

# Sedalia Housing

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Challenges and Solutions

# Background – Housing Statistics

## SINGLE FAMILY HOUSES

- 4,898 houses valued over \$40,000
- 2,777 houses valued between \$15,000 and \$40,000
- 652 houses valued under \$15,000
  
- 39 houses for sale under \$40,000
  - 6 under foreclosure



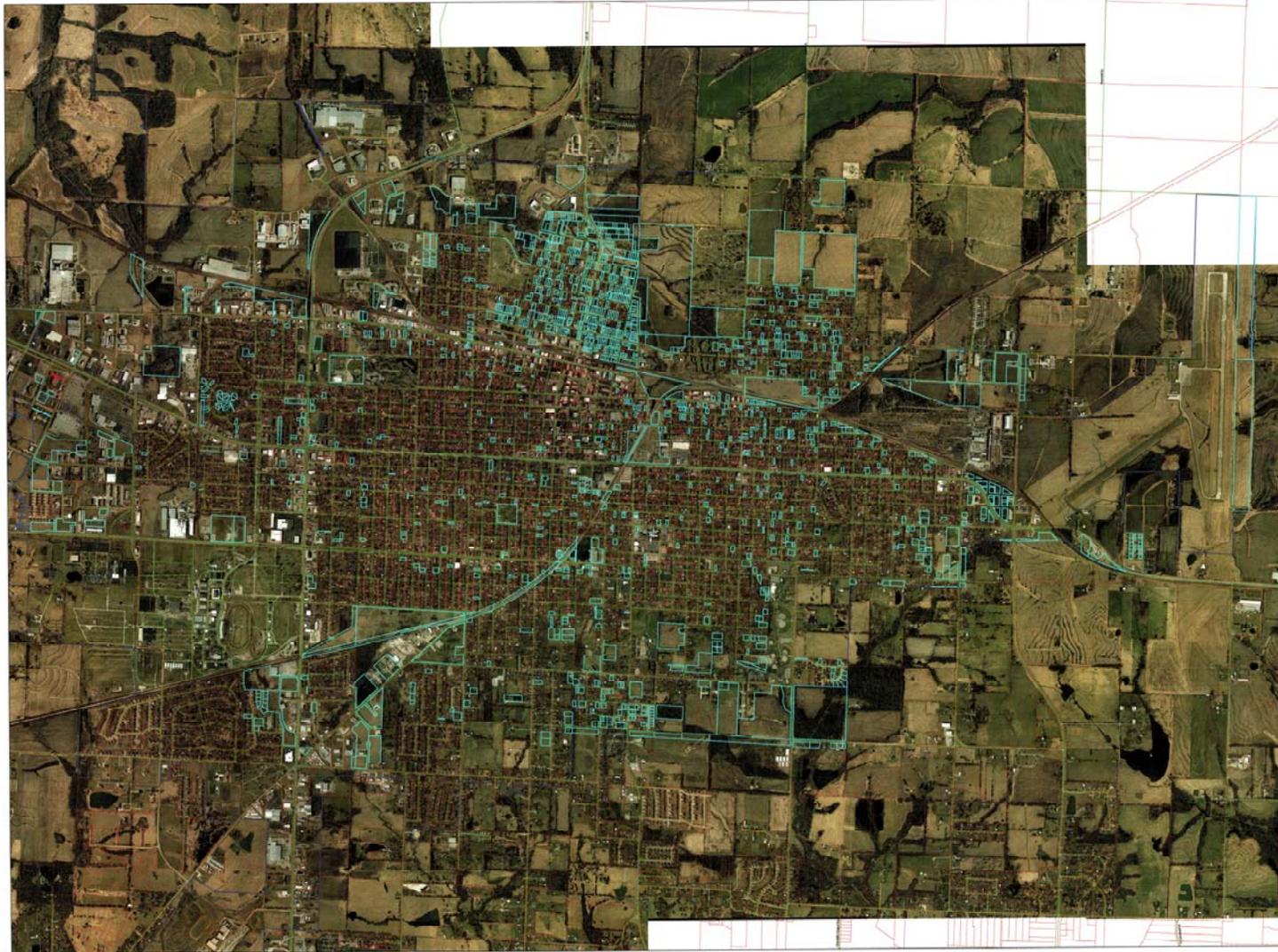


# Background – Housing Statistics

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- 1,243 vacant lots throughout Sedalia
  
