

Action Plan

Grantee: Missouri

Grant: B-11-DN-29-0001

LOCCS Authorized Amount:	\$ 5,000,000.00
Grant Award Amount:	\$ 5,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,278,787.69
Total Budget:	\$ 6,278,787.69

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

A total of seven applications were received from jurisdictions containing eligible areas, totaling approximately \$13.6 million in requested NSP3 funds. As stated earlier, the State has \$4.75 million available to award. These applications were reviewed and evaluated by DED staff, and four applications have been selected for funding.

City of Independence: LMMH - \$712,500 for Acquisition/Rehabilitation, LH25 - \$712,500 for Acquisition/Rehab, \$75,000 for local administration

City of Raytown: LMMH - \$700,000 Acquisition/Rehabilitation, \$180,000 Redevelopment, \$10,000 Demolition, LH25- \$ \$245,000 Acquisition/Rehabilitation, \$45,000 Redevelopment, \$10,000 Demolition, Local ADMIN - \$60,000

St. Louis County: LMMH - \$655,000 Acquisition/Rehabilitaton, \$45,000 Financing; LH25-\$125,000 Aquisition/Rehabilitation, \$125,000 Financing; Local ADMIN - 50,000

City of St. Louis: LMMH - \$712,500 Acquisition/Rehabilitation, LH25 - \$237,500, Local ADMIN - \$50,000

How Fund Use Addresses Market Conditions:

Raytown: The neighborhoods selected have a 36% high cost mortgage and 10% delinquency in foreclosure rate. A total of 53 foreclosure starts have occurred in this past year and there are 30 REO in the past year. Our project will be able to improve approximately 27 properties that are in foreclosure.

Independence: Current vacancies and increased foreclosures within the target areas can largely be attributed to the significant number of substandard rental properties and low property values that have characterized these neighborhoods since the 1960's. The NSP 3 program will strengthen housing market conditions by responding to an immediate need for decent, safe and sanitary; and affordable and efficient rental housing in an established and currently underutilized residential neighborhood. Further, NSP assisted units will be coupled with a lease-purchase program and supportive services in order to build a customer base for market-recovery homeownership opportunities.

St. Louis City: Market conditions in St. Louis are weak, but the city believes that affordable, energy-efficient, fully rehabilitated homes in residential neighborhoods can jump start the market and can help stabilize resale values for other residents.

St. Louis County: Priority 1

The County as a first priority will utilize its allocation of NSP 3 funds from the State to rehabilitate the proposed properties prior to financing the acquisition of any additional properties. The targeted areas for NSP 3 include within their boundaries, 13 of the homes previously acquired under NSP 1. These combined areas have a Total NSP 3 needs score of 16.28, the State of Missouri's minimum score being 13. Priority 2 The final priority for NSP 3 funds in St. Louis County is to continue to acquire, rehabilitate and redevelop foreclosed properties within these targeted areas. However, no funding for new acquisitions will occur unless program income is derived from the sale



of the properties in Priority 1. If funding becomes available through the generation of program income, and the County uses these funds to acquire additional foreclosed units, the County will follow applicable acquisition and relocation regulations under the Uniform Relocation Act as well as Environmental Review Records, as required following the applicable rules.

Ensuring Continued Affordability:

Long-Term Affordability Affordability period for rental housing - rehabilitation or acquisition of existing housing per unit amount of NSP funds:

- under \$15,000 ---- 5 years
- \$15,000 to \$40,000 ---- 10 years
- Over \$40,000 or rehabilitation involving financing ---- 15 years
- New construction or acquisition of newly constructed housing ---- 20 years

Homeownership Affordability Period - Minimum period of Homeownership assistance NSP amount per-unit affordability

- Under \$15,000 ---- 5 years
- \$15,000 to \$40,000 ---- 10 years
- Over \$40,000 ---- 15 years

Definition of Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to health, safety, and public welfare. Communities participating in the State's NSP funding must determine blighted structures by declaring the use of an existing dangerous building ordinance, building code level of violation or applicable occupancy or habitability designation and applying such ordinance, code violation, or designation in a manner consistent with the definition. The ordinance, code violation or designation must be applied to the specific structure, not to the area as a whole. The predominance of blight in an area does not allow blight to be assumed for each structure inside the area.

