



**January 14, 2015, 8:30 a.m.**  
864 Collins Road, Room 12, Jefferson

## JCEDC BOARD AGENDA

### Board Members

Chairman: John David – City of Watertown

Timothy Freitag – City of Jefferson, Steve Wilke – City of Lake Mills, Mark Johnsrud - Village of Johnson Creek, Chris Astrella – City of Waterloo, Cameron Clapper – City of Whitewater, Matt Trebatoski – City of Fort Atkinson, Augie Tietz – County Supervisor, Jim Mode – County Supervisor, Glen Borland – County Supervisor

- I. Call to Order
- II. Roll Call (Establish a quorum)
- III. Certification of Compliance with Open Meeting Laws
- IV. Approval of Minutes – December, 2014 \*#
- V. Citizens' Comments. *Members of the Public who wish to address the JCEDC on specific agenda items must register their request at this time.*
- VI. JCEDC Reports
  - A. Finance Report – December, 2014 \*#
- VII. General Orders
  - A. External Committee Reports
    - 1. Glacial Heritage Area
    - 2. Wisconsin River Rail Transit Commission
  - B. Director's Report #
- VIII. Special Orders
  - A. Regionalism White Paper #
  - B. Presentation of HUD Consolidated Plan & Jefferson County Housing Needs Survey
- IX. Citizens' Comments
- X. New Business
  - A. Future Agenda Items
  - B. Upcoming Meetings/Seminars
- XI. Adjournment

The JCEDC Board of Directors may discuss and/or take action on any item specifically listed on the agenda.

***\* Indicates a vote will be taken. # Indicates a document is enclosed.***

***\*\* Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24-hours prior to the meeting so appropriate arrangements can be made.***



## Board Action Form

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Action       Presentation       Future Review

Date:                      January 14, 2015

Point of Contact:      Watertown Mayor John David  
JCEDC Board Chairman

Agenda Item:            IV

Respective Issue:      Motion to approve December, 2014 Minutes.

**Action Taken:**

- Motion Carried
- Not Carried / Denied
- Amended As Follows:



# Jefferson County Economic Development Consortium BOARD MINUTES

December 2014

Meeting called to order at 8:35 am.

**Board members present:** Supervisors Augie Tietz, Glen Borland; Jim Mode, John David – City of Watertown; Mark Johnsrud – Village of Johnson Creek; Tim Freitag – City of Jefferson; Steve Wilke – City of Lake Mill; Chris Astrella – City of Lake Mills, Matt Trebatoski – City of Fort Atkinson, Patrick Cannon – City of Whitewater

**Others Present:** County Administrator Ben Wehmeier, Jennifer Bakke - MATC, Jennifer Kilian-WE Energies, Leigh Price – JCTC, Julie Olver-WEDO, Paul Jaden-MadRep, Joe Nehmer – Parks Department, Professor Steve Grabow, Mary Gage – WEDO, Chairperson Jim Schroeder, Executive Director Genevieve Borich, and Administrative Assistant RoxAnne Witte

## **Certification of compliance with Open Meeting Law Requirements**

**G Borich** certified compliance for the agenda dated 12/10/2014

## **Minutes**

Johnsrud/Freitag moved to approve minutes of the October 2014 Board of Directors meeting. Motion Carried.

## **Citizen Comments**

None

## **JCEDC Reports**

Freitag/Johnsrud moved to approve JCEDC Finance reports for October 2014 and November 2014 as presented. Motion carried.

## **General Orders –**

### **A. External Committee Reports**

#### **1. Glacial Heritage Area**

J Nehmer updated the board on the current activities:

- Watertown Outboarders Property- building removed, work on this property will continue as funds are available.
- Watertown/Oconomowoc Bike Trail – working continues on seeking funding for this project which will be done in phases.
- Cedar Park – implementation plan is currently being developed.
- Mountain Bike at Human Services being developed and will eventually link to other trails.

#### **2. Wisconsin River Rail Transit Commission –**

- a. A Tietz updated the board on the recent meeting they attended and the projects that are being funded by the commission.

### **B. Director's Report**

**DISCLAIMER:** These minutes are uncorrected and any corrections made thereto will be noted in the proceedings at which these minutes are approved.

JCEDC-December 10 2014

1. G Borich distributed her December report updating the board on her current activities and projects the staff are currently working on.