- 7 city-owned vacant lots with housing potential
  
- 36 vacant lots for sale under \$40,000
  - One under foreclosure

# Background – Vacant Lots



# Background – Nuisance Properties

April 1-June 1

- Vacant Lots – privately owned
  - 68 weed violations issued
    - 75% abated by city
- Houses – privately owned
  - 82 weed violations issued
    - 50% abated by city
    - Steadily increasing over last 5 years
      - 19% increase over 2009





# Background - Demographics

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- Estimated median household income in 2008:
  - Sedalia: \$34,547 (\$28,641 in 2000)
  - Missouri: \$46,867 (\$37,974 in 2000)
  - Estimated per capita income in 2008: \$19,758



# Background - Demographics

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- Residents with income below the poverty level in 2008:
  - Sedalia: 15.3%
  - Missouri: 11.7%
  
- Residents with income below 50% of the poverty level in 2008
  - Sedalia: 5.4%
  - Missouri: 5.1%

# Background - Demographics

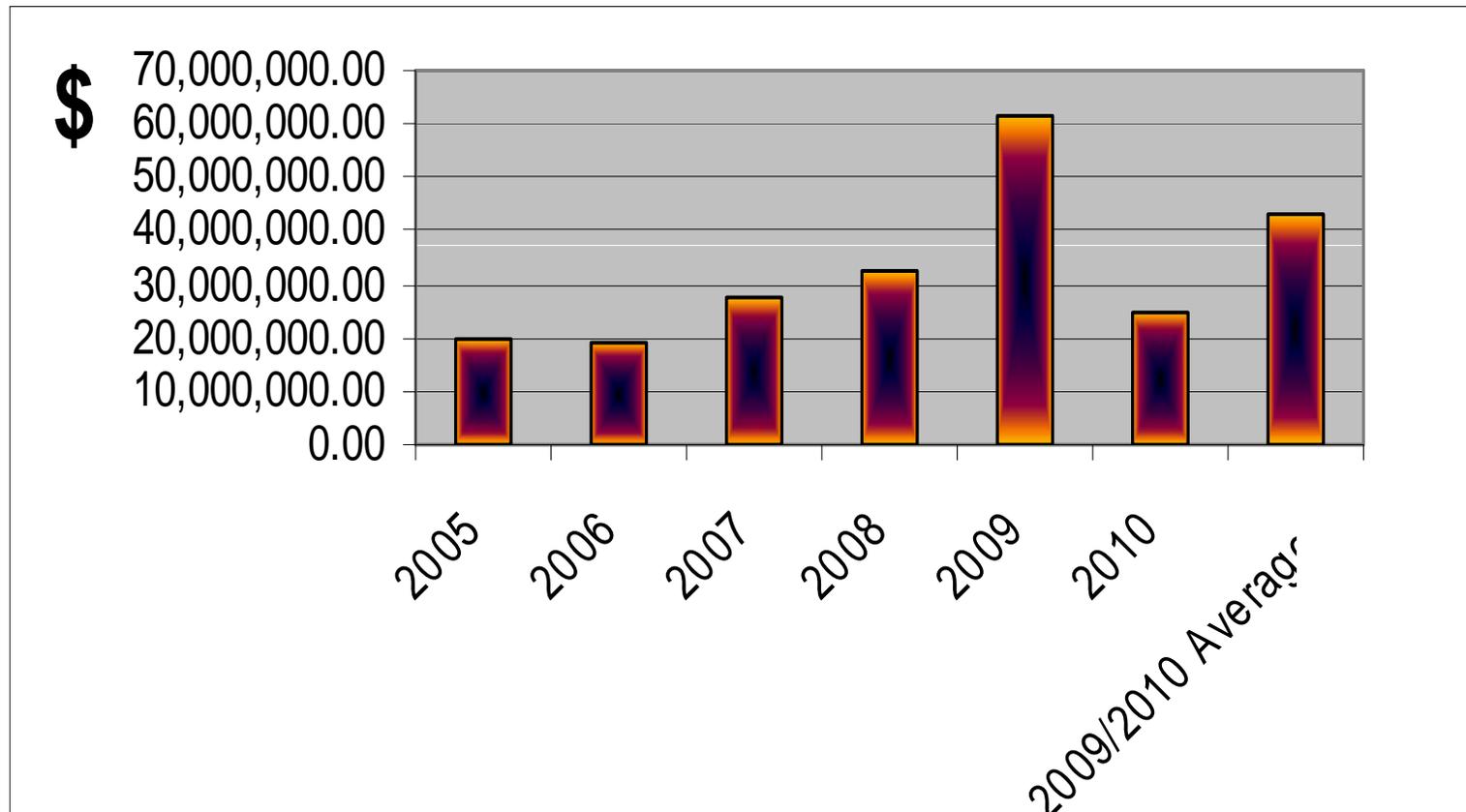
## □ Family poverty (2000)

