7. NSP Information by Project and Activity

The following projects and activities will be undertaken with NSP3 funds, and are presented in a format that will provide a “crosswalk” for HUD in review of the DRGR Action Plan with this Substantial Amendment. Financial and performance accountability are tracked according to the unit of local government. Therefore, the State of Missouri’s NSP3 activities in DRGR will be organized according to project, and the project will be name of the municipality and responsible organization. The information as presented below will mirror our entry for NSP3 projects and activities in DRGR, and will therefore provide a better template for quarterly performance review our regional HUD representative.

Project Information	
Project Name	**City of Independence**
Use	Select all that apply: ☐ Eligible Use A: Financing Mechanisms ☒ Eligible Use B: Acquisition and Rehabilitation ☐ Eligible Use C: Land Banking ☐ Eligible Use D: Demolition ☐ Eligible Use E: Redevelopment
CDBG Activity or Activities	24 CFR 570-201.(a), acquisition, and (b) disposition, and 570.202 rehabilitation
National Objective	LMMH
Activity Description	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. 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%. The target area housing stock to be addressed during neighborhood stabilization includes 33 ca. 1960 two-story duplexes (66 units) originally developed for rental housing. All are basically designed as 2 bedrooms, 1 bath units, with some units having basements which provide washer/dryer connection for the tenant. Occupied units are currently renting for \$525-\$575 a month. All of the occupied units have maintenance issues, and many are actually substandard. There are currently 14 known vacant buildings (28 units) along Union and Cottage Streets, most of which have either been foreclosed and/or have had multiple owners over that last couple of years. The specific NSP3 activities to be funded include acquisition and rehabilitation of eligible foreclosed, abandoned and vacant residential properties for rental and or lease/purchase to income qualified families. The City will contract with qualified non-profit and/or for profit housing developers to carry out all acquisition and rehabilitation activities, and will utilize a request for proposals or qualifications process to secure the most qualified and capable project partners. The goal will be to acquire as many of the existing substandard duplex properties as possible, realizing that the actual number of projects to be completed will depend completely on the availability of NSP3 funding and the willingness of the current owners to sell. Our budget assumes that we can acquire 30 of the 66 units in the target area. All NSP3 program income, except for the 5% administrative allowance, generated from the sale of a unit would be used to purchase and rehab additional units in the Union and Cottage Redevelopment Area.

	The expected benefit to income-qualified households is a substantial increase in the supply and quality, of affordable rental housing, with the opportunity for homeownership through participation in a community based lease-purchase program. Additionally, this project is expected to result in a LMMA benefit for existing LMMI and LH25 residents through the redevelopment of currently vacant and foreclosed, blighted residential properties within an established LMMI neighborhood and area of greatest need. It is anticipated that all units will require substantial rehabilitation. Any gut-level rehab will be brought up to the Energy Star standard required by the federal NSP3 program. New electrical service will be installed and under grounded. All appliances will be energy star rated. Any identified lead or asbestos hazards will be appropriately addressed. At a minimum the city's rehab standards and City Code for existing buildings will be met. Each unit will be available either for rental, lease purchase, or mortgage purchase depending on the financial and administrative capacity of selected project partners. The estimated unit purchase price is between \$50,000-\$55,000, and the estimated rental rate is \$450/month; either way on target to benefit households qualifying at or below 50% AMI. Funding assistance would be made available through the City's HOME funded First Time Home Buyers program for those qualifying to purchase a unit. A community improvement district (CID) will be explored to insure funding and management capacity for future exterior maintenance of the units, trash removal, mowing, and snow removal of the properties. The CID would also have the ability to acquire and rehab additional properties and make improvements for the common good of the residents. Finally, a complete program to provide family supportive services including housing counseling, financial literacy and other life-skills education will be leveraged through available public and private resources to enhance the stabilizing power of this project. The Independence NSP3 Program will adhere to all HUD regulations pertaining to the Neighborhood Stabilization Program including, but not limited to: income qualification, minimum set-aside for housing for those at or below 50% AMI, period of affordability guidelines for rental and homeownership, as appropriate and in accordance with HOME Program guidelines, purchase discount requirements, Uniform Relocation Act requirements, Energy Star objectives established for new construction and gut level rehabilitation projects, environmental review procedures and compliance, Section 3 and the Lead Safe Housing rule. The Independence NSP3 Program will adhere to all HUD regulations pertaining to the Neighborhood Stabilization Program affordability requirements including, but not limited to: income qualification, minimum set-aside for housing for those at or below 50% AMI, and period of affordability guidelines for rental and homeownership, as appropriate. To ensure continued affordability, the HOME Affordability Guidelines will be utilized to determine minimum affordability time limits and silent, hard second liens will be placed on the properties for the term of the loan or the affordability period whichever is greater. Additionally, all rehabilitations will be conducted according to IBC rehabilitation and Model Energy Code standards to ensure lower costs of occupancy, and eventual ownership for participants successfully completing a lease-purchase program. 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. 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. 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,