### **Special Orders –**

#### **A. JCEDC Brownfield Application.**

Motion by Freitag/Borland to approve payment for grant writing services for the 2014 EPA Brownfields Grant applied for and awarded in an amount not to exceed \$7,000.00. Motion carried.

#### **B. Discussion of Jefferson County Rail Strategy Prioritization**

Motion by Tietz/Mode to move forward with the Jefferson County Rail Improvement Initiative as presented by Professor Grabow. Motion carried.

#### **C. Discussion of Regional Partnership**

Discussion was held on regional planning for JCEDC and what this would look like.

### **Citizens Comments**

None

### **New Business**

#### **A. Future Agenda Items –**

1. Presentation of HOME Consortium Consolidated Plan Update

#### **B. Upcoming Meetings/Seminars –**

1. JCEDC Board of Directors, January 14, 2015, 8:30 am, 864 Collins Rd, Rm 12, Jefferson, WI.

### **Adjournment**

There being no further business for consideration, motion by Astrella/Tietz to adjourn. Motion carried.  
Meeting adjourned at 9:35

Respectfully submitted,

RoxAnne Witte, Recording Secretary

**DISCLAIMER:** These minutes are uncorrected and any corrections made thereto will be noted in the proceedings at which these minutes are approved.

JCEDC-December 10 2014



## Board Action Form

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Action

Presentation

Future Review

Date: January 14, 2015

Point of Contact: Genevieve Borich  
JCEDC Executive Director

Agenda Item: VI.A

Respective Issue: Motion to approve December, 2014 Finance Report.

### Action Taken:

Motion Carried

Not Carried / Denied

Amended As Follows:

**Jefferson County Economic Development Consortium**  
**Estimated Financial Statement: December 31, 2014**

	<u>*December</u>	<u>YTD Estimated</u>	<u>YTD Budget</u>	<u>Pct YTD Budget</u>	<u>Adjusted 2014 Budget</u>
<b>Income</b>					
2013 Home Buyer Counseling	-	1,300.00	-	-	-
2014 Home Buyer Counseling	650.00	19,350.00	10,000.00	207%	10,000.00
Jefferson County	-	83,857.00	83,940.00	100%	83,940.00
Fort Atkinson	-	12,367.00	12,367.00	100%	12,367.00
Jefferson	-	7,926.00	7,926.00	100%	7,926.00
Johnson Creek	-	2,818.00	2,818.00	100%	2,818.00
Lake Mills	-	5,748.00	5,748.00	100%	5,748.00
Waterloo	-	3,321.00	3,321.00	100%	3,321.00
Watertown	-	15,428.00	15,428.00	100%	15,428.00
Whitewater	-	1,593.00	1,593.00	100%	1,593.00
Transfer from Reserve - Rail & Econ Services	-	14,000.00	24,000.00	58%	24,000.00
Transfers & Other Financing Sources	-	-	214.00	0%	214.00
<b>TOTAL INCOME</b>	<b>\$ 650.00</b>	<b>167,708.00</b>	<b>\$ 167,355.00</b>	<b>100.21%</b>	<b>\$ 167,355.00</b>
<b>Expenses</b>					
511110 Salary-Permanent Regular	6,482.25	60,655.34	77,787.00	78%	77,787.00
511210 Wages-Regular	1,084.26	17,649.40	17,348.00	102%	17,348.00
511320 Wages-Vacation Pay	-	1,912.40	-	-	-
511340 Wages-Holiday Pay	-	2,440.21	-	-	-
511350 Wages-Miscellaneous(Comp)	-	1,935.42	-	-	-
512141 Social Security	603.42	6,794.68	7,241.00	94%	7,241.00
512142 Retirement (Employer)	555.83	6,051.35	6,670.00	91%	6,670.00
512144 Health Insurance	1,443.64	11,736.47	17,541.00	67%	17,541.00
512145 Life Insurance	2.44	14.59	85.00	17%	85.00
512173 Dental Insurance	35.34	318.06	1,080.00	29%	1,080.00
521229 Recruitment Related	-	2,411.56	-	-	-
529305 Web Page	-	11.26	-	-	-
531298 United Parcel Service UPS	-	4.17	50.00	8%	50.00
531301 Office Equipment	39.00	312.27	200.00	156%	200.00
531303 Computer Equipment/Software	-	4,091.85	100.00	4092%	100.00
531311 Postage	5.00	95.55	210.00	46%	210.00
531312 Office Supplies	-	871.32	600.00	145%	600.00
531313 Printing & Duplicating	19.98	49.96	30.00	167%	30.00
531322 Subscription	-	8,802.83	10,400.00	85%	10,400.00
531324 Membership Dues	-	860.00	425.00	202%	425.00
531326 Advertising	-	331.20	-	-	-
532325 Registration	-	-	400.00	0%	400.00
532332 Mileage	150.00	2,444.10	2,715.00	90%	2,715.00
532334 Commercial Travel	-	401.49	550.00	73%	550.00
532335 Meals	25.00	467.49	746.00	63%	746.00
532336 Lodging	-	130.08	300.00	43%	300.00
532339 Other Travel & Tolls	-	172.00	100.00	172%	100.00
532350 Training Materials	-	489.37	500.00	98%	500.00
533225 Telephone/IP Telephone	41.64	301.32	420.00	72%	420.00
533236 Wireless Internet	82.70	761.24	-	-	-
535242 Maintain Machinery & Equipment	-	661.73	510.00	130%	510.00
571004 IP Telephony Allocation	28.83	345.96	346.00	100%	346.00
571007 MIS Direct Charge	-	2,097.08	-	-	-
571009 MIS PC Group Allocation	436.50	5,238.00	5,238.00	100%	5,238.00
571010 MIS Systems Group Allocation	87.75	1,053.00	1,053.00	100%	1,053.00
591519 Other Insurance	39.02	468.24	560.00	84%	560.00
593413 Wisconsin River Rail Transit Comm	-	14,000.00	14,000.00	100%	14,000.00
<b>TOTAL EXPENSES</b>	<b>\$ 11,162.60</b>	<b>156,380.99</b>	<b>\$ 167,205.00</b>	<b>94%</b>	<b>\$ 167,205.00</b>



