

**Grantee: Missouri**

**Grant: B-08-DN-29-0001**

**April 1, 2017 thru June 30, 2017 Performance Report**

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**Grant Number:**

B-08-DN-29-0001

**Obligation Date:****Award Date:****Grantee Name:**

Missouri

**Contract End Date:****Review by HUD:**

Submitted - Await for Review

**Grant Award Amount:**

\$42,664,187.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**LOCCS Authorized Amount:**

\$42,664,187.00

**Estimated PI/RL Funds:**

\$12,728,946.46

**Total Budget:**

\$55,393,133.46

**Disasters:****Declaration Number**

NSP

**Narratives****Areas of Greatest Need:**

Disaster Damage A.AREAS OF GREATEST NEED Indicator sources used to conduct needs assessment: A. HUD-developed Census Block Group files (HUD) that included criteria such as income eligibility and foreclosure/abandonment risk scores based on multiple variables. B. Fiscal Year 2008 Annual Average Unemployment Rates by Census Tract (UR) provided by the Bureau of Labor Statistics. Annual average rates remove data fluctuations due to seasonality or major layoff events that can influence numbers substantially when considering any individual month or geography. C. 2007 Home Mortgage Disclosure Act (HMDA) - Loan Application Register files (LAR) provided by the Federal Financial Institutions Examination Council. Data was aggregated to Census Tract geography. LAR files provide detailed metropolitan area statistics on home loan applications reported under HMDA requirements. Indicator sources were analyzed and mapped at a Census Block Group level to show areas of overlap and thereby allow the prioritizing of program efforts into three levels B.DISTRIBUTION AND USES OF FUNDS- There are 3 main Categories in the Missouri State Plan's Method of Distribution. There are 3 potential types of applicants to the Missouri NSP fund (local governments, the state housing finance agency, and qualified non-profits). Each category restricts the type of applicant to the fund. Each category also restricts the applicants to areas of greatest need as defined above as Tier One, Tier Two and Tier Three. NSP ACTIVITY APPLICANT NSP ALLOCATION AMOUNT - Method of distribution State and Local Administration/Planning \$4,266,418 Category 1 (Tier 1 – All Eligible Activities) Units of Local Government only \$23,531,722 Category 2 ( State wide Purchase Assistance of Foreclosed Properties) Missouri Housing Development Commission (State Housing Finance Agency) \$4,200,000; Category 3 (Tier 1, 2, 3 – Restricted to 50% of LMMI Activities Only; Units of Local Government or Non-Profits \$10,666,047 GRAND TOTAL \$42,664,187 PROJECT DATES AND DURATION OF ASSISTANCE:The State's program will commence March 11, 2009 and end July 2013. C.ELIGIBLE USES / ELIGIBLE ACTIVITIES A. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties using NSP funds is eligible under HERA §2301(c)(3)(A). •As an activity delivery cost for an eligible activity (designing and setting it up) • Financing of a NSP eligible activity, to carry out that activity, is eligible as part of that activity. B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and Properties •Acquisition •Disposition •Relocation •Direct Homeownership assistance •Eligible rehabilitation and preservation activities for homes and other residential properties •Housing counseling for those seeking to take part in the activity C. Establish land banks for homes that have been foreclosed upon •Acquisition •Disposition (includes maintenance) D. Demolish blighted structures. Clearance, for blighted structures only E. Redevelop demolished or vacant properties. •Acquisition •Disposition •Public facilities and improvements •Housing Counseling Public Services (limited to prospective purchasers or tenants of redeveloped properties) •Relocation •New housing construction •Direct homeownership assistance •57-0.204a

**Areas of Greatest Need:**

activities by Community Based Development Organizations PROJECT LOCATIONS/RESPONSIBLE ORGANIZATION Belton, Cape Girardeau, Carterville, Columbia, Elsberry, Florissant, Independence, Jefferson City, Jefferson County, Joplin, Kansas City, Oronogo, Sikeston, Springfield, St. Charles, St. Joseph, St. Louis, St. Louis County, Troy, Truesdale, Warrenton, Webb City, Missouri Housing Development Commission (downpayment assistance – statewide).

