

Grantee: Missouri

Grant: B-11-DN-29-0001

April 1, 2014 thru June 30, 2014 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:

Julie Peterson

LOCCS Authorized Amount:

\$5,000,000.00

Estimated PI/RL Funds:

\$1,202,241.53

Total Budget:

\$6,202,241.53

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.

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.

Grantee Contact Information:

NSP3 Program Administrator Contact Information

- > Name (Last, First) Papen, Andy
- Email Address andy.papen@ded.mo.gov
- Phone Number 573-751-3600
- Mailing Address P.O. Box 118, Jefferson City, MO 65102

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,796,751.98
Total Budget	\$162,118.27	\$5,796,751.98
Total Obligated	\$162,118.27	\$5,763,394.38
Total Funds Drawdown	\$178,229.30	\$5,431,457.11
Program Funds Drawdown	\$10,555.86	\$4,669,085.56
Program Income Drawdown	\$167,673.44	\$762,371.55
Program Income Received	\$425,249.53	\$1,019,947.64
Total Funds Expended	\$213,535.28	\$5,466,763.09
Match Contributed	\$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	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$492,299.05
Limit on State Admin	\$0.00	\$492,299.05

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$500,000.00	\$544,771.62

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,250,000.00	\$1,868,601.10

Overall Progress Narrative:

Independence - During the second quarter of 2014 the City worked with the developer and multiple funding partners, including Missouri Housing Development Commission, to monitor construction progress and draws on the Mt. Washington School Sr. Housing project. Certificate of Occupancy was issued on May 1, 2014 and lease-up has begun. The Mt. Washington School project will result in 45 units, 8 of which will be counted as NSP assisted, of senior rental housing benefitting households at or below 60% AMI, and a \$10.6 million investment in one of Independence's targeted Neighborhood Stabilization Program target redevelopment areas. The balance of NSP3 funding is being allocated for scattered site acquisition-rehabilitation-resale of vacant properties in the immediate neighborhood surrounding Mt. Washington School, and nearby areas of greatest need. The City's scattered site program is being carried out primarily under developer agreements with Builders Development Corporation (BDC) and 12 Blocks West, both of which are non profit housing developers. To date, six single family homes have been purchased for rehabilitation and resale. During the second quarter of 2014, BDC completed rehabilitation and began marketing of two substantial historic rehab projects in the Harry S Truman NHL District. Rehabilitation of two additional units is in progress and at various stages of completion. Approval of a development agreement with 12 Blocks West for the reconstruction and resale of two abandoned foreclosures acquired by the City with NSP3 funds was obtained during this quarter. Having previously obtained all required environmental clearances, plans for demolition and site preparation were initiated.

Raytown - We currently own 8 properties, all but 1 are redevelopment properties. We have completed and sold 8 houses. Six of the houses are completed and ready for sale. Construction is underway on the remaining 2 properties. We have designed four of the properties as 50% and are marketing these houses for sale. We secured a bank construction loan to help with cash flow during construction; this eases the difficulty of movign funding around in the line items which delays payments to contractors. It also enabled us to start more houses at once and it provided some cost savings. In grandview, there are seven houses in the same neighborhood and there are two houses next to each other in Sugar Creek and again in Raytown. We have sold six housing units to persons under 120% of MFI and 2 housing units to persons under 50%.

City of St. Louis - The two units at 3224-26 Michigan are completely rehabbed. 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 98% complete.

St. Louis County - 1244 Ashford* was transitioned to a rental after over twelve months on the market for sale; the



unit was leased to a qualified moderate-income household effective 4/7/14. 2512 Shannon* was leased to a qualified low-income household effective 6/1/14. The properties slated for demolition were bid out by West County Properties and are in the process of being demolished; demolition is expected to be complete by the end of 4th QTR 2014. The remaining rehabbed properties, 7078 Emma and 6612 Kahns are nearly complete and expect to be finalized

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
11DN-STADM, NSP3 State Admin	\$7,834.71	\$263,962.26	\$217,976.16
2011-DN-01, Independence 2011-DN-01	\$0.00	\$1,500,000.00	\$1,383,052.28
2011-DN-02, Raytown 2011-DN-02	\$2,721.15	\$1,911,004.31	\$1,250,000.00
2011-DN-03, St. Louis 2011-DN-03	\$0.00	\$1,160,196.61	\$1,000,000.00
2011-DN-04, St. Louis County 2011-DN-04	\$0.00	\$1,184,784.46	\$818,057.12



