



CENTRAL CITY ECONOMIC DEVELOPMENT *Sales Tax*

Tuesday, October 12, 2021

12:00 pm – 2:00 pm

Zoom Meeting: <https://zoom.us/j/94196295826>

Meeting ID: 941 9629 5826

Phone: (646) 558-8656 Passcode: 94196295826#

1. Call to Order
2. Public Comment
3. Approval of Minutes
 - September 14, 2021
 - August 10, 2021
4. Treasurer's Report
5. Round IV RFP
6. Consultant's Report
7. Online Application Update
8. 38th Street Studio Project Modification
9. Administrative Services Update
10. Marketing & Communications Update
11. Project Update
12. Other Business
13. Additional Business
 - There may be general discussion of matters related to the Central City Economic Development Sales Tax.
 - Pursuant to subsections (1) and (12) of Section 610.021 of the Revised Statutes of Missouri, there may be a closed session to discuss a) legal matters, litigation or privileged communications with attorneys; and/or b) sealed proposals and related documents or any documents related to a negotiated contract.
14. Adjourn

Any person with a disability desiring reasonable accommodation to attend this meeting should contact the City's 311 Action Center.

Central City Economic Development Sales Tax Board Meeting
 Minutes from September 14, 2021 Board Meeting

Board Members Present	DJ Pierre, Chair Melissa Patterson Hazley, Vice Chair Kenneth Bacchus, Treasurer Makini King, Board Member Nia Richardson, Board Member
Consultants Present	Cheryl Harrison Lee, HLDC Consulting Lelia Allen, HLDC Riccardo
City of KCMO Staff Present	Shontrice Patillo, Housing and Community Development Department Jennifer Tidwell, Housing and Community Development Department Katie Chandler, Law Department Eric Clevenger, Finance Department Melissa Kozakiewicz - City Manager's Office Angela Eley, City Planning & Development Maurice L Glover; Mayors Office Tamela Handie, General Services Jose Gonzalez - City Communications Chris Hernandez, City Communications Rod Richardson, City Communications Chase Johnson, City Planning & Development
Community Members Present	Steff Hedenkamp, Community Capital Fund Brad Lucht, Community Member Ajia Morris, LocalCode Phyllis Hardwick, Community Capital Fund Leonard Graham, Prospect Summit Townhomes Paul Lewis, Lathrop GPM - KC Town Hall Jacob Wagner, UMKC AUPD - Center for Neighborhoods Jamie Burkart, KC Town Hall Colleen Hernandez, Hernandez Consulting LLC and affordable housing advocate Erin Royals, UMKC Center for Neighborhoods Mark Irving, Community Member Marquita Taylor, Santa Fe Neighborhood Council Allan Gray, Zhou Brothers Art Center Robert Farmer, Urban America

Call to Order:

Chairman Pierre called the meeting to order at 12:00pm. Mr. Pierre noted he had received correspondence from the Oak Park Townhomes project indicating their desire to withdraw the request for supplemental funding.

Public Comment: There were no comments from the public.

UMKC Small Apartment Study: Jacob Wagner from UMKC Center for Neighborhoods presented from the [Small Apartment Affordable Housing Survey Study Report](#) (found on the enclosed link) which provided an analysis of housing structures consisting of no less than two units and no more than 19 units.

Administrative Services Update: Assistant City Manager Melissa Kozakiewicz reported the CCED Board needs additional support from the City. Jennifer Tidwell along with the Housing & Community Development Department have been working through the human resources process to obtain additional support for the CCED initiative. The job description will be forwarded to the board for review prior to posting the position.

Chair Pierre reported Assistant City Manager Melissa Kozakiewicz has been working with the board to assist developers in moving the projects along in an expedited fashion. The Chair reported the board is looking for an internal staff member to act in a similar capacity as the Assistant City Manager by navigating bureaucracy and ensuring projects are progressing. In addition, Chair Pierre reported the need for an external representative that would meet with community members, set up an office, bring developers up to speed and put together future RFPs. The Chair expressed that due to the lack of response from the earlier RFP, he (and others) would like to consider Cheryl Harrison – Lee and her team to act in an administrative role. The contract could be easily modified to formally engage HLDC as an Executive Director.