**Distribution and and Uses of Funds:**

RECOVERY NEEDS Category A—Financing Mechanism Budgeted amount - \$4,329,823 Performance measure (units) – 335 This category was deemed a lower priority for the use of NSP funds as we will be addressing this on a state-wide basis through MHDC. MHDC is a nationally recognized, premier housing finance agency that oversees a variety of tools aimed at affordable



housing and maintains the states expertise in the subject. Category B--Purchase and Rehabilitation Budgeted amount for Category One- \$18,668,821 Budgeted amount for Category Three - \$5,333,023 Performance measure (units) – 745 The state takes the position that this activity represents the greatest impact in trying to stabilize any neighborhood or community. The opportunity to return decent, safe and sanitary housing to the community and at the same time provide opportunities to homebuyers to gain access to quality housing, not only provides an asset for the individual family, but also provides a positive economic impact to the community and to the state. Category C—Land Banks Budgeted amount - \$1,561,079 Performance measure (units) - 648 The capacity of local governments is critical to the success of this activity. Existence of Land Clearance Redevelopment Authorities or other entities at the local level was a key influence in providing a recommendation for funding for this activity. Without the capacity, use of the NSP funding, may trigger hardships for the city, as well as the neighborhood, in the future. Category D—Demolition Budgeted amount - \$645,703 Performance measure (units) - 67 Applications struggled in connecting demolition to eligibility in addressing low LMMI benefit. Unlike using the slum and blight national objective, which is not eligible to apply to NSP funds, where the demolition is the sole activity, demolishing homes under LMMI requires an eligible direct housing activity or eligible area wide benefit attached to the demolition activity. Category E—Redevelopment Budgeted amount for Category One- \$2,526,297 Budgeted amount for Category Three - \$5,333,024 Performance measure (units) - 228 Although several communities included new construction in their applications, the biggest issue in this category is the 18-month turn obligation period and the city’s ability to accomplish task in time frame. Narrative Summaries: Belton – Project is multijurisdictional, including Liberty and Raytown. Project consists of acquisition/rehabilitation of foreclosed homes. Cape Girardeau – Project consists of acquisition/rehabilitation of foreclosed homes. Carterville – Project consists of acquisition/rehabilitation of foreclosed homes. Columbia - Project consists of acquisition/rehabilitation of foreclosed homes, land banking and new construction. Elsberry - Project consists of acquisition/rehabilitation of foreclosed homes. Florissant - Project consists of acquisition/rehabilitation of foreclosed homes. Independence - Project consists of acquisition/rehabilitation of foreclosed homes, land banking, demolition and redevelopment activities. Jefferson City - Project consists of acquisition/rehabilitation of foreclosed homes. Jefferson County - Project consists of acquisition/rehabilitation of foreclosed homes. Joplin - Project consists of acquisition/rehabilitation of foreclosed homes and redevelopment activities. Kansas City - Project consists of acquisition/rehabilitation of foreclosed homes. Oranogo - Project consists of acquisition/rehabilitation of foreclosed homes. Sikeston - Project consists of acquisition/rehabilitation of foreclosed homes, land banking, demolition and redevelopment activities. Springfield - Project consists of acquisition/rehabilitation of foreclosed homes. St. Charles - Project consists of acquisition/rehabilitation of foreclosed homes. St. Joseph - Project consists of acquisition/rehabilitation of foreclosed homes, land banking and redevelopment activities. St. Louis - Project consists of acquisition

**Distribution and and Uses of Funds:**

ion/rehabilitation of foreclosed homes. Sikeston - Project consists of acquisition/rehabilitation of foreclosed homes, land banking, demolition and redevelopment activities. Springfield - Project consists of acquisition/rehabilitation of foreclosed homes. St. Charles - Project consists of acquisition/rehabilitation of foreclosed homes. St. Joseph - Project consists of acquisition/rehabilitation of foreclosed homes, land banking and redevelopment activities. St. Louis - Project consists of acquisition

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$53,022,114.77
<b>Total Budget</b>	\$275,145.85	\$53,022,114.77
<b>Total Obligated</b>	\$275,145.85	\$53,020,614.77
<b>Total Funds Drawdown</b>	\$483,784.96	\$50,569,223.68
<b>Program Funds Drawdown</b>	\$15,642.06	\$40,569,628.24
<b>Program Income Drawdown</b>	\$468,142.90	\$9,999,595.44
<b>Program Income Received</b>	\$1,557.29	\$12,728,946.92
<b>Total Funds Expended</b>	\$311,285.45	\$50,502,382.67
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$1,089,054.08



## 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	\$1,089,054.08
Limit on Public Services	\$6,399,628.05	\$0.00
Limit on Admin/Planning	\$4,266,418.70	\$4,658,092.22
Limit on State Admin	\$0.00	\$4,658,092.22
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$10,666,046.75	\$17,732,906.18

## Overall Progress Narrative:

Belton DN-01: Project completed and have completed subgrantee closeout.

