

# HOUSING

<b>HOUSING INDICATORS</b>	<b>Cape County</b>	<b>City of Cape</b>	<b>City of Jackson</b>	<b>Scott City</b>	<b>State of Missouri</b>
Number of Housing Units	29,434	15,827	4982	1953	2,442,017
Owner-Occupied Housing	62.7%	57.3%	68.1%	66.7%	63.2%
Renter-Occupied Housing	31.6%	42.7%	28.2%	27.6%	29.7%
Homeowner Vacancy Rate	2.4%	2.9%	1.7%	1.3%	2.1%
Rental Vacancy Rate	10.3%	11.3%	7.1%	8.0%	9.0%
Median Value of Home	\$94,700	\$90,800	\$96,100	\$64,200	\$89,900
Average Gross Rent	\$462	\$459	\$466	\$412	\$513
New Housing Units (since 1990)	21.4%	14.0%	27.3%	13.1%	17.0%
Estimated Homeless*		6%	SE Region - 9% of MO's homeless		
Waiting List - subsidized housing**	1000+				
Emergency/Transitional Facilities*	4	3	1		311
Median Household Income	\$36,458	\$32,452	\$40,412	\$31,958	\$37,934
Households \$0 - 10,000	10.7%	13.5%	8.7%	12.6%	10.1%
Households \$10 - 24,999	22.5%	25.1%	21.0%	24.5%	21.6%
Households \$25 - 49,999	33.5%	31.5%	35.4%	35.6%	31.8%
Households over \$50,000	33.4%	29.9%	34.9%	27.3%	36.4%
Families Below Poverty	4.5%	8.5%	5.0%	8.6%	8.6%

Source: Census 2000 [www.factfinder.census.gov](http://www.factfinder.census.gov) and <http://mcdc2.missouri.edu>

\*MASW 2001 Census of Homeless Shelter Providers and Hager-Mace Housing Needs Assessment

\*\*Local Housing Authority

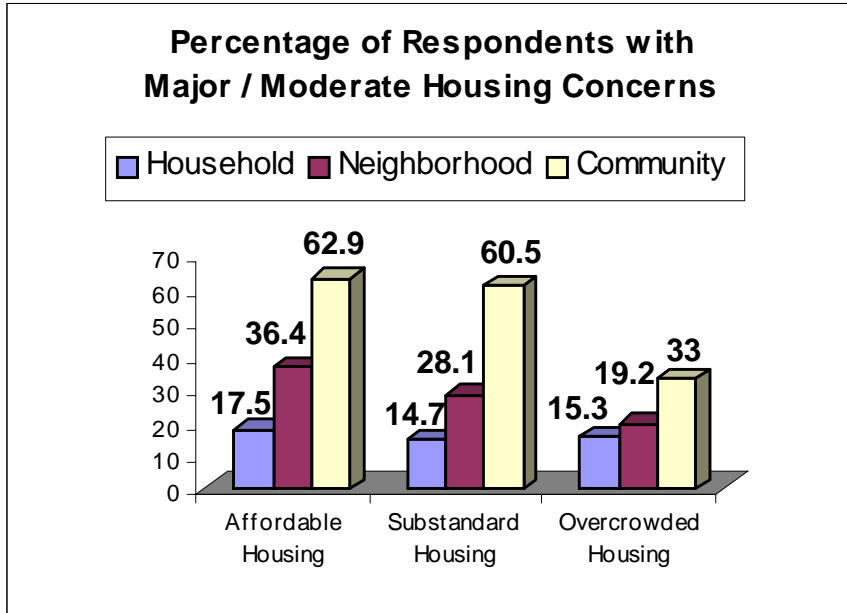
<b>First Call for Help Unmet Housing Needs</b>					
	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003 *</b>	<b>TOTAL</b>
Halfway House	1	0	0	0	1
Home Repairs	4	3	14	7	28
Homeless	8	19	25	15	67
Household Goods	7	12	31	21	71
Landlord/Tenant	1	0	1	0	2
Rent	215	281	366	180	1042
Rental Housing	2	5	5	3	15
Subsidized Housing	1	0	1	0	2
Transitional Housing	29	5	1	2	37
<b>Total Unmet Housing Needs</b>	<b>268</b>	<b>325</b>	<b>444</b>	<b>228</b>	<b>1265</b>
Total Met Housing Needs	435	604	433	204	1676
Total Housing Needs	703	929	877	432	2941
<b>% of Unmet Housing Needs</b>	<b>38%</b>	<b>35%</b>	<b>51%</b>	<b>53%</b>	<b>43%</b>
<b>TOTAL ALL NEEDS</b>	<b>2566</b>	<b>3538</b>	<b>3060</b>	<b>1526</b>	<b>10,690</b>
<b>% Housing Needs</b>	<b>27%</b>	<b>26%</b>	<b>29%</b>	<b>28%</b>	<b>28%</b>
Total Utility Assistance Needs	387	956	707	369	2419
<b>% Utility Assistance Unmet</b>	<b>29%</b>	<b>27%</b>	<b>53%</b>	<b>43%</b>	<b>37%</b>