Chair Pierre, responding to Ms. Richardson’s inquiry about cost, requested HLDC provide an estimated budget displaying cost of providing administrative services to the board. The budget will be presented at the October board meeting.

Marketing and Communications: Chris Hernandez and Jose Gonzales from the City Communication Office presented options to provide a “refresh” to the CCED logo.

Board Member Bacchus commented the “KC” should not be dominant. Mr. Bacchus also recommended incorporating the liberating colors (red, green, yellow and blue) into the logo.

Chair Pierre inquired about the “One City” logo. Mr. Hernandez informed the board due to the logo being used for the ballot initiative campaign it cannot be used as the official logo.

Board member Richardson suggested replacing the “KC” with an iconic symbol. In response, Vice Chair Hazley proposed the “Freedom Fountain” be used as an iconic symbol that could be incorporated in the logo.

The City Communications Office will revise the logo and present other options at the next board meeting.

Treasurer’s Report: Mr. Bacchus presented the Treasurer’s Report in conjunction with Eric Clevenger of the City Finance Department. Mr Bacchus moved to accept the report. The motion was seconded by Ms. King. The motion passed with a vote of 5-0.

Round 4 RFP: Melissa Kozakiewicz reported that even if the Board is not ready to move forward with issuing a new RFP, HLDC could bring value by reconfiguring the application process to a digital application and including a prequalifying workshop or training. The objective would be to focus on projects that are “shovel ready” and prepare developers for the process in a more

streamlined and proactive way.

Mr. Bacchus cautioned Ms. Kozakiewicz. The board considers the process to be organic in terms of small developers and do not want to create an elimination process.

Ms. Hazley stated the need to be careful not to create an implicit bias towards certain applicants by indicating their various levels of experience. A predevelopment training should be available but not tied to the development process.

Mr. Richardson reiterated the need to develop processes to include revolving the funds, partnering with financial institutions to manage the funding process and improving the evaluation of the projects.

Chair Pierre suggested issuing a RFP targeted towards Neighborhood Preservation which HLDC previously drafted for the board.

Cheryl Harrison Lee will circulate the Neighborhood Preservation RFP and provide a review of electronic application software.

Community Visioning Session: Ms. Richardson expressed the desire of the Urban Summit to participate in a community visioning session outside of the monthly board meeting to allow for community input in the strategic plan, logo and shared visioning.

Chair Pierre stated emails were sent to Bishop Tindall with no reply. The board will need possible dates for hosting the session.

Mr. Bacchus suggested extending the community visioning session to neighborhood and community members.

Project Report: Marquita Taylor, Santa Fe Neighborhood presented a recap of the project to provide rehabilitation home repairs to owner occupied homes within the Santa Fe Neighborhood.

Previous Round Update: Mr. Bacchus inquired about projects that come forward requesting COVID relief funds for their projects.

Shontrice Patillo responded the Oak Park project withdrew its request. There are projects which expressed an intent to request funds but have not submitted a formal request.

Other Business: Ms. Hazley requested the board explore the option of requesting waivers from prevailing wage for projects where prevailing wage could damage the viability of a project.

Adjourn: The meeting adjourned at 2:21 pm following a motion by Mr. Bacchus and seconded by Ms. Richardson. The motion passed by a vote of 4-0.

Central City Economic Development Sales Tax Board
Meeting Minutes from August 10, 2021 Board Meeting

Board Members Present	DJ Pierre, Chair Melissa Patterson Hazley, Vice Chair Kenneth Bacchus, Treasurer Makini King, Board Member Nia Richardson, Board Member
Consultants Present	Cheryl Harrison Lee, HLDC Consulting
City of KCMO Staff Present	Shontrice Patillo, Neighborhoods & Housing Services Department Jennifer Tidwell, Neighborhoods & Housing Services Department Katie Chandler, Law Department Eric Clevenger, Finance Department
Community Members Present	Deborah Mann, Emanuel Family Geoff Jolley, LISC Colleen Hernandez, Hernandez Consulting Dolph Woodman, DowCon, LLC Gabe Woodman - DowCon, LLC Steff Hedenkamp, Community Capital Fund Adrain M. Howard, Pastor NRS MBC Daniel Ferman-Leon, Cornell University Brian Collins: Brian Collins Oak Park Townhomes Allison Bergman, Hardwick Law Herb Hardwick, Hardwick Law Firm LLC Canela Hayden, Independent Real Estate Developer Brad Lucht: Ajia Morris, LocalCode