Cape Girardeau DN-02: Subgrantee Close-out Packet has been submitted.

Columbia DN-04: Activity Progress Narrative to Date: Acquisition: The City of Columbia has purchased 6 properties to date for rehabilitation and redevelopment activities. Rehabilitation: The City of Columbia has completed the rehabilitation of 4 properties; 904 Madison, 102 E. Sexton, 13 E. Forest, and 711 Mikel. 904 Madison and 711 Mikel were donated to the Columbia Housing Authority. The CHA is renting 711 Mikel and 904 Madison to households at 50% or below the median income for Columbia. The City of Columbia donated these properties to CHA for rental activities. Rehabilitation is completed on 102 E. Sexton and the home sold to a qualified buyer. 13 E. Forest was sold in 2012 and is still currently occupied by the homebuyer. Redevelopment: The City partnered with Job Point for the redevelopment of 908 Madison. Job Point purchased this property with HOME CHDO funds. Construction is complete and the home has been sold. 413 W. Ash was completed and sold by Show-Me Central Habitat in February of 2015. 413 W. Ash achieved a HERS rating of -2. City staff also installed a monitoring device on the electric panel, allowing real time usage data by circuit. There are currently 8 NSP properties in land bank status: 603 N. Fourth, 106 W. Sexton, 108 W. Sexton, 110 W. Sexton, 903 Garth, 109 Lynn, 111 Lynn, and 113 Lynn. 109, 111 and 113 Lynn have been donated to the Columbia Community Land Trust for the development of 4 cottage housing style homes over the course of this next year. CDBG, HOME and local funding sources have been approved for this project. Donation and beginning of construction is expected to begin in August of 2017. 603 N. Fourth will remain in land bank status until the title is clear. Habitat and Job Point completed the redevelopment of affordable energy efficient homes with universal design features at 802 Hirth, 106 Lynn and 110 Lynn. Each of these homes has been sold and is now occupied by income eligible households. Land-Bank Acquisition: The City of Columbia has purchased 8 properties for land banking purposes since the beginning of the program. At the end of the quarter, the City has 8 properties remaining in land-bank status: 603 N. Fourth, 106 Sexton, 108 Sexton, 110 Sexton, 903 N. Garth, 109 Lynn, 111 Lynn, and 113 Lynn. Land-Bank Disposition: At the end of this past quarter, the City of Columbia incurred disposition costs on 0 land-bank disposition properties. Total Units Sold/Rented Per Activity to Date: Rehabilitation: 2 sold: 102 Sexton and 13 E.



Forest; 2 converted to rental: 904 Madison and 711 Mikel; Redevelopment: 4 sold: 413 W. Ash, 908 Madison, 106 Lynn, 110 Lynn. Close-out Plans: The City drew all remaining NSP grant and program income in September of 2016. The City will be utilizing CDBG, HOME and other local funds to redevelop remaining lots purchased with NSP funds.

Elsberry DN-05: Three properties have been acquired in the program. Two properties have been sold and one has been rented. The project will be eligible for closeout once the rental property is sold.

Florissant DN-06: To date 100% of acquisition funds have been expended; approximately 83% of administration funds have been expended; 100% of rehabilitation funds have been expended. Currently reviewing options to expend the remaining funds.

Independence DN-07: During the second quarter of 2017, Builders Development Corporation continues to market one single family property located at 517 N. Pleasant, in the Harry S Truman National Landmark District for resale to an NSP eligible buyer at or below 120% AMI. The developer will also offer down payment and closing cost assistance, as needed, to insure affordability. Closeout Plan: The City is in the process of entering into an agreement with Builders Development Corporation and Drumm Institute for Children to complete the rehab of 622 S Chrysler for use as a multi-family home for Drumm foster care residents aging out of the MO Foster Care System and continuing their education after high school graduation. All remaining NSP funds from all three grants will be used to achieve this project completion.

