.00		CDBG Projects and Activities

Table 9 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Although Jefferson County does not require matching funds for infrastructure projects, local participation is strongly encouraged. Historically, municipalities and project sponsors have contributed significant in-kind labor, equipment, and other resources that enhance project outcomes and maximize the impact of CDBG funding.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Publically owned land would be parks and/or recreation areas that would be upgraded, updated, and or made ADA compliant with the public service funds of up to 15%.

Discussion

The Jefferson County CDBG program utilizes partnerships with other programs when possible (i.e., weatherization, volunteer groups, local churches, etc.) to assist our LMI households in obtaining the maximum needed repairs available to them. The infrastructure programs by not requiring “matching funds” have resulted in a higher number of public improvements being completed as projects of this magnitude, especially in predominately LMI areas, are often not funded by municipalities due to budgetary constraints or other higher priority needs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services	2027	2027	Affordable Housing Public Housing Non-Homeless Special Needs	Jefferson County	Home Affordability and Sustainability	CDBG: \$75,000.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
2	Infrastructure Improvements	2027	2037	Non-Housing Community Development	Jefferson County	Infrastructure Improvements	CDBG: \$500,000.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
3	Affordable housing	2027	2027	Affordable Housing	Jefferson County	Home Affordability and Sustainability	CDBG: \$300,000.00	Homeowner Housing Rehabilitated/Septic: 12 Household Housing Unit

Table 10 – Goals Summary

Goal Descriptions

1	Goal Name	Public Services
	Goal Description	

2	Goal Name	Infrastructure Improvements
	Goal Description	
3	Goal Name	Affordable housing
	Goal Description	Home rehabilitation program sustains affordable housing.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This annual action plan outlines initiatives to prevent homelessness by improving resident homes for sustainability by replacing HVAC, replacing roofs, windows, doors, improving health by replacing failing septic systems. Improving and updating to ensure ADA compliance for the public facilities used by the handicap/ADA. Our sewer systems at multiple locations in Jefferson County are old, worn out, needing repair and improve the quality of life from Storm and Sewer effluent draining into our waterways, creeks, drain field, ponds, where many children play, etc.

#	Project Name
1	2027 Home Rehabilitation
2	2027 HANDICAP/ADA Public Facility Assistance
3	2027 Infrastructure Improvement
4	2027 Community Development Block Grant (CDBG) Administration

Table 11 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

We currently have sixteen (17) applications waiting for Home Rehabilitation funds which includes Septic Replacement under the same umbrella of Home Repair. We could use an additional 250,000 to help individuals, children, disabled, and elderly stay in their homes. The Septic Replacement, Storm Water Infrastructure, Sewer Infrastructure is the highest priority to ensure the water that drains from these systems (effluent) is at a high quality that runs off into our drain fields, waterways, creeks, etc where children play, but also, filters through the ground into our ground water, in which people will eventually drink. With the high rate of autism and other health issues helping to install ADA equipment and other high quality playground equipment for handicap adults and children will benefit all families taking care of handicap people but also raise their quality of life.

