



City of Kansas City, Missouri

Neighborhood Stabilization Program 3 Application for Funding

Housing and Community Development Department

City Hall

414 E. 12th Street, 11th Floor

Kansas City, MO 64106

Shirley Winn, Director

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EMAIL: housing@kcmo.org

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CITY OF KANSAS CITY, MO

1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Winn, Shirley
Email Address	shirley_winn@kcmo.org
Phone Number	816-513-2907
Mailing Address	City Hall, 11 th Floor, 414 E. 12 th Street, Kansas City, MO 64106

2. Areas of Greatest Need

Map Submission

The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as attachment A. This application covers two areas—the Green Impact Zone which includes all of census tracts 62, 63 and 64 as well as very small portions of 75, 76 and 77 and the Ruskin area which covers all of tracts 132.02, 132.03 and 132.04.

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.

Response:

Information obtained from the HUD Foreclosure Need website. HUD rated each census tract and/or neighborhood on a scale from 1 to 20 with 20 being the areas with greatest need. This foreclosure score allows local governments to target funding to those areas with the highest percentage of home foreclosures, the highest percentage of homes financed by subprime mortgage related loans and those areas likely to face a significant rise in the rate of home foreclosures.

Determination of Areas of Greatest Need and Applicable Tiers

Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.

Response:

In selecting its areas of greatest need, the City of Kansas City focused on restricting activity to a minimal number of areas even though numerous other tracts and neighborhoods throughout the city met the minimum Foreclosure Need Score of 13 required for eligibility in Missouri. This was done in order to satisfy HUD desires of being able to have the NSP3 funds make a visible impact in the targeted neighborhood.

The City recognizes that the proposed total number of units (23) to be addressed (without considering program income) is less than the 20% of REO units presumed by HUD to be the minimum number to make a visible impact. However, by making strategic acquisitions and using methods such as the Wells Fargo CDC donation described in this item below to significantly reduce development costs, the City feels it can, in concert with the other investment dollars going into these target areas, achieve a visible and meaningful impact upon the neighborhoods with the limited NSP3 funds available. Another tool that could produce cost benefits in acquiring abandoned properties is an ordinance (#110072) just introduced in January by the City Council that would enable properties held by the Land Trust of Jackson

County to be donated to neighborhood based nonprofit agencies that have a plan for repair and rehabilitation of the property. Currently, the property cannot be transferred for less than 2/3 of market value.

The Green Impact Zone (GIZ) has an NSP3 score of 16.86 and the Ruskin neighborhood has a score of 15.59. The NSP3 need score for both areas combined is 16.24. All of the census tracts identified above in item #2, Map Submission, had NSP1 need scores of 10 (the highest score possible) as provided by HUD and all of the tracts are currently included as target areas in the City's NSP1 and NSP-Mo. operations. While there is considerable NSP1 activity still underway in both of these areas, priority in the use of program income received from the sale of rehabilitated properties will also go to eligible properties located in the GIZ and Ruskin.

In addition to the need score, the existence of other investment activity that complements NSP3 activities was a major contributing factor in the selection of these two neighborhoods as was information on foreclosure activity and housing conditions obtained from Policy Map and Realty Trac.

Funding from a variety of stimulus-funded programs has been designated for the **Green Impact Zone** in order to stimulate its economic recovery and community revitalization. Specific plans under these programs include the weatherization of homes, demolition of dangerous buildings, repaving streets, replacing a key neighborhood bridge (under construction), upgrading of public transportation (a new bus rapid transit MAX line initiated service along the west border of the GIZ on Jan. 1, 2011), the provision of a comprehensive job training and placement program and the construction of a community services center. The City is committing stimulus and CDBG funding for the development of a community center at the south end of the GIZ that will focus on community services, green development, job creation and business development.

The nearby University of Missouri-Kansas City and Kansas City Power and Light Company are also contributing significant resources to this multi-faceted strategy. Amongst other things, UMKC will be evaluating and measuring the impact of the Green Impact Zone initiative. UMKC data is being used to develop a baseline measurement of where the zone stands in terms of expressed goals such as sustainability, employment growth, and improved housing conditions.

Additionally, Wells Fargo Bank has agreed to donate 28 foreclosed properties to the Ivanhoe Neighborhood Council (INC), which operates within the GIZ, as well as \$7,500 per property for demolition or rehabilitation as appropriate. INC has utilized CDBG funds over the past several years to provide home improvement assistance to owner-occupants in the area through the City's Minor Home Repair Program and currently is also using 2010 CDBG funds to carry out a rental unit rehabilitation program.

While the GIZ has suffered for many years from high levels of unemployment and high concentrations of vacant and abandoned properties, its prime location in proximity to the Country Club Plaza, downtown Kansas City, UMKC and the Stowers Institute for Medical Research along with the improvements identified above are expected to aid in the reversal of these trends and once again make it an attractive place to live and work. The activities that will be carried out under NSP3 will clearly serve to complement and enhance the activities already in process and those proposed for the GIZ.

Meanwhile, the **Ruskin** area which has experienced significant foreclosure activity over the past several years has proved to be the most active area under NSP1 and NSP-Mo. and the City wants to continue to

build on this success by including the neighborhood in NSP3. Area owner-occupants have also been receiving home improvement assistance for several years from Neighborhood Housing Services through the City's Minor Home Repair program. NHS has received CDBG assistance for the current program year to continue this program in Ruskin. Additionally, the City is one of 25 entities in the U.S. to receive a U.S. Dept. of Energy stimulus grant under the Energy Efficiency and Conservation Block Grant Program. The amount of the grant is \$20 million and the City has designated 7 neighborhoods for participation. Both the Ruskin neighborhood and the GIZ are covered by this grant. Amongst other things, the grant will provide a range of incentives for building owners in the target areas. Various incentives include: funding for asbestos assessments and abatement; rebates for energy efficiency evaluations for low-income homeowners; and provision for water conservation improvements such as high efficiency shower heads and toilets, rain barrels, etc.

The neighborhood has benefitted from a recent decision by the school district serving the area to combine all high school offerings for the district into Ruskin High School (located within the target area) rather than Hickman Mills high school thereby creating an important neighborhood anchor for the target area. Ready access to the Bruce Watkins Freeway (US 71) and I-470 also provides a major benefit to the area which can contribute to its resurgence. In addition, conversion of the nearby former Richards-Gebaur Air Force Base into an international trade-processing center and intermodal freight gateway over the next few years should stimulate housing demand in the Ruskin area.

Because the housing stock in Ruskin is predominately post-1950 construction, the rehabilitation costs experienced in the area so far under NSP-1 have been considerably below those from the inner portions of the City, thus helping to stretch the limited amount of NSP-3 program funding available.

Activities will be conducted in both areas concurrently rather than through a tiered approach.

3. Definitions and Descriptions

Definitions

Term	Definition
Blighted Structure	A blighted structure is one that meets the definition of a dangerous building as found in the City's Property Maintenance Code, Section 56-532.
Affordable Rents	Rental rates published by HUD as high and low HOME rates will be used to define affordable rents. The low HOME rent is the maximum rent for households whose incomes are equal to or below 50% of area median income (AMI) and the high rents are the maximum rents for households whose income is between 50% and 120% of AMI. These are the same rent rates as are being used in the NSP1 program.

Descriptions

Term	Definition
Long-Term Affordability	NSP3 assisted units must charge an affordable rent and rent to eligible families for not less than 20 years. Those units initially leased to households earning less than 50% of the Area Median Income (AMI) that become vacant must be subsequently rented to families earning less than 50% of the AMI using the rental restrictions applicable to this income group.