<table>
<tr><td></td><td>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.</td></tr>
<tr><td>Location Description</td><td>NSP3 activities will take place only in Independence census tracts with need scores of 13 and above as per data provided by HUD, and will be prioritized for highest need areas based on current market conditions and community development needs. It is anticipated that most, if not all of the funding, will be focused in Census Block Groups 112.4 or 110.3 where prospective neighborhood stabilization opportunities that substantially meet HUD's priorities for the very low income, and preference for development of affordable rental housing, have already been identified. First consideration will be given to stabilization of the neighborhoods at North Union and Cottage Streets in Block Group 112.4, and to Mount Washington Neighborhood in Block Group 110.3. Both of these neighborhoods are located in northwest Independence, the City's priority reinvestment area for all federal, state and local funding resources, including NSP1 funding received through the state of Missouri.</td></tr>
<tr><td>Budget</td><td><table>
<tr><th>Source of Funding</th><th>Dollar Amount</th><th>Activity/Use</th></tr>
<tr><td>NSP3</td><td>$ 712,500</td><td>Acquisition/Rehab</td></tr>
<tr><td>TOTAL NSP3</td><td>$ 712,500</td><td></td></tr>
<tr><td>Private Lenders</td><td>$ 250,000</td><td>Rehabilitation</td></tr>
</table></td></tr>
<tr><td>Total Budget</td><td>$ 962,500</td></tr>
<tr><td>Performance Measures</td><td><table>
<tr><th>Activity</th><th># of Housing Units</th><th># of HH Benefitting</th><th>#SFH</th><th>#MFH</th><th>#Renter HH</th><th>#Owner HH</th></tr>
<tr><td>Financing Mechanism</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Acquisition/ Rehabilitation</td><td>10</td><td>10</td><td>10</td><td></td><td>10</td><td></td></tr>
<tr><td>Land Banking</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Demolition</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Redevelopment</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
</table></td></tr>
<tr><td>Projected Start Date</td><td>Upon Execution of Funding Agreement</td></tr>
<tr><td>Projected End Date</td><td>Through program closeout in 2014</td></tr>
<tr><td>Responsible Organization</td><td><table>
<tr><td>Name</td><td>City of Independence</td></tr>
<tr><td>Location</td><td>111 E. Maple
Independence, MO 64050</td></tr>
<tr><td>Administrator Contact Info</td><td>Christina Leakey, Community Programs Supervisor
816.325.7397; cleakey@indepmo.org</td></tr>
</table></td></tr>
</table>

Project Name	**City of Independence**
Use	Select all that apply: ☐ Eligible Use A: Financing Mechanisms ☒ Eligible Use B: Acquisition and Rehabilitation ☐ Eligible Use C: Land Banking ☐ Eligible Use D: Demolition ☐ Eligible Use E: Redevelopment
CDBG Activity or Activities	24 CFR 570-201.(a), acquisition, and (b) disposition, and 570.202 rehabilitation
National Objective	LH25
Activity Description	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. 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%. The target area housing stock to be addressed during neighborhood stabilization includes 33 ca. 1960 two-story duplexes (66 units) originally developed for rental housing. All are basically designed as 2 bedrooms, 1 bath units, with some units having basements which provide washer/dryer connection for the tenant. Occupied units are currently renting for $525-$575 a month. All of the occupied units have maintenance issues, and many are actually substandard. There are currently 14 known vacant buildings (28 units) along Union and Cottage Streets, most of which have either been foreclosed and/or have had multiple owners over that last couple of years. The specific NSP3 activities to be funded include acquisition and rehabilitation of eligible foreclosed, abandoned and vacant residential properties for rental and or lease/purchase to income qualified families. The City will contract with qualified non-profit and/or for profit housing developers to carryout all acquisition and rehabilitation activities, and will utilize a request for proposals or qualifications process to secure the most qualified and capable project partners. The goal will be to acquire as many of the existing substandard duplex properties as possible, realizing that the actual number of projects to be completed will depend completely on the availability of NSP3 funding and the willingness of the current owners to sell. Our budget assumes that we can acquire 30 of the 66 units in the target area. All NSP3 program income, except for the 5% administrative allowance, generated from the sale of a unit would be used to purchase and rehab additional units in the Union and Cottage Redevelopment Area. The expected benefit to income-qualified households is a substantial increase in the supply and quality, of affordable rental housing, with the opportunity for homeownership through participation in a community based lease-purchase program. Additionally, this project is expected to result in a LMMA benefit for existing LMMI and LH25 residents through the redevelopment of currently vacant and foreclosed, blighted residential properties within an established LMMI neighborhood and area of greatest need.