Poverty 2000	Sedalia		Pettis County	Missouri	U.S.
	number	%	%	%	%
(25 years and over)					
Families	669	12.5%	10.2%	8.6%	9.2%
<i>Children under 5 years</i>	217	19.0%	17.6%	46.6%	17.0%
Families - No Husband	385	33.5%	31.0%	26.1%	26.5%
<i>Children under 5 years</i>	111	50.7%	51.1%	46.6%	46.4%
Individuals	3,076	15.3%	12.8%	11.7%	12.4%
<i>18 years and over</i>	2,030	13.4%	11.3%	10.3%	10.9%
<i>65 years and over</i>	358	10.5%	10.5%	9.9%	9.9%

Sources:  
Comprehensive Plan,  
U.S. Census Bureau

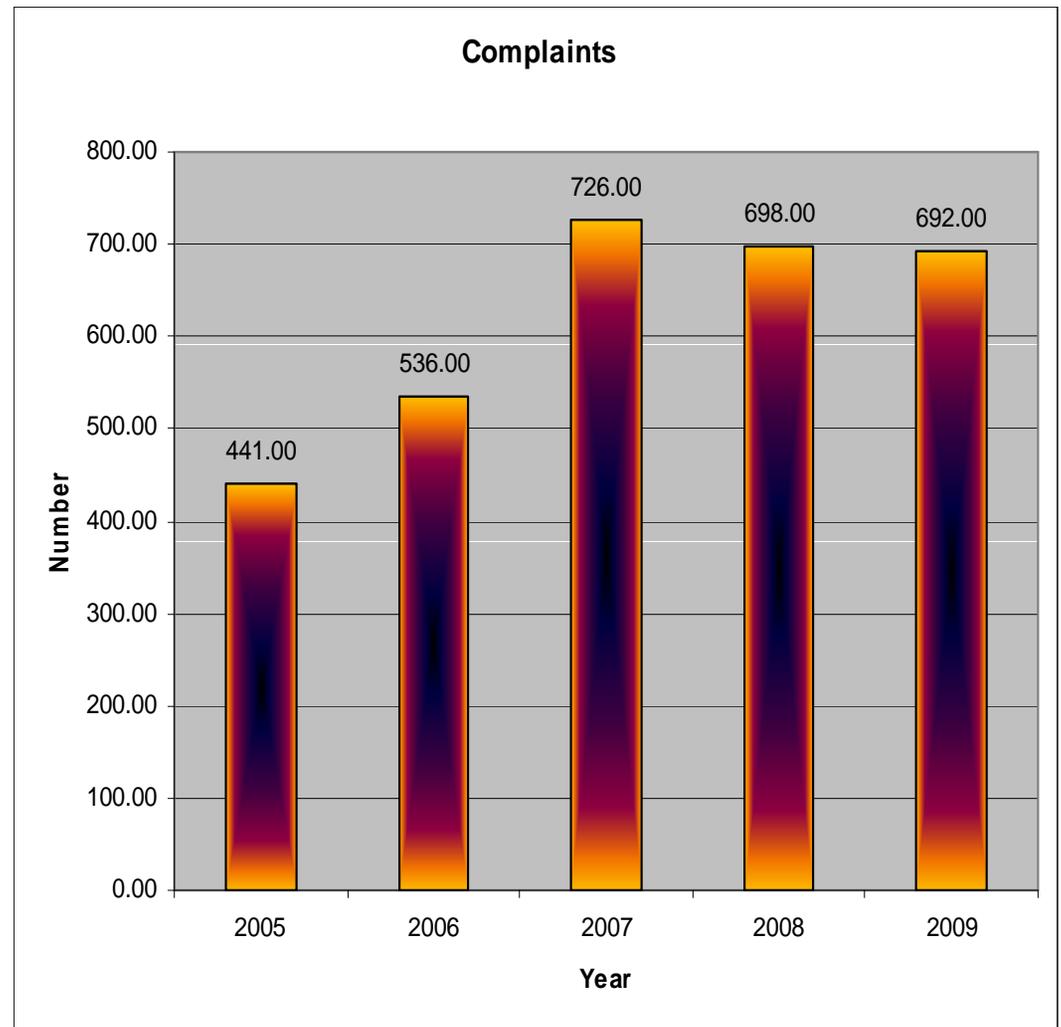
# Background – Code Enforcement

- Significant increases in construction over past five years.