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to health, safety, and public welfare. Communities participating in the State's NSP funding must determine blighted structures by declaring the use of an existing dangerous building ordinance, building code level of violation or applicable occupancy or habitability designation and applying such ordinance, code violation, or designation in a manner consistent with the definition. The ordinance, code violation or designation must be applied to the specific structure, not to the area as a whole. The predominance of blight in an area does not allow blight to be assumed for each structure inside the area.

Definition of Affordable Rents:

Defined as 30% of income.

Housing Rehabilitation/New Construction Standards:

Housing Rehabilitation Standards

At a minimum, NSP grantees must use the Department of Economic Development Housing Quality Standards (DED HQS). These are available at <http://www.missouridevelopment.org/pdfs/MinimumHousingRehabilitationStandards.pdf>. If a NSP grantee chooses to use local rehabilitation standards, it must ensure that the local standard is more stringent than the DED HQS.

All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.

All gut rehabilitation or new construction of mid -or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).

Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.

Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.

Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

HUD also encourages the adoption of energy efficient and environmentally-friendly green elements as part of NSP3 program design.

Attachment C to the NSP3 Notice describes in more detail how energy efficient and environmentally-friendly green elements can be incorporated and additional tools on incorporating green rehabilitation standards can be found on the NSP Resource Exchange at www.hud.gov/nspta.

Vicinity Hiring:

Vicinity Hiring will be addressed locally within each grant. A summary of the steps taken to ensure vicinity hiring are detailed by grantee, taken from each individual application, below.

Independence: In accordance with the City of Independence's planned NSP3 Section 3 program, developers who hire new employees will be required, to the maximum extent possible, to hire workers who live in the vicinity of the NSP3 target areas, and to contract with small businesses that are either owned or operated by persons residing in the vicinity of the project. A provision will be inserted in all development agreements and contracts incorporating this requirement; and compliance will be monitored NSP3 by program staff.

Raytown: The city will widely market all contracting opportunities to small businesses in the community.

St. Louis County: St. Louis County shall to the maximum extent possible, provide for the hiring of employees who reside in the



vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of the project, as evidenced by County Ordinance. In addition, any developer, subrecipient or contractor entering into an agreement to receive funds through the County's allocation of NSP 3 funds shall as a participant in the program, agree to the maximum extent possible, provide for the hiring of employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of the project.

City of St. Louis: To the maximum extent possible, the City will utilize Section 3 guidelines to hire people/businesses from the local vicinity to carry out any aspect of this activity should the need arise for additional employees or contractors.

Procedures for Preferences for Affordable Rental Dev.:

The State prioritized affordable rental development with NSP3 funding, but left it up to the subgrantees to determine the need for affordable rental housing in the priority targeted NSP3 eligible areas. Not all of the areas determined to be high-need for NSP3 had a corresponding high need of more affordable rental housing.

Independence: Utilizing a formal Request for Proposals process, all NSP3 assistance within the target areas will be prioritized for projects that specifically focus on acquisition and rehabilitation of foreclosed properties for affordable LMMI and LH25 rental, and/or lease purchase activities.

St. Louis County: Preference for the development of rental housing can be demonstrated by the County's NSP rental policy allowing for the following: Developers/Property Management providers keeping properties affordable and maintaining the properties to the standards set for St. Louis County NSP and County or municipal building codes will receive partial forgiveness of debt at the end of the affordability period. Upon completion of the rehabilitation, a new appraisal of the property is conducted. At the time of completion of the rehabilitation of the property, the Developer/Property Management Provider will enter into a Note and Deed of Trust in the amount of the appraised value, allowing for return of annual program income after all operating expenses, including reserves have been paid. At the maturity of the note, typically 15 years, if the property has continued to remain affordable and met the County and municipal property codes and NSP standards during the period of affordability, 50% of the Note is forgiven. During the period of affordability, these loans may be assumable by other Property Management Providers that enter into agreements with The County to continue providing affordable rental opportunities until the end of the affordability period.

St. Louis City: The City has a very low percentage of homeowners, and the sites targeted for NSP-3 rehabilitation funding are largely single-family homes. We believe that the best use of the funds in the City is to increase affordable home ownership both as a direct benefit to the owner occupants and as a neighborhood stabilization strategy. We commit to the expenditure of a minimum of 25% of NSP program funding for rehabilitation of units restricted to households at 50% or below of area median income, and we anticipate that these will be rental units.