	It is anticipated that all units will require substantial rehabilitation. Any gut-level rehab will be brought up to the Energy Star standard required by the federal NSP3 program. New electrical service will be installed and under grounded. All appliances will be energy star rated. Any identified lead or asbestos hazards will be appropriately addressed. At a minimum the city's rehab standards and City Code for existing buildings will be met. Each unit will be available either for rental, lease purchase, or mortgage purchase depending on the financial and administrative capacity of selected project partners. The estimated unit purchase price is between \$50,000-\$55,000, and the estimated rental rate is \$450/month; either way on target to benefit households qualifying at or below 50% AMI. Funding assistance would be made available through the City's HOME funded First Time Home Buyers program for those qualifying to purchase a unit. A community improvement district (CID) will be explored to insure funding and management capacity for future exterior maintenance of the units, trash removal, mowing, and snow removal of the properties. The CID would also have the ability to acquire and rehab additional properties and make improvements for the common good of the residents. Finally, a complete program to provide family supportive services including housing counseling, financial literacy and other life-skills education will be leveraged through available public and private resources to enhance the stabilizing power of this project. The Independence NSP3 Program will adhere to all HUD regulations pertaining to the Neighborhood Stabilization Program including, but not limited to: income qualification, minimum set-aside for housing for those at or below 50% AMI, period of affordability guidelines for rental and homeownership, as appropriate and in accordance with HOME Program guidelines, purchase discount requirements, Uniform Relocation Act requirements, Energy Star objectives established for new construction and gut level rehabilitation projects, environmental review procedures and compliance, Section 3 and the Lead Safe Housing rule. The Independence NSP3 Program will adhere to all HUD regulations pertaining to the Neighborhood Stabilization Program affordability requirements including, but not limited to: income qualification, minimum set-aside for housing for those at or below 50% AMI, and period of affordability guidelines for rental and homeownership, as appropriate. To ensure continued affordability, the HOME Affordability Guidelines will be utilized to determine minimum affordability time limits and silent, hard second liens will be placed on the properties for the term of the loan or the affordability period whichever is greater. Additionally, all rehabilitations will be conducted according to IBC rehabilitation and Model Energy Code standards to ensure lower costs of occupancy, and eventual ownership for participants successfully completing a lease-purchase program. 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. 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. 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.
Location Description	NSP3 activities will take place only in Independence census tracts with need scores of 13 and above as per data provided by HUD, and will be prioritized for highest need

<table>
<tr><td></td><td colspan="7">areas based on current market conditions and community development needs. It is anticipated that most, if not all of the funding, will be focused in Census Block Groups 112.4 or 110.3 where prospective neighborhood stabilization opportunities that substantially meet HUD’s priorities for the very low income, and preference for development of affordable rental housing, have already been identified. First consideration will be given to stabilization of the neighborhoods at North Union and Cottage Streets in Block Group 112.4, and to Mount Washington Neighborhood in Block Group 110.3. Both of these neighborhoods are located in northwest Independence, the City’s priority reinvestment area for all federal, state and local funding resources, including NSP1 funding received through the state of Missouri.</td></tr>
<tr><td rowspan="4">Budget</td><td colspan="2">Source of Funding</td><td colspan="2">Dollar Amount</td><td colspan="3">Activity/Use</td></tr>
<tr><td colspan="2">NSP3</td><td colspan="2">$ 712,500</td><td colspan="3">Acquisition/Rehab</td></tr>
<tr><td colspan="2">TOTAL NSP3</td><td colspan="2">$ 712,500</td><td colspan="3"></td></tr>
<tr><td colspan="2">Private Lenders</td><td colspan="2">$ 250,000</td><td colspan="3">Rehabilitation</td></tr>
<tr><td colspan="3">Total Budget</td><td colspan="5">$ 962,500</td></tr>
<tr><td rowspan="6">Performance Measures</td><td>Activity</td><td># of Housing Units</td><td># of HH Benefitting</td><td>#SFH</td><td>#MFH</td><td>#Renter HH</td><td>#Owner HH</td></tr>
<tr><td>Financing Mechanism</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Acquisition/ Rehabilitation</td><td>10</td><td>10</td><td>10</td><td></td><td>10</td><td></td></tr>
<tr><td>Land Banking</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Demolition</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Redevelopment</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Projected Start Date</td><td colspan="7">Upon Execution of Funding Agreement</td></tr>
<tr><td>Projected End Date</td><td colspan="7">Through program closeout in 2014</td></tr>
<tr><td rowspan="3">Responsible Organization</td><td colspan="3">Name</td><td colspan="4">City of Independence</td></tr>
<tr><td colspan="3">Location</td><td colspan="4">111 E. Maple
Independence, MO 64050</td></tr>
<tr><td colspan="3">Administrator Contact Info</td><td colspan="4">Christina Leakey, Community Programs Supervisor
816.325.7397; cleakey@indepmo.org</td></tr>
</table>

<table>
<tr><td>Project Name</td><td colspan="8">Raytown</td></tr>
<tr><td rowspan="6">Use</td><td colspan="8">Select all that apply:</td></tr>
<tr><td>☐</td><td colspan="7">Eligible Use A: Financing Mechanisms</td></tr>
<tr><td>x</td><td colspan="7">Eligible Use B: Acquisition and Rehabilitation</td></tr>
<tr><td>☐</td><td colspan="7">Eligible Use C: Land Banking</td></tr>
<tr><td>x</td><td colspan="7">Eligible Use D: Demolition</td></tr>
<tr><td>x</td><td colspan="7">Eligible Use E: Redevelopment</td></tr>
<tr><td>CDBG Activity or Activities</td><td colspan="8">24 CFR 570-201.(a), acquisition, and (b) disposition, and 570.202 rehabilitation and, 24 CFR 570-201(d)- demolition.</td></tr>
<tr><td>National Objective</td><td colspan="8">LMMH</td></tr>
<tr><td>Activity Description</td><td colspan="8">Demolition of blighting influences in order to stabilize population and property values; Selected buildings will be in violation of the dangerous building ordinance and infeasible to repair; Acquisition/Rehab homes and marketed to eligible families; Redevelopment – new houses constructed on foreclosed vacant and/or abandoned properties for resale to qualified families. 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 14 properties that are in foreclosure. The result will be affordable homes with all major systems repaired; lower utility costs due to all new energy efficiency appliances; and improved home ownership success through completion of homeownership counseling.

