

Grantee: Kansas City, KS

Grant: B-11-MN-20-0001

April 1, 2012 thru June 30, 2012 Performance Report

Grant Number: B-11-MN-20-0001	Obligation Date:	Award Date:
Grantee Name: Kansas City, KS	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$1,137,796.00	Grant Status: Active	QPR Contact: Yvette Miller
LOCCS Authorized Amount: \$1,137,796.00	Estimated PI/RL Funds: \$300,000.00	
Total Budget: \$1,437,796.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

The Unified Government of Wyandotte County Kansas City, Kansas (UG) has received an allocation of \$1,137,796 and has prepared this substantial amendment to the UG's 2010 Action Plan in order to comply with the US Department of Housing and Urban Development (HUD) requirement of submission by the deadline of March 1, 2011. Upon approval of the application, the UG must expend 50 percent of the grant within 2 years and 100 percent within 3 years. Also, according to statutory requirement, funds must be used with respect to individuals and families whose income does not exceed 120 percent of area median income; 25 percent of the grant amount must be expended for households whose income is at our under 50 percent of area media income. The UG is requesting funds in the following eligible use areas: (B) acquisition and rehabilitation (D) demolition of blighted structures; (E) redevelopment of demolished or vacant properties and administration.

How Fund Use Addresses Market Conditions:

The areas of greatest need were established by first considering that NSP3 guidelines require that the target area must have an individual or average combined index score that is no less than the lesser of 17 or the twentieth percentile most needy score in an individual state. The UG considered that the State of Kansas has a minimum requirement rating score of 12 or higher. Wyandotte County has 2 areas with scores of 19. At census tracts 439.05 and 407. After evaluation of all eligible greatest need aread by score, it was then determined that the following criteria would be used for each of the census tracts with risk scores of 19 and contiguous areas to comply with other HUD criteria for outcomes, i.e. areas with the highest number of foreclosed homes; areas most likely to meet the "deep targeting" requirement of no less than 25 percent of funds used to provide housing for households whose income do not exceed 50 percent of area median income; investment in neighborhoods that had the most need to be reconnected and revitalized with the economy, housing market, and social networks of the community and metropolitan area based on the date included in the recently developed for the 2010 Action Plan. The areas were then determined by geographical clusters and scores averaged. For instance, analysis shows that our selected target area has had consistently high-unemployment and a declining level of home-ownership, suggesting that traditional direct home-ownership strategies would need to be augmented with incremental approaches such as lease-purchase in coordination with development subsidies. In addition, our target area was chosen on its strategic placement at the confluence of I-635 and North 18th Street which directs nearly 100,00 vehicles by the area daily according to a 2008 Mid-America Reginal Council study. The strong need for stabilization as well as direct access to possible NSP3 recipients madeour choice one of meeting need and ability to market effectively. The following area was determined to be the area of greatest need and represented the best opportunity for effective redevelopment: Area surrounding the geography of 22nd Street, west to 27th Street and Quindaro Avenue, north to Lathrop south to Hickman drive.

*The UG will not use a tiered approach to distribute funds. Activities will be implemented in the identified neighborhood(s) as activity expenditures are determined appropriate during the 3 year time period. The UG's 2010 Consolidated plan may be viewed at the following website: www.wycokck.org

Ensuring Continued Affordability:

In order to comply with HUD requirements on achieving long-term affordability of NSP3 properties after acquisition/rehab or redevelopment, the Unified Government will comply with the standards for affordability as set forth in 24 CFR section 92.254:

Affordability periods =

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- <\$15,000 in homeowner subsidy = 5 years
- \$15,000 - \$40,000 = 10 years
- >\$40,000 = 15 years

The Unified Government imposes the recapture requirement to ensure affordability. The recapture provisions will require that all or a portion of the NSP3 assistance to the buyer, if the property subsequently becomes NSP3 ineligible be returned to the Unified Government in order to assist in the development of further NSP3 unites. The Unified Government will seek to recapture all subsidy incurred if a property reverts to an ineligible status within the affordability period. Acceptable recapture options include: (A) recapture of the entire amount of assistance at sale, (B) reduction of subsidy pro rate, per years of eligible ownership during the affordability period, or (C) shared net proceeds.

Definition of Blighted Structure:

The Unified Government will comply with the state of Kansas statutory definiton of blighted structure at K.S.A. 12-1770a.