Grantee Contact Information:

NSP3 Program Administrator Contact Information

Name (Last, First) Papen, Andy
 Email Address andy.papen@ded.mo.gov
 Phone Number 573-751-3600
 Mailing Address P.O. Box 118, Jefferson City, MO 65102

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
11DN-STADM	NSP3 State Admin	11-DN-Cons ADM	NSP3 Consultant ADMIN
		11-DN-STADM	NSP3 State Administration
2011-DN-01	Independence 2011-DN-01	IND1	Independence - REHAB LMMI
		IND1-LH25	Independence - REHAB
		IND8	Independence - ADM
2011-DN-02	Raytown 2011-DN-02	RAY1	Raytown- REHAB 120
		RAY1-LH25	Raytown -REHAB 50
		RAY3	Raytown - DEMO 120
		RAY3-LH25	Raytown-DEMO 50
		RAY6	Raytown - REDEV 120
		RAY6-LH25	Raytown - REDEV 50
		RAY8	Raytown - ADM
2011-DN-03	St. Louis 2011-DN-03	STL1	St. Louis City - Rehab
		STL6-LH25	St. Louis - REDEV-LH25
		STL8	St. Louis - ADM
2011-DN-04	St. Louis County 2011-DN-04	SCO1	St. Louis County - REHAB 120



		SCO1-LH25	St. Louis County - REHAB 50
		SCO3	St. Louis County - NSP3 - DEMO
		SCO8	St. Louis County - ADM
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 11DN-STADM / NSP3 State Admin

Grantee Activity Number: 11-DN-Cons ADM
Activity Title: NSP3 Consultant ADMIN

Activity Type:

Administration

Project Number:

11DN-STADM

Projected Start Date:

09/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

NSP3 State Admin

Projected End Date:

09/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 81,174.68

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 81,174.68

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

State of Missouri

Proposed budgets for organizations carrying out Activity:

Responsible Organization

State of Missouri

Organization Type

State

Proposed Budget

\$ 100,000.00

Location Description:



Activity Description:

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number:	11-DN-STADM
Activity Title:	NSP3 State Administration

Activity Type:

Administration

Project Number:

11DN-STADM

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

NSP3 State Admin

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget:	\$ 190,845.97
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Most Impacted and Distressed Budget:	\$ 0.00
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Other Funds:	\$ 0.00
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Total Funds:	\$ 190,845.97
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Benefit Report Type:

NA

Program Income Account:

State of Missouri NSP3 Admin

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

State of Missouri

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

State of Missouri

Organization Type

State

Proposed Budget

\$ 190,845.97

Location Description:**Activity Description:**

Environmental Assessment:

Environmental Reviews: None

Project # / Title: 2011-DN-01 / Independence 2011-DN-01

Grantee Activity Number: IND1
Activity Title: Independence - REHAB LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2011-DN-01

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Independence 2011-DN-01

Projected End Date:

03/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 625,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 625,000.00

Benefit Report Type:

Direct (Households)

Program Income Account:

NSP3- Independence

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	10		10	100.00
# Owner Households				0.0
# of Households	10		10	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10



# of Housing Units	10
#Units with bus/rail access	10
#Low flow showerheads	10
#Low flow toilets	10
#Refrigerators replaced	10
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	10
#Replaced hot water heaters	10
#Replaced thermostats	10
#Efficient AC added/replaced	10
#Additional Attic/Roof Insulation	10
#Energy Star Replacement Windows	10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Independence

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Independence	Local Government	\$ 625,000.00

Location Description:

Activity Description:

All activities funded by the Independence NSP3 program will focus on acquisition and rehabilitation of foreclosed, abandoned and vacant properties, for rental/lease-purchase for the benefit of low and very low income households. The priority target area for Independence NSP3 activities is located in Census Block Group 112.4, and for the purposes of this application will be referred to as the Union and Cottage Redevelopment Area. According to the 2000 census data, area housing is 66% rental. The median household income of the area is \$34,609 with 94% of households being at or below 120% AMI and 62.7% at or below 80%.