Call to Order:

Chairman Pierre called the meeting to order at 12:16pm.

Public Comment: Colleen Hernandez asked when the board will issue a Round 4 RFP. Chair Pierre responded there has been discussion that the next RFP will focus on Neighborhood Stabilization. The board members would like to flush out the details of the focus as well as its administrative structure.

Mr. Bacchus expressed the necessity to issue an RFP rather than waiting for the administrative structure.

Chair Pierre suggested the Round 4 RFP should be a topic of discussion at the September Board Meeting.

Deborah Mann inquired about the definition of Neighborhood Preservation.

Chair Pierre responded Neighborhood Preservation could encompass the rehab and preservation of vacant properties, lots, owner occupied and distressed properties.

Treasurer's Report: Mr. Bacchus presented the Treasurer's Report in conjunction with Eric Clevenger of the City Finance Department. Mr Bacchus moved to accept the report. The motion was seconded by Chairman Pierre. The motion passed with a vote of 5-0.

Public Comment: Community Member Brad Lucht inquired about property tax abatements for the Urban America Southpointe Project and the need for additional funds allocated

Vice Chair Hazley responded projects the eastside are costly and difficult usually resulting in a gap in financing.

Previous Round Update: Shontrice Patillo provided an update on the status of projects from Rounds I and II. Ms. Patillo stated all Round I projects had completed funding agreements. Round II projects that have entered into a funding agreement include the Urban Neighborhood Initiative and Linwood Gardens. Ms. Patillo further reported staff is diligently working to meet with development teams to negotiate agreements. There are four projects where funding agreement has been negotiated but staff is awaiting information from the developer. These projects include: KC Townhall, Prospect Summit, Oak Park Homes and Palestine Gardens. The Palestine and KC Town Hall funding agreements have been completed but we are waiting on insurance from the developer to execute the project. Ms. Patillo further reported the Round 3 projects are progressing.

COVID 19 Relief Programs Update: Geoff Jolly of LISC Greater Kansas City provided an update on the Small Business Stabilization Fund. An additional 5 grants have been disbursed. Nearly 66 grants have been disbursed at approximately \$300,000. The contract ended in July. An amendment is needed to continue issuing grants.

Phyllis Hardwick of Community Capital Fund provided an update on the Essential Services Fund. Ms. Hardwick reported almost 200 households have been awarded funding from the Essential Services Fund which are now exhausted. Applications have been submitted from 5 neighborhood groups for the Community Stabilization Fund with two additional awards available.

Project Modification Request: Chair Pierre recapped two issues arrived from the last meeting 1) the Modification Policy and 2) how will new request be processed. Consultant HLDC provided a template to make a formal request for project modifications.

Board Member Bacchus made a motion to approve the Project Modification Template. The motion was seconded by Board Member King. The motion passed with a vote of 4-0.

Brian Collins, Development Consultant with Oak Park, LLC presented the modification request for Oak Park Townhomes. The cost of construction has drastically increased most notably due to COVID related shortages and increases. The gap is \$3.2 million. Increases in Deferred Developers fees and LIHTC has covered half of the cost leaving a shortage of \$1.6 million. The construction cost represents most of the increase in cost.

According to the Modification Policy adopted by the board, the maximum the board could award is \$90,000.

The board will meet on August 17th at 12:15pm to discuss Project Modifications.

Administrative Services RFP: Ms. Richardson reported a committee met last week and agreed to repost the RFP to allow an entity to administer the Central City Economic Development Sales Tax Program. The RFP will include a pre-meeting to answer questions prior to the RFP closing. meeting Hazley reported no one responded to the Administrative RFP.

