

Grantee: Missouri

Grant: B-08-DN-29-0001

April 1, 2021 thru June 30, 2021 Performance Report

Grant Number:

B-08-DN-29-0001

Obligation Date:**Award Date:****Grantee Name:**

Missouri

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$42,664,187.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$42,664,187.00

Estimated PI/RL Funds:

\$12,753,406.76

Total Budget:

\$55,417,593.76

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Disaster Damage A.AREAS OF GREATEST NEED Indicator sources used to conduct needs assessment: A. HUD-developed Census Block Group files (HUD) that included criteria such as income eligibility and foreclosure/abandonment risk scores based on multiple variables. B. Fiscal Year 2008 Annual Average Unemployment Rates by Census Tract (UR) provided by the Bureau of Labor Statistics. Annual average rates remove data fluctuations due to seasonality or major layoff events that can influence numbers substantially when considering any individual month or geography. C. 2007 Home Mortgage Disclosure Act (HMDA) - Loan Application Register files (LAR) provided by the Federal Financial Institutions Examination Council. Data was aggregated to Census Tract geography. LAR files provide detailed metropolitan area statistics on home loan applications reported under HMDA requirements. Indicator sources were analyzed and mapped at a Census Block Group level to show areas of overlap and thereby allow the prioritizing of program efforts into three levels B.DISTRIBUTION AND USES OF FUNDS- There are 3 main Categories in the Missouri State Plan's Method of Distribution. There are 3 potential types of applicants to the Missouri NSP fund (local governments, the state housing finance agency, and qualified non-profits). Each category restricts the type of applicant to the fund. Each category also restricts the applicants to areas of greatest need as defined above as Tier One, Tier Two and Tier Three. NSP ACTIVITY APPLICANT NSP ALLOCATION AMOUNT - Method of distribution State and Local Administration/Planning \$4,266,418 Category 1 (Tier 1 - All Eligible Activities) Units of Local Government only \$23,531,722 Category 2 (State wide Purchase Assistance of Foreclosed Properties) Missouri Housing Development Commission (State Housing Finance Agency) \$4,200,000; Category 3 (Tier 1, 2, 3 - Restricted to 50% of LMMI Activities Only; Units of Local Government or Non-Profits) \$10,666,047 GRAND TOTAL \$42,664,187 PROJECT DATES AND DURATION OF ASSISTANCE: The State's program will commence March 11, 2009 and end July 2013. C. ELIGIBLE USES / ELIGIBLE ACTIVITIES A. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties using NSP funds is eligible under HERA §2301(c)(3)(A). • As an activity delivery cost for an eligible activity (designing and setting it up) • Financing of a NSP eligible activity, to carry out that activity, is eligible as part of that activity. B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and Properties • Acquisition • Disposition • Relocation • Direct Homeownership assistance • Eligible rehabilitation and preservation activities for homes and other residential properties • Housing counseling for those seeking to take part in the activity C. Establish land banks for homes that have been foreclosed upon • Acquisition • Disposition (includes maintenance) D. Demolish blighted structures. Clearance, for blighted structures only E. Redevelop demolished or vacant properties. • Acquisition • Disposition • Public facilities and improvements • Housing Counseling Public Services (limited to prospective purchasers or tenants of redeveloped properties) • Relocation • New housing construction • Direct homeownership assistance • 57-0.204a

Areas of Greatest Need:

activities by Community Based Development Organizations PROJECT LOCATIONS/RESPONSIBLE ORGANIZATION Belton, Cape Girardeau, Cartersville, Columbia, Elsberry, Florissant, Independence, Jefferson City, Jefferson County, Joplin, Kansas City, Oronogo, Sikeston, Springfield, St. Charles, St. Joseph, St. Louis, St. Louis County, Troy, Truesdale, Warrenton, Webb City, Missouri Housing Development Commission (downpayment assistance - statewide).