\* Data through 08/21/2003

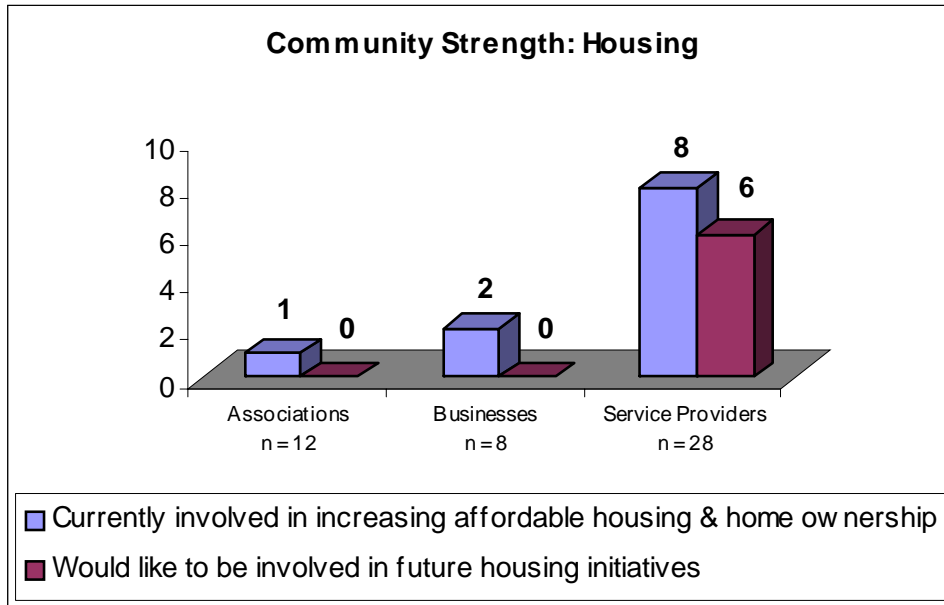
Source - First Call for Help of Cape Girardeau County

# COMPASS Survey Results

## Household Results



## Community Strength: Housing



**HAGER-MACE: Cape Girardeau Housing Needs Assessment**

**Rental unit availability in Cape (city) based on household income:**

<b>Rental Unit Availability</b>	<b>Annual Income</b>		
	<b>Under \$10,000</b>	<b>\$10,000-24,000</b>	<b>Over \$24,000</b>
No Availability	33.1%	5.8%	3.4%
Low	37.2%	48.8%	12.6%
Adequate	3.3%	17.4%	43.7%
High	3.3%	9.9%	22.7%
Don't Know	23.1%	18.2%	17.6%

Hager-Mace Housing Needs Assessment, 2001 (Citizen Surveys, n = 123)

**Rental unit availability in Cape (city) based on unit size:**

<b>Rental Unit Availability</b>	<b>Unit Size</b>		
	<b>1-2 Bedrooms</b>	<b>3 bedrooms</b>	<b>4+ Bedrooms</b>
No Availability	5.8%	10.1%	17.6%
Low	24.8%	42.0%	42.9%
Adequate	38.0%	25.2%	10.1%
High	17.4%	6.7%	8.4%
Don't Know	14.0%	16.0%	21.0%

Hager-Mace Housing Needs Assessment, 2001 (Citizen Surveys, n =123)