# Background – Code Enforcement

- Increased citizen complaints over past five years.





# Background – Code Enforcement

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- Property Maintenance Code adopted 2007
  - Resulted in more cases being taken to Board of Appeals vs. Municipal Court.
  - Allowed use of city crews to abate property maintenance issues (tax lien process).
  - Increased compliance.
  - 2009 – switched from complaint based enforcement to neighborhood enforcement when complaint received.

# Background – Code Enforcement

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## □ Challenges

- 187 QAlerts in last 14 months
  - 66 court cases pending prosecution
  - 57 in process (time not expired to send to court)
  - 27 cooperated
  - 17 in process of repairing
  - 37 invalid
- Habitual offenders
- Abandoned houses
- Absentee owners who do not respond
- Displaced homeowners – no program in place to assist with relocation.



# Background – Current Tools

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- Enforcement of City Ordinances
  - Code Enforcement Department notification
    - Board of Appeals
    - Municipal Court
    - Owner Abatement
  - HeRO Program – limited funds, staff intensive
  - Social Service Agency intervention





# Background - Conclusions

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- Many residents do not have access to housing improvement funds through traditional methods.
- Court system is not designed for compliance – it is ultimately a fining mechanism, IF corrective action has not occurred within a reasonable amount of time.
- Increased demands on code enforcement staff.
  - Increased new construction.
  - Increased citizen complaints and violation.
- Increased demands on social service agencies.
- Citizen frustration with current conditions.



# Comprehensive Plan

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- ❑ Adopted by City Council September 3, 2008
- ❑ Principle document outlining direction, policy and action for the future.
- ❑ Purpose of guiding and implementing the coordinated development of the community.
- ❑ Basis for decision-making by the planning commission and city council.



# Comprehensive Plan

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- Five key assumptions:
  - Intended as a decision-making and implementation guide;
  - Recognizes market forces, limited resources, outside influences and future issues;
  - Implemented through local zoning and subdivision regulations.
  - Designed to achieve quality development reflecting the vision and goals of Sedalia citizenry and elected officials.
  - Developed in compliance with Missouri State statutes.

# Comprehensive Plan – Chapter 5

Action	Immediate Priority	High Priority	Moderate Priority	Ongoing	Responsibility
<b>Land Use/Character Areas</b>					
<b>Neighborhoods</b>					
<b>NH.1 Neighborhoods in Sedalia will create, stabilize and maintain a strong neighborhood level identity.</b>					
NH.1.1 Establish a Neighborhood Association program in the City of Sedalia.			+		(C)
NH.1.2 Encourage residents of existing neighborhoods to form Neighborhood Associations and establish formal boundaries.			+		(C) (NA)
NH.1.3 Allow Neighborhood Associations to seek and obtain official neighborhood recognition/status from the City of Sedalia.			+		(C) (NA)
NH.1.4 Set goals for neighborhood improvements and establish a unique identity.			+		(NA)
<b>NH.2 New residential neighborhoods in Sedalia will be master-planned.</b>					
NH.2.1 Ensure that connections are created and maintained between new neighborhoods and with old neighborhoods.		+		+	(C)
NH.2.2 New neighborhoods should implement the growth, development and neighborhood goals in this plan.		+		+	(C) (D/B),(NA)
NH.2.3 Encourage each new residential development to adopt policies that require neighborhood identity features such as landscaping, streetscaping and neighborhood parks.		+		+	(C)
NH.2.4 Establish a policy of complete streets to serve each new residential development.	+			+	(C)
<b>NH.3 Residential development will coincide with the expansion of the city.</b>					
NH.3.1 Adopt a growth policy which determines appropriate locations for new neighborhoods within the future development framework.	+				(C)