## Board Action Form

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Action

Presentation

Future Review

Date: January 14, 2015

Point of Contact: Genevieve Borich  
JCEDC Executive Director

Agenda Item: VII.B

Respective Issue: Directors Report



# JCEDC DIRECTOR'S REPORT

## January 14th, 2015

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### JCEDC ADMINISTRATIVE SUMMARY

Enclosed is the JCEDC Director's Report for January, 2015. Included within this document are a summary of JCEDC's work centered around the five areas of the organization's focus: Communication, Marketing, Workforce Development, Supporting a Positive Business Climate, and Facilitation and Coordination. Looking ahead to the remainder of 2015, the JCEDC Board and its staff look to continue to grow collaborations with economic development partners and the County's communities focused on work within these five core areas.

#### Update: JCEDC Website Traffic

With the launch of the new JCEDC website in September, staff continue to measure traffic to the site. Traffic has increased dramatically. Some key metrics of site usage are as follows:

- Sessions: 777
- Unique Users: 618
- Page views: 1,896
- Pages per Session: 2.44

Locations of unique users of site are:

- Jefferson: 102
- Madison: 72
- Janesville: 37
- Chicago: 36
- Fort Atkinson: 33
- Milwaukee: 33
- Watertown: 32
- Lake Mills: 25
- Oconomowoc: 17

#### Update: Eco-Dev Tracker Platform

JCEDC Staff have worked with JCEDC members to train users to use the platform as well as how each community prefers to utilize the software for tracking economic development project wins over time. Staff have sent several draft policies to review on the usage of the platform to JCEDC members.

#### Brownfields Grant Update

Staff are finalizing contract negotiations with SCS Engineering for consulting services for the EPA Brownfields Assessment Grant. It is anticipated

work will begin on the initiative the last part of January, 2015 and be completed by September 2015.

#### Task 1: Brownfields Inventory and Prioritization

Consultant will undertake, in conjunction with the JCEDC, a community-wide inventory of existing and potential brownfield properties located throughout the County. The brownfield inventory will be managed using a Geographic Information System (GIS) database. Jefferson County intends to leverage its existing GIS resources as well as incorporate brownfield inventory best management practices and tools developed by other USEPA grantees (Cities of Manitowoc and Racine, Wisconsin) to manage known brownfields. In an effort to prevent brownfields, the GIS will also be used to track "at risk" properties that could become brownfields if there is a change in condition, such as vacancy.

