

Grantee: Missouri

Grant: B-11-DN-29-0001

April 1, 2021 thru June 30, 2021 Performance Report

Grant Number: B-11-DN-29-0001	Obligation Date:	Award Date:
Grantee Name: Missouri	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$5,000,000.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$5,000,000.00	Estimated PI/RL Funds: \$1,278,787.69	
Total Budget: \$6,278,787.69		

Disasters:

Declaration Number

NSP

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.

Grantee Contact Information:

NSP3 Program Administrator Contact Information

Name (Last, First) Papen, Andy
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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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$6,278,681.48
Total Budget	\$0.00	\$6,278,681.48
Total Obligated	\$0.00	\$6,278,681.48
Total Funds Drawdown	\$0.00	\$6,135,939.31
Program Funds Drawdown	\$0.00	\$4,857,257.83
Program Income Drawdown	\$0.00	\$1,278,681.48
Program Income Received	\$0.00	\$1,278,787.69
Total Funds Expended	\$0.00	\$6,135,939.31
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Independence	\$ 0.00	\$ 1,492,297.04
City of St. Louis	\$ 0.00	\$ 1,247,564.00
Raytown	\$ 0.00	\$ 2,074,312.37
St. Louis County	\$ 0.00	\$ 1,049,745.25
State of Missouri	\$ 0.00	\$ 272,020.65

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$5,692,819.82	\$.00	\$.00
Limit on Public Services	\$750,000.00	\$.00	\$.00
Limit on Admin/Planning	\$500,000.00	\$585,398.53	\$558,898.53
Limit on Admin	\$.00	\$585,398.53	\$558,898.53
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$1,569,696.92		\$2,020,175.28

Overall Progress Narrative:

Independence DN-01: All planned projects previously approved are completed and ownership transferred. Zero balance, no further activities. The City of Independence requests close out of this grant by the State of Missouri once State



and City reconciliation occurs.

Raytown DN-02: Project completed and has completed subgrantee closeout.

City of St. Louis DN-03: The two units at 3224-26 Michigan are completely rehabilitated. The unit at 3224 Michigan sold on January 29, 2014 for \$110,000.

The second unit at 3226 Michigan sold on April 17, 2014 for \$117,000. The North Sarah Phase II Project consisting of 7 units using NSP funds is now 100% complete.

The project is fully rented as of October of 2014 and the direct benefit information was reported on a previous quarterly report. Construction for the project at 2739 Arsenal is 100% completed. The property sold on 8/2/16 to a married couple with a household income of \$39,305 (between 50-80% of AMI). The project also included the renovation of a small carriage house that can be used a rental property in the future. 3734, 3748, and 3750 S Broadway - \$176,524.13 in State NSP funds for this project are being used to construct three single-family homes. As of March 31, 2019, construction is complete and all three homes have sold.

St. Louis County DN-04: Project has sold three homes and leased seven homes. Demolitions of four units are completed.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
11DN-STADM, NSP3 State Admin	\$0.00	\$272,020.65	\$250,000.00
2011-DN-01, Independence 2011-DN-01	\$0.00	\$1,500,000.00	\$1,492,297.04
2011-DN-02, Raytown 2011-DN-02	\$0.00	\$2,074,312.38	\$1,250,000.00
2011-DN-03, St. Louis 2011-DN-03	\$0.00	\$1,247,670.20	\$1,000,000.00
2011-DN-04, St. Louis County 2011-DN-04	\$0.00	\$1,184,784.46	\$864,960.79

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	53
Monitoring Visits	0	20
Audit Visits	0	8
Technical Assistance Visits	0	25
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	42