Adjourn: The meeting adjourned at 2:07 pm following a motion by Ms. King and seconded by Ms. Richardson. The motion passed by a vote of 4-0.

Central City Economic Development Sales Tax Fund #2200
Comparison of Revenues, Expenditures
and Change in Fund Balance
As of September 30, 2021

	Actual FY 2019-20	Actual FY 2020-21	Adopted FY 2021-22	Projected Activity FY 2021-22	Activity to Date ¹ FY 2021-22	Actuals to Date ² FY 2021-22
Beginning Fund Balance	\$ 14,729,572	\$ 19,978,759	\$ 3,276,611	\$ 24,781,743	\$ 24,781,743	\$ 24,781,743
Reserve for Encumbrances	-	401,273	-	3,510,209	3,510,209	3,510,209
Rollforward of encumbrances to FY 2022	-	(3,510,209)	-	-	-	-
Total Fund Balance	14,729,572	16,869,822	3,276,611	28,291,953	28,291,953	28,291,953
Revenues						
Sales Tax	10,720,388	9,353,764	9,855,000	9,855,000	4,694,564	4,694,564
Miscellaneous Income	6,028	57,357	56,000	56,000	2,024	2,024
Total Revenues	\$10,726,416	\$9,411,121	\$9,911,000	\$9,911,000	\$4,696,588	\$4,696,588
Expenses						
Wages	49,492	61,488	59,808	59,808	59,808	23,003
Benefits-Insurance-Health-FICA	13,984	19,640	22,090	22,021	22,021	9,089
Pension	6,396	9,986	9,763	9,832	9,832	4,402
Employee charged-in	-	7,689	-	-	-	544
Salary and Wages Subtotal	69,872	98,803	91,661	91,661	91,661	37,038
Training/Meeting Exp.	2,408	1,138	-	-	-	-
Catering/Food	303	-	-	-	-	-
Printing / Office Supplies/Advertisements	533	273	500	500	500	367
Meeting and Other Related Expenses Subtotal	3,244	1,411	500	500	500	367
Community Builders of Kansas City (Round 1)	627,785	-	-	-	-	-
Emanuel Family & Child Development (Round 1)	725,000	-	-	-	-	-
Linwood Shopping Square (Round 1)	2,389,149	-	-	-	-	-
Ivanhoe Neighborhood Council (Round 1)	-	-	-	933,840	933,840	933,840
MACPEN Enterprise (Round 1)	1,000,000	-	-	-	-	-
National Assoc of Construction Cooperatives (Round 1)	-	-	-	215,000	215,000	215,000
Neighbors United (Round 1)	-	139,927	-	66,024	66,024	66,024
Round 1 Funding Subtotal:	4,741,934	139,927	-	1,214,864	1,214,864	1,214,864
Urban America Southpointe, LLC (Round 2 Recommendation)	-	-	-	500,000	500,000	-
Urban America – KC EVE, LLC (Round 2 Recommendation)	-	-	-	1,205,231	1,205,231	-
KC Town Hall (Round 2 Recommendation)	-	-	-	490,539	490,539	-
Palestine Economic Dev. Corp. (Round 2 Recommendation)	-	-	-	2,288,008	2,288,008	-
Urban Neighborhood Initiative (Round 2 Recommendation)	-	-	-	250,000	250,000	250,000
Oak Park Neighborhood Association (Round 2 Recommendation)	-	-	-	2,800,000	2,800,000	-
Linwood Gardens (Round 2 Recommendation)	-	-	-	1,150,000	1,150,000	1,150,000
Prospect Summit Duplexes (Round 2 Recommendation)	-	-	-	1,900,000	1,900,000	-
Neighbors United Supplemental (Round 2 Recommendation)	-	-	-	107,853	107,853	107,853
Round 2 Funding Subtotal:	-	-	-	10,691,631	10,691,631	1,507,853
Conrad Wright Media Building (Round 3 Recommendation)	-	-	-	200,000	200,000	-
CELT (Round 3 Recommendation)	-	-	-	282,354	282,354	-
Parade Park Homes (Round 3 Recommendation)	-	-	-	905,000	905,000	-
One Nine Vine (Round 3 Recommendation)	-	-	-	3,960,000	3,960,000	-
Jazz Hill Homes (Round 3 Recommendation)	-	-	-	3,974,296	3,974,296	3,974,296
The Overlook (Round 3 Recommendation)	-	-	-	5,000,000	5,000,000	500,000
Santa Fe (Round 3 Recommendation)	-	-	-	610,000	610,000	610,000
Round 3 Funding Subtotal:	-	-	-	14,931,650	14,931,650	5,084,296
Small Business Stabilization (Covid-19 Recommendation)	-	500,000	-	-	-	-
Essential Services Program (Covid-19 Recommendation)	-	500,000	-	-	-	-
Covid-19 Funding Subtotal:	-	1,000,000	-	-	-	-
Ivanhoe Neighborhood Council (Supplemental Funding)	-	-	-	287,492	287,492	287,492
Emanuel Family & Child Development (Supplemental Funding)	-	-	-	500,000	500,000	500,000
Supplemental Funding Subtotal:	-	-	-	787,492	787,492	787,492
Projects Recommended for Funding Subtotal	4,741,934	1,139,927	-	27,625,637	27,625,637	8,594,505
Dean & Dunn Consultant Services (2nd Year)	101,520	89,728	-	-	-	-
Harrison-Lee Consultant Services (2nd Year)	159,386	169,331	-	364,000	364,000	364,000
Consulting Services Subtotal	260,906	259,059	-	364,000	364,000	364,000
Contractual Services	-	-	9,271,091	9,271,091	9,271,091	-
Total Expenditures	5,075,956	1,499,199	9,363,252	37,352,889	37,352,889	8,995,910
Surplus (Deficit)	5,650,460	7,911,922	547,748	(27,441,889)	(32,656,301)	(4,299,323)
Total Ending Fund Balance	\$ 20,380,031	\$ 24,781,743	\$ 3,824,359	\$ 850,063	\$ (4,364,349)	\$ 23,992,630