Environmental Assessment:

Environmental Reviews: None

Grantee Activity Number: IND1-LH25
Activity Title: Independence - REHAB

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2011-DN-01

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Independence 2011-DN-01

Projected End Date:

03/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 800,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 800,000.00

Benefit Report Type:

Direct (Households)

Program Income Account:

NSP3- Independence

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
9	8		88.89
9	8		88.89

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

Total

9

9

9

9

9

9

9

9

9

9

9

9

9



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Independence

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Independence

Organization Type

Local Government

Proposed Budget

\$ 800,000.00

Location Description:**Activity Description:**

All activities funded by the Independence NSP3 program will focus on acquisition and rehabilitation of foreclosed, abandoned and vacant properties, for rental/lease-purchase for the benefit of low and very low income households. The priority target area for Independence NSP3 activities is located in Census Block Group 112.4, and for the purposes of this application will be referred to as the Union and Cottage Redevelopment Area. According to the 2000 census data, area housing is 66% rental. The median household income of the area is \$34,609 with 94% of households being at or below 120% AMI and 62.7% at or below 80%.

Environmental Assessment:

Environmental Reviews: None

Grantee Activity Number: IND8
Activity Title: Independence - ADM

Activity Type:

Administration

Project Number:

2011-DN-01

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

Independence 2011-DN-01

Projected End Date:

03/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 75,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 75,000.00

Benefit Report Type:

NA

Program Income Account:

NSP3- Independence

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Independence

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Independence

Organization Type

Local Government

Proposed Budget

\$ 75,000.00

Location Description:

Activity Description:

Local Administration



Environmental Assessment:

Environmental Reviews: None

Project # / Title: 2011-DN-02 / Raytown 2011-DN-02

Grantee Activity Number: RAY1
Activity Title: Raytown- REHAB 120

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2011-DN-02

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Raytown 2011-DN-02

Projected End Date:

03/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Program Income Account:

Raytown

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1			0.00

of Households

1			0.00
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Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1



ELI Households (0-30% AMI)

#Units & other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Raytown

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Raytown

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

Activity Description:

initial funds and measures were transferred into redevelopment activities for this grant. PI generated will fund proposed activities.

Environmental Assessment:

Environmental Reviews: None



Grantee Activity Number: RAY1-LH25
Activity Title: Raytown -REHAB 50

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2011-DN-02

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Raytown 2011-DN-02

Projected End Date:

03/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 136,813.66

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 136,813.66

Benefit Report Type:

Direct (Households)

Program Income Account:

Raytown

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

#Units & other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced



#Replaced hot water heaters
#Replaced thermostats
#Efficient AC added/replaced
#High efficiency heating plants
#Additional Attic/Roof Insulation
#Energy Star Replacement Windows
of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Raytown

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Raytown

Organization Type

Local Government

Proposed Budget

\$ 136,813.66

Location Description:

Activity Description:

Remaining funds and proposed measures were transferred to redevelopment activities for this project.

Environmental Assessment:

Environmental Reviews: None

Grantee Activity Number: RAY3
Activity Title: Raytown - DEMO 120

Activity Type:

Clearance and Demolition

Project Number:

2011-DN-02

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Raytown 2011-DN-02

Projected End Date:

03/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 20,922.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 20,922.00

Benefit Report Type:

NA

Program Income Account:

Raytown

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

3

3

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Raytown

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Raytown

Organization Type

Local Government

Proposed Budget

\$ 20,922.00

Location Description:



Activity Description:

Demolition of 3 units for redevelopment/new construction.

Environmental Assessment:

Environmental Reviews: None



Grantee Activity Number: RAY3-LH25
Activity Title: Raytown-DEMO 50

Activity Type:

Clearance and Demolition

Project Number:

2011-DN-02

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Cancelled

Project Title:

Raytown 2011-DN-02

Projected End Date:

03/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

NA

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Raytown

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Raytown

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

Activity Description:



Environmental Assessment:

Environmental Reviews: None



Grantee Activity Number: RAY6
Activity Title: Raytown - REDEV 120

Activity Type:

Construction of new housing

Project Number:

2011-DN-02

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Raytown 2011-DN-02

Projected End Date:

03/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,392,440.96

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,392,440.96

Benefit Report Type:

Direct (Households)

Program Income Account:

Raytown

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
11			0.00
# of Households	11		0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units & other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

Total

11

11



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Raytown

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Raytown

Organization Type

Local Government

Proposed Budget

\$ 852,106.53

Location Description:

Activity Description:

Redevelopment of 10 new single family homes.