Distribution and and Uses of Funds:

RECOVERY NEEDS Category A—Financing Mechanism Budgeted amount - \$4,329,823 Performance measure (units) - 335 This category was deemed a lower priority for the use of NSP funds as we will be addressing this on a state-wide basis through MHDC. MHDC is a nationally recognized, premier housing finance agency that oversees a variety of tools aimed at affordable housing and maintains the states expertise in the subject. Category B--Purchase and Rehabilitation Budgeted amount for Category One- \$18,668,821 Budgeted amount for Category Three - \$5,333,023 Performance measure (units) - 745 The state takes the position that this activity represents the greatest impact in trying to stabilize any neighborhood or



opportunity to return decent, safe and sanitary housing to the community and at the same time provide opportunities to homebuyers to gain access to quality housing, not only provides an asset for the individual family, but also provides a positive economic impact to the community and to the state. Category C—Land Banks Budgeted amount - \$1,561,079 Performance measure (units) - 648 The capacity of local governments is critical to the success of this activity. Existence of Land Clearance Redevelopment Authorities or other entities at the local level was a key influence in providing a recommendation for funding for this activity. Without the capacity, use of the NSP funding, may trigger hardships for the city, as well as the neighborhood, in the future. Category D—Demolition Budgeted amount - \$645,703 Performance measure (units) - 67 Applications struggled in connecting demolition to eligibility in addressing low LMMI benefit. Unlike using the slum and blight national objective, which is not eligible to apply to NSP funds, where the demolition is the sole activity, demolishing homes under LMMI requires an eligible direct housing activity or eligible area wide benefit attached to the demolition activity. Category E—Redevelopment Budgeted amount for Category One- \$2,526,297 Budgeted amount for Category Three - \$5,333,024 Performance measure (units) - 228 Although several communities included new construction in their applications, the biggest issue in this category is the 18-month turn obligation period and the city’s ability to accomplish task in time frame. Narrative Summaries: Belton - Project is multijurisdictional, including Liberty and Raytown. Project consists of acquisition/rehabilitation of foreclosed homes. Cape Girardeau - Project consists of acquisition/rehabilitation of foreclosed homes. Cartersville - Project consists of acquisition/rehabilitation of foreclosed homes, land banking and new construction. Elsberry - Project consists of acquisition/rehabilitation of foreclosed homes. Florissant - Project consists of acquisition/rehabilitation of foreclosed homes. Independence - Project consists of acquisition/rehabilitation of foreclosed homes, land banking, demolition and redevelopment activities. Jefferson City - Project consists of acquisition/rehabilitation of foreclosed homes. Jefferson County - Project consists of acquisition/rehabilitation of foreclosed homes. Joplin - Project consists of acquisition/rehabilitation of foreclosed homes and redevelopment activities. Kansas City - Project consists of acquisition/rehabilitation of foreclosed homes. Oronogo - Project consists of acquisition

Distribution and and Uses of Funds:

ion/rehabilitation of foreclosed homes. Sikeston - Project consists of acquisition/rehabilitation of foreclosed homes, land banking, demolition and redevelopment activities. Springfield - Project consists of acquisition/rehabilitation of foreclosed homes. St. Charles - Project consists of acquisition/rehabilitation of foreclosed homes. St. Joseph - Project consists of acquisition/rehabilitation of foreclosed homes, land banking and redevelopment activities. St. Louis - Project consists of acquisition

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$54,444,253.76
Total Budget	\$0.00	\$53,355,199.68
Total Obligated	\$0.00	\$53,353,699.68
Total Funds Drawdown	\$0.00	\$52,288,475.15
Program Funds Drawdown	\$0.00	\$41,663,102.43
Program Income Drawdown	\$0.00	\$10,625,372.72
Program Income Received	\$0.00	\$12,665,286.27
Total Funds Expended	\$0.00	\$52,418,343.62
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 1,089,054.08
Match Funds	\$ 0.00	\$ 1,089,054.08
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Belton	\$ 0.00	\$ 948,629.98
City of Joplin	\$ 0.00	\$ 650,062.21
City of Kansas City	\$ 0.00	\$ 1,162,997.00



City of Sikeston	\$ 0.00	\$ 876,707.00
City of Springfield	\$ 0.00	\$ 2,952,667.13
City of St. Charles	\$ 0.00	\$ 897,726.61
City of St. Joseph	\$ 0.00	\$ 2,929,462.33
City of St. Louis	\$ 0.00	\$ 4,233,052.99
City of Troy	\$ 0.00	\$ 917,842.16
City of Truesdale	\$ 0.00	\$ 893,772.21
City of Warrenton	\$ 0.00	\$ 1,267,151.14
City of Cape Girardeau	\$ 0.00	\$ 1,335,142.72
City of Webb City	\$ 0.00	\$ 334,876.15
Harry S Truman Coordinating Council	\$ 0.00	\$ 760,811.75
MHDC	\$ 0.00	\$ 4,388,135.65
St. Louis County	\$ 0.00	\$ 11,784,840.92
State of Missouri	\$ 0.00	\$ 2,160,996.31
City of Carterville	\$ 0.00	\$ 4,322.00
City of Columbia	\$ 0.00	\$ 737,127.75
City of Elsberry	\$ 0.00	\$ 334,578.76
City of Florissant	\$ 0.00	\$ 2,114,497.51
City of Gladstone	\$ 0.00	\$ 4,653,839.61
City of Independence	\$ 0.00	\$ 5,521,833.98
City of Jefferson City	\$ 0.00	\$ 555,819.75