Footnotes:

1. Reflects actual FY 22 collected revenues and city appropriations within the city's financial system.
2. Reflects actual FY 22 collected revenues, expenditures and encumbrances in the city's financial system.

Review of
Online Application Management Systems

Central City Economic Development Sales Tax Board
Meeting

October 12, 2021



1

CCED Board Preferences of an Online System

- A user-friendly system that is easy for applicants to complete an application online
- A system that has multiple levels for review and evaluation
- A system with administrative capabilities to support project monitoring



2

Online Application Systems Reviewed

- Cognitoforms
- Neighborly
- ZoomGrants



3

Recommendation

ZoomGrants



4



ZoomGrants

- 01**
Established in 2000
- 02**
A system that operates on web enabled devices and an internet browser
- 03**
Offers “off the shelf” application packages or can customize an application



5

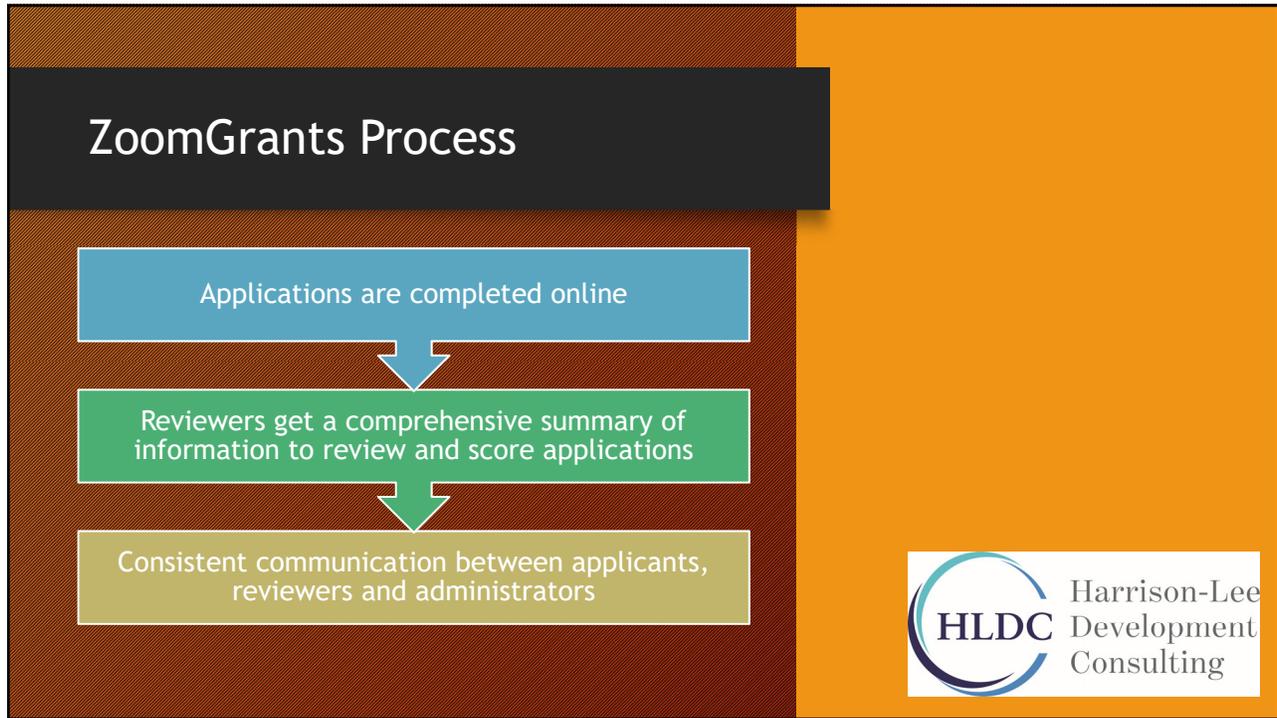


ZoomGrants Features

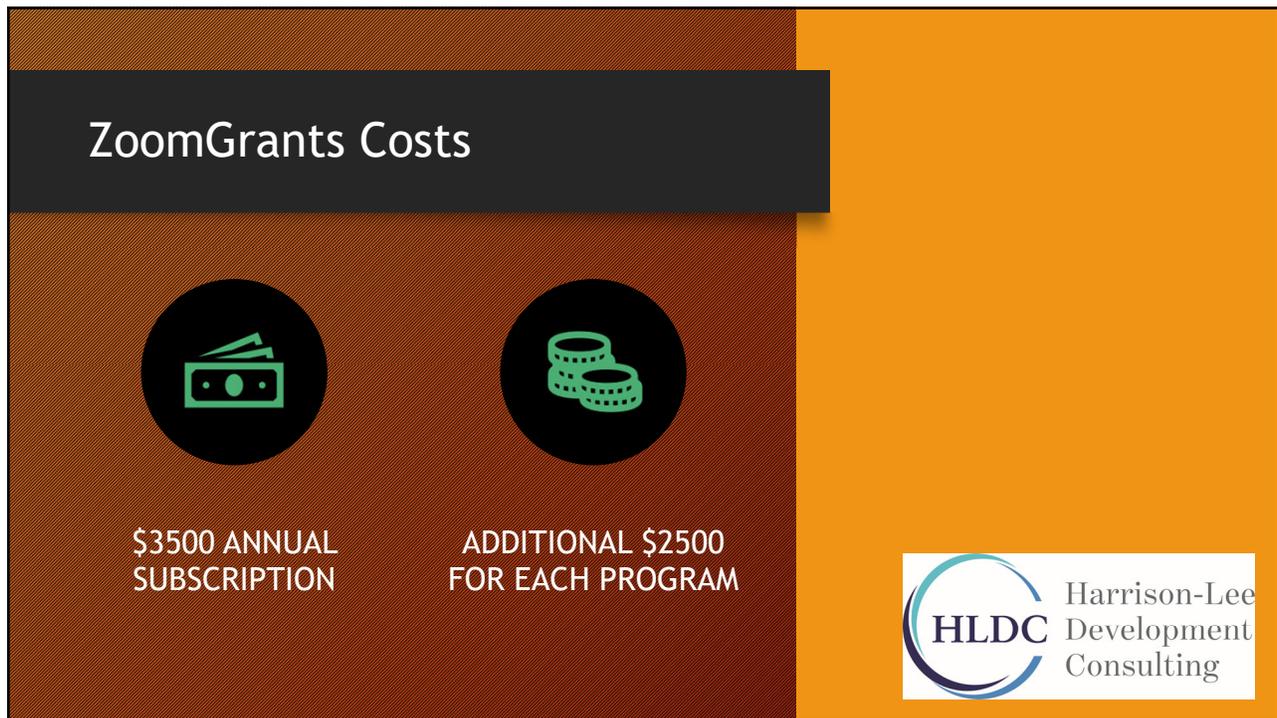
- SIMPLIFIES THE APPLICATION REVIEW PROCESS
- INCORPORATES AN ARRAY OF ADMINISTRATIVE FUNCTIONS
- GENERATES PROJECT REPORTS FOR UP TO 24 MONTHS