#### Task 2: Phase I Environmental Site Assessments (ESAs)

Consultant will conduct Phase I ESAs. Phase I ESAs will meet the requirements of the All Appropriate Inquiry Final Rule and the standards set forth in the ASTM E1527-13 Phase I Environmental Site Assessment Process. The County will coordinate with Jefferson County Economic Development Consortium (JCEDC), the lead economic development organization in the County, which will assist in property eligibility determinations and general project planning and prioritization.

#### Task 3: Phase II ESAs, Site Investigations, and Remedial Planning

Consultant will conduct Phase II ESAs, Site Investigations (SIs), and Remedial Planning activities at select parcels for which Phase I ESAs were completed and the need for further assessment is identified. This task will include preparing a Quality Assurance Project Plan (QAPP) up to four (4) Sampling and Analysis Plans (SAPs). It is anticipated that up to four (4) Phase II ESAs, two (2) SIs and two (2) Remedial Planning activities will also be conducted during the three year grant period. The QAPP and any Sampling and Analysis Plans (SAPs) will be submitted for EPA approval.

#### Task 4: Program Development and Community Outreach and Involvement

Consultant will work with the JCEDC to develop a Citizen Participation Plan (as outlined below). Although it is anticipated that a majority of the project communications will be in English, the County will work with the Hispanic/non-English speaking community and the County Health Department to develop and distribute information on the brownfields program.



## GIS User Group

JCEDC staff met with area GIS data experts as well as outdoor recreation representatives to discuss assembling an inventory of outdoor recreation infrastructure as it integrates/supports local businesses. This inventory will support the work of the JCEDC Branding/Marketing Committee.

## Glacial Heritage Area

Glacial Heritage Area (GHA) has identified a desire to increasingly engage the private sector in a: coordinated manner to 1) grow local businesses as aligned with tourism and economic development efforts, 2) have local businesses take ownership in a county-wide marketing brand and its deployment, and 3) have the private sector invest in the development of Jefferson County's outdoor recreation tourism infrastructure.

The JCEDC is working with the GHA to develop an economic impact analysis for the region as outdoor recreation engages and supports the private sector and vice versa.

## Upcoming Focus

A large focus in the coming months will be to identify a process and requirements for HUD Certification for the County's homebuyer counseling program and the grants available to residents. Staff will also work to conclude visits to member Councils and Chambers. JCEDC staff, with the County, will continue to explore regional collaboration opportunities through grants, programmatic alignments, etc. Finally, the other large focus will be on launching the primary and downtown/retail business retention interview programs.

## FOCUS AREA 1: COMMUNICATION

### Work Accomplished

- Meeting with communities to do semi-annual and quarterly updates on local economy (Fort Atkinson Council, Cambridge Economic Visioning Session, Jefferson Chamber)
- Attend County GIS User Group Meetings
- Continuing to build contact database for both the JCEDC quarterly e-newsletter as well as other announcements, etc.
- Developed White Paper on Regionalism options. Overviews options for everything from grant applications to formal partnerships in planning, economic development, marketing, and tourism.
- Continuing to work on White Paper for JCEDC members on alternative revenue streams, etc.

## FOCUS AREA 2: MARKETING OF JEFFERSON COUNTY

### Work Accomplished

- Updated JCEDC marketing website
- Reached out to local partners for content for JCEDC January E-Newsletter

## FOCUS AREA 3: SUPPORTING A POSITIVE BUSINESS CLIMATE & WORKFORCE DEVELOPMENT

### Work Accomplished

- Working to build a continuously up-to-date database of commercial and industrial properties available (both buildings and sites) to market through both LOIS and Locate in Wisconsin as well as local agencies websites'
- Working on updating community snapshot indicators on new website with American Community Survey 5-Year Estimate data.

## FOCUS AREA 4: FACILITATION AND COORDINATION

### Work Accomplished

- Presentations to Jefferson County Interagency Collaborative Council on results of a survey to provide information for the Consolidated Plan update
- Attended HOME Consortium meeting
- Attended several meetings with business expansion/retention/relocation interests
- Continue to assist with implementation of AdvanceNow, the Greater Madison Region's Comprehensive Economic Development Strategy (CEDS) and partner with MADREP on various activities
- Serve as support and as a liaison to local planning and economic development staff and local leaders
- Staff are exploring the development of a proposal to certify RoxAnne as a HUD-certified home-buyer counselor. More information forthcoming.