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$ 1,089,054.08
Overall Benefit Amount	\$50,578,224.24	\$.00	\$.00
Limit on Public Services	\$6,399,628.05	\$.00	\$.00
Limit on Admin/Planning	\$4,266,418.70	\$4,834,311.19	\$4,685,747.98
Limit on Admin	\$.00	\$4,834,311.19	\$4,685,747.98
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$13,854,398.44		\$17,686,474.96

Overall Progress Narrative:

Belton DN-01: Project completed and have completed subgrantee closeout.

Cape Girardeau DN-02: Project completed and have completed subgrantee closeout.

Columbia DN-04: Activity Progress Narrative to Date: Acquisition: The City of Columbia has purchased 6 properties to date for rehabilitation and redevelopment activities. Rehabilitation: The City of Columbia has completed the rehabilitation of 4 properties; 904 Madison, 102 E. Sexton, 13 E. Forest, and 711 Mikel. 904 Madison and 711 Mikel were donated to the Columbia Housing Authority. The CHA is renting 711 Mikel and 904 Madison to households at 50% or below the median income for Columbia. The City of Columbia donated these properties to CHA for rental activities. Rehabilitation is completed on 102 E. Sexton and the home sold to a qualified buyer. 13 E. Forest was sold in 2012 and is still currently occupied by the homebuyer. Redevelopment: The City partnered with Job Point for the redevelopment of 908 Madison. Job Point purchased this property with HOME CHDO funds. Construction is complete and the home has been sold. 413 W. Ash was completed and sold by Show-Me Central Habitat in February of 2015. 413 W. Ash achieved a HERS rating of -2. City staff also installed a monitoring device on the electric panel, allowing real time usage data by circuit. There are currently 5 NSP properties in land bank status: 603 N. Fourth, 106 W. Sexton, 108 W. Sexton, 110 W. Sexton, and 903 Garth. 109, 111 and 113 Lynn have been donated to the



Columbia Community Land Trust for the development of 4 cottage housing style homes over the course of this next year. CDBG, HOME and local funding sources have been approved for this project. Construction is complete and the CCLT closed on the sale of 1 NSP designated home. 603 N. Fourth will remain in land bank status until the title is clear. Habitat and Job Point completed the redevelopment of affordable energy efficient homes with universal design features at 802 Hirth, 106 Lynn and 110 Lynn. Each of these homes has been sold and is now occupied by income eligible households. Land-Bank Acquisition: The City of Columbia has purchased 8 properties for land banking purposes since the beginning of the program. At the end of the quarter, the City has 5 properties remaining in land-bank status: 603 N. Fourth, 106 Sexton, 108 Sexton, 110 Sexton, and 903 N. Garth. Land-Bank Disposition: At the end of this past quarter, the City of Columbia incurred zero disposition costs on land-bank disposition properties. Clear title was achieved on 903 Garth. Total Units Sold/Rented Per Activity to Date: Rehabilitation: 2 sold: 102 Sexton and 13 E. Forest; 2 converted to rental: 904 Madison and 711 Mikel; Redevelopment: 5 sold: 413 W. Ash, 908 Madison, 106 Lynn, 110 Lynn, 113 Lynn. Close-out Plans: The City drew all remaining NSP grant and program income in September of 2016. The City will be utilizing CDBG, HOME and other local funds to redevelop remaining lots purchased with N funds.

Elsberry DN-05: Three properties have been acquired in the program and all have been sold. PI reuse plan has not started construction yet.

Florissant DN-06: To date 100% of acquisition funds have been expended; approximately 83% of administration funds have been expended; 100% of rehabilitation funds have been expended. The City has identified what would be its last project to be able to close the program but can't move forward as the city is currently waiting for DED to transfer entitlements PI to their CDBG programs to then be able to access original grant allocation dollars to reallocate them to the City of Florissant. Until this happens, the city is at a standstill.

Independence DN-07: No activity in this quarter. Future activities undetermined.

