

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The accomplishment data is based only on the HOME & HTF units completed between 4/1/18 and 3/31/19. The reported unit numbers are compared to the goals set forth in our 2018 – 2022 Consolidated Plan and 2018 Action Plan. Due to only reporting on projects completed in IDIS during this time period we did not meet some of our one year and strategic plan goals. There are currently 7 projects that consist of 33 HOME units created that are more than 95% complete. We would have raised our accomplishment percentages in all of the housing categories except rehabilitated Set-Aside Preference, however we did exceed the constructed Set-Aside Preference. We have met our goals for this Program Year for Affordable Housing for Seniors (constructed & rehabilitated). At this time no Housing Trust Fund units have been completed.

The State continues to focus CDBG resources on public water/wastewater infrastructure, community public facilities, and economic development with the express purpose of assisting businesses with job creation. In addition, we have small set-asides for emergency projects and redevelopment activities (demolition of blighted vacant properties). The State is on target to obligate all FY18 CDBG funds to local governments carrying out these activities.

Table 1 - Accomplishments - Program Year: The actual CDBG accomplishments reported below reflect accomplishments for all activities closed between

April 1, 2018 and March 31, 2019, regardless of funding year. CDBG Goals include: Public Facilities, Public Infrastructure & Improvements and Job Creation.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing for Low-Income Household	Affordable Housing	HOME: \$ / HTF: \$	Rental units constructed	Household Housing Unit	331	44	13.29%	59	44	74.58%
Affordable Housing for Low-Income Household	Affordable Housing	HOME: \$ / HTF: \$	Homelessness Prevention	Persons Assisted	485	0	0.00%	97	60	61.86%
Affordable Housing for Seniors	Affordable Housing	HOME: \$ / HTF: \$	Rental units constructed	Household Housing Unit	113	31	27.43%	22	31	140.91%
Affordable Housing for Seniors	Affordable Housing	HOME: \$ / HTF: \$	Rental units rehabilitated	Household Housing Unit	167	34	20.36%	33	34	103.03%
CDBG Disaster Recovery	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	17500	36592	209.10%			
Continuum of Care (CoC)	Homeless	Continuum of Care: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	100	0	0.00%			
Continuum of Care (CoC)	Homeless	Continuum of Care: \$	Housing for Homeless added	Household Housing Unit	0	0		35	0	0.00%

Emergency Solutions Grant (ESG)	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	3000	995	33.17%	600	995	165.83%
Emergency Solutions Grant (ESG)	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	4400	663	15.07%	900	663	73.67%
HIV AIDS	Affordable Housing	HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		175	292	166.86%
HIV AIDS	Affordable Housing	HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	8125	496	6.10%			
HIV AIDS	Affordable Housing	HOPWA: \$	Other	Other	0	0		150	204	136.00%
Job Training/Creation	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	1575	36	2.29%	315	36	11.43%
Preservation of Affordable Housing for Low-Income	Affordable Housing	HOME: \$ / HTF: \$	Rental units rehabilitated	Household Housing Unit	372	37	9.95%	75	37	49.33%
Preservation of Affordable Housing for Low-Income	Affordable Housing	HOME: \$ / HTF: \$	Homeowner Housing Rehabilitated	Household Housing Unit	846	76	8.98%	169	76	44.97%
Preservation of Affordable Housing for Low-Income	Affordable Housing	HOME: \$ / HTF: \$	Homelessness Prevention	Persons Assisted	422	0	0.00%	84	35	41.67%

Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	64000	4595	7.18%	13000	4595	35.35%
Public Facilities	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	250	48	19.20%	80	48	60.00%
Public Infrastructure & Improvement	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	110000	48521	44.11%	22000	48521	220.55%
Set-Aside Preference	Affordable Housing	HOME: \$ / HTF: \$	Rental units constructed	Household Housing Unit	300	84	28.00%	59	84	142.37%
Set-Aside Preference	Affordable Housing	HOME: \$ / HTF: \$	Rental units rehabilitated	Household Housing Unit	91	0	0.00%	18	0	0.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The strategic plan, program year, and actual numbers reported using HOME funds produced by MHDC as stated above.

ESG/CoC-- The Balance of State Continuum of Care funds provide housing assistance for permanent supportive housing for individuals and families experiencing homelessness. It also provides funding for HMIS and Continuum of Care planning. The State of Missouri utilizes Emergency Solutions Grant funds to provide services to sheltered, unsheltered, and households at-risk of homelessness. The services provided include outreach services to unsheltered households, essential services to sheltered households in emergency shelters, and financial assistance and housing search and stabilization services to households experiencing homelessness or at imminent risk of becoming homeless.

Non-housing community development needs/goals identified in the Consolidated Plan, and for which CDBG funds are targeted, include economic development, public improvements/infrastructure, and public facilities. The State continues to allocate CDBG funds to these needs/goals in accordance with the Consolidated Plan. These continue to be priority needs for the State.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	<b>CDBG</b>	<b>HOME</b>	<b>HOPWA</b>	<b>ESG</b>	<b>HTF</b>
White	46,648	207	287	6,393	0
Black or African American	8,957	38	79	3,729	0
Asian	145	0	2	50	0
American Indian or American Native	276	0	2	150	0
Native Hawaiian or Other Pacific Islander	841	0	1	56	0
<b>Total</b>	<b>56,867</b>	<b>245</b>	<b>371</b>	<b>10,378</b>	<b>0</b>
Hispanic	958	1	19	674	0
Not Hispanic	55,909	244	352	9,704	0

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

CDBG data is based on projects funded 2013-2018 and closed, reporting beneficiaries between April 1, 2018 and March 31, 2019. Projects funded 2000-2012 report accumulative beneficiary data and this information is found in the first attachment for CDBG legacy beneficiary data.

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	27,537,848	21,815,691
HOME	public - federal	19,014,589	6,542,523
HOPWA	public - federal	701,900	1,036,187
ESG	public - federal	2,554,390	2,820,637
HTF	public - federal	3,970,270	0
Continuum of Care	public - federal	6,000,000	0

**Table 3 - Resources Made Available**

**Narrative**

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Balance of State Continuum of Care			
Non-Entitlement Community & Economic Development			
Non-Entitlement Housing			
Statewide Housing			

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

MHDC met the one year match goal and has been increased by \$374,573 of the excess match balance, however there is still a substantial amount of excess match. Rental Housing Production HOME funds in Missouri are typically used in conjunction with the federal and state low-income housing tax credit (LIHTC) programs. In most cases, when HOME funds and LIHTC are used together, the development may receive up to 75% of its financing through tax credit equity. Authorized by Congress in 1986 to encourage production of affordable rental housing, the Federal Low Income Housing Tax Credit Program allows corporations and individuals to invest in affordable housing in exchange for a dollar-for-dollar credit against the taxes those investors will owe over a 10-year period. In 1992, the state of Missouri formed a State Low-Income Housing Tax Credit Program that may currently match up to 100% of the federal credits to further encourage private-sector participation in the construction and rehabilitation of affordable, low-income housing. Most tax credits are sold directly to corporations, corporate funds or limited partnerships through public or private syndication. The private sector investors in these affordable, low-income housing projects are allocated federal tax credits and state tax credits, which can be used to offset the investor's federal and state income tax liability on a dollar-for-dollar basis over a 10-year period.

Leveraged Funds for CDBG are reported for projects closed and reporting accomplishments between April 1, 2018 and March 31, 2019. Total funds leveraged for these projects report \$29,023,991.85. The breakdown includes: local cash, \$13,346,659; local in-kind, \$441,389; other private match, \$39,115,724; other state/federal, \$8,095,452.03.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	112,273,057
2. Match contributed during current Federal fiscal year	2,141,413
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	114,414,470
4. Match liability for current Federal fiscal year	1,766,840
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	112,647,630

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
15082	02/13/2018	0	151,963	0	0	0	0	151,963
15084	12/27/2018	0	61,900	0	0	0	0	61,900
16003	03/29/2018	0	57,440	0	0	0	0	57,440
16022	02/08/2018	0	66,549	0	0	0	0	66,549
16025	01/16/2018	0	97,985	0	0	0	0	97,985
16047	10/09/2018	0	164,053	0	0	0	0	164,053
16052	12/20/2018	0	116,848	0	0	0	0	116,848
16056	04/17/2018	0	360,413	0	0	0	0	360,413
16060	02/27/2018	0	166,560	0	0	0	0	166,560
16069	10/12/2018	0	190,559	0	0	0	0	190,559
16073	05/20/2018	0	247,507	0	0	0	0	247,507
16082	04/12/2018	0	167,752	0	0	0	0	167,752
16089	06/07/2018	0	244,587	0	0	0	0	244,587
17020	11/29/2018	0	47,298	0	0	0	0	47,298

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
9,269,217	8,375,919	3,095,802	0	14,549,334

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	99,609,688	0	0	16,081,854	0	83,527,834
Number	15	0	0	3	0	12
<b>Sub-Contracts</b>						
Number	423	4	1	72	12	334
Dollar Amount	78,930,844	854,669	7,598	12,946,099	2,558,500	62,563,978
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	99,609,688	5,031,500	94,578,188			
Number	15	1	14			
<b>Sub-Contracts</b>						
Number	423	62	361			
Dollar Amount	78,930,844	10,961,916	67,968,928			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		58	395,265			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	1	0	0	1	0	0
Cost	8,400	0	0	8,400	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	67	41
Number of Non-Homeless households to be provided affordable housing units	67	40
Number of Special-Needs households to be provided affordable housing units	77	84
<b>Total</b>	<b>211</b>	<b>165</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	59	44
Number of households supported through Rehab of Existing Units	75	37
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>134</b>	<b>81</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The numbers in the chart number of households supported through rental assistance, the production of new units, rehab of existing units, and acquisition of existing units report on only HOME units. The numbers reported here do not meet our one-year goal for homeless and non-homeless households, but have exceeded our goal in special needs and non-homeless households because of the amount of projects that were completed between the reporting period 4/1/18 and 3/31/19.