<p>Housing Rehabilitation Standards</p>	<p>City ordinance No. 080543 requires that “all new and gut rehabilitation residential buildings up to three stories be designed to meet the standard for Energy Star Qualified New Homes (achieving a rating of equal to or less than 85 on the Home Energy Rating System Rating Scale). All procedures used for this rating shall comply with the National Home Energy Rating System guidelines.”</p> <p>Although no gut rehabilitation or construction of mid-rise multifamily housing is anticipated, if it should occur it will be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent.</p> <p>To the extent feasible and applicable to the work undertaken in rehabilitation, the City will utilize energy efficient and environmentally friendly green elements including those found in Attachment C to the NSP3 Notice of Formula Allocations and Program Requirements for Neighborhood Stabilization Program Formula Grants. Rehabilitation efforts to the extent practicable will also attempt to replace older obsolete products and appliances with Energy Star-46 labeled products. In addition, water efficient toilets, showers and faucets with the WaterSense label will be installed as replacements.</p> <p>All single-family structures (1-4 units) to be rehabilitated under NSP3 will be required to meet the Single-family Minimum Housing Rehabilitation Standards found in Attachment B. Multifamily housing must be rehabilitated to the standards contained in the Kansas City Building and Rehabilitation Code as well as Federal Housing Quality Standards (HQS).</p>
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4. Low-Income Targeting

Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.

Response:

Total low-income set-aside percentage (must be no less than 25 percent): 25.00%

Total funds set aside for low-income individuals = \$455,972.00

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.

Response:

All NSP3 funds will be used to assist persons whose income does not exceed 120% of AMI. No less than

25% of the grant must be used for the redevelopment of abandoned or foreclosed upon homes or residential properties that will be used to house individuals or families whose incomes do not exceed 50% of AMI. Whenever feasible, low-income targeting goals will be first pursued through the sale of rehabilitated properties. Both of the included neighborhoods have goals of trying to reduce the number of rental properties. However, the success of this strategy will depend upon the total development cost for completed properties and how much of a subsidy would have to be provided to the buyer. Experience in NSP1 has been somewhat promising to date as 33% of home sales through 12/31/10 have been to low-income buyers. In the event that purchasing opportunities for those below 50% AMI become limited, the program will turn to either outright leasing of units (with appropriate affordability restrictions) or lease to purchase options. Staff will monitor the use of funds monthly to ensure that the statutory requirement is met.

5. Acquisition and Relocation

Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income)?	No
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If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	
The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion). Acquisition and rehabilitation of eligible properties is expected to begin in July 2011 with completion of activity no later than the end of 2013. At least 50% of grant funds would be expended by Dec 31, 2012.	
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	

6. Public Comment

Citizen Participation Plan

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.
<p>Response:</p> <p>This plan amendment was posted in its entirety on the City's website on February 9, 2011 with comments required to be submitted to the Housing and Community Development Department no later than February 24, 2011. Additionally, a public hearing on Resolution No. 110010 which designated the two target areas was held on Jan. 12, 2011 and another public hearing on Resolution No. 110116 approving the submission of a Substantial Amendment (for NSP 3) was held on Feb. 23, 2011. Both hearings were conducted by the City Council Housing Committee. No member of the public testified at either hearing.</p>

Summary of Public Comments Received.

There were no public comments received on the proposed amendment.

7. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled “Activity Number 4,” “Activity Number 5,” “Activity Number 6,” and “Activity Number 7.” If you are unsure how to delete a table, see the instructions above.

The field labeled “Total Budget for Activity” will populate based on the figures entered in the fields above it.

Consult the NSP3 Program Design Guidebook for guidance on completing the “Performance Measures” component of the activity tables below.

Activity Number 1	
Activity Name	Purchase and rehabilitation of residential properties that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such properties.
Uses	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	Acquisition, rehabilitation, public services for housing counseling, and disposition of property. Public services for homeowner counseling is limited to the extent that the counseling beneficiaries are limited to prospective purchasers or tenants of the assisted properties.
National Objective	Low-Moderate Middle-Income Housing (LMMH)
Activity Description	<p>The City of Kansas City and its subrecipient or developer housing providers will acquire 18 foreclosed or abandoned properties in the targeted areas for sale or lease to eligible families.</p> <p>The ownership program will be substantially the same as the NSP1 program now being administered by the Housing and Community Development Dept. Foreclosed/abandoned properties will be identified and purchased by the housing providers and rehabilitated in accordance with the Housing Rehabilitation Standards. The homes will be sold to eligible families for the appraised price or the cost of acquisition and rehabilitation, whichever is less. The housing provider will identify potential buyers and assist them in securing 1st mortgage financing as well in receiving the required 8 hours of homeownership counseling. At the time of sale of the home, the sales price (less any subsidy needed to make the home affordable to the buyer) will be repaid to the NSP program and used for other eligible activities.</p>

	<p>In the event a property is to be used for rental occupancy, its would be made available to nonprofit agencies with the provision that rents remain affordable. The property subsidy will be structured accordingly to provide this long term affordability.</p> <p>Subrecipients, developers and contractors who hire new employees will be required, to the maximum extent possible, to hire workers who reside in the NSP3 program area and contract with small businesses that are owned or operated by persons residing in the vicinity of the project. This process will be an extension of the extremely successful Section 3 requirement that has been enforced in the City's NSP1 program.</p>	
Location Description	All properties acquired and rehabilitated will be located in the NSP3 Target Area. To the maximum extent feasible, the City will attempt to equalize the amount of NSP3 funding being used in each target area.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$1,185,528
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity	\$1,185,528	
Performance Measures	Number of homes acquired and rehabilitated – 18	
Projected Start Date	6/1/2011	
Projected End Date	12/31/2013	
Responsible Organization	Name	Housing and Community Development Dept.
	Location	414 E. 12 th ; Kansas City, MO 64106
	Administrator Contact Info	Shirley Winn, (816) 513-2907

Activity Number 2		
Activity Name	Administration	
Use	Select all that apply:	
	<input type="checkbox"/>	Eligible Use A: Financing Mechanisms
	<input type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/>	Eligible Use C: Land Banking
	<input type="checkbox"/>	Eligible Use D: Demolition
	<input type="checkbox"/>	Eligible Use E: Redevelopment
CDBG Activity or Activities	Administration of program funding	
National Objective	NA	
Activity Description	Administration of NSP3 program	
Location Description	NA	
Budget	Source of Funding	Dollar Amount
	NSP3	\$182,388
Total Budget for Activity	\$182,388	
Performance Measures	Expenditures by required dates	

Projected Start Date	6/ 1/ 2011	
Projected End Date	5/31/ 2014	
Responsible Organization	Name	Housing and Comm. Development Dept.
	Location	414 E. 12 th ; Kansas City, MO 64106
	Administrator Contact Info	Shirley Winn, (816) 513-2907