# Solutions

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## □ Tools

### ■ Grants – CDBG

- Housing Rehabilitation
- Demolition
- Acquisition
- Relocation
- Housing Down Payment Assistance
- Rural Affordable Housing

# Solutions

- Tax Credits
  - National Historic District Designation qualifies homeowners for 25% state tax credit
  - Affordable Housing Assistance
    - Commerce Building
  - Low Income Housing Tax Credits
    - Ie. Olsen West





# Solutions

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- Redevelopment
  - Tax Increment Financing
  - Brownfield Redevelopment
  - Downtown Revitalization
  - Neighborhood Improvement District
  - MHDC Property Development
- HUD Funds and Programs (through state)

# Solutions

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## LOCAL RESOURCES

- Banks – Community Reinvestment Act
- Missouri Valley Community Action Agency
- Pettis County Community Partnership
- PROP – Putting Roofs Over People
- Rebuilding Together
- Local Utilities
- Developers
- USDA Programs





# Housing Specialist

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- Responsible for developing strategies and strategic partnerships and administering programs and projects aimed at improving the City's housing stock thereby achieving community revitalization goals.



# Housing Specialist – Major Duties

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- Recommends to the Mayor and City Council the implementation of select programs aimed at improving the City's aging housing stock.
- Utilizes the Comprehensive Plan for formulating goals, strategies and expected outcomes of housing stock programs.



# Housing Specialist – Major Duties

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- Collaborates with various community groups and community stakeholders in the development and implementation of programs and activities to improve the overall condition of the City's housing stock.
  - Communicates with developers and agencies to provide research data, city information, and government program assistance for neighborhood development, redevelopment, and revitalization initiatives and efforts.
  - Provides technical assistance to property and business owners in developing studies to define market trends and feasibility of projects.
  - Supplies informational brochures on eligible program activities.



# Housing Specialist – Major Duties

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- Works with the housing development community in communicating housing stock upgrade initiatives and programs, gaining a greater understanding of the City's housing concerns, and encouraging private investment in the City's housing stock.
- Collaborates with the City's Code Enforcement Division and Municipal Court to connect low income individuals unable to address property maintenance and housing code violations with available programs, activities and other community resources aimed at correcting the violation.



# Housing Specialist – Major Duties

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- Develops an inventory of the City's housing stock and its general condition and establishes benchmarks for monitoring the effectiveness of programs and activities aimed at improving the City's housing stock.
  - Develops and maintains resource information relating to the availability of public and private funds.
  - Makes recommendations regarding additions or changes in procedures, compliance, documentation or other areas related to the overall efficient operation of housing related activities.



# Housing Specialist – Major Duties

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- ❑ Pursues and administers grants and other funding sources designed to improve the City's housing stock.
- ❑ Supports neighborhood associations and provides technical assistance in neighborhood improvement projects.
- ❑ Makes special presentations pertaining to housing issues. Speaks to local groups and civic organizations regarding housing issues.



# Housing Specialist - Qualifications

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- ❑ Bachelor's Degree in real estate, business administration, finance, planning, social work, psychology, sociology or a related field.
- ❑ Professional work experience in business administration, financial management, planning or real estate management may be substituted for the formal education requirement on a year-for-year basis.
- ❑ Directly related work experience in a human services field may be substituted for the education requirement on a year-for-year basis.



# Summary of Challenges

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- ❑ Substandard housing
- ❑ Deteriorated neighborhoods
- ❑ Deteriorated infrastructure
- ❑ Increased public nuisance complaints
- ❑ Unhealthy conditions
- ❑ Decreased property values
- ❑ Negative impact on economic development recruitment efforts
- ❑ Displaced homeowners
- ❑ Lowered community pride



# Expected Outcomes

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- Community and citizen access to programs and funds to improve existing housing stock
- Neighborhood Redevelopment
  - Improved neighborhoods
  - New development utilizing existing infrastructure
  - Infill housing compatible with neighborhood
  - Creation of neighborhood associations
    - Strengthen cohesive neighborhoods
    - Prioritize issues for city policies
    - Improve neighborhood communications and standards



# Expected Outcomes

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- ❑ Increased downtown residential density to support revitalization efforts
- ❑ City recognized as proactive to citizen needs
- ❑ Education for a healthier community through homeowner seminars and programs
- ❑ Relocation of displaced homeowners to safe and appropriate housing

# Questions and Answers

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