**Availability of single family homes in Cape (city):**

<b>Single Family Homes</b>	<b>Price Range</b>		
	<b>Under \$50,000</b>	<b>\$50,000-90,000</b>	<b>Over \$90,000</b>
No Availability	16.3%	4.1%	4.1%
Low	41.5%	31.1%	8.1%
Adequate	13.8%	30.3%	30.1%
High	5.7%	11.5%	35.8%
Don't Know	22.8%	23.0%	22.0%

Hager-Mace Housing Needs Assessment, 2001 (Citizen Surveys, n = 123)

**From these charts, it is seen that a majority of respondents whose annual income is less than \$24,000 consider rental units not available or low in availability. Medium and large sized rental units were considered low in availability as were**

**single family homes under \$50,000. It would seem that most of the available housing in the city of Cape Girardeau is not affordable for lower income families.**

**A similar survey, returned by 18 community professionals, showed similar opinions:**

- ❖ **66.6% said rental units for income under \$10,000 were not available or low in availability and 10.2 % felt they were adequate or high in availability.**
- ❖ **55.6% said rental units for income \$10-24,000 were low in availability and 16.7% felt units were adequate or high in availability.**
- ❖ **17.6% said rental units for income over \$24,000 were low in availability. and 58.8% felt units were adequate or high in availability.**

## **Strengths**

- 1. Affordable Housing identified as 1 of 4 community issues by Area Wide United Way in 1999.**
- 2. Active Housing Committee has 38 participants representing 31 organizations.**
- 3. Housing Needs Assessment of city of Cape Girardeau by Hager-Mace Consultants in 1999/2000.**
- 4. Housing Coordinator hired October 2002, efforts thus far:**
  - **Development of database for housing resources**
  - **Online Housing Directory**
  - **Educational workshops/seminars**
  - **Grant submissions for permanent housing for persons with disabilities/transitional housing/ rental deposit assistance**
  - **Adoption of Cape Girardeau County Community Housing Plan**
- 5. Training and upcoming implementation of ROSIE - Regional Online Service Information Exchange - will help to coordinate service delivery in the community and tract clients accessing housing related services.**
- 6. Community Development Block Grant Program in the city of Cape Girardeau has positively impacted many households and neighborhoods over the last several years. Since 1982, 255 housing units have been improved. Nine community block grants and one rental rehabilitation grant have made these improvements possible.**
- 7. Through the Block Grant Program, the city of Cape Girardeau and the Area Wide United Way are partnering to provide down payment assistance to first time home buyers.**
- 8. The Community Caring Council and the city of Cape Girardeau have recently partnered to apply for a Community Development Block Grant to support the development of affordable housing. The \$2.7**

**million request will include rehabilitation of 48 existing apartment units and new construction of 10 3-bedroom homes. Income guidelines will determine eligibility.**

**9. Current construction of 19 duplexes (2 or 3 bedroom) with garages and yard space, surrounding a central community center building.**

**Rental costs will be \$400 for 2 bedrooms and \$450 for 3 bedrooms.**

**10. Habitat for Humanity has completed approximately 15 homes for low-income families in Cape Girardeau. Houses are currently being constructed on seven lots in Carter Estates.**

**11. First Call for Help Information and Referral has met 57% of all housing need requests made from January 2000 through the present time.**

### **Challenges**

**1. Improve existing substandard housing.**

**2. Increase knowledge of tenants and landlords.**

**3. Increase home ownership.**

**4. Provide rental and rental deposit assistance.**

**5. Increase services (emergency shelters/transitional housing/support services) for the homeless population that has experienced a 47% increase in the Southeast Region from 1998 to 2001.**

**6. Prohibitively high costs of home purchases and home repairs prevent widespread commitment of local agencies and service providers to these issues. Community collaboration and outside funding sources will be needed to fund housing projects, especially during the current time of economic downturn and stringent budget cuts.**

**7. Sometimes, enforcement of minimum property standards is inconsistent and/or homeowners may be unable to afford compliance.**

**8. First Call for Help has documented that of 10,690 requests from January 2000 to the present, 28% of those were housing needs (excluding utility assistance). Of the 2941 housing needs, 43% (1265) were not met.**

**9. Lack of resident representation on Housing Committee.**

**10. Lack of a tenant focus group and landlord association.**