**Discuss how these outcomes will impact future annual action plans.**

As projects complete, our reported outcomes will continue to be on track with our strategic planning targets even if they are under or above the target goal for each particular year due to the reporting logistics. We will take this into consideration in the creation of future action plans.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>	<b>HTF Actual</b>
Extremely Low-income	0	93	0
Low-income	0	81	
Moderate-income	0	54	
<b>Total</b>	<b>0</b>	<b>228</b>	

**Table 13 – Number of Households Served**

**Narrative Information**

The breakdown of the HOME renter units 33 extremely low-income, 45 low-income, 3 moderate income & 0 middle-income. The breakdown of the HOME owner units are 37 extremely low-income, 17 low-income, 22 moderate-income & 0 middle-income. The final table "number of persons served" reports on any completion information for individuals and families served with HOME funds between 4/1/17 and 3/31/18. The breakdown is 93 extremely low-income, 81 low-income, 54 moderate-income, 0 middle-income & 0 homeless. At this time no HTF units have been completed.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Balance of State (BoS) Continuum of Care (CoC) continues to make progress toward establishing a Coordinated Entry system in collaboration with national technical assistance providers, that is designed to assess and refer clients to appropriate services through the entire CoC. This system will provide additional opportunities for outreach. BoS CoC Planning funds assist with coordinating the Point-in-Time Count (PITC) in 101 counties of the CoC each year. The PITC provides an outreach and assessment opportunity across the CoC. The BoS CoC works with a new community in the CoC each year to plan a Project Homeless Connect event which provides outreach and services to homeless individuals and families. Finally, street outreach activities are funded through the Emergency Solutions Grant program.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Emergency Solutions Grant program provided 38 emergency shelters with funding for shelter operations to ensure crisis housing is available across communities and to provide essential services to address the housing instability of individuals and families experiencing homelessness.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

All Missouri CoCs are utilizing a Coordinated Entry System. The Coordinated Entry system will serve as a single point of access for those at-risk of or experiencing homelessness. ESG programs are required to participate in their local CE System. Through pilot programs the Department of Corrections, Department of Health and Senior Services, Department of Mental Health and Department of Social Services are participating in referrals to the CE system. The goal of programs funded under the Emergency Solutions Grant program is to reduce the length of stay for individuals and families utilizing emergency shelters during their housing crisis in order to reduce the length of time that individual or family experiences homelessness. In addition, service providers receiving ESG Homelessness Prevention and Rapid Re-housing programs have a goal of assisting households experiencing homelessness or at imminent risk of homelessness with housing stability within 30 days.

Additionally, the Governor's Committee to End Homelessness established a Discharge Policy that was adopted by all Missouri CoCs and state partners. The discharge policy establishes the following guiding principles:

- Homelessness is unacceptable in Missouri;
- Efforts to secure permanent housing shall be made prior to being discharged from a state or public facility, such as a mental health facility, substance abuse treatment facility, long-term care facility, or jail/prison;
- If "temporary" shelter placement is unavoidable, the reasons for this should be documented;
- If after having exhausted efforts to engage the client in a discharge plan, if the client continues to refuse services, the efforts will be noted;
- If a client receiving out-patient services becomes homeless, the state or public facility should work actively with available community resources to locate suitable housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The Balance of State Continuum of Care prioritizes chronically homeless individuals and families as well as unaccompanied youth and veterans across the CoC. According to the 2017 State of Missouri Homeless Study, in the Balance of State "Since 2012, there has been a 32 percent reduction in the total number of homeless persons. Within this 46% overall reduction in the number of homeless persons the Balance of State saw a 16% reduction in unaccompanied youth and a 17% reduction of homeless veterans since 2012. The Balance of State works with SSVF providers to identify strategies to identify and assist homeless Veterans.

The State of Missouri utilized funding for the Emergency Solutions Grant program to reduce instances of homelessness, to ultimately end homelessness, by providing services to target the different experiences of homeless situations including those individuals and families who are chronically homeless, Veterans and unaccompanied youth. The Missouri ESG Program utilized funding:

- In eight (8) continua to target unsheltered households and provide case management in order to address the most immediate need;
- In thirty eight (38) emergency shelters to assist in the operation of the shelters and to address

the needs of the households seeking shelter by providing case management and other services targeting towards housing stability; and

- In thirty six (36) programs to provide services to rapidly re-house households experiencing homelessness or to prevent homelessness for households at immediate risk of losing their housing, by directing case management and financial assistance towards reducing the time that the households' are in an unstable housing situation.

All programs in Missouri utilize ESG funding to address the needs of low-income households to prevent them from becoming homeless by participating in collaborative efforts to better identify and refer households in need of assistance to ensure housing stability.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The State's Consolidated Plan partners – DED, MHDC, DSS and DHSS - do not manage or oversee funds to any of the PHAs throughout the state. The state consulted MONAHRO to solicit data and significantly increase PHA input for the 2018-2022 Consolidated Plan with good success. Twenty-five PHAs in non-entitlement areas of the state agreed to participate in the 2018-2022 Consolidated Plan process. MONAHRO worked with MHDC to coordinate the data and consultation process for those PHAs participating. Each organization acting as a liaison to the larger community – MONAHRO for participating PHAs and MHDC for the Consolidated Plan partners.

The 2019 Action Plan continued to improve on the collaboration between the state and PHAs, working on issues with staff and resident engagement, involving PHA staff in other statewide collaborations, and offering more opportunities for collaborative training. As a result, resident engagement for the 2019 Action Plan process improved substantially; notably with more accessible surveys available to residents (offered through resident newsletters as opposed to internet surveys), and ultimately, more submitted for consideration.

The 25 PHAs listed below agreed to actively participate in the five year Consolidated Plan process. Participating PHAs: Bernie, Bloomfield, Boonville, Brookfield, Cabool, Cameron, Carrollton, Chillicothe, Clinton, Dexter, Excelsior Springs, Hannibal, Independence, Jefferson City, Kirksville, Liberty, Marcelline, Marshall, Mexico, Moberly, Nevada, Noel, Rolla, Salem, and Slater. The PHAs listed below submitted resident and staff surveys for the 2019 Action Plan process: Bethany, Bloomfield, Boonville, Brookfield, Cameron, Clinton, Excelsior Springs, Fulton, Marshall, Nevada, Salem, and Springfield.

The 2018-2022 Consolidated Plan reflects a partnership between PHAs and state community development and housing providers that has not been present with previous five year plans. Missouri's Consolidated Partners will continue to work with MONAHRO and PHAs throughout the state to improve access to processes, encourage collaboration and better align affordable housing priorities.

<https://1drv.ms/f/s!AuhPSgaH-dEUbq-KInhinEgVC18>

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

Missouri's Consolidated Partners will continue to work with MONAHRO and PHAs throughout the state to improve access to processes, encourage collaboration and better align affordable housing priorities. This work must include communication with PHA residents about existing opportunities that are available through the state; opportunities aimed at improving a household's success. The 2019 Action Plan continued to improve on the partnership between the state and PHAs, working on issues with staff and resident engagement, involving PHA staff in other statewide efforts, and offering more

opportunities for shared training.

All PHA resident surveys, as they were submitted to the State, are attached for review.

<https://1drv.ms/f/s!AuhPSgaH-dEUbq-KInhinEgVC18>

### **Actions taken to provide assistance to troubled PHAs**

The State's Consolidated Plan partners – DED, MHDC, DSS and DHSS - do not manage or oversee funds to any of the PHAs throughout the state. The Consolidated Plan partners are committed to working with the PHAs throughout the state, ensuring that the needs of the residents are met.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

To the extent it is feasible, the Consolidated Plan partners will continue to work with stakeholders including but not limited to MCHR, housing and social service providers, property management companies and PHAs on fair housing outreach and education, to ensure individuals understand their housing rights and the resources available to them. To the extent it is feasible, the Consolidated Partners will provide information and resources to policy makers as they work towards reconciling differences in state and local regulations as they pertain to housing, zoning, and discrimination.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

MHDC is tasked with drastically reducing and ultimately ending homelessness in Missouri. MHDC administers the ESG program in collaboration with DSS and also administers HTF. In addition, MHDC administers a variety of federal, state or locally funded programs with the same objectives that are outside the scope of the Consolidated Plan. MHDC requires funded agencies to attend meetings of their CoC and to participate in the CE system of the CoC. MHDC also solicits feedback for each application received from the CoC to understand the diverse needs of each CoC. Consolidated oversight for the majority of the homeless assistance programs throughout Missouri allows targeting of funds, consistency of program goals and policies and helps reduce and ultimately end homelessness in Missouri.

The Department of Economic Development will continue its relationship with partner agencies (state, federal and local) to meet the non-housing community development needs of Missouri.

The Missouri Department of Health and Senior Services HOPWA program will continue assisting individuals living with HIV/AIDS with short-term and long-term housing needs. HOPWA is committed to helping individuals living with HIV/AIDS maintain stable housing, medication assistance and access to medical care to increase viral load suppression.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

MHDC's Lead Based Paint Policy and Procedures for the rental rehabilitation program can be found in the Environmental Review Guidelines, Exhibit B.