Activities

Project # / Title: 11DN-STADM / NSP3 State Admin

Grantee Activity Number: 11-DN-Cons ADM

Activity Title: NSP3 Consultant ADMIN

Activity Category:

Administration

Project Number:

11DN-STADM

Projected Start Date:

09/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP3 State Admin

Projected End Date:

09/01/2013

Completed Activity Actual End Date:

Responsible Organization:

State of Missouri

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

N/A

To Date

\$81,174.68

Total Budget

\$1,182.68

\$81,174.68

Total Obligated

\$1,182.68

\$81,174.68

Total Funds Drawdown

\$4,515.68

\$81,174.68

Program Funds Drawdown

\$4,515.68

\$81,174.68

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$4,515.68

\$81,174.68

 State of Missouri

\$4,515.68

\$81,174.68

Match Contributed

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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: 11-DN-STADM

Activity Title: NSP3 State Administration

Activity Category:

Administration

Project Number:

11DN-STADM

Projected Start Date:

03/11/2011

Benefit Type:

()

National Objective:

N/A

Program Income Account:

State of Missouri NSP3 Admin

Activity Status:

Under Way

Project Title:

NSP3 State Admin

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

State of Missouri

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

N/A

To Date

\$186,598.59

Total Budget

\$5,896.33

\$186,598.59

Total Obligated

\$5,896.33

\$182,787.58

Total Funds Drawdown

\$9,375.21

\$149,740.91

Program Funds Drawdown

\$3,319.03

\$136,801.48

Program Income Drawdown

\$6,056.18

\$12,939.43

Program Income Received

\$7,079.01

\$13,962.26

Total Funds Expended

\$9,375.21

\$149,740.91

State of Missouri

\$9,375.21

\$149,740.91

Match Contributed

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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

Project # / Title: 2011-DN-01 / Independence 2011-DN-01

Grantee Activity Number: IND1

Activity Title: Independence - REHAB LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2011-DN-01

Project Title:

Independence 2011-DN-01

Projected Start Date:

03/11/2011

Projected End Date:

03/11/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Independence

Program Income Account:

NSP3- Independence

Overall

	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$625,000.00
Total Budget	\$0.00	\$625,000.00
Total Obligated	\$0.00	\$625,000.00
Total Funds Drawdown	\$0.00	\$508,052.28
Program Funds Drawdown	\$0.00	\$508,052.28
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$508,052.28



Match Contributed

\$0.00

\$0.00

Activity Description:

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%.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Energy Star Replacement Windows	0	0/10
#Additional Attic/Roof Insulation	0	0/10
#Efficient AC added/replaced	0	0/10
#Replaced thermostats	0	0/10
#Replaced hot water heaters	0	0/10
#Light Fixtures (indoors) replaced	0	0/10
#Light fixtures (outdoors) replaced	0	0/10
#Refrigerators replaced	0	0/10
#Low flow toilets	0	0/10
#Low flow showerheads	0	0/10
#Units with bus/rail access	0	0/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/10
# of Singlefamily Units	0	7/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/10	1/10	0.00
# Owner Households	0	0	0	0/0	0/0	1/0	0.00
# Renter Households	0	0	0	0/0	0/10	0/10	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

Project # / Title: 2011-DN-02 / Raytown 2011-DN-02

Grantee Activity Number: RAY1-LH25

Activity Title: Raytown -REHAB 50

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2011-DN-02

Project Title:

Raytown 2011-DN-02

Projected Start Date:

03/11/2011

Projected End Date:

03/11/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Raytown

Program Income Account:

Raytown

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

N/A

To Date

\$103,244.95

Total Budget

(\$4,939.83)

\$103,244.95

Total Obligated

(\$4,939.83)

\$102,841.70

Total Funds Drawdown

\$1,638.17

\$102,841.70

Program Funds Drawdown

\$0.00

\$237.55

Program Income Drawdown

\$1,638.17

\$102,604.15

Program Income Received

\$8,927.81

\$8,927.81

Total Funds Expended

\$1,638.17

\$102,841.70

Raytown

\$1,638.17

\$102,841.70

Match Contributed

\$0.00

\$0.00

Activity Description:

Remaining funds and proposed measures were transferred to redevelopment activities for this project.