Jefferson City DN-08: To date, the City has acquired 6 properties (1109 E Miller, 814 E McCarty, 408 Lafayette, 304 Marshall, 802 E McCarty and 804 E McCarty). Properties at 1109 E Miller, 814 E McCarty and 304 Marshall St were rehabbed & sold to eligible AMI households. Properties at 802 & 804 E McCarty were demolished and then donated to Habitat for reconstruction of a single family house (the two plots were merged into one). 408 Lafayette is the final remaining property and has been identified as being in a floodplain due to 2012 FEMA map revisions. HUD 8 Step Process is completed and demolition scope is in process. It is anticipated that the demolition will be completed by end of December 2017. City of Jefferson has also initiated the environmental review process for 410 Lafayette St and 623 School St which are also located within the floodplain and floodway. At this time the State Historic Preservation Office has requested a Memorandum of Agreement. After the environmental review record is complete the City will determine rather or not the properties will be demolished with the remaining Program Income funds generated from the sale of 304 Marshall St. IF the city was to proceed with demolition the anticipated completion would be March 2018.

Joplin DN-10: Redevelopment: All units have been construction and sold. 100% Complete. Administration: The HSTCC has provided all administrative services for the above work for the period. 91.9% Complete.

Kansas City DN-11: Thirteen properties are now investor-owned and dedicated to occupancy of very low income households. Project is preparing for subgrantee closeout.

Sikeston DN-13: There were no expenditures during the 2nd quarter 2017. The following expenditures are anticipated for the third quarter of 2017 and will carry over into the grant closure. Fencing is needed at both rental properties in order to fulfill the requirements of the grant. This requirement remains because no fencing contractors would bid on the project.

In addition to fencing, the residence at 1329 W. Murray Lane must have some renovation work in order to correct water leakage in an addition that was built on a concrete slab by a previous owner. The NSP funds remaining will be expended as part of the payment for these expenses. Project income will be used to pay the remainder. It is anticipated that this will be expended before the end of the third quarter. There are 36 properties that the City has used NSP funds to remove the building, rehab the buildings or build a park. There are 33 empty lots, two houses that are currently being rented to own and a park. The park is getting continual use. It has turned into a meeting ground for the Sunset neighborhood, in the targeted area. The City renovated two houses which are rented. The tenants intend to purchase the houses at a time when they have sufficient credit to obtain a loan. In the mean time, their rental payments are applied to the sales price of the homes. Both tenants are behind in their rent, as of this writing. The remaining 30 lots are available for sale with the contingency that the use of the property meets the guidance and the scope of the NSP Grant. These will be advertised on the City's website with the guidance to ensure compliance with grant guidelines. The City of Sikeston is maintaining the vacant lots and parks with funds made available through the maintenance and operations budget of the Department of Public Works.

Springfield DN-14: Construction of the last NSP funded house at 2220 W Atlantic is complete and listed for sale. When it sells, it will report occupancy information.

St. Charles DN-15: A total of 5 homes have been purchased, renovated, and sold. The rehab NSP home 919 N Fifth Street was sold at the end of the last quarter. The City is currently working with Habitat and

hopes to complete 2 more homes with program income for people below the 50% AMI threshold. This is pending approval of the program income re-use plan and to be able to work outside the target Census Tracts. This agreement will require City legislature if approved by the State. We would like to provide the funds to Habitat to help build 2 homes.

St. Joseph DN-16: City staff and St. Joseph Habitat for Humanity (SJHFH) developed subdivision plans for the construction of two townhomes and three single family homes to be located at 14th and Duncan Street was up for passage by the City Council on January 19, 2016. The final plat was delayed, and was passed by the City Council occurred on July 18, 2016. Habitat has the land disturbance permit, and has ordered materials to begin installing infrastructure (beginning with the sewers). The City has agreed to assist with improvements to the streets in the area. Grading and installation of the main water lines and grading and clearance of the site began in December of 2016. All the trees have been removed and the site work continues with grading and installation of the sewer and water lines has begun. Habitat has hired a project manager to oversee and run this project. The preliminary cost estimate for this project is \$725,000. The City is also still trying to find eligible foreclosures to purchase and rehab.

St. Louis City DN-17: Four properties have been acquired to date, one has been completely rehabbed and sold, two are expected to start construction in the upcoming quarter, and one is awaiting a redevelopment proposal. Thirteen additional properties have been completely rehabbed, and 11 of those 13 have been sold. Two properties remain for sale.

St. Louis County DN-18: To date in the program, 77 properties have been acquired, 31 have been rehabilitated, 33 of the 38 that are slated for demolition are completely demolished, and eight were rehabbed with other NSP funds. Five properties have been leased and 32 have been sold.

Troy DN-19: Seven properties were acquired for the program. Six have been sold and one is currently rented. The rented property remains for sale and program income will be reused for a LMMI redevelopment activity.