Environmental Assessment:

Environmental Reviews: None

Grantee Activity Number: RAY6-LH25
Activity Title: Raytown - REDEV 50

Activity Type:

Construction of new housing

Project Number:

2011-DN-02

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Raytown 2011-DN-02

Projected End Date:

03/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 404,757.87

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 404,757.87

Benefit Report Type:

Direct (Households)

Program Income Account:

Raytown

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
4	4		100.00
4	4		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

4

of Housing Units

4

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units & other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Raytown

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Raytown

Organization Type

Local Government

Proposed Budget

\$ 374,138.51

Location Description:

Activity Description:

Construction/redevelopment of five single family units for the benefit of a household at or below 50% of median income.

Environmental Assessment:

Environmental Reviews: None

Grantee Activity Number: RAY8
Activity Title: Raytown - ADM

Activity Type:

Administration

Project Number:

2011-DN-02

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

Raytown 2011-DN-02

Projected End Date:

03/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 119,377.88

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 119,377.88

Benefit Report Type:

NA

Program Income Account:

Raytown

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Raytown

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Raytown

Organization Type

Local Government

Proposed Budget

\$ 119,377.88

Location Description:

Activity Description:

Local NSP3 administration

Environmental Assessment:

Environmental Reviews: None

Project # / Title: 2011-DN-03 / St. Louis 2011-DN-03

Grantee Activity Number: STL1
Activity Title: St. Louis City - Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2011-DN-03

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

St. Louis 2011-DN-03

Projected End Date:

03/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 797,564.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 797,564.00

Benefit Report Type:

Direct (Households)

Program Income Account:

NSP3 - City of St. Louis

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
2		2	100.00
2		2	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

City of St. Louis

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of St. Louis

Organization Type

Local Government

Proposed Budget

\$ 797,564.00

Location Description:**Activity Description:**

Rehabilitation of housing for sale will address NSP eligible scattered sites within the target area already held by the Land Reutilization Authority on behalf of the City. NSP3 funds will be used for development cost write down needed to cover the market gap, and buyer second mortgages and down payment assistance will be provided to address the affordability gap as needed. All homebuyers will be required to have a minimum of eight hours of homebuyer counseling from a HUD approved counseling agency.

Environmental Assessment:

Environmental Reviews: None

Grantee Activity Number: STL6-LH25
Activity Title: St. Louis - REDEV-LH25

Activity Type:

Construction of new housing

Project Number:

2011-DN-03

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

St. Louis 2011-DN-03

Projected End Date:

03/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 400,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 400,000.00

Benefit Report Type:

Direct (Households)

Program Income Account:

NSP3 - City of St. Louis

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
7	7		100.00
7	7		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

Total

7

7

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of St. Louis

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of St. Louis

Organization Type

Local Government

Proposed Budget

\$ 400,000.00



Location Description:

Activity Description:

Rehabilitation of housing for rental at 50% MFI.

Environmental Assessment:

Environmental Reviews: None



Grantee Activity Number: STL8
Activity Title: St. Louis - ADM

Activity Type:

Administration

Project Number:

2011-DN-03

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

St. Louis 2011-DN-03

Projected End Date:

03/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 50,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 50,000.00

Benefit Report Type:

NA

Program Income Account:

NSP3 - City of St. Louis

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of St. Louis

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of St. Louis

Organization Type

Local Government

Proposed Budget

\$ 50,000.00

Location Description:

Activity Description:

Local Administration

Environmental Assessment:

Environmental Reviews: None

Project # / Title: 2011-DN-04 / St. Louis County 2011-DN-04

Grantee Activity Number: SCO1
Activity Title: St. Louis County - REHAB 120

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2011-DN-04

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

St. Louis County 2011-DN-04

Projected End Date:

03/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 733,986.63

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 733,986.63

Benefit Report Type:

Direct (Households)

Program Income Account:

NSP3 - St., Louis County

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2			0.00
# Owner Households	4		4	100.00
# of Households	6		4	66.67

Proposed Accomplishments

	Total
# of Singlefamily Units	6



# of Housing Units	6
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2
#Dishwashers replaced	2
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	6
#Replaced hot water heaters	2
#Replaced thermostats	2
#Efficient AC added/replaced	2
#Energy Star Replacement Windows	20

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

St. Louis County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

St. Louis County

Organization Type

Local Government

Proposed Budget

\$ 733,986.63

Location Description:

Activity Description:

Rehabilitation of six single family units for sale at or below 120%.

