

Grantee: Kansas City, MO

Grant: B-11-MN-29-0001

April 1, 2023 thru June 30, 2023 Performance Report

Grant Number:

B-11-MN-29-0001

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

Kansas City, MO

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

Submitted - Await for Review

Grant Award Amount:

\$1,823,888.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$1,823,888.00

Estimated PI/RL Funds:

\$263,720.82

Total Budget:

\$2,087,608.82

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

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. We will also be expanding the area of greatest needs one (1) block North to 38th street for the demolition of Horace Mann School which is located in 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.

How Fund Use Addresses Market Conditions:

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.

Ensuring Continued Affordability:

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.

Definition of 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.

Definition of Affordable Rents:

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Housing Rehabilitation/New Construction Standards:

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.”

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.

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.

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).

Vicinity Hiring:

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.

Procedures for Preferences for Affordable Rental Dev.:

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.

Grantee Contact Information:

Jerome Robins who is the Program Manager for the City's NSP1 and MO-NSP program will be the point of contact for NSP3. Dan Schmelzinger who is the Division Manager will also be a point of contact for the program as well.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$1,916,945.64
Total Budget	\$0.00	\$1,916,945.64
Total Obligated	\$0.00	\$1,916,367.18
Total Funds Drawdown	\$0.00	\$1,905,405.28
Program Funds Drawdown	\$0.00	\$1,702,438.02
Program Income Drawdown	\$0.00	\$202,967.26
Program Income Received	\$0.00	\$263,720.82
Total Funds Expended	\$0.00	\$1,863,280.50
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 City2	\$ 0.00	\$ 466,801.52
Economic Development Corporation	\$ 0.00	\$ 1,396,478.98

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	\$1,905,030.30	\$.00	\$.00
Limit on Public Services	\$273,583.20	\$.00	\$.00
Limit on Admin/Planning	\$182,388.80	\$182,388.00	\$171,426.10
Limit on Admin	\$.00	\$182,388.00	\$171,426.10
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$521,902.21		\$426,421.54

Overall Progress Narrative:

no activity during reporting period

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2011-01, Administration	\$0.00	\$182,388.00	\$84,866.75
B, B-Acquisition/Rehabilitation	\$0.00	\$427,000.00	\$423,974.35
C, C Demolition	\$0.00	\$419,196.91	\$359,905.63
D, Redevelopment	\$0.00	\$888,360.73	\$833,691.29