Truesdale DN-20: Four properties were acquired for the program. Four have sold. PI reuse plan for a LMMI public facility project is 10% construction completion.

Warrenton DN-21: Five properties were acquired and rehabbed for the program. All five properties have sold and the PI reuse plan for a LMMI public facility project is 20% construction completion.

Webb City DN-22: Acquisition & Rehab: All three homes were sold in previous quarters. The city plans to use program income on improvements to Fountain Street. Construction was completed on the street by the end of the quarter. We still need to revise the budget for the project prior to requesting reimbursement from program income. The project is anticipated to be closed out after that work is complete. 87.6% complete. Administration: The HSTCC is providing administrative services for the project under their developer agreement with the city. 100% Complete.

MHDC DN-23: Project completed and have completed subgrantee closeout.

Tier Three Grantees – 25% required set-aside

Cape Girardeau DN-301: Subgrantee Close-out Packet has been submitted.

Gladstone DN-302: Project completed and have completed subgrantee closeout.

Independence DN-303: No new development activity to report. All activities under this grant have reached project completion, including satisfaction of required national objectives. Grant closeout pending.

Springfield DN-304: 20 properties were acquired and rehabbed for the program. Six properties sold and 14 properties have been rented. Activities are complete and project is awaiting closeout. 1143 N Hillcrest was changed from owner-occupied to rental on February 22, 2017.

St. Louis City DN-305: These 8 units rehabilitated with NSP funds are part of a larger 50 unit rental complex being developed in the Hyde Park Neighborhood. All 8 of these units have been completed and have been rented. The beneficiary information has previously been reported. This project utilized other funding sources (HOME) for the other units. Staff is currently working on completing the close-out paperwork for this grant and will have it completed before the next quarterly report due date.

St. Louis County DN-306: To date in the program, 23 properties have been acquired, 21 have been rehabilitated. Sixteen properties have been leased and seven have been sold.

Harry S Truman DN-307: Redevelopment: No new units were sold or rented during the quarter. The project is complete pending the close-out. 100% Complete. Administration: The HSTCC is in the process of working with DED to close out the project. 100% Complete.



## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Belton 2008-DN-01, City of Belton	\$0.00	\$948,629.98	\$386,766.28
Cape Girardeau 2008-DN-02, City of Cape Girardeau	\$0.00	\$538,320.78	\$280,963.91
Cape Girardeau 2008-DN-301, Cape Girardeau	\$0.00	\$661,256.97	\$311,368.14
Cartersville 2008-DN-03, City of Cartersville	\$0.00	\$4,322.00	\$4,322.00
Columbia 2008-DN-04, City of Columbia	\$0.00	\$737,127.75	\$610,805.75
DED/CAT1/CAT 3 Administration, ADMIN	\$15,642.06	\$2,160,981.31	\$2,033,375.54
Elsberry 2008-DN-05, City of Elsberry	\$0.00	\$404,798.79	\$262,546.00
Florissant 2008-DN-06, City of Florissant	\$0.00	\$2,242,471.73	\$1,425,994.83
Gladstone 2008-DN-302, Gladstone	\$0.00	\$4,653,839.61	\$2,795,125.00
HSTCC 2008-DN-307, HSTCC	\$0.00	\$764,650.00	\$748,661.75
Independence 2008-DN-07, City of Independence	\$0.00	\$2,913,699.89	\$2,082,671.50
Independence 2008-DN-303, Independence	\$0.00	\$2,867,250.00	\$2,757,392.25
Jefferson City 2008-DN-08, City of Jefferson	\$0.00	\$602,917.13	\$440,776.00
Joplin 2008-DN-10, City of Joplin	\$0.00	\$857,945.88	\$650,062.21
Kansas City 2008-DN-11, Kansas City	\$0.00	\$1,162,997.00	\$1,162,997.00
MHDC-CAT2, MHDC - HOA	\$0.00	\$4,395,477.65	\$4,200,000.00
Sikeston 2008-DN-13, City of Sikeston	\$0.00	\$876,707.00	\$875,261.16
Springfield 2008-DN-14, City of Springfield	\$0.00	\$2,207,811.15	\$1,674,504.67
Springfield 2008-DN-304, Springfield	\$0.00	\$785,879.55	\$785,000.00
St. Charles 2008-DN-15, City of St. Charles	\$0.00	\$1,081,415.76	\$597,180.80
St. Joseph 2008-DN-16, City of St. Joseph	\$0.00	\$3,923,510.84	\$2,203,399.55
St. Louis 2008-DN-17, City of St. Louis	\$0.00	\$2,636,828.26	\$2,296,496.00
St. Louis 2008-DN-305, St. Louis	\$0.00	\$1,600,000.00	\$1,600,000.00
St. Louis County 2008-DN-18, St. Louis County	\$0.00	\$8,711,887.22	\$5,192,904.98
St. Louis County 2008-DN-306, St. Louis County	\$0.00	\$3,336,107.19	\$2,946,047.00
Troy 2008-DN-19, City of Troy	\$0.00	\$1,587,867.12	\$844,989.00
Truesdale 2008-DN-20, City of Truesdale	\$0.00	\$907,844.52	\$448,398.00
Warrenton 2008-DN-21, City of Warrenton	\$0.00	\$1,267,151.14	\$616,742.77
Webb City 2008-DN-22, Webb City	\$0.00	\$553,437.24	\$334,876.15



