

Grantee: Kansas City, MO

Grant: B-08-MN-29-0001

October 1, 2023 thru December 31, 2023

Grant Number: B-08-MN-29-0001	Obligation Date: 03/09/2009	Award Date: 01/30/2009
Grantee Name: Kansas City, MO	Contract End Date:	Review by HUD: Submitted - Await for Review
Grant Award Amount: \$7,323,734.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$7,323,734.00	Estimated PI/RL Funds: \$3,041,642.00	
Total Budget: \$10,365,376.00		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Foreclosures have hit Kansas City hard. A recent check of RealtyTrac revealed over 3,900 bank-owned properties in the city and 745 in pre-foreclosure proceedings. The foreclosure and abandonment risk scores provided by HUD also show the extent of the impact. Of 568 census tracts in Kansas City, 235 or 41% received the highest risk score of "10". Funds will be targeted to census tracts with a risk score of 10. This includes census tracts in Council Districts 1, 3, 4, 5, and 6.

Distribution and and Uses of Funds:

HUD developed the estimated foreclosure risk score based upon the percentage of home foreclosures, the percentage of homes financed by a subprime mortgage related loan, and the predicted foreclosure rate in the next 18 months. Census tracts were rated on a scale of one to ten, with ten being the highest risk score. Census tracts that received the highest risk score of ten were determined to be the areas of the greatest need in Kansas City, Missouri.

The distribution and use of funds as described here and in more detail later will address the areas of the greatest need. Activities will be targeted to areas shown in the series of maps presented below. Although all areas of greatest need in Kansas City are categorized as highest risk in the score developed by HUD, there are areas that can be categorized as weak market areas and others as medium market areas.

Weak market areas are characterized by signs of abandonment that were present before foreclosures lead to further decline. Vacant lots are numerous. Code violations and other blighting conditions are present. Property values are very low. Funds and activities related to land banking and demolition will be strategically focused in weak market areas within the larger target area. The goal is to demolish buildings when the potential for rehabilitation and resale is nonexistent. Vacant land can then be assembled for redevelopment projects.

Because we have limited experience with land banking, we intend to start out on a relatively small scale. If it proves to be successful, an amendment to expand the activity will be submitted. Property values are slightly higher in medium market areas. Vacant lots are not numerous. The strategy for these areas is to provide incentives that will facilitate the reuse of abandoned homes. We want to avoid demolition whenever possible and encourage construction of replacement structures when demolition is necessary. It should also be noted that while NSP funds cannot be used for foreclosure prevention activities, we intend to support those activities through other resources. Funding is already provided to at least three agencies that provide housing counseling services, including foreclosure prevention guidance. Foreclosure prevention will continue to play an important role in our overall strategy.

Definitions and Descriptions:

Blighted structures may be demolished in areas designated for land banking activity. Because some of the structures may remain under private ownership at the time of demolition, the definition of blighted structure needs to agree with the definition of a dangerous building as found in the Kansas City, Missouri Property Maintenance Code: Sec. 56-532. Dangerous buildings or structures. (a) Dangerous buildings defined. All buildings or structures, portions or parts of a building or remains of a building or structure which may have any of the defects enumerated herein or in the building code shall be deemed a dangerous building and a nuisance provided that such conditions or defects exist to the extent that they are detrimental to the life, health, property, safety or welfare of the public, or its occupants are endangered. A building is a dangerous building whenever: (1) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line



passing through the center of gravity does not fall inside the middle one-third of the base. (2) A portion thereof has wrecked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or snow than is required in the case of similar new construction. (3) The building or structure, or any portion thereof, because of dilapidation, deterioration, decay, vandalism or faulty construction or the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building or the deterioration, decay or inadequacy of its foundation or any other cause is likely to partially or completely collapse. (4) The building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or nonsupporting members, or enclosing or outside walls or wall coverings. (5) The building or structure has improperly distributed loads upon the floors or roofs, or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose used. (6) A portion of the building has been damaged by fire, earthquake, tornado, wind, flood, vandals or any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe or damage and is less than the minimum requirements of the building code for similar new construction. (7) A door, aisle, passageway, stairway, fire escape or other means of egress is not of sufficient width or size, or is damaged, dilapidated, obstructed or otherwise unusable, or so arranged so as not to provide safe and adequate means of egress in case of fire or panic. (8) A portion of the building or member or appurtenance thereof (e.g., porch, chimney, signs) is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property. (9) The building or structure has any portion, member or appurtenance, ornamentation on the exterior thereof which is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of safely resisting wind pressure, or snow or other loads. (10) The building or structure, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, trash, filtequate light, air ventilation or sanitation facilities, or otherwise is determined to be unsafe, unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease. (11) For any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used. (12) The building or structure or land it occupies exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition,

Low Income Targeting:

Our goal is to exceed 25% (\$1,830,934) of the funds for housing individuals or families whose incomes do not exceed 50 percent of the area median income. Many low income families live in Kansas City and especially in the areas heavily impacted by foreclosures. Therefore, our goal will be to exceed the required minimum in order to provide assistance for these families.

Acquisition and Relocation:

We do not intend to demolish or convert any low- and moderate-income dwelling units. The information requested is as an alternative requirement to 42 U.S.C. 5304(d)(2)(A)(i) and (ii), which pertains to demolition or conversion of occupied or vacant occupiable lower income dwelling units. Demolition or conversion activity will be limited to vacant and non-occupiable housing units.

Public Comment:

A website was established on October 17, 2008: (<http://www.kcmo.org/neigh.nsf/web/HUDNSP?opendocument>). Public comments were received at the Third District Council meeting on October 13, 2008. Information regarding the program occurred at a meeting of the city council housing committee on October 22, 2008. Public testimony was received at meetings of the city council housing committee on October 29, 2008, and November 5, 2008.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$9,873,976.61
Total Budget	\$0.00	\$9,873,976.61
Total Obligated	\$0.00	\$9,873,976.61
Total Funds Drawdown	\$0.00	\$9,873,421.58
Program Funds Drawdown	\$0.00	\$6,913,223.12
Program Income Drawdown	\$0.00	\$2,960,198.46
Program Income Received	\$0.00	\$2,960,198.46
Total Funds Expended	\$0.00	\$9,332,306.29
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Kansas City ¹	\$ 0.00	\$ 76,051.41
Economic Development Corporation	\$ 0.00	\$ 7,556,590.26
Habitat for Humanity	\$ 0.00	\$ 1,242,776.38
Ivanhoe Neighborhood COuncil	\$ 0.00	\$ 456,888.24



Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$9,358,860.55	\$.00	\$.00
Limit on Public Services	\$1,098,560.10	\$.00	\$.00
Limit on Admin/Planning	\$732,373.40	\$1,005,579.47	\$1,005,024.44
Limit on Admin	\$.00	\$1,005,579.47	\$1,005,024.44
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$2,591,344.00		\$3,827,923.14

Overall Progress Narrative:

No activities during reporting period

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2009-01, Administration	\$0.00	\$1,036,537.00	\$454,872.72
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
B, B-Acquisition/Rehabilitation	\$0.00	\$7,572,489.68	\$5,292,111.27
E, E-Redevelopment	\$0.00	\$1,295,907.46	\$1,166,239.13