## Board Action Form

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Action

Presentation

Future Review

Date: January 14, 2015

Point of Contact: Genevieve Borich  
JCEDC

Agenda Item: VIII.A

Respective Issue: Review of JCEDC White Paper on Regional Partnership Options.



## Regional Collaborations: Finding Opportunity in Partnerships

### Overview

Regionalism is becoming increasingly important for small to mid-sized communities as the interconnectivity of residents and employees becomes more prevalent. Grants awarded and community services offered are progressively scaled to help larger populations. Economies of scale in providing local programs aim to have a more effective impact for the programs themselves. From an economic development perspective, local economies are shaped in labor sheds, supply chains, and customer retail trade areas - not municipal or county boundaries.

### Regional Partnership Considerations

- Laborshed & Supply Chains
- Overlapping existing “regions”
- Regional Planning → Economic Development
- Leaving federal, state dollars on table
- Legacy of existing organizations vs. process of expanding JCEDC IGA or starting new organization

The collar counties and communities surrounding Madison and in between there and Milwaukee share several traits in common. In the graphic to the right these communities are represented in bright yellow. Some of these shared traits are:

- Most communities are without regional planning or metropolitan planning organizations – it is important to note these four counties (Sauk, Columbia, Dodge, and Jefferson) are the only counties in the state in this situation. Thus regional coordination has remained historically a challenge.
- However, most communities are located within larger regional districts for other programmatic areas for state or federal funding (i.e. EDA or HUD).
- Communities in this area are experiencing high level of commuting patterns, both within the communities within each county but in between the counties’ communities as well.
- Most communities in this area draw from several larger population and employment centers - primarily Milwaukee, Madison, Chicago, Janesville, and Rockford.
- Several key transportation corridors tie these communities and counties together, namely Wi-26, I-90, and I-94.

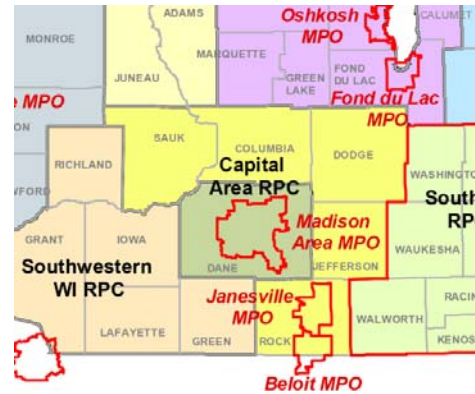


Figure 1. Counties not in Regional Planning or Metropolitan Planning Organizations (MPOs)

- As such, many share similar socioeconomic characteristics with small-town living and successful small to mid-sized businesses.
- Finally, a strong cultural identity is shared among the communities wanting to further community and economic development for generations to come while nurturing and maintaining a high quality of life found among the historic towns of the area.

## Jefferson County

Located in between Madison and Milwaukee along the Madwaukee Corridor, Jefferson County has had a rich tradition of smaller communities over the years. Households, however, are increasingly becoming commuter-based as employment patterns change and skill sets become more specific.

Regionalism as a discussion point has arisen on several occasions over the years – from the questions of joining the Madison Regional Planning Organization when it was first established to the expansion of SWRPC from Milwaukee with the westward spread of the Metro. More recently local officials have been members of an ad-hoc Inter-County Coordinating Committee with the collar counties around Dane.

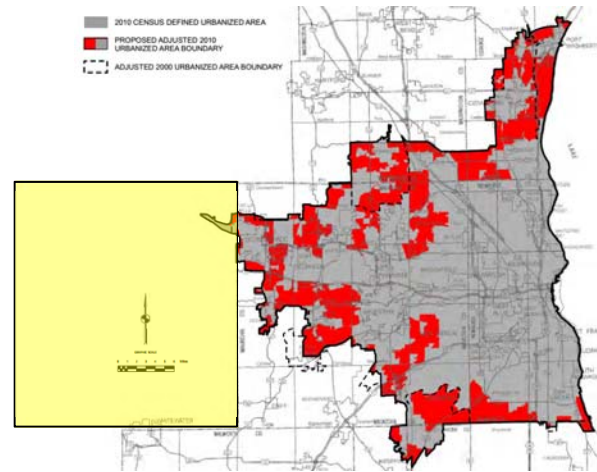


Figure 2. 2010 Urbanized Area of Milwaukee as it encompasses Northeast Jefferson County.