Definition of Affordable Rents:

Per 24 CFR Part 92.252, HUD provides the following maximum HOME rent limits. The maximum HOME rents are the lesser of:
 1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or
 2. A rent that does not exceed 30 percent of the adjusted income of family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions.

Housing Rehabilitation/New Construction Standards:

All new development properties and rehabs, to the greatest extent feasible, will incorporate Energy Star features and ocpliance. The UG recognizes that ongoing affordability is not only a function of the initial homebuyer experience, but of the ongoing maintenance and recurring costs of ownership. Therefore, it is our policy that each redevelopment meets the EPA Energy Star five star rating that enables a 20 -30 percent reduction in heating and cooling costs over 2004 International Residential Building Code (IRBC) standards, which will create a more affordable cost of home-ownership. We will continue to use our rigorous home construciton standards in place for CDBG, HOME, and other federal and state housing programs. The UG has adopted the Energy Star 3 standard for all mechanical construction and will continue to follow the 2003 International Residential Building Code as well as HUD's "Single-Family Housing Rehabilitation Specifications, including Green Specs" in all vertical construction and development projects.

Grantee Contact Information:

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Vicinity Hiring:

The UG already utilizes a competitive procurement process for development activites that includes provision for expanded oportunites to L/W/M/DBE in the bidding process. Vicinity contractors shall receive priority consideration when they are able to meet the same requirements for federal contracts as market rate contractors. In additon, the Unified Government will emphasize adherence to HUD's Section 3 hiring guidelines as referenced at 24 CFR 135.

The Unified Government will use staff that has skills gained from NSP 1, to undertake new construction activities in NSP 3. In coordination with key program consultants, such as housing organizations, in the work write - up and construction management phases the Unified Government will assess the target area for strategically place foreclosed and abandoned/vacant lots that will create a substantial reduction in housing decline and create a sustained visual impact.

Procedures for Preferences for Affordable Rental Dev.:

Since there is an abundance of rental properties in the target area, resources may not be used for rental properties. A recent survery of the Wyandotte County area revealed a need for single-family housing voer apartment/rentals, 66 percent to 33 percent. The general area is described in the recent Consolidation Plan as having the lowest owner-occupied housing rate in the City (42.3%). While the Unified Governments goal is to maintain no less than 62% owner-occupancy rate, we may have to use an interim process that incorporates lease-purchase options to overcome the credit barriers and low level of economic wealth facing residents of the target area. However, it is expected that with NSP3, NSP1 and other CDBG resources that are currently being applied to the vicinity that applicants will be drawn from other than the current residents.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,396,136.27
Total Budget	\$0.00	\$1,282,358.27
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00



Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$170,669.40	\$0.00
Limit on Admin/Planning	\$113,779.60	\$0.00
Limit on Admin	\$0.00	\$0.00
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$359,449.00	\$0.00

Overall Progress Narrative:

The Unified Government of Wyandotte County/Kansas City, Kansas completed the Environmental Review Phase for the NSP3 funds during the 4thQuarter of 2011. In January 2012, UG staff developed a request for proposals (RFP) to solicit proposals from qualified developers for the use of NSP3 funds to create affordable homeownership opportunities. The RFP stated up to \$5,534,518 in NSP3 funding is available under this RFP. The funding contains \$4,510,500 of funds sub-granted by the State of Kansas and \$1,024,018 in NSP3 federal entitlement funds. The funds available for this project shall stabilize the neighborhoods whose vitality has been and continues to be, damaged by economic effects of properties that have been foreclosed upon, abandoned, or that create blight. The Request for Proposals was published in The Echo on March 15, 2012 and proposals were accepted until April 11, 2012. Unified Government staff reviewed the proposals on April 12 and determined the successful developer. PAR Development was the successful developer. The Agreement and Notice to Proceed was signed and issued on May 7, 2012. PAR Development acquired land on June 28, 2012. There has not been expenditures for the acquired lots as of June 30, 2012.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition and Rehabilitation	\$0.00	\$127,400.00	\$0.00
0002, Demolition	\$0.00	\$18,400.00	\$0.00
0003, New Construction of Houses	\$0.00	\$878,218.00	\$0.00
0004, Administration	\$0.00	\$113,778.00	\$0.00