All approved developments must follow the requirements in 24 CFR part 35: \* Complete the HUD Partner Worksheet, including exhibits. Developers must provide MHDC all pertinent information including informal and informal consultations with state and federal agencies and non-federal

agencies.\* Developer's must provide MHED with the analysis to back up the type of lead-based paint investigation done for a project. This can include the reports, certifications, licenses, and pamphlets.

Developers are encouraged to review the lead-based paint requirements located on the HUD Exchange website and the Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing. In addition to these procedures, MHDC has guidelines for the Physical Needs Assessment, which is submitted with the application for funding. Among other things, this document addresses the need and requirement for a lead-based paint assessment.

The HeRO program contains lead-based paint requirements. Sub-recipients are required to provide their own procedures for addressing lead-based paint issues within the single-family homes they will be rehabilitating, including staff and contractor certifications and procedures for lead risk assessment. In the 2016 HOME Program year, 36 of the 138 HOME rental units rehabilitated triggered a Lead Based Paint Investigation because they were originally constructed before January 1, 1978. Of the 105 single-family homeowner occupied units that were rehabilitated, 88 were built before 1978. These 124 units directly increased access to housing units throughout Missouri with Lead-Based paint hazards remediated. The ESG program requires a lead-based paint visual assessment for all units being assisted with ESG financial assistance (rent assistance, utility assistance, utility/rent deposits, or arrears), if the unit was constructed prior to 1978, and a child under the age of six is or will be living in the unit. This screening must be completed and kept in client files for review during compliance visits.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

MHDC collaborates with and maintains an ongoing relationship with the GCEH which was established with a mission to promote public and private coordination and collaboration, develop new strategies to evaluate and reallocate resources, remove barriers to accessing services, evaluate unmet needs and provide supportive services and affordable housing needs, implement effective solutions to build economic security and promote and support activities that prevent homelessness. The GCEH is a Governor appointed committee consisting of state departments, non-profit agencies, eight CoC, and formerly homeless citizens. All agencies participating in the Consolidated Planning Process have a seat on this committee. Missouri addresses poverty-level families through the network of community action agencies who apply for homeless assistance funding, provide disaster services and reach rural communities.

#### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Missouri's Consolidated Partners will continue to work with MONAHRO and PHAs throughout the state to improve access to processes, encourage collaboration and better align affordable housing priorities. This work must include communication with PHA residents about existing opportunities that are available through the state; opportunities aimed at improving a household's success. The 2018

Action Plan continued to improve on the partnership between the state and PHAs, working on issues with staff and resident engagement, involving PHA staff in other statewide efforts, and offering more opportunities for shared training.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

All Missouri CoCs have implemented a CE System. The CE system serves as a single point of access for those at-risk of or experiencing homelessness. CE was required to be in place for each Missouri Continuum of Care by January, 2018.

Through consolidation of MHDC programs into a single program called the Missouri Housing Innovation Program (MoHIP), funding has been made available to increase equal access to housing opportunities, promote success in permanent housing for the hardest to house individuals and families, assist Continua in meeting HUD Coordinated Entry requirements, and to provide HMIS support for Missouri Continua. MoHIP's objective is to quickly identify and engage people at risk of and experiencing homelessness, provide immediate access to shelter and crisis services, intervene to prevent loss of housing and divert people from entering the homeless service system, and to address service gap needs as they appear within a community's systematic response to homelessness.

The state began working with MONAHRO to increase PHA input for the 2018-2022 Consolidated Plan. Missouri's Consolidated Partners will continue to work with MONAHRO and PHAs throughout the state to improve access to processes, encourage collaboration and better align affordable housing priorities. The 2019 Action Plan continued to improve on the partnership between the state and PHAs, working on issues with staff and resident engagement, involving PHA staff in other statewide efforts, and offering more opportunities for shared training. This ongoing collaboration will benefit and improve the state's affordable housing and community development strategies and ultimately help more Missourians find homes in healthy communities.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The Missouri Statewide Fair Housing Impediments Analysis underscored the fact that housing discrimination continues despite increased education and improved housing access in some communities. The report noted that for low income renters, that discrimination is most pronounced. For some populations, discrimination can, to an extent, be mitigated. The Violence Against Women Reauthorization Act (VAWA) of 2013 expands housing protections to eligible residents living in LIHTC developments. MHDC is working with properties to provide education about their responsibilities under. MHDC requires all affordable developments to adopt fair housing marketing plans prior to the issuance of funding. MHDC continues working to expand outreach to potential

tenants and to make fair housing resources available to current residents. Creating more affordable housing options for all Missourians, educating our property managers about fair housing choice, and improving access to affordable housing resources for those who need it, will continue to be priorities for MHDC.

The 2018-2022 Consolidated Plan and 2019 Annual Action Plan reflects a partnership between PHAs and state community development and housing providers that has not been present with previous five year plans. Missouri's Consolidated Partners will continue to work with MONAHRO and PHAs throughout the state to improve access to processes, encourage collaboration and better align affordable housing priorities.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The State posts the CAPER on the Department of Economic Development website, [ded.mo.gov](http://ded.mo.gov), with notice provided of the posting. All agency partners to the Consolidated plan distribute notice of the posting by agency distribution lists. The distribution lists include community development, housing and social services networks. The CAPER is available for a 15 day comment period.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The state maintains its basic objective of meeting critical community development needs such as infrastructure, housing, and economic development. In each category an emphasis is still placed on (1) need (defined by the projects relation to: a threat to health and safety; environmental damage; project viability; property damage; and growth), (2) impact (defined by strategy; cost effectiveness; operation and maintenance capacity; and self-sustaining capabilities), (3) past efforts to address the need (defined as feasibility efforts by the community to solve the problem), and (4) local effort (defined as cash match; tax/effort; and in-kind services).

The primary uses of CDBG funding, as designated by the Department of Economic Development, are for community infrastructure development and economic development. Below, we are reporting regarding projects awarded with FY18 program funds during the 2018 Program Year; however, we are reporting actual beneficiaries for projects that closed during the 2018 Program Year. Missouri's obligation deadline is 11/15/19, based on a HUD award date of 8/15/18. Missouri is on pace to meet the obligation deadline. Missouri continues to accept applications through competitive application cycles and will continue to utilize the FY18 funding to award projects through this process.

At the end of the 2018 Program Year (April 1, 2018 - March 31,2019) the FY18 funds have been allocated as reported below:

**Housing.** Missouri funds projects in small communities using a "demolition only" approach. The demolition only approach allows the opportunity to eliminate blighted, vacant, unsafe structures through demolition. No projects awarded during the 2018 Program Year.

**Economic Development.** The state continues to offer a variety of tools with CDBG (loans and infrastructure grants) to encourage expansion of jobs in rural parts of the state. No Economic Development projects were awarded with FY18 funds during the 2018 Program Year.

**Community Development:** \$3,812,702.00, 10 public infrastructure projects, including roads, bridges and drainage projects. \$684,852.00 - 2 community facilities.

**Water/Wastewater:** 2 projects funded, \$1,000,000.

**Emergency:** \$542,049.00, 2 projects.

The program remained consistent with the previous year as we continue to work to improve the use of CDBG funds through defining project parameters: maximizing leveraging, assuring long-term sustainability and maximizing impact by defining the problem and achieving the best solution. All

comments relative to Citizen Participation in the Consolidated Plan process are included in the FY-2018 Action Plan. Based upon the FY-2018 funds obligated to date (March 31, 2019), the PER recognizes 90.4% of funds dedicated to LMI, 0% of the funds dedicated to eliminate slum and blight, and 9.6% of the funds dedicated to meet urgent need. These are percentages of the non-administrative funds. Local administration awarded 1.27% of the total funds awarded. Missouri targeted 3 separate outcomes for the use of CDBG funding; these were designated in the FY18 Action Plan.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The list of property inspections is attached as a separate JPEG document.