Activity Number 3											
Activity Name	Purchase and rehabilitation of residential properties that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such properties.										
Use	<p>Select all that apply:</p> <table border="1"> <tr> <td><input type="checkbox"/></td> <td>Eligible Use A: Financing Mechanisms</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Eligible Use B: Acquisition and Rehabilitation</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Eligible Use C: Land Banking</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Eligible Use D: Demolition</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Eligible Use E: Redevelopment</td> </tr> </table>	<input type="checkbox"/>	Eligible Use A: Financing Mechanisms	<input checked="" type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation	<input type="checkbox"/>	Eligible Use C: Land Banking	<input type="checkbox"/>	Eligible Use D: Demolition	<input type="checkbox"/>	Eligible Use E: Redevelopment
<input type="checkbox"/>	Eligible Use A: Financing Mechanisms										
<input checked="" type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation										
<input type="checkbox"/>	Eligible Use C: Land Banking										
<input type="checkbox"/>	Eligible Use D: Demolition										
<input type="checkbox"/>	Eligible Use E: Redevelopment										
CDBG Activity or Activities	Acquisition, rehabilitation, public services for housing counseling, and disposition of property. Public services for homeowner counseling is limited to the extent that the counseling beneficiaries are limited to prospective purchasers or tenants of the assisted properties.										
National Objective	Low-income housing to meet 25% set-aside (LH25)										
Activity Description	<p>The City of Kansas City and its subrecipient or developer housing providers will acquire 5 foreclosed or abandoned properties in the targeted areas for sale or lease to eligible families.</p> <p>The ownership program will be substantially the same as the NSP1 program now being administered by the Housing and Community Development Dept. Foreclosed/abandoned properties will be identified and purchased by the housing providers and rehabilitated in accordance with the Housing Rehabilitation Standards. The homes will be sold to eligible families for the appraised price or the cost of acquisition and rehabilitation, whichever is less. The housing provider will identify potential buyers and assist them in securing 1st mortgage financing as well in receiving the required 8 hours of homeownership counseling. At the time of sale of the home, the sales price (less any subsidy needed to make the home affordable to the buyer) will be repaid to the NSP program and used for other eligible activities.</p> <p>In the event a property is to be used for rental occupancy, it would be made available to nonprofit agencies with the provision that rents remain affordable. The property subsidy will be structured accordingly to provide this long term affordability.</p> <p>Subrecipients, developers and contractors who hire new employees will be required, to the maximum extent possible, to hire workers who reside in the NSP3 program area and contract with small businesses that are owned or operated by persons residing in the vicinity of the project. This process will be an extension of the extremely successful Section 3 requirement that has been</p>										

	enforced in the City's NSP1 program.	
Location Description	All properties acquired and rehabilitated will be located in the NSP3 Target Area. To the maximum extent feasible, the City will attempt to equalize the amount of NSP3 funding being used in each target area.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$455,972
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity	\$455,9720.00	
Performance Measures	Number of homes acquired and rehabilitated – 5	
Projected Start Date	6/1/2011	
Projected End Date	12/31/2013	
Responsible Organization	Name	Housing and Community Development Dept.
	Location	414 E. 12 th ; Kansas City, MO 64106
	Administrator Contact Info	Shirley Winn, (816) 513-2907

8. Certifications

Certifications for State and Entitlement Communities

- (1) **Affirmatively furthering fair housing.** The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.
- (2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.
- (3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.
- (5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.
- (6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.

(7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

(8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.

(9) **Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]

(10) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

(11) **The jurisdiction certifies:**

- a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and
- b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) **Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:

- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
- b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) **Compliance with lead-based paint procedures.** The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) **Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

(16) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(17) **Development of affordable rental housing.** The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.



Signature/Authorized Official

Feb. 25, 2011
Date

Mayor
Title

**City of Kansas City, MO
Substantial Amendment to 2010 Action Plan
for
Neighborhood Stabilization Program 3**

Attachment A – Target Areas

Project Summary for NSP3

Project Name	Total Housing Units	NSP3 Need Score
GIZ	4167	16.86
Ruskin	3926	15.59

Total Housing Units for All Shapes: 8093

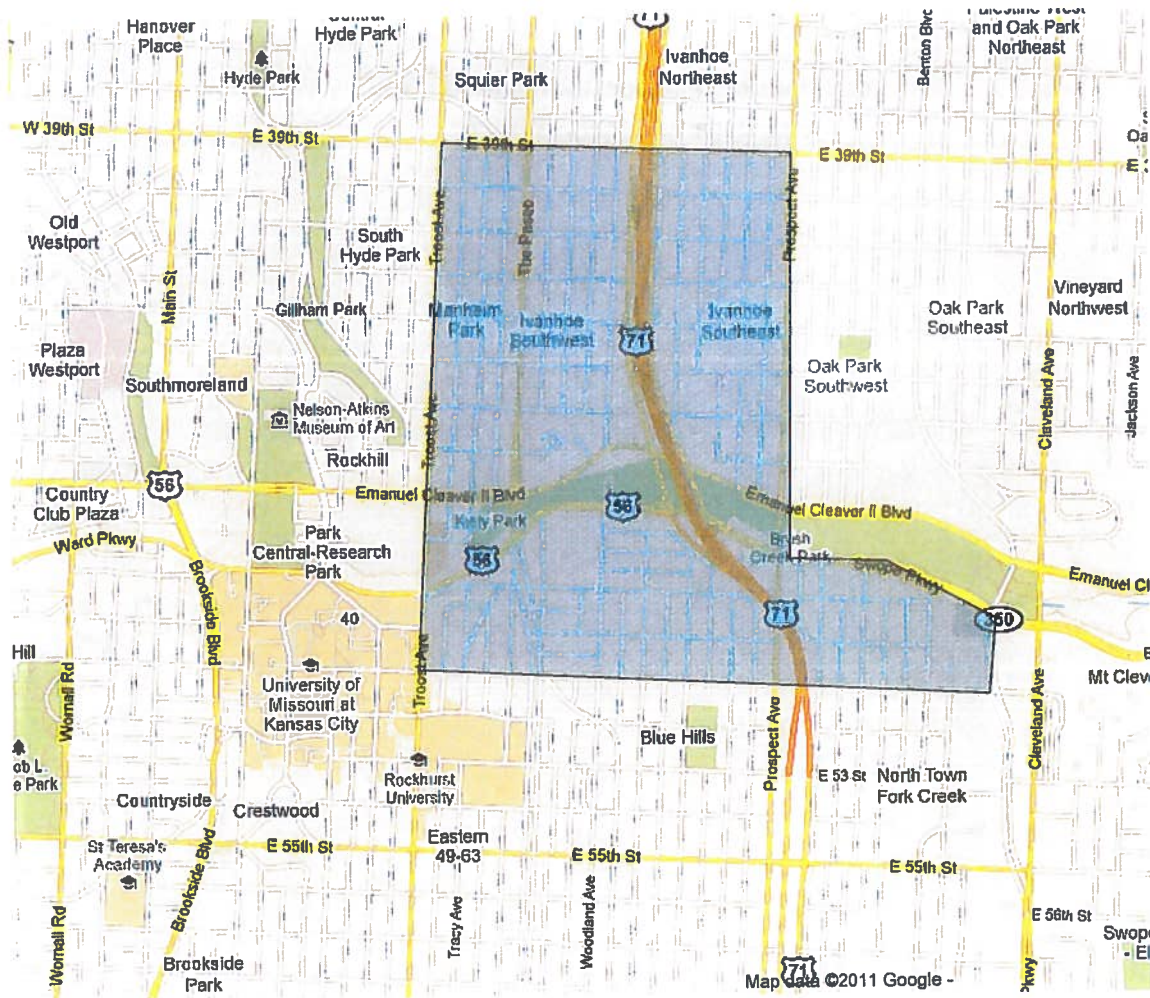
Total NSP3 Need Score: 16.24

City of Kansas City, MO
Substantial Amendment to 2010 Action Plan
for
Neighborhood Stabilization Program 3

Attachment A – Target Areas

GIZ: Green Impact Zone (census tracts 62, 63, 64 & parts of 75, 76)

**Boundaries: 39th Street on the north; 51st Street on the south
Troost on the west; Prospect & Swope Parkway on the east**