## Activities

**Project # / Title:** DED/CAT1/CAT 3 Administration / ADMIN

**Grantee Activity Number:** DED ADMIN

**Activity Title:** DED Administration

**Activity Category:**

Administration

**Project Number:**

DED/CAT1/CAT 3 Administration

**Projected Start Date:**

03/11/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Program Income Account:**

State of Missouri

**Activity Status:**

Under Way

**Project Title:**

ADMIN

**Projected End Date:**

03/11/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

State of Missouri

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2017**

N/A

**To Date**

\$853,828.31

**Total Budget**

\$3,187.72

\$853,828.31

**Total Obligated**

\$3,187.72

\$853,828.31

**Total Funds Drawdown**

\$17,199.35

\$844,665.85

**Program Funds Drawdown**

\$15,642.06

\$726,222.54

**Program Income Drawdown**

\$1,557.29

\$118,443.31

**Program Income Received**

\$1,557.29

\$118,443.31

**Total Funds Expended**

\$24,877.25

\$844,665.85

    State of Missouri

\$24,877.25

\$844,665.85

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**





## Accomplishments Performance Measures

No Accomplishments Performance Measures

## 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

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## Project # / Title: Elsberry 2008-DN-05 / City of Elsberry

**Grantee Activity Number:** ELS003

**Activity Title:** Elsberry DEMO - PI

**Activity Category:**

Clearance and Demolition

**Project Number:**

Elsberry 2008-DN-05

**Projected Start Date:**

08/08/2016

**Benefit Type:**

Area ( )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Elsberry 08-DN-05

**Activity Status:**

Under Way

**Project Title:**

City of Elsberry

**Projected End Date:**

08/08/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Elsberry

### Overall

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2017**

**To Date**

N/A

\$65,360.00

**Total Budget**

\$780.00

\$65,360.00

**Total Obligated**

\$780.00

\$65,360.00

**Total Funds Drawdown**

\$780.00

\$1,755.00

**Program Funds Drawdown**

\$0.00

\$0.00



<b>Program Income Drawdown</b>	\$780.00	\$1,755.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$780.00	\$1,755.00
City of Elsberry	\$780.00	\$1,755.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Demolition of 9 vacant, dilapidated structures in the City of Elsberry.

**Location Description:**

9 properties within city limits of Elsberry, MO

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures

**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: Jefferson City 2008-DN-08 / City of Jefferson**

**Grantee Activity Number: JEF002**

**Activity Title: Jefferson City - REHAB**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way



**Project Number:**  
Jefferson City 2008-DN-08

**Projected Start Date:**  
03/11/2009

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Program Income Account:**  
Jefferson City 08-DN-08

**Project Title:**  
City of Jefferson

**Projected End Date:**  
03/11/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**  
City of Jefferson City

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$254,305.88
<b>Total Budget</b>	\$0.00	\$254,305.88
<b>Total Obligated</b>	\$0.00	\$254,305.88
<b>Total Funds Drawdown</b>	\$0.00	\$254,305.88
<b>Program Funds Drawdown</b>	\$0.00	\$157,678.10
<b>Program Income Drawdown</b>	\$0.00	\$96,627.78
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$107.57	\$254,305.88
City of Jefferson City	\$107.57	\$254,305.88
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

Total households benefitting will be included in the proposed and actual numbers for the sale/disposition of the properties on activity KAN009. Since the sale or rental of the property to an income-qualifying homeowner is the activity that actually meets the national objective, the information is being aggregated in the Disposition activity. In the report entitled, "Guidance for Reporting Projected and Actual NSP Grantee Accomplishments in DRGR" that was issued in October 2012, we are required via the guidance on page 20 to collapse accomplishment data for properties who received assistance for both acquisition and rehab, acquisition and redevelopment, and acquisition and demolition. We must now combine the two activities. We are collapsing the prior period data for each acquisition that is part of these other NSP activities in order to eliminate duplicate counting.