Property Number	ID#	Property Name	Total HOME		Last Inspection	Physical	Management	Fire	Occupancy	Close Date	Next Inspection	Explanation
			Units	City								
94032		Meadow Ridge Apts	48	20	Carrollton	9/2/2018	Satisfactory	Above Average	Occupancy	11/08/2018	2020	
94036		RICHMOND-HARSH PARTNERSHIP, L.P.	32	32	Richmond	9/3/2018	Satisfactory	Satisfactory	Above Average	Below Average	11/08/2018	2020
94037		TROY VILLA, L.P.	64	28	Truy	6/8/2018	Satisfactory	Above Average	Above Average	Above Average	10/8/2018	2020
94039		Grand Court Apts	20	20	Burawick	5/7/2018	Satisfactory	Satisfactory	Superior	Superior	7/6/2018	2020
95096		CUPPEREN APARTMENTS	12	12	Roos	1/8/2018	Satisfactory	Above Average	Above Average	Superior	2/1/2019	2021
96029		LAMAR PLACE APARTMENTS	28	0	Lamar	12/23/2018	Satisfactory	Above Average	Above Average	Superior	4/2/2019	2020
96032		WESTRIDGE SENIOR APARTMENTS	20	16	Salemton	11/5/2018	Unsatisfactory	Unsatisfactory	Unsatisfactory	Satisfactory		Non compliant
96068		LEBANON FIELDS APARTMENTS	32	32	Lebanon	9/6/2018	Satisfactory	Satisfactory	Satisfactory	Superior	11/1/2018	2020
96093		HARRISONVILLE HEIGHTS, L.P.	45	48	Harrisonville	4/24/2018	Satisfactory	Above Average	Above Average	Superior	7/25/2018	2020
96107		COLUMBIA OAKS APARTMENTS	16	16	Centriala	5/29/2018	Satisfactory	Satisfactory	Above Average	Above Average	12/8/2018	2020
96109		SEMINOLE APARTMENTS	20	20	West Plains	8/9/2018	Satisfactory	Above Average	Above Average	Superior	10/6/2018	2020
97008		Chillicothe Place Apartments	28	11	Chillicothe	8/6/2018	Satisfactory	Above Average	Superior	Above Average	9/24/2018	2020
97009		BULLER PLACE APTS	28	11	Butler	8/6/2018	Satisfactory	Above Average	Above Average	Superior	9/8/2018	2020
97032		TELLA HAZE APARTMENTS	20	20	Louisiana	9/21/2018	Satisfactory	Above Average	Above Average	Superior	1/29/2019	2020
97051		NEVADA HEIGHTS APARTMENTS	32	32	Nevada	8/8/2018	Satisfactory	Above Average	Above Average	Superior	10/6/2018	2020
97052		FLATON SENIORS APARTMENTS	36	0	Fulton	5/25/2018	Satisfactory	Above Average	Superior	Superior	8/21/2018	2020
97080		JOPLIN SENIOR APARTMENTS	56	0	Joplin	9/26/2018	Satisfactory	Satisfactory	Superior	Superior	11/20/2018	2020
97100		Mountain Grove Apts. II	32	12	Mountain Grove	11/7/2018	Superior	Above Average	Above Average	Superior	11/8/2018	2020
98014		Southwind Apartments	32	10	Salem	4/21/2018	Satisfactory	Above Average	Above Average	Satisfactory	5/6/2018	2020
98022		Trenton Village Apts, L.P.	32	18	Trenton	8/23/2018	Satisfactory	Above Average	Superior	Superior	10/1/2018	2020
98026		Cedar Ridge Apartments II	24	10	Jefferson City	4/7/2018	Satisfactory	Above Average	Above Average	Above Average	7/4/2018	2020
98045		Neosho Villa	44	26	Neosho	5/24/2018	Satisfactory	Above Average	Above Average	Above Average	8/5/2018	2020
98046		Swetala Heights	48	20	Swetala	4/26/2018	Satisfactory	Satisfactory	Satisfactory	Superior	6/8/2018	2020
98088		Rolling Meadows Apartments	32	13	California	9/5/2018	Satisfactory	Above Average	Above Average	Above Average	10/22/2018	2020
98124		Lincoln Villas	16	5	Truy	5/18/2018	Superior	Superior	Superior	Superior	6/12/2018	2020
99008		Park View Plaza	96	7	Jamestown	8/9/2018	Unsatisfactory	Unsatisfactory	Unsatisfactory	Superior		Non compliant
99044		Raza Building	23	10	Trenton	8/21/2018	Satisfactory	Satisfactory	Satisfactory	Superior	9/7/2018	2020
99071		Spring Hill Apartments	36	15	Republic	5/24/2018	Satisfactory	Satisfactory	Satisfactory	Above Average	8/2/2018	2020
99092		Joplin Apartments - Phase II	36	17	Joplin	9/25/2018	Superior	Above Average	Above Average	Superior	11/20/2018	2020
99100	2406	CAPITAL CITY APARTMENTS	45	18	Jefferson City	6/6/2018	Satisfactory	Satisfactory	Satisfactory	Above Average	7/9/2018	2020
99113	2509	Cherokee Trails Apartments	24	10	Fredricksdown	9/14/2018	Satisfactory	Above Average	Above Average	Superior	11/15/2018	2020
00-014	4168	Logan's Run III	24	7	Webb City	11/8/2018	Satisfactory	Above Average	Above Average	Superior	2/4/2019	2020
00-016	4169	Cascade Heights Apartments	32	13	Castle	8/21/2018	Satisfactory	Above Average	Above Average	Superior	11/8/2018	2020
00-030	4139	Lauren's Place	32	15	Cameronton	6/27/2018	Satisfactory	Satisfactory	Satisfactory	Superior	8/6/2018	2020
00-035	4424	Patree's Villa	10	4	Sank Joseph	5/28/2018	Satisfactory	Above Average	Above Average	Above Average	7/11/2018	2020
00-055	4170	Caraway Village Apartments	40	20	Fulton	5/13/2018	Satisfactory	Above Average	Above Average	Superior	8/21/2018	2020
00-063	4430	Kristine Gardens	42	17	Warville	7/25/2018	Satisfactory	Above Average	Above Average	Superior	8/27/2018	2020
00-003-HC	4137	RIVER BLUFF APARTMENTS	40	40	Hornbowl	7/27/2018	Satisfactory	Satisfactory	Satisfactory	Above Average	10/22/2018	2020
00-007	4172	New Madrid Garden Apartments	40	16	New Madrid	7/18/2018	Below Average	Satisfactory	Satisfactory	Satisfactory	12/11/2018	2020
00-000	4173	Libbourn Garden Apartments	36	14	Libbourn	7/18/2018	Below Average	Satisfactory	Above Average	Above Average	10/22/2018	2020
00-009	4174	Malden Garden Apartments	54	22	Malden	7/20/2018	Satisfactory	Below Average	Below Average	Satisfactory	11/14/2018	2020
00-104	5955	McCormack House at Forest Park Southwest	89	11	Saint Louis	8/22/2018	Satisfactory	Above Average	Above Average	Above Average	10/9/2018	2020
00-110	4132	Rawlin Hill Apartments	48	19	Boonville	7/31/2018	Satisfactory	Satisfactory	Satisfactory	Superior	8/6/2018	2020
00-115-H	4175	HOVENSVILLE APARTMENTS I	24	24	Hovensville	11/26/2018	Satisfactory	Satisfactory	Satisfactory	Superior	1/6/2019	2020
01-004	5085	Union Place Apartments	48	22	Union	4/23/2018	Superior	Superior	Superior	Superior	4/27/2018	2020
01-008	5087	The Summit at Dage	48	24	Dage Beach	11/30/2018	Satisfactory	Above Average	Above Average	Superior	4/8/2019	2020
01-012	5114	Meadowbrook Apartments	25	10	Pederson	6/18/2018	Satisfactory	Above Average	Above Average	Superior	7/8/2018	2020
01-022	5102	The Harpstones of Neosho	64	26	Neosho	5/23/2018	Satisfactory	Above Average	Above Average	Above Average	8/2/2018	2020
01-025	5115	Prairie Ridge II	12	0	Licking	3/29/2019	Satisfactory	Satisfactory	Satisfactory	Above Average		Still open
01-029	5113	Valley Southwest Apartments	48	24	Marshall	8/10/2018	Satisfactory	Satisfactory	Satisfactory	Above Average	11/19/2018	2020
01-030	5101	Cawkerbury Park	66	33	Saint Peters	4/10/2018	Satisfactory	Satisfactory	Satisfactory	Superior	6/27/2018	2020
01-036-HC	5116	SAGE ARMS II, 2	5	2	Neosho	12/11/2018	Above Average	Above Average	Above Average	Superior	1/7/2019	2020
01-041-HC	5082	GREEN HILLS CHOCOLATE 13, 14 & 15	3	3	Gallatin	9/21/2018	Unsatisfactory	Below Average	Below Average	Superior		Non compliant
01-042-HC	5083	GREEN HILLS CHOCOLATE 10, 11 & 12	3	3	Princeton	5/8/2018	Satisfactory	Below Average	Below Average	Superior		Non compliant
01-052	5095	Capital City Elderly Apartments	50	20	Jefferson City	6/8/2018	Above Average	Above Average	Above Average	Superior	7/9/2018	2020
01-087	5097	Moberly Plaza Phase II	20	8	Moberly	5/15/2018	Satisfactory	Above Average	Above Average	Superior	7/2/2018	2020
01-088	5096	Butler Plaza Apts II	20	0	Butler	8/9/2018	Satisfactory	Above Average	Above Average	Above Average	9/19/2018	2020
01-099	5099	Jacob's Landing	24	0	Springfield	7/13/2018	Satisfactory	Satisfactory	Satisfactory	Superior	8/20/2018	2020
01-102-H	5100	GDNR VILLAGES	32	32	Shell Knob	6/20/2018	Satisfactory	Above Average	Above Average	Satisfactory	9/18/2018	2020
01-126	5118	Cassfield Apartments	50	25	Hayti	1/6/2018	Below Average	Below Average	Satisfactory	Satisfactory		Open-extension
01-127	5119	Cleveland II Apartments	50	26	Hayti	9/17/2018	Satisfactory	Satisfactory	Satisfactory	Satisfactory	9/6/2019	2021
01-019-HC	5522	GREEN HILLS INHILL 856-20	5	5	Chillicothe	5/2/2018	Satisfactory	Satisfactory	Satisfactory	Superior		Non compliant
01-033-H	5532	OVENSVILLE ESTATES	24	24	Ovensville	10/26/2018	Satisfactory	Above Average	Above Average	Superior	1/8/2019	2020
01-039-H	5533	OVENSVILLE ANNEX	16	16	Ovensville	10/26/2018	Satisfactory	Above Average	Above Average	Superior	1/8/2019	2020
01-038	5536	Rainview Estates	40	21	West Plains	8/9/2018	Satisfactory	Above Average	Above Average	Above Average	10/1/2018	2020
01-046	5537	Heritage Meadows	40	20	Farmington	6/15/2018	Satisfactory	Above Average	Superior	Superior	6/27/2018	2020
01-052	5524	Timber Villa Apartments	36	18	Chillicothe	5/1/2018	Above Average	Above Average	Above Average	Superior	6/27/2018	2020
01-050	5525	27th Street Development	24	0	Kansas City	8/23/2018	Satisfactory	Satisfactory	Satisfactory	Superior	11/1/2018	2020
01-042	5949	Etzel Place Apartments, Phase IV	51	6	Saint Louis	8/22/2018	Satisfactory	Satisfactory	Above Average	Satisfactory	3/11/2019	2020
01-072	5538	Dexter Apartments	50	3	Dexter	8/9/2018	Satisfactory	Above Average	Above Average	Above Average	11/19/2018	2020
01-079	5542	Graystone Place	31	8	Neosho	5/25/2018	Satisfactory	Above Average	Above Average	Above Average	8/9/2018	2020
01-087	5543	Rosewood Estates, L.P.	92	0	Springfield	7/11/2018	Above Average	Superior	Superior	Superior	7/8/2018	2020
01-094-H	5529	OAK GROVE APARTMENTS	24	24	Oak Grove	12/3/2018	Satisfactory	Satisfactory	Satisfactory	Superior	1/14/2019	2020
01-096	5544	Woodstock Villas	60	24	Truy	4/27/2018	Satisfactory	Above Average	Above Average	Above Average	8/2/2018	2020
01-095-HC	5993	GREEN HILLS COURT STREET INFILL	1	1	Trenton	5/24/2018	Satisfactory	Below Average	Below Average	Superior		Non compliant
01-020	6469	Fulton II Apartments	26	14	Fulton	8/28/2018	Satisfactory	Satisfactory	Above Average	Above Average	11/14/2018	2020
01-043	6000	Parkview Place	156	12	University City	8/10/2018	Satisfactory	Above Average	Above Average	Superior	10/2/2018	2020
01-044	6001	Whittington Estates	40	13	Saint Joseph	5/24/2018	Satisfactory	Satisfactory	Satisfactory	Superior	8/2/2018	2020
01-050	6073	Quail Ridge Apartments II, L.P.	46	4	Carthage	9/24/2018	Satisfactory	Above Average	Above Average	Superior	11/20/2018	2020
01-056	6002	Almond Home Apts	12	4	Saint Louis	6/6/2018	Satisfactory	Above Average	Above Average	Above Average	10/16/2018	2020
01-057	6003	Blumeyer Phase I (Renovance Place)	150	18	Saint Louis	6/6/2018	Satisfactory	Satisfactory	Satisfactory	Satisfactory	10/22/2018	2020
01-062	6006	Hillside Homes	15	3	Hillside	12/8/2018	Satisfactory	Above Average	Superior	Superior	1/7/2019	2020
01-069	6008	El South	60	5	Saint Louis	7/28/2018	Superior	Above Average	Above Average	Above Average	8/9/2018	2020
01-071	6008	Barnwood Townhomes II, LP	64	17	Saint Louis	10/2/2018	Satisfactory	Satisfactory	Superior	Superior	11/16/2018	2020
01-073	6437	Napa Ridge	38	5	Cape Girardeau	9/22/2018	Satisfactory	Satisfactory	Satisfactory	Superior	1/14/2019	2020
01-085	6661	Franciscan Villa	104	17	Springfield	8/7/2018	Satisfactory	Above Average	Above Average	Superior	11/2/2018	2020
01-090	6011	Country Place	17	4	Mexico	4/19/2018	Satisfactory	Satisfactory	Satisfactory	Satisfactory	7/5/2018	2020
01-093	6012	Huntington Heights	12	0	Knob Noster	5/11/2018	Satisfactory	Above Average	Above Average	Above Average	7/8/2018	2020
01-114	6016	Arzella Gardens II	28	8	Kansas City	6/12/2018	Below Average	Unsatisfactory	Unsatisfactory	Superior		Non compliant
01-115	6017	Historic Ellison Apts	60	7	Kansas City	9/14/2018	Above Average	Above Average	Superior	Superior	8/20/2018	2020
01-408	6099	Auburn House	50	5	Mayfield	8/25/2018					11/29/2018	2020
01-408	6102	Apple Court Apartments	24	4	Warrensburg	9/21/2018	Satisfactory	Above Average	A			