Location Description:



Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/2
# of Singlefamily Units	0	1/2

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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: RAY6
Activity Title: Raytown - REDEV 120

Activity Category:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 2011-DN-02

Project Title:
 Raytown 2011-DN-02

Projected Start Date:
 03/11/2011

Projected End Date:
 03/11/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Raytown

Program Income Account:
 Raytown

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,323,972.18
Total Budget	\$184,507.80	\$1,323,972.18
Total Obligated	\$184,507.80	\$1,306,421.71
Total Funds Drawdown	\$140,190.29	\$1,306,421.71
Program Funds Drawdown	\$2,721.15	\$918,955.48
Program Income Drawdown	\$137,469.14	\$387,466.23
Program Income Received	\$249,046.10	\$578,107.77
Total Funds Expended	\$162,925.85	\$1,282,118.61
Raytown	\$162,925.85	\$1,282,118.61
Match Contributed	\$0.00	\$0.00

Activity Description:
 Redevelopment of 10 new single family homes.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	2	16/0
#Low flow showerheads	2	12/0
#Units with bus/rail access	0	2/0
#Units exceeding Energy Star	1	1/0



#Sites re-used	1	9/0
#Units & other green	1	5/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	13/10
# of Singlefamily Units	1	13/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	0/0	0/0	6/10	0.00
# Owner Households	0	0	1	0/0	0/0	6/10	0.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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:	RAY6-LH25
Activity Title:	Raytown - REDEV 50

Activity Category:

Construction of new housing

Project Number:

2011-DN-02

Projected Start Date:

03/11/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

Raytown

Activity Status:

Under Way

Project Title:

Raytown 2011-DN-02

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Raytown

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$285,189.77
Total Budget	(\$43,049.92)	\$285,189.77
Total Obligated	(\$43,049.92)	\$281,665.90
Total Funds Drawdown	\$3,988.74	\$281,665.90
Program Funds Drawdown	\$0.00	\$266,826.71
Program Income Drawdown	\$3,988.74	\$14,839.19
Program Income Received	\$0.00	\$73,968.73
Total Funds Expended	(\$43,049.92)	\$281,665.90
Raytown	(\$43,049.92)	\$281,665.90
Match Contributed	\$0.00	\$0.00

Activity Description:

Construction/redevelopment of five single family units for the benefit of a household at or below 50% of median income.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	2	6/0
#Low flow showerheads	2	6/0
#Units with bus/rail access	0	1/0
#Units exceeding Energy Star	1	2/0



#Sites re-used	1	5/0
#Units & other green	1	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/5
# of Singlefamily Units	1	5/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	2/5	0/0	2/5	100.00
# Owner Households	1	0	1	2/5	0/0	2/5	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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: RAY8

Activity Title: Raytown - ADM

Activity Category:

Administration

Project Number:

2011-DN-02

Projected Start Date:

03/11/2011

Benefit Type:

()

National Objective:

N/A

Program Income Account:

Raytown

Activity Status:

Under Way

Project Title:

Raytown 2011-DN-02

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Raytown

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

N/A

To Date

\$109,498.35

Total Budget

\$18,521.21

\$109,498.35

Total Obligated

\$18,521.21

\$102,796.35

Total Funds Drawdown

\$18,521.21

\$102,796.35

Program Funds Drawdown

\$0.00

\$43,058.26

Program Income Drawdown

\$18,521.21

\$59,738.09

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$18,521.21

\$102,796.35

Raytown

\$18,521.21

\$102,796.35

Match Contributed

\$0.00

\$0.00

Activity Description:

Local NSP3 administration

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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

Project # / Title: 2011-DN-03 / St. Louis 2011-DN-03

Grantee Activity Number: STL1

Activity Title: St. Louis City - Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2011-DN-03

Project Title:

St. Louis 2011-DN-03

Projected Start Date:

03/11/2011

Projected End Date:

03/11/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of St. Louis

Program Income Account:

NSP3 - City of St. Louis

Overall

	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$551,367.00
Total Budget	\$0.00	\$551,367.00
Total Obligated	\$0.00	\$550,000.00
Total Funds Drawdown	\$0.00	\$550,000.00
Program Funds Drawdown	\$0.00	\$550,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$160,196.61	\$160,196.61
Total Funds Expended	\$0.00	\$550,000.00
City of St. Louis	\$0.00	\$550,000.00