Neighborhood ID: 1471313

NSP3 Planning Data

Grantee ID: 2926700E

Grantee State: MO

Grantee Name: KANSAS CITY

Grantee Address: 414 E. 12th Street Kansas City MO 64106

Grantee Email: daniel_schmelzinger@kcmo.org

Neighborhood Name: GIZ

Date: 2011-01-11 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 16.86

State Minimum Threshold NSP3 Score: 13

Total Housing Units in Neighborhood: 4167

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 90.3

Percent Persons Less than 80% AMI: 79.12

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 3927

Residential Addresses Vacant 90 or more days (USPS, March 2010): 829

Residential Addresses NoStat (USPS, March 2010): 64

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 1022

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 63.62

Percent of Housing Units 90 or more days delinquent or in foreclosure: 13.83

Number of Foreclosure Starts in past year: 74

Number of Housing Units Real Estate Owned July 2009 to June 2010: 40

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 15

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -5.8

Place (if place over 20,000) or county unemployment rate June 2005: 6.8

Place (if place over 20,000) or county unemployment rate June 2010: 9.9

·Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-94.572029 39.055984 -94.553661 39.055451 -94.553833 39.038920 -94.548683 39.038786 -
94.543018 39.036386 -94.543362 39.033319 -94.573402 39.034520

Blocks Comprising Target Neighborhood

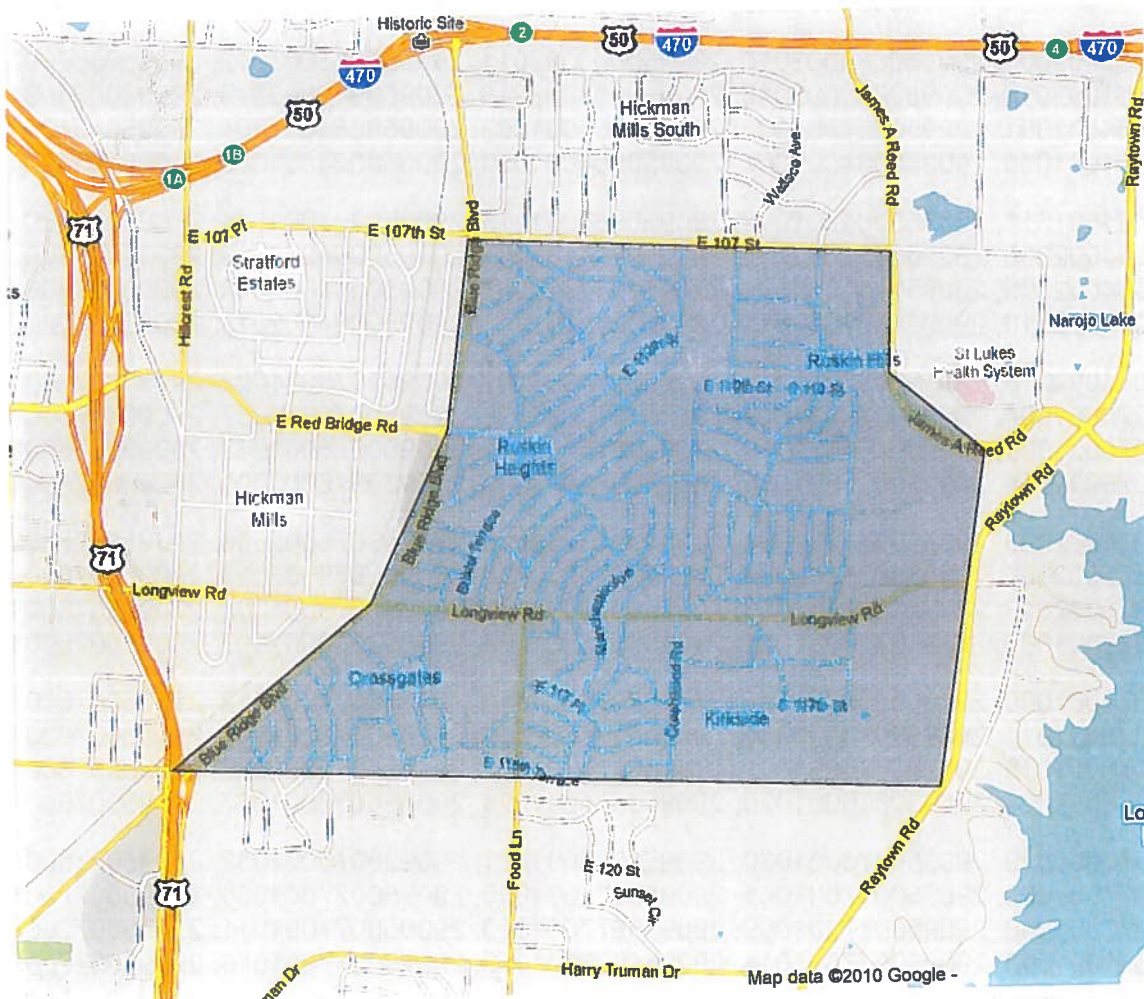
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**City of Kansas City, MO
Substantial Amendment to 2010 Action Plan
for
Neighborhood Stabilization Program 3**

ATTACHMENT A - Target Areas

Ruskin (census tracts 132.02, 132.03, 132.04)

**Boundaries: 107th Street on the north; City limits on the south
Blue Ridge Blvd. on the west; James A. Reed &
Raytown Rd. on the east**



NSP3 Planning Data

Grantee ID: 2999990N,2926700E

Grantee State: MO

Grantee Name: MO NONENTITLEMENT, KANSAS CITY

Grantee Address: 414 E. 12th Street Kansas City MO 64106

Grantee Email: daniel_schmelzinger@kcmo.org

Neighborhood Name: Ruskin

Date: 2010-11-30 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 15.59

State Minimum Threshold NSP3 Score: 13

Total Housing Units in Neighborhood: 3926

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 83.31

Percent Persons Less than 80% AMI: 60.41

Neighborhood Attributes (Estimates)Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current or potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 3988

Residential Addresses Vacant 90 or more days (USPS, March 2010): 269

Residential Addresses NoStat (USPS, March 2010): 13

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 1901

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 49.76

Percent of Housing Units 90 or more days delinquent or in foreclosure: 12.48

Number of Foreclosure Starts in past year: 122

Number of Housing Units Real Estate Owned July 2009 to June 2010: 68

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 26

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -5.8

Place (if place over 20,000) or county unemployment rate June 2005: 6.8

Place (if place over 20,000) or county unemployment rate June 2010: 9.9

-Bureau of Labor Statistics Local Area Unemployment Statistics

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1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
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-94.507999 38.930304 -94.485683 38.929502 -94.485855 38.924561 -94.480877 38.921356 -
94.483452 38.907599 -94.523964 38.908801 -94.513321 38.915479 -94.509201 38.922558

Blocks Comprising Target Neighborhood

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Attachment B – Rehabilitation Standards

The Single-Family Housing Rehabilitation Standard is a minimum performance standard for rehabilitation activities under NSP3. The standard is a guide for decision-making—about what specifications should be applied in what situations to produce uniformly safe, decent, durable and high-performing homes.

This Standard is designed to be used with one- to four-unit dwellings of three stories or less. Some of the standards might apply to multifamily properties, but multifamily properties are generally subject to more stringent life-safety code and other code requirements, and often have more complex requirements for egress, common areas, parking and mechanical systems.

These standards often describe the minimum requirements in a variety of ways including:

- Remaining useful life of a component such as a roof
- The referencing of other standards such as the ASHRAE 62.2 standard for ventilation
- Minimum requirements for the materials used such as insulation or plumbing fixtures
- The minimum quantity of a component that is acceptable such as lineal feet of countertop in a kitchen
- The requirements of regulatory agencies such as the Environmental Protection Agency (EPA); Housing or Zoning Codes; federal, state and local Historic Preservation requirements
- The requirements of funders such as HUD (CDBG, HOME, NSP) or local governments, including the Environmental Review process.