00-415	6107	Parma Apartments	30	3	Parma	3/21/2019	Satisfactory	Satisfactory	Satisfactory	Satisfactory	6/2/2018	2021	Incomplete/REAC
00-416	6108	Scott City I Apartments	40	2	Scott City	8/7/2018	Satisfactory	Above Average	Above Average	Superior	4/2/2019	2020	
00-417	6109	Smith Apartments	48	3	Smith	1/8/2019	Satisfactory	Satisfactory	Satisfactory	Satisfactory		2021	Incomplete/REAC
00-418	6110	Sandwich Apartments	32	2	Sandwich	8/7/2018	Satisfactory	Above Average	Above Average	Superior	10/7/2018	2020	
00-419	6518	Hudson Valley Estates	20	11	Wentzville	7/9/2018	Satisfactory	Above Average	Above Average	Above Average	6/6/2018	2020	
04-007	6849	Deosa I Apartments	42	5	De Soto	1/8/2019	Satisfactory	Satisfactory	Satisfactory	Superior		2021	Open extension
04-013-HC	6643	WILLOW SPRINGS COMMUNITY FOUNDATION	3	3	Willow Springs	11/8/2018	Superior	Superior	Superior	Superior	11/29/2018	2020	
04-015-HC	6644	GREEN HILLS INFRLL 35,34,35	3	3	Broadfield	5/2/2018	Satisfactory	Satisfactory	Satisfactory	Superior		2020	Non compliant
04-016-HC	6645	GREEN HILLS INFRLL 35, 37, 39	3	3	Unionville	5/3/2018	Below Average	Below Average	Below Average	Superior		2020	Non compliant
04-017-HC	6646	GREEN HILLS INFRLL 20, 29, 39	3	3	Hamilton	5/3/2018	Below Average	Below Average	Below Average	Superior		2020	Non compliant
04-026	6648	Wyndham Park	60	18	Saint Peters	7/26/2018	Satisfactory	Above Average	Above Average	Superior	10/29/2018	2020	
04-036-HC	6630	MIDTOWN VAL HILL HOUSING (HOME DRIVE)	2	2	Saint Joseph	6/25/2018	Satisfactory	Satisfactory	Satisfactory	Superior	1/6/2019	2020	
04-042	6651	Broadfield Village	56	8	Broadfield	5/1/2018	Satisfactory	Above Average	Above Average	Above Average	4/7/2018	2020	
04-041	6652	Saddlewood Apartments	32	12	Sevilla	4/27/2018	Above Average	Superior	Above Average	Superior	6/28/2018	2020	
04-050	6653	St. Louis Brewery Apartments	140	16	Saint Louis	1/25/2019						2021	Open extension, incomplete REAC
04-056	6654	Leachin Place	15	3	Saint Louis	4/20/2018	Satisfactory	Satisfactory	Satisfactory	Superior	6/29/2018	2020	
04-061	6656	CP 2004 (Castlepoint)	15	4	Saint Louis	9/6/2018	Satisfactory	Above Average	Above Average	Superior	11/28/2018	2020	
04-065	6636	Fetus Garden Apartments	160	23	Festus	10/25/2018	Satisfactory	Satisfactory	Satisfactory	Superior	2/3/2019	2020	
04-066-HC	6657	CARL JUNCTION RENOVAL PROJECT	4	4	Carl Junction	2/21/2019	Satisfactory	Above Average	Above Average	Superior		2021	Still open
04-112	6660	Northwoods Apartments	100	20	Kansas City	4/27/2018	Satisfactory	Satisfactory	Satisfactory	Superior		2020	
04-407	6726	Allen Market Lane Apartments	100	0	Saint Louis	1/6/2019		Above Average	Above Average	Superior	6/1/2018	2021	Incomplete/REAC
04-408	6727	Fountain Park Apartments (P St/Slans)	75	7	Saint Louis	1/24/2019		Satisfactory	Satisfactory	Unsatisfactory		2021	Incomplete/REAC
04-412	6811	CONEST ST. LOUIS	59	9	Saint Louis	12/8/2018	Below Average	Below Average	Satisfactory	Above Average		2020	Non compliant
05-015	7295	Drake Apartments, The	26	3	Carthage	2/20/2019	Superior	Above Average	Above Average	Superior	4/27/2019	2021	
05-019	7296	Bentwood Townhomes III	52	11	Saint Louis	10/8/2018	Satisfactory	Satisfactory	Above Average	Superior	11/6/2018	2020	
05-034	7298	Craigmoor Place	30	22	Springfield	10/24/2018	Satisfactory	Satisfactory	Above Average	Superior	2/4/2019	2020	
05-035	7299	Wishnie Hill	66	10	Lees Summit	9/22/2018	Above Average	Above Average	Above Average	Superior	10/22/2018	2020	
05-036	7300	History Hotel	37	10	Wentzville	4/2/2018	Satisfactory	Above Average	Above Average	Superior	5/3/2018	2020	
05-041	7301	Cochran Gardens	121	22	Saint Louis	12/14/2018	Satisfactory	Below Average	Satisfactory	Above Average	1/6/2019	2020	
05-059	7302	Villas at Copper Leaf, The	64	15	Nixa	11/21/2018	Superior	Superior	Superior	Superior	12/26/2018	2020	
05-064	7305	Deer Run Crossing	68	7	Carthage	9/28/2018	Satisfactory	Above Average	Above Average	Superior	11/20/2018	2020	
05-067	7306	Stratford Commons Apartments II	48	10	Parkway	5/1/2018	Satisfactory	Satisfactory	Superior	Superior	5/8/2018	2020	
05-083	7309	Moebay Apartments III	24	0	Moebay	8/16/2018	Satisfactory		Superior			2020	Non compliant
05-107	7248	Older Oak Tree	126	0	Independence	9/20/2018	Above Average	Above Average	Satisfactory	Superior	11/6/2018	2020	
05-109	7242	Alondra Apartments	95	7	Kansas City	7/23/2018	Satisfactory	Above Average	Above Average	Superior	7/27/2018	2020	
05-112		MATT VALDOT PROJECT	11	1	Kansas City	6/22/2018	Below Average	Unsatisfactory	Unsatisfactory	Superior		2020	Non compliant
06-023		Dalis Apartments	40	4	Bondair Springs	6/9/2018	Above Average	Superior	Superior	Superior	7/11/2018	2020	
06-034		Park Meadows	40	11	Rolla	4/22/2018	Satisfactory	Superior	Superior	Superior	8/28/2018	2020	
06-035		Wyndham Park II	54	14	Saint Peters	7/26/2018	Satisfactory	Above Average	Above Average	Superior	10/29/2018	2020	
06-037	8150	Gettemann Manor II	60	14	Ofallon	7/19/2018	Satisfactory	Above Average	Superior	Superior	9/30/2018	2020	
06-053		Apple Manor Apartments	24	9	Pleasant Hill	3/1/2019	Satisfactory	Satisfactory	Satisfactory	Above Average		2021	Still open
06-061	8194	Northwood Terrace Apartments	128	22	Saint Joseph	3/28/2019	Satisfactory	Above Average	Above Average	Superior		2021	Open extension
06-073		Pearly Pines Apartments	256	7	Pevely	4/6/2018	Satisfactory	Satisfactory	Satisfactory	Above Average	5/31/2018	2020	
06-085		Ashley Park Apartments	104	10	Kansas City	3/3/2019		Below Average	Below Average	Above Average	1/24/2019	2021	Incomplete/REAC
06-089		Linden Elderly Campus Apartments	91	8	Jefferson City	9/5/2018	Satisfactory	Above Average	Above Average	Superior	10/22/2018	2020	
07-004-HC	8789	MCDONALD COUNTY PROJECT	2	2	Nel	8/22/2018	Satisfactory	Satisfactory	Below Average	Superior	9/28/2018	2020	
07-022-HC	8767	NORTH JOURN PROJECT	6	6	Joplin	2/20/2019						2021	Still open
07-026-HC	8769	GREEN HILLS INFRLL 4 & 40	2	2	Chillicothe	5/2/2018	Satisfactory	Satisfactory	Satisfactory	Superior		2020	Non compliant
07-033-HC	8770	KIRKVILLE SINGLE FAMILY PROJECT	2	2	Kirkville	7/24/2018	Above Average	Superior	Superior	Superior	9/27/2018	2020	