AP-38 Project Summary
Project Summary Information

1	Project Name	2027 Home Rehabilitation/Septic
	Target Area	Jefferson County
	Goals Supported	Affordable housing
	Needs Addressed	Home Affordability and Sustainability
	Funding	CDBG: \$300,000.00
	Description	Qualified Health and safety related housing issues can be repaired with these funds. Qualified issues include but not limited to repair or complete replacement of roof, guttering, windows, doors, siding, Heating Ventilation Air Conditioning (HVAC), minor repairs of leaking plumbing, and electrical deficiencies. This also includes Complete Septic Replacement Systems and drain fields. No esthetics will be done with these funds. No Trailer roofs.
	Target Date	11/20/2027
	Estimate the number and type of families that will benefit from the proposed activities	Estimating a minimum of 2 people per household. 20-24 families consisting of individuals, children, elderly, and/or disabled individuals will benefit and continue to stay in their homes. Each home must meet the standard of Low-Middle Income (LMI) to be approved for this project. The Home Rehabilitation Project allocation is up to \$25,000 per home.
2	Location Description	Helping families stay in their homes and qualify for the Home Rehabilitation and septic replacement projects can be anywhere within Jefferson County, Urban County participants, as long as the family meets the LMI standard, their homes are not more than 95% of the Jefferson County Median Value.
	Planned Activities	For Annual Year of 2026 a Minimum of 6 homes for the Home Rehabilitation Program of up to \$25,000 each. This program replaces HVAC, Roofing, Windows, Doors, Siding, and sometimes very small repair of electrical, plumbing, Sewer Tap on. We will request additional funding for Home Rehabilitation Projects. Currently, we have sixteen (16) on a waiting list. Septic Replacement falls under the umbrella of Home Repair and we have an estimated 3 homes for Septic Replacement.
	Project Name	2027 HANDICAP/ADA Public Facility Assistance
	Target Area	Jefferson County
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Home Affordability and Sustainability
	Funding	CDBG: \$75,000.00

	Description	This project is designed to assist Jefferson County and its participating municipalities in handicap accessing its public facilities and public areas. Projects will remove architectural barriers in parks, public facilities and other areas as designated acceptable.
	Target Date	12/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Because this is a public area and or a public service, I am estimating this project at 3000 individuals annually. LMI locations will benefit using using LMI Standards.
	Location Description	Jefferson County, Missouri
	Planned Activities	This activity is for public locations, parks, etc and installing and updating structural facilities, and for handicap individuals needing assistance in our parks, public service organizations that need assistance, for food, health, wages, etc.
3	Project Name	2027 Infrastructure Improvements
	Target Area	Jefferson County
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Home Affordability and Sustainability
	Funding	CDBG: \$500,000.00
	Description	This program is available to participating municipalities and all public sewer districts/departments located within unincorporated Jefferson County and participating municipalities. The program is designed to offset costs incurred by such districts/departments for the replacement or improving/ upgrading of substandard public sewer service to predominately low-to-moderate areas. Eligible costs include but are not limited to installation or renovation of existing "main" sewer lines.
	Target Date	8/14/2027
	Estimate the number and type of families that will benefit from the proposed activities	This project is estimated to help a minimum of 168 individuals, children, disabled, and elderly to ensure they may continue to live in their homes. This is a LMA location.
	Location Description	Jefferson County, MO

	Planned Activities	Replace clay pipe that has bad joints. CIPP lining of sewer mains and chemical grouting of service connections will eliminate infiltration and root intrusions improving system reliability and reduce wet weather flows in the downstream interceptor and at the creek nearby. Continued work on point repairs and manholes must be repaired etc.,
4	Project Name	2026 Community Development Block Grant (CDBG) Administration
	Target Area	Jefferson County
	Goals Supported	Public Services Infrastructure Improvements Affordable housing
	Needs Addressed	Home Affordability and Sustainability Infrastructure Improvements Public Services
	Funding	CDBG: \$218,808.00
	Description	Community Development Block Grant Administration (CDBG) expenses are allocated for use up to 205 of the actual allocation. These expenses are employee wages, business expenses such as mileage, equipment leasing, printers, mail machine, web pages update, internet maintenance, computer updates, trash pickup, etc.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	The Economic Development Corporation (EDC) is contracted to oversee Jefferson County, MO which has an estimated population of 233,000. We continue to help LMI locations by utilizing funds for Home Rehabilitation Program, Septic Replacement Program, Handicap/ADA Program, Sewer Infrastructure Program, and Stormwater Infrastructure Program.
	Location Description	Jefferson County, MO
	Planned Activities	Currently we have two staff working part-time on the CDBG program. Our goal is to increase our staff by one full time position. Also, a few projects would be to update our CDBG web site, update and streamline CDBG business expenses, payment of wages by utilizing outlook and ACH capability. Coordinate at least two HUD training sessions for 2026.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Because Jefferson County qualifies as an Urban County as defined by the U.S. Department of Housing and Urban Development (HUD), the size of its entitlement (CDBG and HOME funding) is determined by both unincorporated residents and residents of the participating municipalities. Currently 13 out of 15 municipalities have joined Jefferson County in meeting the requirements necessary to receive funding. The primary national objective of the Consolidated Plan is to assist and benefit low-income and moderate-income residents, Jefferson County's grant program funds are available to all qualified low-income and moderate-income residents, neighborhoods and activities that benefit such qualifying residents and are not limited to a specific area.