Available houses located in the target areas will be evaluated to determine which houses best hold their resale value compared to the estimated cost for acquisition and rehab in order to select the houses that represent the best economic deal. Rehab will include the installation of energy efficient appliances and green materials whenever possible to keep the monthly energy costs low and scope of work will focus on correcting all potential failure of major housing systems, so the new owner's cost to own the property will not suffer from the need to make major repairs and improvements. The finished house will be widely marketed and the mortgage will be adjusted to be affordable to the family that purchases the house. The program will use a forgivable second mortgage to write down the price of the house. The second mortgage will not be required to be paid unless the house is sold, the city will have the option to forgive the repayment if the goals for the program were met. We will widely market all contracting opportunities to small businesses in the community.</td></tr>
<tr><td>Location Description</td><td colspan="8">Laurel Hills/NE, Raytown, Grandview Gardens, Norby Garden, Clark haven, Wyatts Addn., Grandview andSugar Creek</td></tr>
<tr><td rowspan="6">Budget</td><td colspan="2">Source of Funding</td><td colspan="2">Dollar Amount</td><td colspan="4">Activity/Use</td></tr>
<tr><td colspan="2">NSP3</td><td colspan="2">$ 700,000</td><td colspan="4">Acquisition/Rehab</td></tr>
<tr><td colspan="2"></td><td colspan="2">$ 180,000</td><td colspan="4">Redevelopment</td></tr>
<tr><td colspan="2"></td><td colspan="2">$ 10,000</td><td colspan="4">Demolition</td></tr>
<tr><td colspan="2">Total NSP3</td><td colspan="2">$ 890,000</td><td colspan="4"></td></tr>
<tr><td colspan="2">Private</td><td colspan="2">$ 820,000</td><td colspan="4">All activities</td></tr>
<tr><td colspan="3">Total Budget</td><td colspan="6">$ 1,710,000</td></tr>
<tr><td rowspan="6">Performance Measures</td><td>Activity</td><td># of Housing Units</td><td># of HH Benefitting</td><td>#SFH</td><td>#MFH</td><td>#Renter HH</td><td colspan="2">#Owner HH</td></tr>
<tr><td>Financing Mechanism</td><td></td><td></td><td></td><td></td><td></td><td colspan="2"></td></tr>
<tr><td>Acquisition/ Rehab</td><td>14</td><td>14</td><td>14</td><td></td><td></td><td colspan="2">14</td></tr>
<tr><td>Land Banking</td><td></td><td></td><td></td><td></td><td></td><td colspan="2"></td></tr>
<tr><td>Demolition</td><td>1</td><td>1</td><td>1</td><td></td><td></td><td colspan="2">1</td></tr>
<tr><td>Redevelopment</td><td>4</td><td>4</td><td>4</td><td></td><td></td><td colspan="2">4</td></tr>
<tr><td>Projected Start Date</td><td colspan="8">March 1, 2011 (estimated)</td></tr>
<tr><td>Projected End Date</td><td colspan="8">March 1, 2014</td></tr>
<tr><td rowspan="3">Responsible Organization</td><td colspan="3">Name</td><td colspan="5">City of Raytown</td></tr>
<tr><td colspan="3">Location</td><td colspan="5">10000 E. 59th Street, Raytown, 64133</td></tr>
<tr><td colspan="3">Administrator Contact Info</td><td colspan="5">Beth Linn, CD Director, 816-737-6000; bethl@raytown.mo.us</td></tr>
</table>

Project Name	**Raytown**
Use	Select all that apply: ☐ Eligible Use A: Financing Mechanisms x Eligible Use B: Acquisition and Rehabilitation ☐ Eligible Use C: Land Banking x Eligible Use D: Demolition x Eligible Use E: Redevelopment
CDBG Activity or Activities	24 CFR 570-201.(a), acquisition, and (b) disposition, and 570.202 rehabilitation and, 24 CFR 570-201(d)- demolition.
National Objective	LH25%
Activity Description	Demolition of blighting influences in order to stabilize population and property values; Selected buildings will be in violation of the dangerous building ordinance and infeasible to repair; Acquisition/Rehab homes and marketed to eligible families; Redevelopment – new houses constructed on foreclosed vacant and/or abandoned properties for resale to qualified families. 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 6 properties that are in foreclosure. The result will be affordable homes with all major systems repaired; lower utility costs due to all new energy efficiency appliances; and improved home ownership success through completion of homeownership counseling. Available houses located in the target areas will be evaluated to determine which houses best hold their resale value compared to the estimated cost for acquisition and rehab in order to select the houses that represent the best economic deal. Rehab will include the installation of energy efficient appliances and green materials whenever possible to keep the monthly energy costs low and scope of work will focus on correcting all potential failure of major housing systems, so the new owner's cost to own the property will not suffer from the need to make major repairs and improvements. The finished house will be widely marketed and the mortgage will be adjusted to be affordable to the family that purchases the house. The program will use a forgivable second mortgage to write down the price of the house. The second mortgage will not be required to be paid unless the house is sold, the city will have the option to forgive the repayment if the goals for the program were met. We will widely market all contracting opportunities to small businesses in the community.
Location Description	Laurel Hills/NE, Raytown, Grandview Gardens, Norby Garden, Clark haven, Wyatts Addn., Grandview andSugar Creek