### Location Description:

### Activity Progress Narrative:



## Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	3/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	3/0
# of Singlefamily Units	0	3/0

## 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	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** JEF003  
**Activity Title:** Jefferson City - DEM

**Activity Category:**  
 Clearance and Demolition

**Activity Status:**  
 Under Way

**Project Number:**  
 Jefferson City 2008-DN-08

**Project Title:**  
 City of Jefferson

**Projected Start Date:**  
 03/11/2009

**Projected End Date:**  
 03/11/2014

**Benefit Type:**  
 ( )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 City of Jefferson City

**Program Income Account:**  
 Jefferson City 08-DN-08

Overall	Apr 1 thru Jun 30, 2017	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$11,315.00
<b>Total Budget</b>	\$141.75	\$11,315.00
<b>Total Obligated</b>	\$141.75	\$11,315.00
<b>Total Funds Drawdown</b>	\$141.75	\$11,315.00
<b>Program Funds Drawdown</b>	\$0.00	\$10,860.00
<b>Program Income Drawdown</b>	\$141.75	\$455.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$141.75	\$11,315.00
City of Jefferson City	\$141.75	\$11,315.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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	1/0



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

### 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	

---



<b>Grantee Activity Number:</b>	<b>JEF008</b>
<b>Activity Title:</b>	<b>Jefferson City - ADM</b>

**Activity Category:**

Administration

**Project Number:**

Jefferson City 2008-DN-08

**Projected Start Date:**

03/11/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Program Income Account:**

Jefferson City 08-DN-08

**Activity Status:**

Under Way

**Project Title:**

City of Jefferson

**Projected End Date:**

03/11/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Jefferson City

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$25,304.78
<b>Total Budget</b>	\$279.36	\$25,304.78
<b>Total Obligated</b>	\$279.36	\$25,304.78
<b>Total Funds Drawdown</b>	\$279.36	\$25,304.78
<b>Program Funds Drawdown</b>	\$0.00	\$20,752.00
<b>Program Income Drawdown</b>	\$279.36	\$4,552.78
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$279.36	\$25,304.78
City of Jefferson City	\$279.36	\$25,304.78
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**





## 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:** JEF009

**Activity Title:** Jefferson City - DISP

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

Jefferson City 2008-DN-08

**Project Title:**

City of Jefferson

**Projected Start Date:**

03/11/2009

**Projected End Date:**

03/11/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Jefferson City

**Program Income Account:**

Jefferson City 08-DN-08

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$458.08
<b>Total Budget</b>	\$458.08	\$458.08
<b>Total Obligated</b>	\$458.08	\$458.08
<b>Total Funds Drawdown</b>	\$458.08	\$458.08
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$458.08	\$458.08
<b>Program Income Received</b>	\$60,393.00	\$162,141.13
<b>Total Funds Expended</b>	\$458.08	\$458.08
City of Jefferson City	\$458.08	\$458.08
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Total households benefitting include the proposed and actual numbers for the sale/disposition of the properties related to all JEF-activities. Since the sale or rental of the property to an income-qualifying homeowner is the activity that actually meets the national objective, the information is compiled and reported on this activity. Central MO Habitat for Humanity will report on two of the six households when the housing unit is completed and sold. # of Housing units are reported at other JEF activities.

**Location Description:**

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	2/0	3/5	100.00
# Owner Households	0	0	0	1/0	2/0	3/5	100.00

## 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:** Joplin 2008-DN-10 / City of Joplin

**Grantee Activity Number:** JOP009  
**Activity Title:** Joplin - DISP

### Activity Category:

Construction of new housing

### Project Number:

Joplin 2008-DN-10

### Projected Start Date:

03/11/2009

### Benefit Type:

Direct ( HouseHold )

### National Objective:

NSP Only - LMMI

### Program Income Account:

Joplin 08-DN-10

### Activity Status:

Under Way

### Project Title:

City of Joplin

### Projected End Date:

03/11/2013

### Completed Activity Actual End Date:

### Responsible Organization:

City of Joplin

## Overall

	Apr 1 thru Jun 30, 2017	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	(\$60,393.00)	\$189,222.88



<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Total households benefitting include the proposed and actual numbers for the sale/disposition of the properties related to all JOP-activities. Since the sale or rental of the property to an income-qualifying homeowner is the activity that actually meets the national objective, the information is compiled and reported on this activity. # of Housing units are reported at other JOP activities.