07-036	8771	Ash Grove Seniors L.P.	44	14	Ash Grove	6/22/2018	Satisfactory	Above Average	Above Average	Above Average	9/2/2018	2020	
07-040		Barnes Ridge	42	7	Columbia	9/28/2018	Satisfactory	Satisfactory	Satisfactory	Superior	12/10/2018	2020	
07-051		Wyndham Park III	42	8	Saint Peters	7/27/2018	Satisfactory	Above Average	Superior	Superior	10/29/2018	2020	
07-052		The Residence at Liberty Place	42	4	Liberty	1/16/2019	Above Average	Superior	Superior	Superior	2/4/2019	2021	
07-070-H		MCDONALD COUNTY PROJECT	5	5	Columbia	6/26/2018	Satisfactory	Satisfactory	Satisfactory	Superior	8/29/2018	2020	
07-089		Heathwood Apartments	32	6	Springfield	7/12/2018	Superior	Superior	Above Average	Superior	7/30/2018	2020	
08-002		Cardinal Tower	60	7	Webb City	9/27/2018	Satisfactory	Above Average	Above Average	Superior	11/20/2018	2020	
08-006-HC		GREEN HILLS INFRLL 49&2	4	4	Hamilton	6/16/2018	Satisfactory	Satisfactory	Above Average	Superior	11/28/2018	2020	
08-018	9368	Timber Creek Estates	36	4	Laboron	9/7/2018	Satisfactory	Above Average	Above Average	Superior	11/2/2018	2020	
08-024	9377	Hickory Hill Apartments	75	7	Kansas City	8/3/2018	Satisfactory	Above Average	Superior	Superior	10/4/2018	2020	
08-025	9369	Valley Ridge Residences	68	7	Branson	7/12/2018	Satisfactory	Above Average	Above Average	Superior	7/17/2018	2020	
08-051	9370	Michael's Place	32	5	Camdenton	6/27/2018	Satisfactory	Satisfactory	Satisfactory	Superior	8/6/2018	2020	
08-070-HC	9378	EDNA SINGLE FAMILY	1	1	Edna	7/24/2018	Superior	Superior	Superior	Superior	9/17/2018	2020	
08-081-HC	9380	KANOKA SINGLE FAMILY	2	2	Kanoka	7/29/2018	Superior	Superior	Superior	Superior	9/17/2018	2020	
08-092	9371	Nu Elm Apartments	72	6	Springfield	1/24/2019	Superior	Superior	Superior	Superior	1/29/2019	2021	
08-090	9373	Trinity Village	34	2	Grandview	2/28/2019	Below Average	Satisfactory	Satisfactory	Superior	4/9/2019	2021	
08-095	9386	Etal Place Apt's Phase I Presentation	63	9	Saint Louis	6/22/2018	Below Average	Satisfactory	Above Average	Below Average		2020	Open extension
08-091		Springdale Gardens Apartments	80	12	Joplin	9/13/2018	Satisfactory	Above Average	Above Average	Superior	11/6/2018	2020	
08-098		The Woodlands	32	2	Pinxton	7/11/2018	Satisfactory	Satisfactory	Satisfactory	Satisfactory	8/27/2018	2020	
08-096	10025	Gettemann III	42	5	Ofallon	7/19/2018	Satisfactory	Above Average	Above Average	Superior	9/20/2018	2020	
08-098	10026	Cattaway Village Phase II	46	8	Fulton	5/17/2018	Satisfactory	Above Average	Above Average	Superior	6/28/2018	2020	
08-099	10027	Villas at Perique Hills	34	2	Wentzville	7/20/2018	Satisfactory	Above Average	Above Average	Superior	8/24/2018	2020	
08-910		Hannibal Arms Apartments	42	11	Hannibal	6/1/2018	Satisfactory	Above Average	Above Average	Superior	10/16/2018	2020	
08-911	10029	Massy Park	44	10	Marsfield	6/25/2018	Satisfactory	Satisfactory	Superior	Superior	10/17/2018	2020	
08-913		Rock Ridge Villas	30	5	Branson	7/9/2018	Above Average	Above Average	Above Average	Superior	7/16/2018	2020	
08-905		Sycamore Village Apartments	36	4	Perryville	9/5/2018	Satisfactory	Above Average	Above Average	Superior	10/9/2018	2020	
08-014	7	Country Villas Apartments	44	5	Madison	12/20/2018	Satisfactory	Above Average	Above Average	Superior		2020	Open extension
08-017-HC	10035	FARMVIEW ESTATES	0	0	Montgomery City	10/26/2018	Satisfactory	Above Average	Above Average	Superior	1/22/2019	2020	
08-030	10037	Bethel Ridge III	42	7	Columbia	9/18/2018	Satisfactory	Satisfactory	Satisfactory	Superior	12/7/2018	2020	
08-059		North Newstead V	31	3	Saint Louis	12/11/2018	Satisfactory	Satisfactory	Satisfactory	Superior	1/28/2019	2020	
08-060	10041	Fairview Village Senior Living	50	3	Jennings	4/28/2018	Satisfactory	Below Average	Satisfactory	Superior	6/25/2018	2020	
08-063		Open View Apartments	52	8	Sevilla	4/24/2018	Satisfactory	Above Average	Above Average	Superior	5/4/2018	2020	
08-068-HC		ONE GREGORY PLACE APARTMENTS	42	5	Saint Louis	8/29/2018	Satisfactory	Above Average	Above Average	Satisfactory	12/11/2018	2020	
08-069	10045	Orchard View Apartments, Phase II	56	4	Farmington	11/20/2018	Above Average	Above Average	Satisfactory	Superior	9/1/2019	2021	
08-076-HC	10046	NORTH JOURN II	0	0	Joplin	2/20/2019						2021	Still open
08-402		Senior Living at Cambridge Heights	117	6	Saint Louis	12/22/2018	Satisfactory	Satisfactory	Below Average	Superior	1/20/2019	2020	
08-437	14437	Arlington Grove	112	18	Saint Louis	1/29/2019	Below Average	Below Average	Below Average	Above Average		2021	Open extension
08-902		Mounts Place I Apartments	16	14	Carthage	9/12/2018	Satisfactory	Satisfactory	Above Average	Superior		2020	Non compliant
08-914		Woodbury Place Phase I	42	4	Ofallon	9/18/2018	Satisfactory	Above Average	Superior	Superior	6/26/2018	2020	
08-915		Fuel Lifts	37	3	Joplin	4/13/2018	Satisfactory	Satisfactory	Satisfactory	Satisfactory	8/2/2018	2020	
08-917	10426	Warrensburg Senior Housing LP	36	4	Warrensburg	11/14/2018	Above Average	Above Average	Above Average	Superior	1/6/2019	2020	
08-924		Hannibal Village	60	6	Ofallon	1/20/2019	Superior	Above Average	Above Average	Superior	1/23/2019	2021	
10-013-HC		GREEN HILLS INFRLL 54 & 55	0	0	Hamilton	1/15/2019	Satisfactory	Below Average	Below Average	Superior		2021	Non compliant
10-030		Windfall Trace FIA Springwood Apartments	46	6	Jennings	11/16/2018	Satisfactory	Above Average	Superior	Superior	12/20/2018	2020	
10-043-HC		WEBB CITY CARDINAL DUPLEXES	0	0	Webb City	9/14/2018	Satisfactory	Satisfactory	Below Average	Superior	4/15/2019	2020	
10-059	11070	Oakland Heights	107	19	Kansas City	10/18/2018	Satisfactory	Satisfactory	Satisfactory	Superior		2020	Non compliant
10-060		Kempier Village Homes	32	3	Boonville	12/11/2018	Satisfactory	Above Average	Above Average	Above Average	9/8/2019	2020	
10-067	4355	Eve Village Apartments	50	5	Kansas City	12/19/2018	Satisfactory	Above Average	Superior	Superior	1/4/2019	2020	
10-093-HC		WILLOW SPRINGS	0	0	Willow Springs	11/16/2018	Superior	Superior	Superior	Superior	11/8/2018	2020	
10-407	11407	Savannah Heights	125	13	Independence	10/13/2018	Satisfactory	Above Average	Above Average	Superior	11/21/2018	2020	