Jefferson City DN-08: To date, the City has acquired 6 properties (1109 E Miller, 814 E McCarty, 408 Lafayette, 304 Marshall, 802 E McCarty and 804 E McCarty). Properties at 1109 E Miller, 814 E McCarty and 304 Marshall St were rehabbed & sold to eligible AMI households. Properties at 802 & 804 E McCarty were demolished and then donated to Habitat for reconstruction of a single family house (the two plots were merged into one). For 408 Lafayette, City Council has approved to remove Federal ties to the property by returning the NSP funds expended on 408 Lafayette Street back to the State. It is anticipated that the funds will be utilized for the demolition of 108 Jackson Street, which is within the original NSP target area. City staff is currently in the environmental review process for the 108 Jackson project.

Joplin DN-10: Redevelopment: All units have been construction and sold. 100% Complete. Project reconciliation underway with City and State.

Kansas City DN-11: Project completed and have completed subgrantee closeout.

Sikeston DN-13: There have been no changes in this quarter. There are 36 properties that the City has used NSP funds to remove the building, rehab the buildings or build a park. There are 33 empty lots, and two houses have been renovated and sold. The park is getting continual use. It has turned into a meeting ground for the Sunset neighborhood, in the targeted area. The remaining lots are available for sale with the contingency that the use of t property meets the guidance and the scope of the NSP Grant. These will be advertised on the City's website with the guidance to ensure compliance with grant guidelines. The City of Sikeston is maintaining the vacant lots and parks with funds made available through the maintenance and operations budget of the Department of Public Works and the Land Clearance Redevelopment Authority (LCRA). This grant is ready to start working on closeout paperwork with the State.

Springfield DN-14: Construction of the last NSP funded house at 2220 W Atlantic is complete. May 1, 2018 SCLT sold 2220 W Atlantic under a lease-purchase agreement. The closing date has not been set, the tenants are still working on improving their credit.

St. Charles DN-15: A total of 5 homes have been purchased, renovated, and sold. There are no affordable foreclosed homes within the target Census Tract or

beyond that the City could purchase and rehab it with the remaining grant and the program income. The City is in discussions with the State to see if they can have the remaining PI receipted to the CDBG Entitlement Grantee that they work with and participate in, St. Charles County, so they could retain the program income and use it to assist low income households with home repairs in the City Home Repair Program, Public Services, and CDBG Administration. This PI Transfer is incomplete pending more information from the State and both the HUD offices involved.

St. Joseph DN-16: City staff and St. Joseph Habitat for Humanity (SJHFH) developed subdivision plans for the construction of two townhomes and three single family homes to be located at 14th and Duncan Street was up for passage by the City Council on January 19, 2016. The final plan was delayed, and was passed by the City Council occurred on July 18, 2016. The construction of the town homes and single family homes are nearing completion and one set of town homes is currently on the market to be sold.

St. Louis City DN-17: Four properties have been acquired to date, two have been completely rehabbed and sold, construction complete on another and resulted in the rental of two units to LMI families, and one is awaiting a redevelopment proposal. Sixteen additional properties have been completely rehabbed, and 14 of those 16 have been sold. Two properties remain for sale and four properties received homebuyer's assistance.

St. Louis County DN-18: To date in the program, 77 properties have been acquired, 34 have been rehabilitated with this grant's NSP funds, 33 of the 35 that are slated for demolition are completely demolished, and eight were rehabbed with other NSP and other funds. Five properties have been leased and 37 have been sold.

Troy DN-19: Seven properties were acquired for the program, which have all been sold. PI reuse plan has not started construction yet.

Truesdale DN-20: Four properties were acquired for the program. Four have sold. PI reuse plan for a LMMI public facility project is 100% construction completion.

Warrenton DN-21: Five properties were acquired and rehabbed for the program. All five properties have sold and the PI reuse plan for a LMMI public facility project is 100% construction completion.

Webb City DN-22: Acquisition & Rehab: All three homes were sold in previous quarters. The city plans to use program income on improvements to Fountain Street. Construction is complete. We still need to revise the budget for the project prior to requesting reimbursement from program income. The project is anticipated to be closed out after that work is complete. 90% complete. Administration: The HSTCC is providing administrative services for the project under their developer agreement with the city. 100% Complete.

MHDC DN-23: Project completed and have completed subgrantee closeout.

Tier Three Grantees - 25% required set-aside

Cape Girardeau DN-301: Project completed and have completed subgrantee closeout.