In this NSP Single-Family Housing Rehabilitation Standard, you will typically find both a Repair Standard and a Replacement Standard for each category of component listed. The Repair Standard defines how to meet the standard by repairing the respective component. The Replacement Standard defines how to meet the standard when replacing or installing the respective new component. There are limited instances where only one standard applies.

Throughout the document standards have been established that will accomplish one or more of the following:

- Conserve water and energy
- Provide the resident with a healthier living environment
- Reduce impact on the natural environment
- Create a more sustainable product lifetime

Mission and Housing Values

In these standards, the developer’s mission is “to eliminate neighborhood blight through renovation and demolition while providing low -income families with safe, secure and affordable homes.”

The ranking of primary considerations from the program’s mission is as follows:

1. Health and Safety
2. Performance and durability
3. Life cycle cost
4. Affordable operating cost
5. Balanced initial cost
6. Environmental impact
7. Historically sensitive exterior

Applicable Laws and Regulations

The developer shall construct or rehabilitate homes in full compliance with the following statutory and regulatory requirements:

- HUD Environmental Review
- Kansas City Building and Rehabilitation Code
- Property Maintenance Code: The local housing code
- Federal Housing Code: Housing Quality Standards
- HOME, CDBG and NSP Program Regulations (if applicable)
- Exceptions: On a case-by-case basis, deviations from the minimum requirements of this standard will be permitted with approval of the City

1 Health & Safety

Contaminants	
Repair Standard	Minimum Life 5 yrs.
NA	
Replacement Standard	
<p>All materials installed will meet the following standards to minimize the presence of Volatile Organic Compounds (VOC) and Formaldehyde:</p> <ul style="list-style-type: none"> • All paints and primers must meet the most recent Green Seal G-11 Environmental Standard. Http://www.green seal.org/certification/standards/paints and coatings.pdf • All caulks and sealants, including floor finishes, must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District. • All particleboard components will meet ANSI A208.1 for formaldehyde emission limits, or all exposed particleboard edges will be sealed with a low-VOC sealant or have a factory-applied, low-VOC sealant prior to installation. All MDF edges will meet ANSI A208.2 for formaldehyde emission limits, or all exposed MDF edges will be sealed with a low-VOC sealant or have a factory-applied, low-VOC sealant prior to installation. 	

Lead Based Paint (LBP)	
Repair Standard	Minimum Life 5 yrs.
For all houses constructed prior to 1978 - four (4) floors, two (2) window sills and two (2) window troughs (all randomly selected) plus a blank sample must be submitted to an EPA-accredited lead analytical laboratory and the dust samples must pass a dust wipe test for lead content as per the protocol in the HUD Guidelines. Lead-safe work practices must be followed, and only certified abatement contractors used to perform the work. See: http://www.hud.gov/offices/lead/lbp/hudguidelines/	
Replacement Standard	Minimum Life 20 yrs.
When stabilization of surfaces containing LBP is impractical, the most affordable solution for abatement of the component will be chosen. Walls containing LBP may be covered with drywall or gutted and replaced with drywall. Trim and other wood or metal components containing LBP may be removed and replaced with similar materials. Lead-safe work practices must be followed, and only certified abatement contractors used to perform the work.	

Asbestos	
Repair Standard	Minimum Life NA
Non-friable intact Asbestos materials that are not creating a hazard such as cementitious exterior wall shingles may be left intact and painted if appropriate. Asbestos-resilient floor tiles may be labeled as such and covered with underlayment and new resilient flooring.	
Replacement Standard	Minimum Life NA
Friable asbestos components such as boiler or pipe insulation, badly deteriorated cementitious shingles or deteriorated flooring will be removed in compliance with required procedures and, if necessary, replaced with non-hazardous materials.	

Mold	
Repair Standard	Minimum Life NA
Any presence of mold is unacceptable and must be addressed per the National Center for Healthy Housing protocol "Creating a Healthy Home." http://www.nchh.org/Portals/0/Contents/FloodCleanupGuide_screen .pdf	
Replacement Standard	Minimum Life NA
All carpeting, drywall or other gypsum-based wall coverings or any other non-structural components with mold present will be removed and replaced. The National Center for Healthy Housing protocol "Creating a Healthy Home" will be followed for remediation of structural components.	

Fire Safety - Egress	
Repair Standard	Minimum Life NA
NA	
Replacement Standard	Minimum Life NA

Egress windows are required in all new sleeping and living areas unless other secondary means of escape requirements are met. The minimum dimensions for egress window clear openings are 20" wide by 24" tall, with a clear opening of 5.7 square feet. No bedrooms should be created in attics or basements unless Life Safety Code egress requirements are met.

Fire and CO Alarms	
Repair Standard	Minimum Life 5 years
Existing fire and smoke, carbon monoxide and security systems that meet code will be repaired to operating condition.	
Replacement Standard	
Directly wired smoke detectors are required on each dwelling floor and in all bedrooms. CO detectors are required with all fuel-burning furnaces and water heaters in sleep areas and on each floor level.	

2 - Site

Grading	
Repair Standard	Minimum Life 5 yrs.
Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from foundations or basement walls.	
Replacement Standard	
NA	

Accessory Structures	
Repair Standard	Minimum Life 5 yrs.
Unsafe or deteriorated structures, including outbuildings, will be removed if it is not financially feasible to complete the repairs required to make them structurally sound, leak-free, with lead hazards stabilized. Detached garages should have operable and lockable doors and windows.	
Replacement Standard	
No outbuilding replacement is permitted in this program.	

Fencing and Retaining Walls	
Repair Standard	Minimum Life 3 yrs.
Fencing and retaining walls shall be structurally sound and in good repair. If repairs are needed, replacing sections in kind is permissible if the budget permits.	
Replacement Standard	
Wholesale replacement of deteriorated fencing or retaining walls is discouraged and should only be undertaken if the budget permits.	

Paving And Walks (not City sidewalks)	
Repair Standard	Minimum Life 5 yrs.
Essential paving, such as service sidewalks and driveways with minor defects, will be repaired to match. Tripping hazards greater than 3/4" must be addressed. Non-essential, highly deteriorated paving, such as sidewalks that are unnecessary, will be removed and appropriately landscaped.	
Replacement Standard	
Unrepairable essential walks and driveways will be replaced with permeable paving when financially feasible or concrete per City Ordinance. The installation of driveways where none previously existed is encouraged but not necessary if costs reach predetermined thresholds. Wood-framed, handicapped-accessible ramps are an eligible expense.	

Trees and Shrubbery	
Repair Standard	Minimum Life 5 yrs
Trees that are dead, dying, or hazardous will be removed. Removal will include cutting close to the ground, grinding of the stump to 12 inches below the finished grade, installation of topsoil and re-seeding. Overgrown shrubs, trees and plantings which are detrimental to the structure shall be removed.	
Replacement Standard	
NA	

Lawn	
Repair Standard	Minimum Life 1 yrs.
Bare sections of lawn will be reseeded with University of Missouri Extension recommended drought-resistant varieties.	
Replacement Standard	
Wholesale replacement of lawn grasses is not allowed, over-seeding is permitted.	

3 - Exterior Building Surfaces

Exterior Siding	
Repair Standard	Minimum Life 10 years
Siding and trim will be intact and weatherproof. All exterior wood components will have a minimum of one continuous coat of paint, and no exterior painted surface will have any deteriorated paint. Buildings designated as historic will have existing wood siding repaired in kind. New exterior wood will blend with existing and will be spot-primed and top-coated in a lead-safe manner.	
Replacement Standard	
Buildings not designated as historic may have siding replaced with vinyl siding to match the existing configuration.	