6



7



8

ZoomGrants Users

Federal, state and local agencies

Foundations

Scholarship Awarders

Clubs or giving circles



CCED Project Updates - Round 1 (September 2021)

FA	Project	Summary	CCED Budget	Project Budget	Leveraged Funds	LTV	Infrastruc.	Funds Disbursed	Mod	
x	Linwood Shopping Square	Renovation Retail Shopping Center	\$2,389,146	\$8,592,000	\$6,202,854	27.81%		\$2,389,146		Project Complete
x	MACPEN Enterprise	Construction of Child Care Center with Services	\$1,000,000	\$3,249,750	\$2,249,750	30.77%		\$1,000,000		Project Complete
x	Community Builders of Kansas City	Renovation for Entrepreneur Space at 5008 Prospect	\$627,785	\$752,785	\$125,000	83.39%		\$627,785		Project Complete
x	Emmanuel Family & Child Development	Construction of Child care Center with Services	\$1,225,000	\$7,309,387	\$11,103,448	16.76%		\$725,000		Construction for the 2nd part of the project will commence 4th Quarter 2021
x	Ivanhoe Neighborhood Council	Senior Cottages at 39th Street	\$1,221,332	\$2,174,632	\$953,300	56.16%				Construction Commenced
x	National Association of Construction Coop	Rehabilitation of Homes throughout the District	\$215,000	\$10,000,000	\$9,785,000	2.15%				Funding Agreement complete. Developer will need to make application from the LandBank on identified homes to be rehabbed.
x	Neighborhoods United	Rehabilitation of Homes for Disabled Veterans	\$313,804	\$627,608	\$313,804	50.00%		\$139,927		Construction ongoing. Contract Amendment provided to developer to extend the term of the agreement.
Total			\$6,992,067	\$32,706,162		21.38%		\$6,992,067		
Public Infrastructure/ Site Development Preparation - 20%			\$1,398,413					\$1,398,413		
Actual - Public Infrastructure/ Site Development Preparation										
Public Infrastructure Deficit			\$1,398,413					\$1,398,413		

CCED Project Updates - Round 2 (September 2021)

