

3. Definitions and Descriptions

Definitions

Term	Definition
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.
Affordable Rents	Defined as 30% of income

Descriptions

Term	Definition
Long-Term Affordability	<p>Affordability period for rental housing - rehabilitation or acquisition of existing housing per unit amount of NSP funds:</p> <ul style="list-style-type: none"> - 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 <p>Homeownership Affordability Period - Minimum period of Homeownership assistance NSP amount per-unit affordability</p> <ul style="list-style-type: none"> - Under \$15,000 ---- 5 years - \$15,000 to \$40,000 ---- 10 years - Over \$40,000 ---- 15 years
Housing Rehabilitation Standards	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.</p> <p>Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).</p>

	<p>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.</p>
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