Exterior Porches

Repair Standard

Minimum Life 5 years

Deteriorated porches will be repaired when possible and be capable of supporting the loads to which they are subjected. Porch repairs will be structurally sound, with smooth and even decking surfaces. Deteriorated wood structural components will be replaced with preservative-treated wood.

Replacement Standard

Porches on building designated as historic will be rebuilt to conform closely to historically accurate porches in the neighborhood. Decks on non-historic porches will be replaced with 5/4" preservative-treated decking or a composite material with a minimum life span of 20 years. Replaced railings will meet code.

Exterior Railings

Repair Standard

Minimum Life 5 years

Existing handrails will be structurally sound. Guard rails are required on any accessible area with a walking surface over 30" above the adjacent ground level. Sound railings may be repaired if it is possible to maintain the existing style. On historic structures railing repairs will be historically sensitive.

Replacement Standard

Handrails will be present on one side of all interior and exterior steps or stairways with more than three risers and around porches or platforms over 30" above the adjacent ground level, and will meet the local code. Handrails and guard rails will conform to the style of similar components in the neighborhood. On historic structures new railings will be historically sensitive.

Exterior Steps and Decks

Repair Standard

Minimum Life 5 years

Steps, stairways, and porch decks will be structurally sound, reasonably level, with smooth and even surfaces. Treads and risers that evidence excessive wear or are broken, warped or loose shall be replaced. Repairs will match existing materials,

Replacement Standard

In non-historic structures wood decking may be replaced with a composite material or 5/4" X 6" preservative-treated material and new steps will be constructed from nominal 2" preservative-treated wood. On historic structures new wood decking will be 3/4" clear T & G fir, primed on all 6 sides before installation.

Exterior House Numbers and Mailboxes

Repair & Replacement Standard

Minimum Life 5 years

All houses will have 4" house numbers clearly displayed near the front door, and a standard size mailbox, preferably wall-hung at the entrance.

4 - Foundations & Structure

Foundations	
Repair Standard	Minimum Life 15 years
Foundations will be repaired to be sound, reasonably level, weather resistant and free from movement. Foundation elements will adequately support the building at all points.	
Replacement Standard	
Foundation replacements are beyond the scope of the program.	

Structural Walls	
Repair Standard	Minimum Life 15 years
Structural framing and masonry will be free from visible deterioration, rot, or serious termite damage, and be adequately sized for current loads. Prior to rehab, all sagging floor joists or rafters will be visually inspected, and significant structural damage and its cause will be corrected.	
Replacement Standard	
New structural walls will be minimum 2" x 6", 16" OC. All exterior walls that are part of the building envelope will be insulated with a minimum R-30 insulation and sheathed to code.	

Additions	
Repair Standard	Minimum Life NA
NA	
Replacement Standard	Minimum Life 30 years
New additions are acceptable only when – for marketing and livability reasons – it is necessary to add additional bedroom space. Stamped plans must be submitted to the City Building Official for review and approval prior to bidding. All standards for exterior building surfaces, roofing, windows and doors, insulation and ventilation, plumbing, electrical, HVAC apply.	

5 - Windows and Doors

Interior Doors	
Repair Standard	Minimum Life 5 years
Baths and bedrooms will have operating doors and lock sets. Doors must not have punctures or holes.	
Replacement Standard	
Hollow-core, pressed-wood product consistent with the style of existing doors including a brass-plated bedroom lock set.	

Exterior Doors	
Repair Standard	Minimum Life 5 years
Exterior doors will be solid, weather-stripped and will operate smoothly. They will include a peep site, a dead bolt, and an entrance lock set. Storm doors will operate smoothly.	
Replacement Standard	
Replacement doors at the front of the property for historically significant buildings will be	

historically sensitive. Steel insulated doors will be installed for buildings that are not historically significant. Dead bolt locks will be installed on all exterior doors keyed to match. All new doors will contain a peep site and will be weather-stripped to be air tight. Storm doors, when installed, shall be equipped with a self closing device.

Windows	
Repair Standard	Minimum Life NA
All windows will be capable of being easily opened (other than fixed windows), fit tightly within their frames so as to be weather resistant, remain in an open position when placed there, and lock when closed. Glass panes will not have cracks or holes. Any window that is operable shall have a screen in good repair covering the open window area. If present, awnings shall be in good repair or removed.	
Replacement Standard	
Windows that are not repairable may be replaced and will meet the ENERGY STAR standard for the Kansas City region. http://www.energystar.gov/index.cfm?c=windows_doors.pr_anat_window	
Windows on key façades of historically sensitive properties will be wood of the style original to the building or as acceptable by Landmark Commission of Kansas City. New windows on other properties may be vinyl and double-glazed.	

Basement Windows	
Repair Standard	Minimum Life 5 years
A minimum of 2 basement windows on opposite sides of the building must be operable for ventilation, in good working order, and lockable. Windows may be installed if none exist if the budget will permit.	
Replacement Standard	
Basement windows may be replaced with glass block. If so, a minimum of 2 glass block windows on opposite sides of the building must have operable and lockable center vents.	

6 - Roofing

Flat and Low-Slope Roofing	
Repair Standard	Minimum Life 2 years
Built-up roofing that is leak-free will be re-coated and flashing and accessories repaired if their minimum life is questionable.	
Replacement Standard	
The most cost-effective roof – either 3-ply, hot built-up or EPDM – will be installed.	

Pitched Roofs	
Repair Standard	Minimum Life 7 years
Roofs shall be structurally sound and shall not admit rain. Missing and leaking shingles and flashing will be repaired on otherwise functional roofs. Slate, metal and tile roofs will be repaired when possible. Antennae will be removed. Replace any asphalt or fiberglass shingled roof in a deteriorated condition or that cannot be expected to last at least seven years.	
Replacement Standard	

No more than 2 layers of roofing are permitted. Fiberglass, asphalt, or tab, class A shingles with a prorated 25-year warranty with a continuous ridge vent or adequate roof vents to vent the needs of the attic space will be installed over 30-lb. felt with new drip edge on all edges.

Gutters and Downspouts	
Repair Standard	Minimum Life 5 years
Gutters and downspouts must be in good repair, leak free and collect storm water from all lower roof edges. Concrete splash blocks will be installed to move water away from the foundation. The system must move all storm water away from the building and prevent water from entering the structure.	
Replacement Standard	
Gutters and downspouts will be installed and collect storm water from all lower roof edges. Concrete splash blocks will be installed to move water away from the foundation. The system must move all storm water away from the building and prevent water from entering the structure. If feasible, the collection of roof water is encouraged.	

7 – Insulation and Ventilation

Infiltration	
Repair Standard	Minimum Life
All homes or units will be tested with a Blower Door and any existing air sealing will be repaired to attain a maximum 0.35 Air Changes per Hour at 50 Pascal pressure (0.35 ACH50).	
Replacement Standard	
All homes or units will be air sealed to meet the minimum Blower Door test requirements of 0.35 Air Changes per Hour at 50 Pascal pressure (0.35 ACH50).	

Bath Ventilation	
Repair Standard	Minimum Life NA
All bathrooms must have functional mechanical ventilation operating at a minimum of 50 CFM.	
Replacement Standard	Minimum Life 10 years
Bathrooms without a window shall be provided with a mechanical means of ventilation that is rated at 50 CFM or greater and be ducted to the outside of the dwelling. Fans will be installed with an adjustable time-delay function.	