Match Contributed

\$0.00

\$0.00

Activity Description:

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.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected	
	Total	Total	
# of Housing Units	0	2/2	
# of Singlefamily Units	0	2/2	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	2/2	3/2	66.67
# Owner Households	0	1	1	0/0	2/2	3/2	66.67

Activity Locations

Address	City	County	State	Zip	Status / Accept
3226 Michigan	St. Louis		Missouri	63118	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / Title: 2011-DN-04 / St. Louis County 2011-DN-04

Grantee Activity Number: SCO1



Activity Title:**St. Louis County - REHAB 120****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2011-DN-04

Project Title:

St. Louis County 2011-DN-04

Projected Start Date:

03/11/2011

Projected End Date:

03/11/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

St. Louis County

Program Income Account:

NSP3 - St., Louis County

Overall**Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2014**

N/A

To Date

\$802,509.00

Total Budget

\$0.00

\$802,509.00

Total Obligated

\$0.00

\$802,509.00

Total Funds Drawdown

\$0.00

\$641,793.76

Program Funds Drawdown

\$0.00

\$457,009.30

Program Income Drawdown

\$0.00

\$184,784.46

Program Income Received

\$0.00

\$184,784.46

Total Funds Expended

\$0.00

\$701,402.84

St. Louis County

\$0.00

\$701,402.84

Match Contributed

\$0.00

\$0.00

Activity Description:

Rehabilitation of six single family units for sale at or below 120%.

Location Description:**Activity Progress Narrative:****Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Energy Star Replacement Windows	10	21/20
#Efficient AC added/replaced	1	3/2
#Replaced thermostats	1	3/2
#Replaced hot water heaters	1	3/2



#Light Fixtures (indoors) replaced	3	27/6
#Light fixtures (outdoors) replaced	3	10/4
#Dishwashers replaced	1	3/2
#Low flow toilets	1	3/2
#Low flow showerheads	1	3/2
#Units with bus/rail access	1	3/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	5/6
# of Singlefamily Units	1	5/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	2/4	4/6	50.00
# Owner Households	0	-1	-1	0/0	0/4	2/4	0.00
# Renter Households	0	2	2	0/0	2/0	2/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1244 Ashford	St. Louis		Missouri	63137	Match / N

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: SCO1-LH25
Activity Title: St. Louis County - REHAB 50

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 2011-DN-04

Project Title:
 St. Louis County 2011-DN-04

Projected Start Date:
 03/11/2011

Projected End Date:
 03/11/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 St. Louis County

Program Income Account:
 NSP3 - St., Louis County

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$280,166.38
Total Budget	\$0.00	\$280,166.38
Total Obligated	\$0.00	\$280,166.38
Total Funds Drawdown	\$0.00	\$267,851.63
Program Funds Drawdown	\$0.00	\$267,851.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$267,851.63
St. Louis County	\$0.00	\$267,851.63
Match Contributed	\$0.00	\$0.00

Activity Description:
 Rehabilitation of 4 single family units for rental/HO at or below 50%.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/4
# of Singlefamily Units	1	5/4



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	2/4	0/0	2/4	100.00
# Renter Households	1	0	1	2/4	0/0	2/4	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
2512 Shannon Ave	Jennings		Missouri	63136	Match / N

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:	SCO3
Activity Title:	St. Louis County - NSP3 - DEMO

Activity Category:
Clearance and Demolition

Project Number:
2011-DN-04

Projected Start Date:
01/01/2013

Benefit Type:
()

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
St. Louis County 2011-DN-04

Projected End Date:
01/01/2015

Completed Activity Actual End Date:

Responsible Organization:
St. Louis County

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$59,609.08
Total Budget	\$0.00	\$59,609.08
Total Obligated	\$0.00	\$59,609.08
Total Funds Drawdown	\$0.00	\$59,609.08
Program Funds Drawdown	\$0.00	\$59,609.08
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$59,609.08	\$59,609.08
St. Louis County	\$59,609.08	\$59,609.08
Match Contributed	\$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	4/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	4/4
# of Singlefamily Units	0	4/4

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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	

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	48
Monitoring Visits	0	177
Audit Visits	0	204
Technical Assistance Visits	0	47
Monitoring/Technical Assistance Visits	0	4
Report/Letter Issued	0	42