

Grantee: State of Missouri

Grant: B-08-DN-29-0001

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-DN-29-0001

Obligation Date:**Grantee Name:**

State of Missouri

Award Date:**Grant Amount:**

\$42,664,187.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

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 &ndash 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 &ndash 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.Redvelop 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•57-0.204activities by Community Based Development Organizations PROJECT LOCATIONS/RESPONSIBLE ORGANIZATION Belton, Cape Girardeau, Carterville,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 &ndash 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 community. The 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. Carterville – Project consists of acquisition/rehabilitation of foreclosed homes. Columbia - 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/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/rehabilitation of foreclosed homes, land banking, financing and redevelopment activities. St. Louis County - Project consists of acquisition/rehabilitation of foreclosed homes, plus demolition. Troy - Project consists of acquisition/rehabilitation of foreclosed homes. Truesdale - Project consists of acquisition/rehabilitation of foreclosed homes. Warrenton - Project consists of acquisition/rehabilitation of foreclosed homes. Webb City - Project consists of acquisition/rehabilitation of foreclosed homes, plus demolition. Missouri Housing Development Commission – Project consists of statewide downpayment assistance.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$42,664,187.00
Total CDBG Program Funds Budgeted	N/A	\$42,664,187.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$4,591,902.00	\$4,591,902.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$6,399,628.05	\$0.00
Limit on Admin/Planning	\$4,266,418.70	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$10,666,046.75	\$11,354,192.14

Overall Progress Narrative:

DRGR final plan was approved on July 14, 2009. Activity # JOP001 is incorrectly showing \$391,902 of obligations on this QPR. Due to our inexperience with the system, we erroneously obligated funds for this activity. The correction has been made. To date, total obligations of \$4,200,000 have been made to the Missouri Housing Development Commission for MHDC project 2008-DN-23. All other activities are in the process of entering contracts for obligation of the awarded funds.

Project Summary

Project #, Project Title	This Report Period	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	\$392,512.00	\$0.00
Cape Girardeau 2008-DN-02, City of Cape Girardeau	\$0.00	\$325,639.00	\$0.00
Cape Girardeau 2008-DN-301, Cape Girardeau	\$0.00	\$0.00	\$0.00
Cartersville 2008-DN-03, City of Cartersville	\$0.00	\$203,524.00	\$0.00
Columbia 2008-DN-04, City of Columbia	\$0.00	\$610,806.00	\$0.00
DED/CAT1/CAT 3 Administration, ADMIN	\$0.00	\$2,501,539.00	\$0.00
Elsberry 2008-DN-05, City of Elsberry	\$0.00	\$262,546.00	\$0.00
Florissant 2008-DN-06, City of Florissant	\$0.00	\$1,335,120.00	\$0.00
Gladstone 2008-DN-302, Gladstone	\$0.00	\$0.00	\$0.00
HSTCC 2008-DN-307, HSTCC	\$0.00	\$0.00	\$0.00
Independence 2008-DN-07, City of Independence	\$0.00	\$1,988,724.00	\$0.00
Independence 2008-DN-303, Independence	\$0.00	\$0.00	\$0.00

Jefferson City 2008-DN-08, City of Jefferson	\$0.00	\$440,776.00	\$0.00
Jefferson County 2008-DN-09, Jefferson County	\$0.00	\$1,162,997.00	\$0.00
Joplin 2008-DN-10, City of Joplin	\$0.00	\$668,723.00	\$0.00
Kansas City 2008-DN-11, Kansas City	\$0.00	\$1,162,997.00	\$0.00
MHDC-CAT2, MHDC - HOA	\$0.00	\$4,200,000.00	\$0.00
Oronogo 2008-DN-12, City of Oronogo	\$0.00	\$116,300.00	\$0.00
Sikeston 2008-DN-13, City of Sikeston	\$0.00	\$1,482,821.00	\$0.00
Springfield 2008-DN-14, City of Springfield	\$0.00	\$1,498,812.00	\$0.00
Springfield 2008-DN-304, Springfield	\$0.00	\$0.00	\$0.00
St. Charles 2008-DN-15, City of St. Charles	\$0.00	\$639,649.00	\$0.00
St. Joseph 2008-DN-16, City of St. Joseph	\$0.00	\$2,598,717.00	\$0.00
St. Louis 2008-DN-17, City of St. Louis	\$0.00	\$2,325,993.00	\$0.00
St. Louis 2008-DN-305, St. Louis	\$0.00	\$0.00	\$0.00
St. Louis County 2008-DN-18, St. Louis County	\$0.00	\$6,227,669.00	\$0.00
St. Louis County 2008-DN-306, St. Louis County	\$0.00	\$0.00	\$0.00
Troy 2008-DN-19, City of Troy	\$0.00	\$500,089.00	\$0.00
Truesdale 2008-DN-20, City of Truesdale	\$0.00	\$308,398.00	\$0.00
Warrenton 2008-DN-21, City of Warrenton	\$0.00	\$500,089.00	\$0.00
Webb City 2008-DN-22, Webb City	\$0.00	\$543,701.00	\$0.00

Activities

Grantee Activity Number:	JOP001
Activity Title:	Joplin - ACQ

Activity Category:

Acquisition - general

Project Number:

Joplin 2008-DN-10

Projected Start Date:

03/11/2009

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Cancelled

Project Title:

City of Joplin

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Joplin

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$391,902.00	\$391,902.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: MHDC007
Activity Title: MHDC-CAT2

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

MHDC-CAT2

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

MHDC - HOA

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

MHDC

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$4,200,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$4,200,000.00	\$4,200,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/300	0/300	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