FA	Project	Summary	CCED Funds	Project Budget	Leveraged Funds	LTV	Funds Disbur	Mod	Infrastruc.	
D	Urban America Southpointe, LLC	Pre-development expenses for the construction of office space, retail, hospitality, multi-family residential and parking in the 63rd Street and Prospect Avenue area.	\$500,000	\$180,259,034	\$179,759,034	0.28%				Developer returned executed Funding Agreement. Forwarded to City Planning & Development to process.
	Urban America – KC EVE, LLC	Redevelopment of historical Castle Building and construction of Enterprise Village Ecosystem -36 net zero cottage style homes in the South Vine Street Corridor	\$1,205,231	\$21,947,664	\$20,742,433	5.49%				Contract negotiations ongoing
d	KC Town Hall	Redevelopment of building on 36th & Indiana Ave to provide restaurant, incubator and 3 affordable housing apartments.	\$490,539	\$680,169	\$189,630	72.12%				Funding Agreement negotiated but not executed. Insurance binder provided. Awaiting checklist documents, insurance and signed funding agreement.
X	Urban Neighborhood Initiative	Site work and infrastructure related to the new construction of 30 single-family homes, in partnership with Habitat for Humanity.	\$250,000	\$1,731,600	\$1,481,600	14.44%			\$250,000	Funding Agreement Complete
D	Oak Park Neighborhood Association	Equity funding to support the development of 29 units of affordable housing at 38th Street and Prospect Avenue	\$2,800,000	\$8,183,550	\$5,383,550	34.21%				The Funding Agreement being negotiated among legal council. PIEA has initiated a condemnation process to provide clear title and liens on acquired properties.
x	Linwood Garden	Equity funding to develop 32 units of affordable housing, community kitchen, coffee shop and exterior shelter near Linwood and Bruce Watkins Drive.	\$1,150,000	\$7,667,968	\$6,517,968	15.00%			\$0	Funding Agreement Complete

D	Prospect Summit Duplexes	Joint venture partnership, including the nonprofit Mt. Pleasant EDC, for the construction of 23 townhomes for rent in the 22nd/23rd and Prospect Avenue area.	\$1,900,000	\$5,653,625	\$3,753,625	33.61%		x	\$1,010,002	The Funding and Loan Agreements drafted.. Project has been working through rezoning, PIEA revenue bonds and tax abatement, clear title liens and checklist items from MHDC, syndicator and CCED..
D	Palestine Economic Dev. Corp	Equity funding to support the construction of a 39 unit assisted living facility at 35th Street and Prospect Avenue.	\$2,288,008	\$5,735,008	\$3,447,000	39.90%			\$300,000	Insurance provided and Funding Agreement executed by Developer. Awaiting Revenue Clearance Letter to fully endorse agreement..
Total			\$10,583,778							
Public Infrastructure/ Site Development Preparation - Actual			\$1,560,002							
Public Infrastructure/ Site Development Preparation - 20%			\$2,116,756							
Public Infrastructure Deficit			\$556,754							

CCED Projects - Round 3 (August 2021)

FA	Project	Summary	CCED Budget	Project Budget	Leveraged Funds	LTV	Funds Disbursed	Mod	Infrastructure	Developers Target	Council Target Date
D	One Nine Vine	Mixed-Use new construction including 80 apartments (30 one bedroom, 50 two bedroom, 14 affordable) and 138 space above ground parking garage	\$3,960,000	\$18,133,565	\$14,173,565	21.84%		x		8/2021	6/2021
D	Conrad Wright Media Building	Rehabilitation of existing building for mixed-use office space and two affordable apartments	\$200,000	\$600,000	\$400,000	33.33%				8/2021	3/2021
	38th Street Studio	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments	\$282,354	\$641,714	\$359,360	44.00%		x		9/2021	3/2021
X	The Overlook District	Site infrastructure for future 11 acre office / mixed-use development	\$5,000,000	\$23,283,520	\$18,283,520	21.47%	\$5,000,000		\$5,000,000	Complete 7/21	6/2021
	Parade Park Homes	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units	\$905,000	\$3,244,533	\$2,339,533	27.89%			\$905,000	11/2021	7/2021
X	Jazz Hill Apartments	Multi-Family rehabilitation of Jazz Hill Apartments - 197 affordable units	\$3,974,296	\$21,471,336	\$17,497,040	18.51%	\$3,212,056		\$40,000	8/2021	6/2021
X	Santa Fe Homes	Home rehabilitation program for homeowners in the Santa Fe Neighborhood (\$50,000 maximum loan per home)	\$610,000	\$1,395,000	\$785,000	43.73%	\$610,000			7/2021	6/2021
Total			\$14,931,650			30.11%	\$8,822,056				
Public Infrastructure/ Site Development Preparation - 20%			\$2,986,330								
Public Infrastructure/ Site Development Preparation - Actual			\$5,945,000						\$5,945,000		