10-415	21115	Grandview Estates	32	10 Independence	10/18/2018	Satisfactory	Satisfactory	Satisfactory	Superior	12/1/2018	2020
10-416		Luchs Heights Phase I	192	35 Saint Louis	8/29/2018	Satisfactory	Above Average	Above Average	Superior	10/5/2018	2020
10-417		Phase II S225 Page	29	5 Saint Louis	8/30/2018	Satisfactory	Satisfactory	Satisfactory	Above Average	10/5/2018	2020
10-426		Charlton Apartments	40	11 Kansas City	9/13/2018	Satisfactory	Satisfactory	Satisfactory	Superior	9/4/2019	2020
10-903		The Greens at Brinson Hills, LLC	54	3 Branson	2/20/2019	Superior	Superior	Above Average	Superior	4/8/2019	2021
10-906		Widd City Circle	48	4 Wabash City	9/27/2018	Satisfactory	Above Average	Satisfactory	Superior	11/20/2018	2020
10-908		Villas at Penque Hills - Phase II	32	9 Wentzville	7/10/2018	Satisfactory	Above Average	Above Average	Superior	8/24/2018	2020
10-911		Bellemeade Manor	100	9 Saint Peters	12/13/2018	Satisfactory	Above Average	Superior	Superior	12/1/2018	2020
10-926	9261	Battlefield Tower	92	13 Springfield	7/10/2018	Superior	Superior	Superior	Superior	7/16/2018	2020
11-009-HC	11009	FARMVIEW ESTATES II	0	0 Montgomery City	1/11/2019	Satisfactory	Above Average	Above Average	Superior		2021 Still open
11-010	11010	Villas at Hawthorn	48	9 Warrenton	10/23/2018	Above Average	Superior	Superior	Superior	11/13/2018	2020
11-013-HC	11013	CARL ELECTION SENIOR DUPLEX	0	0 Carl Junction	9/6/2018	Satisfactory	Satisfactory	Satisfactory	Superior		2021 Still open
11-019	11019	Victoria Arms	124	15 Kansas City	7/26/2018	Satisfactory	Above Average	Above Average	Superior	8/29/2018	2020
11-041	11116	The Salvation Army St. Louis Veterans	49	5 Saint Louis	10/23/2018	Satisfactory	Above Average	Above Average	Above Average	12/1/2018	2020
11-043	11548	Triangle II	40	5 Saint Peters	6/8/2018	Satisfactory	Above Average	Above Average	Superior	7/8/2018	2020
11-074-HC	45011	URBAN INFILL 01	1	1 Saint Joseph	1/29/2019	Below Average	Satisfactory	Satisfactory	Superior		2021 Open extension
11-088	11088	Augustine S. Cameron Place	48	12 Kansas City	2/27/2019	Satisfactory	Satisfactory	Satisfactory	Above Average	3/29/2019	2021
12-002-HC		Woodridge Single Family	2	2 Kansas City	2/6/2019	Superior	Above Average	Above Average	Superior	4/22/2019	2021
12-023		Pickett Place Apartments	36	9 Saint Joseph	12/26/2018	Superior	Above Average	Above Average	Superior	1/29/2019	2020
12-032		Westport Park	46	5 Springfield	4/29/2018	Satisfactory	Above Average	Above Average	Superior	11/2/2018	2020
12-408	12408	CityPlace at Pine	149	11 Saint Louis	6/13/2018	Satisfactory	Above Average	Above Average	Above Average	8/31/2018	2020
12-411		Garfield Place	25	2 Saint Louis	1/26/2019	Satisfactory	Satisfactory	Satisfactory	Above Average	3/8/2019	2021
12-417		House Springs Apartments	48	18 House Springs	11/27/2018	Satisfactory	Above Average	Above Average	Superior	1/18/2019	2020
12-425		Friendship Village Apartments	145	35 Kansas City	7/24/2018	Satisfactory	Above Average	Above Average	Superior	11/3/2018	2020
13-010		Open Trails	48	0 Saint Peters	3/27/2019	Satisfactory	Above Average	Above Average	Superior		Incomplete-REAC
13-020		Fairview Estates Phase II	9	0 Montgomery City	1/21/2019	Satisfactory	Above Average	Above Average	Superior		2021 Still open
13-036		Bacon Village	44	20 Springfield	1/8/2019	Satisfactory	Above Average	Above Average	Superior	1/28/2019	2021
13-052		Rock Ridge Villas-Phase II	40	15 Branson	7/9/2018	Satisfactory	Above Average	Superior	Superior	7/26/2018	2020
13-064		Katherine Estates, LP	40	8 Duquenois	9/26/2018	Satisfactory	Satisfactory	Satisfactory	Superior	11/26/2018	2020
13-092-HH	12396	WEST CENTRAL MISSOURI COMMUNITY ACTION A	0	0 Raymore	2/25/2019	Satisfactory	Above Average	Above Average	Superior		2021 Still open
13-406		Arcade Building	202	15 Saint Louis	9/17/2018	Satisfactory	Above Average	Above Average	Superior	7/31/2018	2020
13-413		Dal Point Redevelopment Project	30	15 Kansas City	9/19/2018	Satisfactory	Satisfactory	Satisfactory	Superior	10/29/2018	2020
13-418		Village at Delta Place	40	10 Saint Louis	1/11/2019	Satisfactory	Satisfactory	Satisfactory	Superior	2/18/2019	2021
14-010		Wanted Creek Estates	40	11 Sullivan	10/29/2018	Satisfactory	Below Average	Satisfactory	Superior	2/20/2019	2020
14-046		Fish Haven Apartments	64	6 Lake Ozark	11/29/2018	Satisfactory	Above Average	Above Average	Above Average	4/2/2019	2020
14-056		Junco Place	41	3 Springfield	10/27/2018	Satisfactory	Satisfactory	Satisfactory	Superior	1/24/2019	2020
14-063		Lancaster Duplex Housing Project	2	2 Lancaster	2/8/2019	Satisfactory	Satisfactory	Satisfactory	Superior	4/22/2019	2021
14-107		McLee Street Apartments	12	12 Columbia	12/14/2018	Satisfactory	Above Average	Above Average	Superior	2/14/2019	2020
14-405		Life Skills Rehab/Fincoe Place	14	13 Kirkwood	12/14/2018	Satisfactory	Above Average	Superior	Superior	12/14/2018	2020
15-003		Deer Brook Villa Phase II	36	5 Sedalia	4/26/2018	Superior	Superior	Above Average	Superior	5/8/2018	2020
15-004		Kirkville Heights Apartments	50	11 Kirkville	7/26/2018	Satisfactory	Satisfactory	Satisfactory	Superior	8/31/2018	2020
15-006		Berkshire Apartments	29	5 Mexico	4/17/2018	Satisfactory	Above Average	Above Average	Superior	6/8/2018	2020
15-013		Meadowbrook Apartments/ Meadowview II A	36	4 Bonifant Springs	1/31/2019	Above Average	Satisfactory	Satisfactory	Superior		2021 Open extension
15-022		Summit Villa Apartments	42	4 Troy	1/8/2019	Satisfactory	Above Average	Superior	Superior		2021 Open extension
15-039		Carsville Cottages	48	7 Keosauqua	9/22/2018	Satisfactory	Satisfactory	Satisfactory	Superior	1/8/2019	2020
15-039		South Pointe Apartments	48	7 Poplar Bluff	9/20/2018	Satisfactory	Satisfactory	Satisfactory	Superior		2021 Still open
15-038		Aldrich Creek Estates	44	6 Bolivar	2/22/2019	Satisfactory	Above Average	Superior	Superior	3/12/2019	2021
15-051		Queensbrook Village Senior Living Phase	40	4 Saint Peters	7/10/2018	Above Average	Above Average	Superior	Superior	8/9/2018	2020
15-057		Country Hills	40	4 Rolla	9/15/2018	Satisfactory	Satisfactory	Satisfactory	Superior	12/9/2018	2020
15-062		Genoy Estates II	40	7 Columbia	9/20/2018	Satisfactory	Below Average	Above Average	Superior	12/7/2018	2020
15-066		Vanderwee Place	54	3 Saint Louis	7/24/2018	Satisfactory	Above Average	Above Average	Superior	10/7/2018	2020
15-070		Woodfield Park	46	4 Springfield	1/10/2019	Satisfactory	Above Average	Superior	Superior	1/15/2019	2021
15-073		Chase Place Apartments	25	25 Hannibal	12/18/2018	Satisfactory	Above Average	Above Average	Above Average	2/6/2019	2020
15-077		Pathways Villersburg Apartments	30	5 Villersburg	9/13/2018	Above Average	Above Average	Above Average	Above Average	9/19/2018	2020
15-082		Chapel Hill Commons III	52	7 Jefferson City	10/10/2018	Superior	Above Average	Above Average	Superior	11/1/2018	2020
15-100		Phil B. Curtis Manor	54	0 Kansas City	9/14/2018	Satisfactory	Below Average	Below Average	Superior	1/10/2019	2020
15-402		East Fox Homes	33	3 Saint Louis	5/23/2018	Satisfactory	Above Average	Above Average	Superior	7/31/2018	2020
16-001		Clay Estates Phase II LP	28	2 Dixon	12/14/2018	Superior	Superior	Above Average	Superior	1/14/2019	2020
16-009		Fairground Villa	40	7 Warrenton	8/1/2018	Satisfactory	Satisfactory	Above Average	Superior	1/27/2019	2020
16-022		Harrisonville Villas	40	6 Harrisonville	4/24/2018	Satisfactory	Above Average	Above Average	Superior	5/14/2018	2020
16-026		McClendon Villas	36	6 Springfield	8/28/2018	Above Average	Above Average	Above Average	Superior	11/2/2018	2020
16-042		Westport Gardens	36	5 Marshall	8/7/2018	Above Average	Above Average	Satisfactory	Satisfactory	9/6/2018	2020
16-044		Fish Haven Estates	44	7 Lake Ozark	11/28/2018	Satisfactory	Below Average	Above Average	Superior	2/19/2019	2020
16-052		The Cottages at Bluebird Creek	40	3 Liberty	11/7/2018	Satisfactory	Below Average	Below Average	Superior	2/6/2019	2020
16-073		The Residences at Jennings Place II, LP	54	5 Jennings	10/18/2018	Satisfactory	Above Average	Above Average	Superior	11/26/2018	2020
16-492		Heritage House Apartments	166	15 Independence	9/11/2018	Satisfactory	Satisfactory	Satisfactory	Superior	10/29/2018	2020
17-088		Village Meadows	52	5 Boonville	9/28/2019	Satisfactory	Above Average	Above Average	Superior		2021 Still open
99-007		GREEN HILLS COMMUNITY ACTION AGENCY	1	1 Trenton	5/3/2018	Below Average	Below Average	Below Average	Superior		2020 Non-compliant
99-045-HC		WILLOW SPRING HOMES III	5	5 Willow Springs	8/10/2018	Satisfactory	Satisfactory	Above Average	Superior	10/22/2018	2020
AHP #001		ODNRK ACTION, INC	4	4 Mountain View	8/8/2018	Satisfactory	Above Average	Above Average	Superior	9/21/2018	2020
AHP #01		LAKEIDE APARTMENTS	24	24 Mazon	12/14/2018	Satisfactory	Satisfactory	Below Average	Superior	3/18/2019	2020
CHOD #2		GREEN HILLS COMMUNITY ACTION AGENCY	1	1 Trenton	8/24/2018	Satisfactory	Below Average	Below Average	Superior		2020 Non-compliant
RHP #62		Anne Dorsey Hodgson Park	15	15 Hannibal	12/17/2018	Unsatisfactory	Unsatisfactory	Unsatisfactory	Superior		2020 Non-compliant