However, Jefferson County and its communities are finding the increasingly limited access to key state and federal funding programs (typically channeled through regional and metropolitan planning organizations) as well as a lack of strategically planning and prioritization for future investments and coordination with transportation, infrastructure, land use patterns, and economic development. In addition, local priorities are being somewhat lost when included within larger regional planning processes.

The County is truly (both figurative and literally) at a crossroads. In the last several months several informal discussions have taken place with regional counterparts and partners expressing interest in exploring opportunities for regional collaboration and partnerships with the County. As such, staff and leaders are preliminarily exploring both informal and formal partnership options that seem best suited for the opportunities and challenges facing the County and its communities. County leadership is meeting with several existing regional organizations as well as meeting with State officials to explore various options.

### Potential Formal Partnership Options

- Expansion of Intergovernmental Agreement
- Regional Planning Commission (state supported)
- Public/Private Expansion of JCEDC (501c6 or Rock County model)
- Join Madison and/or Milwaukee organizations

## Preliminary Discussions with Dodge County

Most recently, Jefferson County staff and leadership had an opportunity to discuss potential partnerships with nearby Dodge County. There appears to be much agreement of similar interests between the two counties. A second exploratory discussion is being scheduled for early 2015.

Below are some key thoughts about this initial conversation:

### **Dodge County Partnership Opportunities (Informal or Formal)**

- Economic Development
- Transportation/Infrastructure
- Planning & Land Use
- GIS
- Tourism
- Housing
- Marketing/Branding

### **Dodge County Partnership Opportunities**

- 2015 – Explore Informal Collaborative Partnerships
  - Grant – Transportation Planning with Economic Development emphasis
  - Grant – Laborshed Analysis within Targeted Industry Clusters
  - Grant – Housing Gap Analysis
  - Branding/Tourism within “Outdoor Recreation Meets Small Town Living”
  - Explore Developing Formal Partnership
- 2016 – Potentially Launch Formal Partnership



## Board Action Form

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Action

Presentation

Future Review

Date: January 14, 2015

Point of Contact: RoxAnne Witte  
JCEDC

Agenda Item: VIII.B

Respective Issue: Presentation on Jefferson County Housing Needs.



**COMMUNITY DEVELOPMENT:**  
Finding Housing Opportunity  
in Jefferson County, Wisconsin




### Fair Housing

- Fair Housing Act (Civil Rights Act of 1968) - prohibits discrimination in the sale or rental of housing on the basis of:
  - Race
  - Color
  - Religion
  - Sex
  - National origin
  - Familial status
  - Disability



### Fair Housing

- Furthers fair housing for protected classes
- Waukesha County / HOME CONSORTIUM
  - Down payment assistance
  - Acquisition/ rehabilitation assistance
  - Low-interest housing rehabilitation loans
- Analysis of Impediments to Fair Housing Choice (AI)
- 5-Year Regional HUD Consolidated Plan




### HUD Regional 5-Year Consolidated Plan

- Summary of the jurisdiction's activities to enhance coordination between:
  - Public and assisted housing providers
  - Private and governmental health, mental health and service agencies



### Analysis to Impediments

- Segregation Analysis
- Public Investment, Infrastructure, Education
- Home Mortgage Disclosure Act Analysis
- Fair Housing Organizations & Activities
- Housing Discrimination Complaints
- Access to Areas of Opportunity
- Land Use and Zoning
- Housing Profile
- Impediments & Recommendations



### Regional Impediments to Fair Housing

1. Zoning Regulations and Housing Mix Ratios that Reduce Opportunities for Affordable Housing Development
2. Lack of Fair Housing Knowledge
3. Imbalance Between Job Centers and Affordable Housing Options
4. NIMBY/Prejudiced Attitudes
5. Limited Housing Options for People with Disabilities and the Aging Population



### Regional Recommended Solutions to Fair Housing

- **Relax limits** on alternative types of affordable housing (e.g., accessory dwellings or manufactured homes)
- Adopting **inclusionary zoning** provisions
- **Amending design regulations** to promote flexibility in development and construction costs