Kitchen Ventilation	
Repair Standard	Minimum Life 2 years
All kitchens must have functional mechanical ventilation operating at a minimum 120 CFM.	
Replacement Standard	
All kitchens must have mechanical ventilation operating at a maximum of 20 Sones and producing a minimum of 150 CFM after accounting for ducting losses. All ductwork will be heavy gauge galvanized metal, air tight with mastic-sealed seams (no duct tape). Venting shall be to the outside where possible.	

Roof Ventilation	
Repair Standard	Minimum Life 5 years
1 square foot of free venting must be supplied for every SF of area directly under the roof if there is no soffit venting. 1 square foot of free venting must be supplied for every 300 SF of area directly under the roof if 20% of the venting is soffit vent and if the living space ceiling directly below the roof has a rating of one perm or less. (1 perm is achievable with a coating of ICI Dulux Ultra Hide Vapor Barrier paint 1060-1200 per manufacturer's instructions)	
Replacement Standard	
The venting requirement is the same as with the Repair Standard above with a strong preference for a combination of ridge vents, soffit vents and the one perm-rated ceiling required for the 1 to 300 ratio.	

8 - Interior Standards

Interior Walls and Ceilings	
Repair Standard	Minimum Life 3 years
Holes, cracks and deteriorated and un-keyed plaster will be repaired to match the surrounding surfaces. All visual surfaces will be stabilized to minimize lead paint hazards using premium vinyl acrylic paint.	
Replacement Standard	
When necessary plaster will be replaced by ½" gypsum board. Fire-rated assemblies will be specified on a project-by-project basis as required by local codes.	

Flooring	
Repair Standard	Minimum Life 3 years
Bathroom, kitchen and other water-susceptible floor areas will be covered with water-resistant flooring that is free from tears or tripping hazards. Damaged wood floor will be repaired. When existing deteriorated carpet is installed over hardwood floors, the hardwood will be refinished whenever possible. Basement floors will be continuous concrete at least 1" thick.	
Replacement Standard	
Baths will receive resilient sheet goods over plywood underlayment, and kitchens will receive resilient sheet goods or tile over plywood underlayment. Whenever possible rooms other than kitchens and baths with existing wood flooring will be maintained as wood floors and refinished when appropriate. Rooms other than kitchens or baths without usable wood floors may be finished with carpet and associated products that are Carpet and Rug Institute's Green Label certified. New basement slabs will be at least 4" thick and have a 6-mil vapor barrier.	

Closets	
Repair Standard	Minimum Life 5 years
Existing closets with a minimum depth of 2 feet will be maintained in good repair and have a shelf and clothes rod.	
Replacement Standard	
New closets may be created if there is a significant lack of storage space and the budget permits. New closets will have a depth of 2 feet and include a shelf and clothes rod.	

Kitchen Cabinets and Countertop

Repair Standard

Minimum Life 3 years

Kitchens will have a minimum of 10 feet of countertop with base and wall cabinets (or dishwasher) to match. Existing cabinets with hardwood doors and face frames may be repaired if in good condition. All cabinets will be sound and cleanable.

Replacement Standard

New kitchen cabinets will meet the ANSI A208.1 and A208.2 standard for formaldehyde content of particleboard and MDF, or have exposed edges of particleboard and MDF sealed to prevent the out-gassing of formaldehyde. Cabinets will have hardwood doors and face frames. There will be a minimum of 10 lineal feet of post-formed countertop with corresponding base cabinets and wall cabinets, and a dishwasher. Corners in countertop designs are permitted if factory assembled. A drawer base (12" or 15") will be included in new cabinetry. A plastic laminate panel to match the countertop will be installed as a base cabinet to wall cabinet backsplash behind the range and extending 6 inches past the range on both sides, or if the range is in a corner along the side wall and trimmed with chrome metal edging.

9 - Electric

Ground Fault Interrupter Circuits

Repair Standard

Minimum Life 5 years

Non-functioning GFCIs will be replaced. Kitchen counter, bath and laundry receptacles within 6' of a sink will be replaced with a GFCI-protected receptacle or protected by a GFCI device.

Replacement Standard

Kitchen counter, bath and laundry receptacles will be replaced with a GFCI-protected receptacle or protected by a GFCI device as required by the Kansas City Building and Rehabilitation Code.

Passage Lighting

Repair Standard

Minimum Life 7 years

All lights and switches in hallways, stairs and other passages will be operable and safe. Existing fixtures with incandescent lamp fittings will have minimum 7W CFL replacement lamps installed.

Replacement Standard

All halls, stairs and rooms necessary to cross to other rooms and stairways must be well lit and controlled by a 3-way switch using concealed wiring. Attics, basements and crawl spaces must have utility fixtures. All new light fixtures will be ENERGY STAR labeled.

Kitchen Electric Distribution

Repair Standard

Minimum Life 5 years

Existing receptacles, fixtures and switches will be safe and grounded.

Replacement Standard

Permanently installed or proposed stoves, refrigerators, freezers, dishwashers and disposals, washers and dryers will have separate circuits sized to local code requirements. Two separate 20-amp counter circuits are required with each kitchen area.

Interior Electric Distribution	
Repair Standard	Minimum Life 7 years
Exposed knob and tube will be replaced. Every room will have a minimum of two duplex receptacles, placed on separate, remote walls and one light fixture or receptacle switched at each room entrance. Where the source wiring circuit is accessible (e.g. first floor above basements, in gutted rooms, etc.), receptacles will be grounded. All switch, receptacle, and junction boxes will have appropriate cover plates. Wiring will be free from hazard, and all circuits will be properly protected at the panel. Floor receptacles will be removed and a metal cover plate installed. Exposed conduit is allowed. Bedrooms receptacles will be protected by an Arc Fault breaker. There must be one electrical receptacle at the service panel. Basements will have a minimum of 3 keyless bare bulb fixtures switched at the top of the stairs.	
Replacement Standard	
When a room's wall finishes are removed, it will be rewired to local code requirements.	

Service and Panel	
Repair Standard	Minimum Life 10 years
Distribution panels will have a main disconnect, at least 10 circuit-breaker-protected circuits, a 100-amp minimum capacity and be adequate to safely supply existing and proposed devices. If a working central air conditioning system is present, the minimum service will be 150 amp.	
Replacement Standard	
200-amp service with a main disconnect panel containing at least 30 circuit breaker positions.	

10 - Plumbing System

Drain, Waste, Vent Lines	
Repair Standard	Minimum Life 1 year
Waste and vent lines must function without losing the trap seal.	
Replacement Standard	
When walls are removed exposing vent and waste lines those lines will be reworked to current code requirements if deemed necessary.	

Plumbing Fixtures	
Repair Standard	Minimum Life 3 years
All fixtures and faucets will have working, drip-free components. Toilets with greater than a 1.6 GPF rating will be replaced with a maximum 1.6 GPF model.	
Replacement Standard	
Single lever, metal faucets and shower diverters with 15-year, drip-free warranty and maximum 2.0 GPM flow. White ceramic low-flow toilets (1.3 Gal), double bowl stainless steel sinks, and fiberglass tubs with surrounds.	

Plumbing Minimum Equipment

Repair Standard	Minimum Life 3 years
Existing equipment will be repaired to conform to the Housing Quality Standards.	
Replacement Standard	
Every dwelling unit will have a minimum of one single bowl sink with hot and cold running water in the kitchen and at least one bathroom containing a vanity with a sink, and a shower/tub unit, both with hot and cold running water, and a toilet. Redesigned kitchens will include an ENERGY STAR-labeled dishwasher.	
http://www.hudnshelp.info/media/resources/GuidanceonNSPEligibleAppliancePurchases.pdf	

Water Heaters

Repair Standard	Minimum Life 7 years
Each housing unit will have a working water heater less than 3 years old with a minimum capacity of 40 gallons if it is gas-fired. Gas water heaters more than 3 years old may be repaired if it is clear that a repair will make it operable. Electric water heaters will be replaced with a gas-fired model whenever economically feasible.	
Replacement Standard	
All units will have a minimum 40-gallon, gas-fired water heater with a minimum 6-year warranty installed to the mechanical code.	