**Location Description:**

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

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

**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	1/0	4/7	25.00
# Owner Households	0	0	0	0/0	1/0	4/7	25.00

**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: Springfield 2008-DN-14 / City of Springfield**

**Grantee Activity Number: SPR002**  
**Activity Title: Springfield - REHAB**



**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Springfield 2008-DN-14

**Projected Start Date:**

03/11/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Springfield 08-DN-14

**Activity Status:**

Under Way

**Project Title:**

City of Springfield

**Projected End Date:**

03/11/2014

**Completed Activity Actual End Date:****Responsible Organization:**

City of Springfield

**Overall****Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2017**

N/A

**To Date**

\$1,228,545.30

**Total Budget**

\$90,431.08

\$1,228,545.30

**Total Obligated**

\$90,431.08

\$1,228,545.30

**Total Funds Drawdown**

\$90,431.08

\$1,228,545.30

**Program Funds Drawdown**

\$0.00

\$754,554.33

**Program Income Drawdown**

\$90,431.08

\$473,990.97

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$104,773.58

\$1,228,545.30

City of Springfield

\$104,773.58

\$1,228,545.30

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Total households benefitting will be reported in the proposed and actual performance measures at Activity SPR009 (Disposition). Because a national objective cannot have been met until the sale or rental of a unit, the information is being aggregated on that activity for all SPR- activities.

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	20/20
#Energy Star Replacement	0	18/0



#Additional Attic/Roof Insulation	0	2/0
#High efficiency heating plants	0	1/0
#Efficient AC added/replaced	0	1/0
#Replaced thermostats	0	1/0
#Light Fixtures (indoors) replaced	0	10/0
#Refrigerators replaced	0	2/0
#Dishwashers replaced	0	1/0
#Low flow toilets	0	2/0
#Low flow showerheads	0	3/0
#Units with bus/rail access	0	2/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	20/20
# of Singlefamily Units	0	20/20

### 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	0/0	0/0	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Project # / Title:** Truesdale 2008-DN-20 / City of Truesdale

**Grantee Activity Number:** TRU006a  
**Activity Title:** Truesdale - Streets - REDEV - PI

**Activity Category:**  
 Rehabilitation/reconstruction of a public improvement  
**Project Number:**  
 Truesdale 2008-DN-20  
**Projected Start Date:**  
 10/01/2013

**Activity Status:**  
 Under Way  
**Project Title:**  
 City of Truesdale  
**Projected End Date:**  
 10/01/2015



**Benefit Type:**

Area ( )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Truesdale 08-DN-20

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Truesdale

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$378,327.52
<b>Total Budget</b>	\$179,867.86	\$378,327.52
<b>Total Obligated</b>	\$179,867.86	\$378,327.52
<b>Total Funds Drawdown</b>	\$179,867.86	\$378,327.52
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$179,867.86	\$378,327.52
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$179,867.86	\$378,327.52
City of Truesdale	\$179,867.86	\$378,327.52
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures

**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: Warrenton 2008-DN-21 / City of Warrenton**

**Grantee Activity Number: WAR006**

**Activity Title: Warrenton - PI - STREETS**

**Activity Category:**

Construction/reconstruction of streets

**Activity Status:**

Under Way

**Project Number:**

Warrenton 2008-DN-21

**Project Title:**

City of Warrenton

**Projected Start Date:**

09/01/2016

**Projected End Date:**

09/01/2018

**Benefit Type:**

Area ( )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Warrenton

**Program Income Account:**

Warrenton 08-DN-21

**Overall**

**Apr 1 thru Jun 30, 2017**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$546,797.95

**Total Budget**

\$0.00

\$546,797.95

**Total Obligated**

\$0.00

\$546,797.95

**Total Funds Drawdown**

\$194,627.48

\$194,627.48

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$194,627.48

\$194,627.48

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$0.00

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Rebuild Hickory Lick Road by removing existing surface to an 8 inch thick driving surface.

**Location Description:**

City of Warrenton - Hickory Lick Road - census tract 820101, BG 2.

**Activity Progress Narrative:**



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## 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

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## Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	197
Monitoring Visits	0	85
Audit Visits	0	86
Technical Assistance Visits	0	26
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	87