Gladstone DN-302: Project completed and have completed subgrantee closeout.

Independence DN-303: No new development activity to report. All activities under this grant have reached project completion, including satisfaction of required national objectives. The City of Independence requests the state to close out this grant.

Springfield DN-304: Project completed and have completed subgrantee closeout.

St. Louis City DN-305: These 8 units rehabilitated with NSP funds are part of a larger 50 unit rental complex being developed in the Hyde Park Neighborhood. All 8 of these units have been completed and have been rented. The beneficiary information has previously been reported. This project utilized other funding sources (HOME) for the other units. Staff is currently working on completing the close-out paperwork for this grant.

St. Louis County DN-306: To date in the program, 23 properties have been acquired, 21 have been rehabilitated with this grant's NSP funds. Sixteen properties have been leased and seven have been sold.

Harry S Truman DN-307: Redevelopment: No new units were sold or rented during the quarter. The project is complete pending the close-out. 100% Complete.

Administration: The HSTCC is in the process of working with DED to close out the project. 100% Complete.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Belton 2008-DN-01, City of Belton	\$0.00	\$948,629.98	\$386,766.28
Cape Girardeau 2008-DN-02, City of Cape Girardeau	\$0.00	\$538,320.78	\$280,963.91
Cape Girardeau 2008-DN-301, Cape Girardeau	\$0.00	\$661,256.97	\$311,368.14
Carterville 2008-DN-03, City of Carterville	\$0.00	\$4,322.00	\$4,322.00
Columbia 2008-DN-04, City of Columbia	\$0.00	\$737,127.75	\$610,805.75
DED/CAT1/CAT 3 Administration, ADMIN	\$0.00	\$2,161,296.31	\$2,042,538.00
Elsberry 2008-DN-05, City of Elsberry	\$0.00	\$404,798.79	\$262,546.00
Florissant 2008-DN-06, City of Florissant	\$0.00	\$2,242,471.73	\$1,425,994.83
Gladstone 2008-DN-302, Gladstone	\$0.00	\$4,653,839.61	\$2,795,125.00
HSTCC 2008-DN-307, HSTCC	\$0.00	\$764,650.00	\$748,661.75
Independence 2008-DN-07, City of Independence	\$0.00	\$2,913,699.89	\$2,082,671.50
Independence 2008-DN-303, Independence	\$0.00	\$2,867,250.00	\$2,757,392.25
Jefferson City 2008-DN-08, City of Jefferson	\$0.00	\$602,917.13	\$440,776.00
Joplin 2008-DN-10, City of Joplin	\$0.00	\$857,945.88	\$650,062.21
Kansas City 2008-DN-11, Kansas City	\$0.00	\$1,162,997.00	\$1,162,997.00
MHDC-CAT2, MHDC - HOA	\$0.00	\$4,395,477.65	\$4,200,000.00
Sikeston 2008-DN-13, City of Sikeston	\$0.00	\$876,707.00	\$876,707.00
Springfield 2008-DN-14, City of Springfield	\$0.00	\$2,207,811.15	\$1,674,504.67
Springfield 2008-DN-304, Springfield	\$0.00	\$786,759.10	\$785,000.00
St. Charles 2008-DN-15, City of St. Charles	\$0.00	\$1,081,415.76	\$597,180.80
St. Joseph 2008-DN-16, City of St. Joseph	\$0.00	\$3,923,510.84	\$2,203,399.55
St. Louis 2008-DN-17, City of St. Louis	\$0.00	\$2,649,112.96	\$2,321,632.73
St. Louis 2008-DN-305, St. Louis	\$0.00	\$1,600,000.00	\$1,600,000.00
St. Louis County 2008-DN-18, St. Louis County	\$0.00	\$8,723,747.82	\$6,191,153.91
St. Louis County 2008-DN-306, St. Louis County	\$0.00	\$3,336,107.19	\$2,946,047.00
Troy 2008-DN-19, City of Troy	\$0.00	\$1,587,867.12	\$844,989.00
Truesdale 2008-DN-20, City of Truesdale	\$0.00	\$907,844.52	\$448,398.00
Warrenton 2008-DN-21, City of Warrenton	\$0.00	\$1,267,151.14	\$676,223.00
Webb City 2008-DN-22, Webb City	\$0.00	\$553,437.24	\$334,876.15

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	197
Monitoring Visits	0	85
Audit Visits	0	86
Technical Assistance Visits	0	26
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	87