Geographic Distribution

Target Area	Percentage of Funds
Jefferson County	100

Table 12 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Jefferson County Entitlement program is comprised of County-wide programs which include but are not limited to housing rehabilitation, sanitary sewer infrastructure (both individual residential and municipal), storm water infrastructure (municipal), removal of architectural barriers/Americans with Disabilities Act and any similar, low-to-moderate-income activities deemed a priority in the community needs surveys received by the Entitlement program during the planning process. 100% of the Entitlement funds are available to residents of all unincorporated areas of the County as well as within the jurisdictions of the participating municipalities

Discussion

Jefferson County has a few trailer parks and low- to moderate income areas. These areas need assistance in food, clothing, utilities. The county has multiple organization that continue to help the LMI communities.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported
Homeless
Non-Homeless
Special-Needs
Total

Table 13 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

Table 14 - One Year Goals for Affordable Housing by Support Type
Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

Actions to encourage public housing residents to become more involved in management and participate in homeownership

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Addressing the emergency shelter and transitional housing needs of homeless persons

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Discussion

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Economic Development Corporation (EDC) administrators the Community Development Block Grant (CDBG) for Jefferson County MO.

Actions planned to address obstacles to meeting underserved needs

Jefferson County will continue to work with applicants to attempt to assist them in qualifications of the programs. Regarding funding, Jefferson County will continue to investigate creative leveraging strategies and additional funding sources

Actions planned to foster and maintain affordable housing

Continue to meet with multiple organization within the community. Decrease the time for permit approval on septic systems, work with contractors on supply issues, preserving existing units and lowering development cost.

Actions planned to reduce lead-based paint hazards

Jefferson County will continue to reduce the Lead Paint Hazards in the County. This goal is achieved through the County's Home Rehabilitation Programs in homes prior to 1978 be evaluated for lead paint, which contractors comply with all applicable Federal and State regulations. Jefferson County administration staff and contractors utilized are trained in Lead Safe Work Practices as required by our current funding levels per housing unit.

Jefferson County follows Federal and State of Missouri regulations in testing for lead and mitigating its affects.

Actions planned to reduce the number of poverty-level families

A number of governmental agencies and private organizations operate programs within Jefferson County to reduce public funding dependency and poverty among its residents. Primarily among those agencies are the Missouri Division of Family Services and the Jefferson/Franklin Community Action Corporation, both of which are state and federally funded. They offer broad based assistance to primarily welfare recipients and the extremely low to low-income residents. Assistance includes but is not limited to food stamps, Medicaid health insurance, aid to dependent children, Section 8 housing vouchers, WIC, counseling, family self-sufficiency programs and several other programs which provide

direct assistance to our low-income residents. Jefferson County seeks to reduce the number of poverty level families by investing its CDBG and HOME funds into programs and projects that support affordable housing overall and foster self-sufficiency and sustainability. Unfortunately, Jefferson County has little to no identifiable transitional housing. While the need seems to exist, insufficient funding levels have played a major factor in meeting this need. The county will continue to search for additional funding and/or partner organizations to help meet this need.

Unfortunately, Jefferson County has little to no identifiable transitional housing. While the need seems to exist, insufficient funding levels have played a major factor in meeting this need. The county will continue to search for additional funding and/or partner organizations to help meet this need.