	Source of Funding	**Dollar Amount**	**Activity/Use**
Budget	NSP3	$ 245,000	Acquisition/Rehab
		$ 45,000	Redevelopment
		$ 10,000	Demolition
	Total NSP3	**$ 300,000**	
	Private Funds	$ 205,000	
Total Budget for All Activities		$ 505,000	

	Activity	**# of Housing Units**	**# of HH Benefitting**	**#SFH**	**#MFH**	**#Renter HH**	**#Owner HH**
Performance Measures	Financing Mechanism						
	Acquisition/ Rehab	6	6	6			6
	Land Banking						
	Demolition	1	1	1			1
	Redevelopment	1	1	1			1

Projected Start Date	March 1, 2011 (estimated)
Projected End Date	March 1, 2014

Responsible Organization	**Name**	City of Raytown
	Location	10000 E. 59th Street, Raytown, 64133
	Administrator Contact Info	Beth Linn, CD Director, 816-737-6000; bethl@raytown.mo.us

<table>
<tr><td>Project Name</td><td>St. Louis County For Sale to families at or below 120% AMI</td></tr>
<tr><td>Use</td><td>Select all that apply:
☒ Eligible Use A: Financing Mechanisms
☒ Eligible Use B: Acquisition and Rehabilitation
☐ Eligible Use C: Land Banking
☐ Eligible Use D: Demolition
☒ Eligible Use E: Redevelopment</td></tr>
<tr><td>CDBG Activity or Activities</td><td>24 CFR 570-201.(a), acquisition, and (b) disposition, and 570.202 rehabilitation and 570.201(n) direct homeownership assistance, financing mechanism.</td></tr>
<tr><td>National Objective</td><td>LMMH</td></tr>
<tr><td>Activity Description</td><td>Foreclosure continues to be a considerable concern for St. Louis County. In 2010 4,539 properties were foreclosed, a 17% increase from 2009. Sixteen percent (16%) of all homes in St. Louis County were in foreclosure, compared to the State's 12% rate and the National rate of 20% according to RealtyTrac.com. Unemployment rates in November 2010 were at 9.7%, MSA wide, higher than the nation's rate of 9.5%. The highest percentages of foreclosures have occurred in homes with less than 1000 sq. ft. and were valued at less than $100,000. This data reveals that the majority of foreclosures in the County are smaller more affordable homes, typically built as Pre and Post WWII housing and traditionally occupied by low-to-moderate income homeowners. To confirm our target areas were consistent with this data further research and analysis was completed using zip codes. Zip code data derived from Trulia.com indicates similar findings.

In our foreclosure core area, the initial subprime-driven wave of foreclosures has caused a distorted housing market that has pushed housing prices down, largely through an oversupply of REO properties marketed at steeply discounted prices. In this climate, a homeowner in financial stress will find it difficult to sell their property at a price that allows their mortgage to be paid off. This dynamic would be aggravated by two other factors. First, lending practices in the subprime era resulted in a large proportion of homeowners, whether from refinance or purchase loans, with very high loan to value ratios even before any home price declines. Second, the 2008 recession disproportionately affected workers in blue collar occupations such as construction and manufacturing and lower income workers in general. To the extent that such workers are a large share of the foreclosure core area, a larger proportion of homeowners will have seen income disruptions. The most alarming statistic over the past year is the drop in sales prices, Realty Trac data states the average home sales price has dropped from $100,000 to $62,675 a 40% drop from a year ago. The drop in sales price, the largest in the State, will most certainly affect all facets of the County market.

Rehabilitation or Redevelopment of eligible single family housing for sale to families at or below 120% AMI will occur within the areas of greatest need identified using the HUD mapping tool, for the rehabilitation or redevelopment of properties acquired, but not yet rehabbed under NSP 1. Use of NSP 3 funds to rehabilitate these properties accelerates the development of these properties, eliminating the need to wait for program income from NSP 1. It is not anticipated that acquisition of new properties occur under the initial allocation, any new acquisitions will occur only when program income is generated from the sales. At that time, Federal and State NSP 1 and NSP 3 regulations will be followed to acquire the new eligible properties.
Rehabilitation of the properties will be conducted by the developers already selected under NSP 1. Development of the properties will incorporate NSP 3's new housing standards with emphasis on energy efficiency and encourage green building techniques. The County has revised its NSP Rehabilitation Standards to incorporate these changes, http://www.stlouisco.com/plan/NSP/index.html

Financing mechanisms used to fund the rehabilitation of the properties by developers will be at zero percent interest secured by a deed of trust. The amount invested by the County will be returned upon sale to homebuyer less any development costs incurred.

The tenure of the beneficiaries is homeownership. Eligible homebuyers with incomes <120% of the area median income will attend counseling and homebuyer preparation</td></tr>
</table>

classes. The agencies providing the counseling will ensure income qualifications as well as ability to afford the home. We anticipate up to 15% of the sales of these homes to be affordable to families <50% of the area median income.

The term of the assistance to the homebuyer will be in the form of a forgivable loan secured by a deed of trust, for down payment assistance structured on an income driven scale, with families at 50% of the area median or below to receive greater assistance than those at 120% of the area median income. Estimated range from $5,000 to $15,000. All homebuyers sign the NSP Resale - Recapture Policy statements to ensure affordability period is explained and understood.