Environmental Assessment:

Environmental Reviews: None

Grantee Activity Number: SCO1-LH25
Activity Title: St. Louis County - REHAB 50

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2011-DN-04

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

St. Louis County 2011-DN-04

Projected End Date:

03/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 310,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 310,000.00

Benefit Report Type:

Direct (Households)

Program Income Account:

NSP3 - St., Louis County

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
4	4		100.00
			0.0
4	4		100.00

Owner Households

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

Total

4

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

St. Louis County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

St. Louis County

Organization Type

Local Government

Proposed Budget

\$ 310,000.00



Location Description:

Activity Description:

Rehabilitation of 4 single family units for rental/HO at or below 50%.

Environmental Assessment:

Environmental Reviews: None



Grantee Activity Number:	SCO3
Activity Title:	St. Louis County - NSP3 - DEMO

Activity Type:

Clearance and Demolition

Project Number:

2011-DN-04

Projected Start Date:

01/01/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

St. Louis County 2011-DN-04

Projected End Date:

01/01/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 71,797.83

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 71,797.83

Benefit Report Type:

NA

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

4

4

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

St. Louis County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

St. Louis County

Organization Type

Local Government

Proposed Budget

\$ 71,797.83

Location Description:



Activity Description:

Environmental Assessment:

Environmental Reviews: None



Grantee Activity Number: SCO8
Activity Title: St. Louis County - ADM

Activity Type:

Administration

Project Number:

2011-DN-04

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

St. Louis County 2011-DN-04

Projected End Date:

03/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 69,000.00

**Most Impacted and
Distressed Budget:** \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 69,000.00

Benefit Report Type:

NA

Program Income Account:

NSP3 - St., Louis County

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

St. Louis County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

St. Louis County

Organization Type

Local Government

Proposed Budget

\$ 69,000.00

Location Description:

Activity Description:

Local NSP3 administration



Environmental Assessment:

Environmental Reviews: None

Action Plan Comments:

- Reviewer - 6/24/11: Action Plan is consistent with the approved paper version of eligible activities and reasonable costs. The total of all approved activities is equal to the award amount of \$5,000,000.
- Reviewer - 10/05/11: Talked with grantee regarding possible inconsistencies in the optional accomplishments chosen by recipients, i.e., one will be counting # of units receiving "green" rehab vs another recipient that will be counting the actual # of items replaced with "green" items rather than # of units. Don't believe this will be an issue since these extra accomplishments were optional. mr
- Reviewer - 01/05/12 - Grantee revised information for St. Louis City activity to correct an inconsistency between the narrative and performance measurement, i.e., it is rehab for homeownership and performance measurement is single family. mr
- Reviewer - Grantee moved \$100,000 from the 50% rehab activities on Raytown to the 50% redevelopment activity. mr
4/24/12

Action Plan History

Version

Date

B-11-DN-29-0001 AP#1
B-11-DN-29-0001 AP#2
B-11-DN-29-0001 AP#3

10/05/2011
01/05/2012
03/14/2012



B-11-DN-29-0001 AP#4	04/24/2012
B-11-DN-29-0001 AP#5	10/18/2012
B-11-DN-29-0001 AP#6	01/07/2013
B-11-DN-29-0001 AP#7	01/16/2013
B-11-DN-29-0001 AP#8	04/03/2013
B-11-DN-29-0001 AP#9	07/08/2013
B-11-DN-29-0001 AP#10	10/23/2013
B-11-DN-29-0001 AP#11	01/23/2014
B-11-DN-29-0001 AP#12	04/16/2014
B-11-DN-29-0001 AP#13	07/15/2014
B-11-DN-29-0001 AP#14	10/20/2014
B-11-DN-29-0001 AP#15	01/21/2015
B-11-DN-29-0001 AP#16	05/01/2015
B-11-DN-29-0001 AP#17	07/30/2015
B-11-DN-29-0001 AP#18	11/02/2015
B-11-DN-29-0001 AP#19	01/29/2016
B-11-DN-29-0001 AP#20	05/02/2016
B-11-DN-29-0001 AP#21	11/07/2016
B-11-DN-29-0001 AP#22	01/31/2017
B-11-DN-29-0001 AP#23	10/30/2018