## Inspections page 3

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.

## 92.351(b)

MHDC continues to work with our property managers, mortgage lenders and internal leadership to ensure that fair housing resources are available and that access to those resources is increased. MHDC held a statewide Special Needs Housing Summit in July 2014.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

<p style="margin: 0in 0in 10pt; line-height: normal;"><font face="Calibri" size="3">Based on the IDIS report PR09 MHDC disbursed \$3,095,801.90 during the period of 04/01/2018 to 03/31/2019. MHDC polices requires the utilization of available program income on projects before the draw down of HOME funds from entitlement. The Program income was used throughout the period on 17 rental projects of which 10 are still under construction that would be utilized to provide affordable housing to Low Income households. Attached is a list of the 17 rental project owners & attached are the tenant characteristics for the 7 completed projects.</font></p>

Program Income Use

Owner

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North Sarah III Limited Partnership  
MorningStar Senior, LP  
Friendship Manor Senior Housing Limited Partnership  
Nathanial Rivers Place  
The Cottages at Bluebird Creek, LP  
Covenant Place II, LLC  
Bryant Walkway Housing Development Group, LP  
Meramac Place Associates  
The Villas of Smithville, LP  
Village Meadow Boonville, LP  
Baltimore Meadows, LP  
Villas at Myers Park, LP  
Woodbridge Preservation, LLC  
Memorial Hills, LP  
Linwood Apartments, LP  
Century TH, LLC  
Bryant Walkway II Housing Development Group, LP

**Program Income Owners**















**ONLY: Including the coordination of LIHTC with the development of affordable housing).  
91.320(j)**

Many of Missouri's affordable housing resources are coordinated by MHDC. As the state housing finance agency, MHDC is dedicated to strengthening communities and the lives of Missourians through the financing, development and preservation of affordable housing. Funding decisions are made in accordance with the QAP and other allocation plans (including the HTF allocation plan) approved annually by MHDC Board of Commissioners. Federal resources, including HOME and HTF are leveraged with alternative funding resources as they become available in connection with the private/public partnership programs involving the production of rental property. MHDC is committed to ensuring that all allocation plans for the various funding sources effectively meet the needs of the Missouri citizens including individuals and families who represent special needs populations and other vulnerable or at-risk populations.

The 2018-2022 Consolidated Plan and 2019 Annual Action Plan reflects a partnership between PHAs and state community development and housing providers that has not been present with previous five year plans. Missouri's Consolidated Partners will continue to work with MONAHRO and PHAs throughout the state to improve access to processes, encourage collaboration and better align affordable housing priorities.

**CR-55 - HOPWA 91.520(e)**

**Identify the number of individuals assisted and the types of assistance provided**

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	150	204
Tenant-based rental assistance	175	292
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

**Table 14 – HOPWA Number of Households Served**

**Narrative**

**CR-56 - HTF 91.520(h)**

**Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.**

MHDC awarded Missouri’s first NHTF allocations in October, 2018. Our allocation plan details an evaluation process that uses a scoring and ranking system. MHDC evaluated five applications and was able to award funds to three new construction projects based on the rankings. Special Needs and Service Enriched Housing are two of MHDC’s top priorities when utilizing NHTF funds, and two of the three projects will serve Special Needs tenants and the other will have services on site.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

**Table 15 - CR-56 HTF Units in HTF activities completed during the period**

**CR-60 - ESG 91.520(g) (ESG Recipients only)**

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

**Recipient Name** MISSOURI  
**Organizational DUNS Number** 879014686  
**EIN/TIN Number** 446000987  
**Identify the Field Office** KANSAS CITY  
**Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance** Missouri Balance of State CoC

**ESG Contact Name**

**Prefix** Ms  
**First Name** Heather

CAPER

**Middle Name** L  
**Last Name** Howell  
**Suffix** 0  
**Title** Unit Manager - Family Support Division

**ESG Contact Address**

**Street Address 1** Missouri Department of Social Services  
**Street Address 2** PO Box 2320, 615 Howerton  
**City** Jefferson City  
**State** MO  
**ZIP Code** -  
**Phone Number** 5737513595  
**Extension** 0  
**Fax Number** 0  
**Email Address** heather.l.howell@dss.mo.gov

**ESG Secondary Contact**

**Prefix** Ms  
**First Name** Sarah  
**Last Name** Parsons  
**Suffix** 0  
**Title** Continuum of Care and ESG Coordinator  
**Phone Number** 8167596600  
**Extension** 0  
**Email Address** sparsons@mhdc.com

**2. Reporting Period—All Recipients Complete**

**Program Year Start Date** 04/01/2018  
**Program Year End Date** 03/31/2019

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name:** MISSOURI HOUSING DEVELOPMENT COMMISSION  
**City:** Kansas City  
**State:** MO  
**Zip Code:** 64111, 2403  
**DUNS Number:** 118941822  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Unit of Government  
**ESG Subgrant or Contract Award Amount:** 2901221



## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 18 – Shelter Information



#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 19 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 20 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 21 – Gender Information

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

**Table 22 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

**Table 23 – Special Population Served**

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	198,800
Total Number of bed-nights provided	369,623
Capacity Utilization	185.93%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	314,523	301,001	356,808
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	93,319	85,974	99,439
Expenditures for Housing Relocation & Stabilization Services - Services	159,681	147,021	174,932
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>567,523</b>	<b>533,996</b>	<b>631,179</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	252,850	229,453	330,962
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	141,128	141,284	218,077
Expenditures for Housing Relocation & Stabilization Services - Services	156,028	218,166	206,067
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>550,006</b>	<b>588,903</b>	<b>755,106</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	432,696	328,765	347,963
Operations	518,723	453,747	436,330
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>951,419</b>	<b>782,512</b>	<b>784,293</b>

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<b>2016</b>	<b>2017</b>	<b>2018</b>
Street Outreach	121,218	123,019	162,820
HMIS	275,629	290,531	355,377
Administration	104,344	110,646	131,861

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

<b>Total ESG Funds Expended</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
	2,570,139	2,429,607	2,820,636

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	<b>2016</b>	<b>2017</b>	<b>2018</b>
Other Non-ESG HUD Funds	87,079	73,443	122,969
Other Federal Funds	135,358	185,854	333,143
State Government	951,791	944,465	733,311
Local Government	148,102	67,779	176,061
Private Funds	663,441	716,667	1,004,092

Other	663,350	599,718	588,328
Fees	108,211	16,300	17,000
Program Income	0	34,447	34,000
<b>Total Match Amount</b>	<b>2,757,332</b>	<b>2,638,673</b>	<b>3,008,904</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
	5,327,471	5,068,280	5,829,540

**Table 31 - Total Amount of Funds Expended on ESG Activities**