Actions planned to develop institutional structure

The Economic Development Corporation of Jefferson County with final adoption/approval of the Jefferson County Council. The EDC is a not-for-profit organization funded by the County of Jefferson and its participating municipalities to carry out general economic development programs including but not limited to programs available through the Small Business Administration (SBA), State of Missouri (DED), Economic Development Administration (EDA), Industrial Development Authority (IDA), and various other economic incentive programs as available.

Actions planned to enhance coordination between public and private housing and social service agencies

Jefferson County takes a County-wide approach to issues affecting our low-to-moderate populations and engages in ongoing coordination between all providers of service whether public or private, at all given opportunities.

Jefferson County utilizes several avenues to provide access to and engage participation from the residents of the County as well as the general public. All reports including the Consolidated Plan, Annual Action Plan and Annual CAPER are posted in electronic form on the administrator's website as well as provided in hard copy to all participating municipalities, public & municipal libraries within the County. Notices of all public hearings, public comment periods and availability of documents are posted at the above noted facilities along with the administrator's office and County Administration Building as well as notices are placed in local newspapers of general circulation and posted in electronic form on the Administrator's website.

To encourage public participation, Public Notices are also sent to the following identified public service agencies and organizations representing special interest groups, citizens with disabilities and low-to-

moderate income individuals: Developmental Services of Jefferson County, Disability Resource Association, Catholic Community Services, Comtrea, Family Resource Center, Festus Housing Authority, Habitat for Humanity, Jefferson County Community Partnership, Jefferson County Family Services, Jefferson County Rescue Mission, Jefferson-Franklin Community Action Corporation, St. Vincent De Paul Society, Jefferson County Health Department and the Salvation Army.

Additionally, to enhance continued coordination, Jefferson County participates in meetings of the Jefferson County Housing Solutions Coalition (JCHSC) when held, a group comprised of individuals and organizations from various low-to-moderate income housing and service providers within the County,

attends St. Louis HOME Consortium meetings, participates in Balance of State Continuum of Care meetings, sits on the Board of Directors of Jefferson/Franklin Community Action Corp and meets with other County Departments regularly to ensure coordination and availability of services to LMI clientele.

Discussion

No further discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

This Action Plan is being developed by Econminc Development Corporation (EDC) staff. The EDC is contracted by Jefferson County to oversee the Community Development Block Grant (CDBG). Grant funds in the amount of 1,094,044 of 2026 funds may be released to Jefferson County Missouri near September 2026. CDBG Funds are issued to counties exceeding the 200,000 population. The community is invited to always submit your comments and/or ideas to The EDC/CDBG P.O. Box 623, Hillsboro, MO 63050 or call 636-797-5336.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

This action plan is for the FY 2026 program year.

	Data Source Name Census 2010
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. Population demographic including race and housing tenure
	What was the purpose for developing this data set? Federal needs
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? 100 percent count of population
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2010
	What is the status of the data set (complete, in progress, or planned)? Complete
2	Data Source Name American Community Survey 2008-12 and 2015-19
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. Population demographics including race and housing tenure
	What was the purpose for developing this data set? Federal needs
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? 100 percent count of population
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2008-2012 and 2015-2019

	What is the status of the data set (complete, in progress, or planned)? complete
3	Data Source Name Regional Analysis of Impediments to Fair Housing C
	List the name of the organization or individual who originated the data set. Mosaic Community Planning, LLC
	Provide a brief summary of the data set. The purpose of the Regional Analysis of Impediments to Fair Housing Choice is to study a broad array of public and private policies, practices, and procedures affecting housing choice across the St. Louis region (St. Louis HOME Consortium)
	What was the purpose for developing this data set? Federal needs
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? 100 percent of geographical area of St. Louis HOME Consortium (Jefferson County)
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Prepared and completed in April 2021
	What is the status of the data set (complete, in progress, or planned)? Complete