### Regional Recommended Solutions to Fair Housing

- Expand **sanitary sewer** services
- Reduce excessive minimum **floor area** requirements, lot sizes
- Reduce restrictions on **housing mix ratios** for share of multifamily housing
- Permit **multifamily housing**
- Adopt **flexible zoning regulations** permitting higher densities and a mix of housing types



### Regional Recommended Solutions to Fair Housing

- Coordinate a **fair housing seminar**
- **Education for rental property owners** and managers, especially small-scale landlords
- Construction of new affordable and/or **mixed-income housing** available near job centers



### Regional Recommended Solutions to Fair Housing

- Density bonuses, fee waivers or other **incentives for development** of workforce or mixed-income housing should be explored
- Develop an appropriate **diversity awareness curriculum** for staff and local leaders



### Regional Recommended Solutions to Fair Housing


- Meet with disability advocates to better **understand types and locations of units missing**
- **Educate municipal staff, elected officials, developers** on findings
- **Universal design principles** for handicap accessibility



### Jefferson County Housing Needs Survey

#### Socioeconomic Profile of Respondents

- 266 respondents for surveys with zip codes in Jefferson County
- 64% have total household income of \$24,999 or less
- 90% are between 25-54 years old
- A quarter of respondents are not currently working
- Half of respondents work in Jefferson County





## Jefferson County Housing Needs Survey

### Socioeconomic Profile of Respondents

- Half work within manufacturing, educational services, healthcare, social assistance, or other services
- 1/5 speak a language other than English regularly at home
- Nearly half have someone in their household with a disability
- 15% don't have a car
- 1/5 need public transportation assistance 2+ times a week



## Jefferson County Housing Needs Survey

### Important Considerations in Choosing Place to Live

- Price of housing – 65%
- Safe area– 62%
- Proximity to work – 53%
- Condition of housing – 52%



## Jefferson County Housing Needs Survey

### Housing Affordability of Respondents

- 46% pay half or more on income for housing expenses
- 20% pay 31-50%

### Perceived Barriers to Fair Housing

- Minority & female-headed households income levels
- Concentration of low-income housing in certain areas
- Lack of knowledge about fair housing , landlords/property owners



## Jefferson County Housing Needs Survey

### How satisfied are respondents with current housing?

- Somewhat satisfied or not satisfied – 34%

### Why?

- Too far from work – 32%
- Too expensive – 42%
- Too small – 27%
- Poor public transportation – 26%
- Housing in poor condition – 38%
- Unsafe area 28%



## Jefferson County Housing Needs Survey

### Public Facility Needs

- Community centers
- Child care centers

### Economic/Community Development Needs

- Financial assistance for community organizations
- Financial assistance to entrepreneurs and job creators



## Jefferson County Housing Needs Survey

### Housing Concerns

- Housing affordability
- Lack of sufficient services for low and moderate income people
- Insufficient transportation options for low and moderate income people



### Jefferson County Housing Needs Survey

#### Public Service Needs

- Youth services
- Food banks
- Homelessness services
- Drug education/crime prevention



### Jefferson County Housing Needs Survey

#### Housing Support Service Needs

- Down payment Assistance/1<sup>st</sup> Time Homebuyer program
- Homeowner rehab grant/loan
- Energy efficiency improvement
- Tenant based rental
- Housing for people with disabilities



### Partnering to Increase Home Buying

#### JCEDC Homebuyer Assistance Programs

- Home purchase, pre-purchase rehab, and post-purchase rehab programs
- Income must meet 80% of Jefferson County Low-Moderate Income Guidelines
- Homebuyer education required – *provided by JCEDC's RoxAnne Witte*



Jefferson County Economic Development Consortium



Quarterly Newsletter

Sign Up for Our E-newsletter

Email Address

Subscribe

 A photograph showing several hands of different skin tones reaching up to form a circle around a central logo. The logo is the Jefferson County Economic Development Consortium logo, which includes a compass rose and the text 'Jefferson County Economic Development Consortium'.
 

Web: <http://www.jcedc.net/>  
 Email: [info@jcedc.net](mailto:info@jcedc.net)  
 Social Media:  
[Facebook.com/jcedc](https://www.facebook.com/jcedc)