Under NSP 1, St. Louis County financed the acquisition of 130 foreclosed properties. Most of those properties have been, or are being rehabilitated using funds allocated from NSP, either from the County's direct allocation or through its allocation from the State of Missouri. However, over 35 properties have yet to begin construction due to a lack of funds. The County's initial plan included the ability to leverage NSP funds with private financing, while we continue to encourage this, for the most part, it has not been the case.

Priority 1
The County as a first priority will utilize its allocation of NSP 3 funds from the State to rehabilitate those properties mentioned above 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. A summary of the target neighborhoods and their characteristics follows:

Jennings – This North St. Louis County municipality has the highest foreclosure rate in the State. The areas of the City we are targeting are areas that have a higher rate of homeownership, are mostly brick structures built in the late 1940's early 1950's, and of similar design. The higher incidence of foreclosure is occurring in areas where the housing stock design and construction vary. The neighborhood has a need score of 17.14. Trulia.com states an increase in the median sales price from 2009-2010 of 16.9% Four properties were acquired under NSP1 in this neighborhood.

Total Housing Units to receive a mortgage between 2004 and 2007: 101
Percent of Housing Units with a high cost mortgage between 2004 and 2007: 57.09
Percent of Housing Units 90 or more days delinquent or in foreclosure: 15.05
Number of Foreclosure Starts in past year: 8
Number of Housing Units Real Estate Owned July 2009 to June 2010: 4

Bissell Hills - This subdivision within the City of Bellefontaine Neighbors consists mainly of owner-occupied single family homes constructed post World War II. The neighborhood remains fairly stable, despite its need score of 16. Tight building codes enforced by the city have kept the neighborhood fairly strong, and work to improve the school district has made this neighborhood a target for homeownership. The median sales price is $38,675Three properties were acquired under NSP1 in this neighborhood

Total Housing Units to receive a mortgage between 2004 and 2007: 187
Percent of Housing Units with a high cost mortgage between 2004 and 2007: 49.7
Percent of Housing Units 90 or more days delinquent or in foreclosure: 14
Number of Foreclosure Starts in past year: 14
Number of Housing Units Real Estate Owned July 2009 to June 2010: 8

Forestwood – This neighborhood within the City of Ferguson holds a high need score of 16. Efforts to strengthen the neighborhood at this stage will be targeted at strong well maintained rental, with some for sale. Mostly frame construction homes, built in the late 1950's, this fairly large neighborhood while still mostly owner-occupied, continues to be impacted by a high foreclosure rate. The City of Ferguson encourages rehabilitation and reconstruction efforts to increase square footage of rehabbed homes. Three properties were acquired under NSP1 in this neighborhood.

	Total Housing Units to receive a mortgage between 2004 and 2007: 226 Percent of Housing Units with a high cost mortgage between 2004 and 2007: 48.4 Percent of Housing Units 90 or more days delinquent or in foreclosure: 12.8 Number of Foreclosure Starts in past year: 15 Number of Housing Units Real Estate Owned July 2009 to June 2010: 8 **Kirkland Fletcher -** Older neighborhoods in Jennings and Normandy, most properties were built in the 1940's of both brick and frame construction. The neighborhood carries a needs score of 15. Just over half of residents in this targeted area earn incomes below 80% AMI. Two properties were acquired under NSP in this neighborhood for either sale or rental to families at or below 50% AMI. Total Housing Units to receive a mortgage between 2004 and 2007: 15 Percent of Housing Units with a high cost mortgage between 2004 and 2007: 43.1 Percent of Housing Units 90 or more days delinquent or in foreclosure: 11.7 Number of Foreclosure Starts in past year: 1 Number of Housing Units Real Estate Owned July 2009 to June 2010: 0 **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. The County's approach to the rehabilitation of NSP homes has been since NSP 1, to identify the worst property on the block, rehabilitate that property using the County's NSP Housing Standards. These standards include sustainability of the property for 10 - 15 years for the most part, without the need to replace or repair any major system. Additionally, the standards encourage the use of green building practices, and with NSP3 funds, all properties will obtain Energy Star Qualified designations. The use of energy star rated appliances and windows, and energy saving features are outlined in the standards. The County also encourages developers to follow Universal Design Principles for accessibility. By identifying and rehabilitating the worst property on the block, the County hopes to motivate neighbors to make improvements to their own properties, that in turn will increase the stability of the block. Deed restrictions such as deeds of trust and/or regulatory agreements binding the property will be placed on each property restricting the sale of lease to households whose combined income does not exceed 120% of the area median income or 50% of the area median income as necessary to meet the HUD requirement. The affordability period will be 5-15 years for rehabilitated property and 20 years for newly construction for sale or rental property, if any. 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 as evidenced by County Ordinance # ____________. Developers, subrecipients and contractors shall report on an annual basis the hiring of any persons and their addresses. 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. Funding request is for 3 properties.
Location Description	Targeted areas identified by maps 1 – 4

Budget	**Source of Funding**	**Dollar Amount**	**Activity/Use**
	NSP3	$ 655,000	Acquisition/Rehab,
		$ 45,000	Financing
	TOTAL NSP3	**$ 700,000**	
	NSP 1 Acquisition	$ 90,000	Acquisition/ Rehab
	HOME funds	$ 1,000	Acquisition/ Rehabilitation
Total Budget		$ 841,000	

Performance Measures	**Activity**	**# of Housing Units**	**# of HH Benefitting**	**#SFH**	**#MFH**	**#Renter HH**	**#Owner HH**
	Financing Mechanism	3	3	3			3
	Acquisition/ Rehabilitation	3	3	3			3
	Land Banking						
	Demolition						
	Redevelopment						

Projected Start Date	Upon notification of funding
Projected End Date	Project will continue as long as funds including program income are available until the program end date as defined by HUD

Responsible Organization		
	Name	St Louis County
	Location	121 S. Meramec, Ste 444, Clayton, MO 63105
	Administrator Contact Info	Jim Holtzman, jholtzman2@stlouisco.com 314-615-4414.