Water Supply

Repair Standard	Minimum Life 10 years
The main shut off valve must be operable and completely stop the flow of water to the house. All fixtures must be leak-free and deliver sufficient cold water and, where applicable, hot water.	
Replacement Standard	
The main shut off valve must be operable and completely stop the flow of water to the house, and should be replaced if it does not. Lead and galvanized pipe that is part of the water service or the distribution system will be replaced with copper or pex. All fixtures will have brass shut off valves. One freeze-protected exterior hose bib is required.	

11 - HVAC

Air Conditioning and Ceiling Fans

Repair Standard	Minimum Life - NA
Existing central air conditioning will be inspected, serviced and refurbished to operate safely. Non-working or improperly functioning central air conditioning systems may be replaced if they are not feasible to repair.	
Replacement Standard	
Minimum Life 20 years	
The installation of a central air conditioning system, where it currently does not exist, is permissible where feasible and practical (≥ 13 SEER). Window air conditioners may not be purchased under this program. Installation of Energy Star rated ceiling fans is encouraged when financially feasible.	

Chimney Repair	
Repair Standard	Minimum Life NA
Unused chimneys will be removed to below the roof line wherever roofing is replaced. Unsound chimneys will be repaired or removed. When chimneys must be used for combustion ventilation, they will be relined.	
Replacement Standard	Minimum Life NA
The creation of new flues is not recommended in this program. The use of high efficiency closed combustion appliances is recommended to avoid the need for new flues. Replacement furnace flues, when required, will be metal double- or triple-walled as recommended by the furnace manufacturer.	

Distribution System	
Repair Standard	Minimum Life 5 years
Duct work and radiator piping will be well supported, insulated in unconditioned space and adequate to maintain 68°F measured 36" off the floor when the outside temperature is the average yearly minimum, in all habitable and essential rooms. All duct work will be insulated to R-7, sealed at all seams with mastic (not tape) and pressure tested to eliminate leakage.	
Replacement Standard	Minimum Life 25 years
All duct work will be insulated to R-7, sealed at all seams with mastic (not tape), pressure tested to eliminate leakage and run in concealed space.	

Heating System	
Repair Standard	Minimum Life 5 Years
Workable existing heating system will be inspected and serviced to operate in a safe manner. All heating systems shall be capable of safely and adequately heating all living space.	
Replacement Standard	Minimum Life 25 Years
Minimum requirements for forced-air furnaces, when installed, will be no less than 92% AFUE or better. Digital programmable thermostats shall be installed.	

12 – Appliances

Kitchen Appliances	
Repair Standard	Minimum Life 3 years
All units will have a working and cleanable range. If there is an existing dishwasher in working and cleanable condition, it may be retained with minor repairs.	
Replacement Standard	Minimum Life 15 years
All redesigned kitchens will have ENERGY STAR-labeled appliances where applicable. All new cooking ranges will be electric. New dishwashers shall have a Minimum Energy Factor of 0.68 or greater and be CEE Tier 2.	

**APPLICATION FOR
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction	Pre-application	2. DATE SUBMITTED February 28, 2011	Applicant Identifier
	<input type="checkbox"/> Construction	3. DATE RECEIVED BY STATE	State Application Identifier
	<input type="checkbox"/> Non-Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

5. APPLICANT INFORMATION

Legal Name: City of Kansas City, MO	Organizational Unit: Department: Housing and Community Development Department
Organizational DUNS: 0731 34 231	Division:
Address: Street: 414 East 12th Street	Name and telephone number of person to be contacted on matters involving this application (give area code)
City: Kansas City	Prefix: Mr.
County: Jackson	First Name: Daniel
State: Missouri	Middle Name:
Zip Code 64106	Last Name Schmelzinger
Country: USA	Suffix:
	Email: daniel.schmelzinger@kcmo.org

6. EMPLOYER IDENTIFICATION NUMBER (EIN):
 4 4 - 6 0 0 0 2 0 1

8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)	7. TYPE OF APPLICANT: (See back of form for Application Types) C Other (specify)
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9. NAME OF FEDERAL AGENCY:
Federal Mediation and Conciliation Service

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Labor Management Cooperation Program 1 4 - 2 1 8	11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Neighborhood Stabilization Program 3
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12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):

13. PROPOSED PROJECT Start Date: June 1, 2011	Ending Date: May 31, 2014	14. CONGRESSIONAL DISTRICTS OF: a. Applicant MO-005	b. Project MO-005
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15. ESTIMATED FUNDING: a. Federal \$ 1,823,888 ⁰⁰ b. Applicant \$ ⁰⁰ c. State \$ ⁰⁰ d. Local \$ ⁰⁰ e. Other \$ ⁰⁰ f. Program Income \$ ⁰⁰ g. TOTAL \$ 1,823,888 ⁰⁰	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
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17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
 Yes If "Yes" attach an explanation. No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative

Prefix Mr.	First Name Mark	Middle Name
Last Name Funkhouser	Suffix	
b. Title Mayor	c. Telephone Number (give area code) (816) 513-3500	
d. Signature of Authorized Representative	e. Date Signed 2-28-11	

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item:	Entry:	Item:	Entry:																		
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.																		
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).																		
3.	State use only (if applicable).	13.	Enter the proposed start date and end date of the project.																		
4.	Enter Date Received by Federal Agency Federal identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project																		
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15.	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.																		
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.	16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process.																		
7.	Select the appropriate letter in the space provided. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">A. State</td> <td style="width: 50%;">I. State Controlled</td> </tr> <tr> <td>B. County</td> <td>Institution of Higher</td> </tr> <tr> <td>C. Municipal</td> <td>Learning</td> </tr> <tr> <td>D. Township</td> <td>J. Private University</td> </tr> <tr> <td>E. Interstate</td> <td>K. Indian Tribe</td> </tr> <tr> <td>F. Intermunicipal</td> <td>L. Individual</td> </tr> <tr> <td>G. Special District</td> <td>M. Profit Organization</td> </tr> <tr> <td>H. Independent School District</td> <td>N. Other (Specify)</td> </tr> <tr> <td></td> <td>O. Not for Profit Organization</td> </tr> </table>	A. State	I. State Controlled	B. County	Institution of Higher	C. Municipal	Learning	D. Township	J. Private University	E. Interstate	K. Indian Tribe	F. Intermunicipal	L. Individual	G. Special District	M. Profit Organization	H. Independent School District	N. Other (Specify)		O. Not for Profit Organization	17.	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
A. State	I. State Controlled																				
B. County	Institution of Higher																				
C. Municipal	Learning																				
D. Township	J. Private University																				
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H. Independent School District	N. Other (Specify)																				
	O. Not for Profit Organization																				
8.	Select the type from the following list: <ul style="list-style-type: none"> • "New" means a new assistance award. • "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date. • "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision enter the appropriate letter: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">A. Increase Award</td> <td style="width: 50%;">B. Decrease Award</td> </tr> <tr> <td>C. Increase Duration</td> <td>D. Decrease Duration</td> </tr> </table> 	A. Increase Award	B. Decrease Award	C. Increase Duration	D. Decrease Duration	18.	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)														
A. Increase Award	B. Decrease Award																				
C. Increase Duration	D. Decrease Duration																				
9.	Name of Federal agency from which assistance is being requested with this application.																				
10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.																				