Project Name	St Louis County – Rental of properties to families at or below 50% AMI
Use	Select all that apply: ☒ Eligible Use A: Financing Mechanisms ☒ Eligible Use B: Acquisition and Rehabilitation ☐ Eligible Use C: Land Banking ☐ Eligible Use D: Demolition ☒ Eligible Use E: Redevelopment
CDBG Activity or Activities	24 CFR 570-201.(a), acquisition, and (b) disposition, and 570.202 rehabilitation and 570.201(n) direct homeownership assistance, financing mechanism.
National Objective	Low-Income Housing to meet 25% set-aside (LH25)
Activity Description	Rehabilitation or redevelopment of eligible properties for lease to low income families. This activity will occur within the areas of greatest need identified using the HUD mapping tool, for the rehabilitation or redevelopment of properties acquired, but not yet rehabbed under NSP 1. Use of NSP 3 funds to rehabilitate these properties accelerates the development of these properties, eliminating the need to wait for program income from NSP 1. It is not anticipated that acquisition of new properties occur under the initial allocation, any new acquisitions will occur only when program income is generated from the sales of properties under different activities. At that time, Federal and State NSP 1 and NSP 3 regulations will be followed to acquire the new eligible properties. We anticipate 100% of the rental of these homes to be made affordable to families <50 % of the area median income. Rehabilitation of the properties will be conducted by the developers already selected under NSP 1. Development of the properties will incorporate NSP 3's new housing standards with emphasis on energy efficiency and encourage green building techniques. The County has revised its NSP Rehabilitation Standards to incorporate these changes, http://www.stlouisco.com/plan/NSP/index.html The tenure of the beneficiaries is traditional rental. The financing mechanisms used to fund the rehabilitation of the properties by developers will be at zero percent interest secured by a Note and deed of trust and a regulatory agreement. 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. Funding request for 2 properties Deed restrictions such as deeds of trust and/or regulatory agreements binding the property will be placed on each property restricting the sale of lease to households whose combined income does not exceed 120% of the area median income or 50% of the area median income as necessary to meet the HUD requirement. The affordability period will be 5-15 years for rehabilitated property and 20 years for newly construction for sale or rental property, if any. 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 as evidenced by County Ordinance # ____________. Developers, subrecipients and contractors shall report on an annual basis the hiring of any persons and their addresses. 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.
Location Description	Targeted areas identified by maps 1 - 4

	Source of Funding	Dollar Amount	Activity/Use
Budget	Total NSP3	$ 125,000	Financing
		$ 125,000	Acquisition/Rehab
	TOTAL NSP3 Funds	**$ 250,000**	
	NSP 1	$ 25,000	Financing, Acquisition/Rehab, and Redevelopment
	HOME funds	$ 174,795	Financing, Acquisition/ Rehab, and Redevelopment
Total Budget for All Activities		$ 449,795	

	Activity	# of Housing Units	# of HH Benefitting	#SFH	#MFH	#Renter HH	#Owner HH
Performance Measures	Financing Mechanism	2	2	2		2	
	Acquisition/ Rehabilitation	2	2	2		2	
	Land Banking						
	Demolition						
	Redevelopment						

Projected Start Date	Upon notification of funding
Projected End Date	Project will continue as long as funds including program income are available until the program end date as defined by HUD

Responsible Organization	**Name**	St Louis County
	Location	121 S. Meramec, Ste 444, Clayton, MO 63105
	Administrator Contact Info	Jim Holtzman, jholtzman2@stlouisco.com 314-615-4414.

<table>
<tr><td>Project Name</td><td colspan="7">City of St. Louis- For Sale to families at or below 120% AMI</td></tr>
<tr><td>Use</td><td colspan="7">Select all that apply:
☐ Eligible Use A: Financing Mechanisms
☒ Eligible Use B: Acquisition and Rehabilitation
☐ Eligible Use C: Land Banking
☐ Eligible Use D: Demolition
☐ Eligible Use E: Redevelopment</td></tr>
<tr><td>CDBG Activity or Activities</td><td colspan="7">24 CFR 570.202 rehabilitation</td></tr>
<tr><td>National Objective</td><td colspan="7">LMMH</td></tr>
<tr><td>Activity Description</td><td colspan="7">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.

The City has a very low percentage of homeowners, and the sites targeted for NSP3 rehab funding are largely single-family homes. We believe the best use of the funds in the City is to increase affordable homeownership both as a direct benefit to the owner occupants and as a neighborhood stabilization strategy. We commit the expenditure of a minimum of 25% of NSP program funding for rehab of units restricted to households at 50% or below of area median income, and we anticipate that these will be rental units. NSP properties will be regulated with the same resale and recapture provisions applied to our HOME-assisted properties, and defined in the City's 2011 Action Plan (link provided in Section 2 under Determination of Areas of Greatest Need). 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.</td></tr>
<tr><td>Location Description</td><td colspan="7">Please refer to the attached map, HUD mapping tool and list of target neighborhoods . All properties are located in neighborhoods identified as Targets A and B in the NSP1 program, the NSP3 eligibility for which has been confirmed through further analysis and use of the tool</td></tr>
<tr><td rowspan="4">Budget</td><td colspan="2">Source of Funding</td><td colspan="2">Dollar Amount</td><td colspan="3">Activity/Use</td></tr>
<tr><td colspan="2">NSP3</td><td colspan="2">$ 712,500</td><td colspan="3">Rehabilitation</td></tr>
<tr><td colspan="2">TOTAL NSP3</td><td colspan="2">$ 712,500</td><td colspan="3"></td></tr>
<tr><td colspan="2">In-Kind</td><td colspan="2">$ 6,000</td><td colspan="3">Lead inspections and clearances</td></tr>
<tr><td colspan="3">Total Budget</td><td colspan="5">$ 768,500</td></tr>
<tr><td rowspan="6">Performance Measures</td><td>Activity</td><td># of Housing Units</td><td># of HH Benefitting</td><td>#SFH</td><td>#MFH</td><td>#Renter HH</td><td>#Owner HH</td></tr>
<tr><td>Financing Mechanism</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Acquisition/ Rehabilitation</td><td>5</td><td>5</td><td>5</td><td></td><td></td><td>5</td></tr>
<tr><td>Land Banking</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Demolition</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Redevelopment</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Projected Start Date</td><td colspan="7">Upon execution of grant agreement</td></tr>
<tr><td>Projected End Date</td><td colspan="7">All funds expended three years from execution of grant agreement</td></tr>
<tr><td rowspan="3">Responsible Organization</td><td colspan="3">Name</td><td colspan="4">City of St. Louis</td></tr>
<tr><td colspan="3">Location</td><td colspan="4">1015 Locust, Suite 1140, St. Louis, MO 63101</td></tr>
<tr><td colspan="3">Administrator Contact Info</td><td colspan="4">314-622-3400 x223
claybourj@stlouiscity.com</td></tr>
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<table>
<tr><td>Project Name</td><td colspan="7">City of St. Louis- For Sale to families at or below 50% AMI</td></tr>
<tr><td>Use</td><td colspan="7">Select all that apply:
☐ Eligible Use A: Financing Mechanisms
☒ Eligible Use B: Acquisition and Rehabilitation
☐ Eligible Use C: Land Banking
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☐ Eligible Use E: Redevelopment</td></tr>
<tr><td>CDBG Activity or Activities</td><td colspan="7">24 CFR 570.202 rehabilitation</td></tr>
<tr><td>National Objective</td><td colspan="7">LH25%</td></tr>
<tr><td>Activity Description</td><td colspan="7">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.

The City has a very low percentage of homeowners, and the sites targeted for NSP3 rehab funding are largely single-family homes. We believe the best use of the funds in the City is to increase affordable homeownership both as a direct benefit to the owner occupants and as a neighborhood stabilization strategy. We commit the expenditure of a minimum of 25% of NSP program funding for rehab of units restricted to households at 50% or below of area median income, and we anticipate that these will be rental units. NSP properties will be regulated with the same resale and recapture provisions applied to our HOME-assisted properties, and defined in the City's 2011 Action Plan (link provided in Section 2 under Determination of Areas of Greatest Need). 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.</td></tr>
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<tr><td rowspan="2">Budget</td><td colspan="2">Source of Funding</td><td colspan="3">Dollar Amount</td><td colspan="2">Activity/Use</td></tr>
<tr><td colspan="2">Total NSP3</td><td colspan="3">$ 237,500</td><td colspan="2">Rehabilitation</td></tr>
<tr><td colspan="3">Total Budget</td><td colspan="5">$ 237,500</td></tr>
<tr><td rowspan="6">Performance Measures</td><td>Activity</td><td># of Housing Units</td><td># of HH Benefitting</td><td>#SFH</td><td>#MFH</td><td>#Renter HH</td><td>#Owner HH</td></tr>
<tr><td>Financing Mechanism</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Acquisition/ Rehabilitation</td><td>4</td><td>4</td><td></td><td>1</td><td>4</td><td></td></tr>
<tr><td>Land Banking</td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
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<tr><td colspan="3">Administrator Contact Info</td><td colspan="4">314-622-3400 x223
claybourj@stlouiscity.com</td></tr>
</table>

Administration		
Activity Description	State and Local Administration	
Budget	**Grantee**	**Amount**
	State Administration	$ 250,000
	St. Louis County	$ 50,000
	City of Independence	$ 75,000
	Raytown/Gladstone	$ 60,000
	St. Louis City	$ 50,000
Total Budget		**$ 485,000**
Responsible Organization	**Name**	State of Missouri - CDBG
	Location	301 West High Street, Ste 770 Jefferson City, MO 65101
	Administrator Contact Info	Andy Papen, Program Manager 573.751.3600 Andy.papen@ded.mo.gov