CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-401: approving Program Year 2025 CHDO Rental Construction Agreement.

MEETING DATE
April 6, 2024

REVIEWED BY
Director of Planning, Development & Neighborhood Services – Troy Bolander, Director of Finance – Leslie Haase, City Attorney – Peter Edwards, Assistant City Manager – Tony Robyn, City Manager – Nicholas Edwards

SUMMARY
The following agreement is between the City of Joplin and Joplin Economic Housing Development Initiative to develop and construct homes as part of the 2025 Community Housing Development Organization (CHDO) New Construction Program.

BACKGROUND

The City of Joplin, acting as the lead Participating Jurisdiction of the Joplin HOME Consortium, intends to provide HOME funds received from the Department of Housing and Urban Development (HUD) to Joplin Economic Housing Development Housing Initiative (JEHDI), as designated by the City of Joplin as a Community Housing Development Organization (CHDO), is to receive HOME CHDO set aside funds as required by HUD. JEHDI has identified a site and the Community Development Planner has conducted an Environmental review, and upon effect of this agreement notice to proceed will be given to develop two homes for the benefit of low to moderate income renters. The site generally described as 1119 S Empire Ave, in the City of Joplin. Total development costs for the two homes is $398,000, including soft costs for required day one reserves for rental properties, with grant funds available per house not to exceed $155,000.00.

This is the first rental new construction to be implemented by the Joplin HOME Consortium.

FUNDING SOURCE
This council bill provides Three Hundred and Ten Thousand Dollars and Zero Cents ($310,000.00) from the HOME Investment Partnership Program and is included in the 2026 Community Planning HOME Consortium Budget.

Entitlement Program Year 2025 (July 1, 2025 - June 30, 2026) Will receive PY 2026 grant prior to end of City 2026 Fiscal Year

Grant	Grant Balance			Cost	Remaining Balance
M-25-DC-29-0209	$ 540,318.51	CB 2026-401	1119 S Empire (2 Houses/Rentals)	$ 310,000.00	$ 230,318.51
M-24-DC-29-0209	$ 492,189.73	CD 2025-402	1702 Empire (1 house)	$ 175,000.00	$ 317,189.73
	*1119 S Empire must be funded with 2025 Funds per Action Plan				

Confirmed Planned Projects to be initiated prior to November 1st 2026

2008 S Sergeant	Funded with remaining balance of 2025 and future 2026 Grant (rental added in 2025 Action Plan)
	Anticipated HOME Budget $550,000 to $650,000 (Still in underwriting due to change in design, 8 Units)

Planned Projects which will be potentially funded in order of which they meet requriements

Grand Lots	3 homes constructed with pre-2025 funds
31st street Lot	1 Home constructed with pre-2025 grant funds
7 Acre Development	Initial discovery, may not proceed

RECOMMENDATION

This program has received prior approval from the Council as part of the 2025 Action Plan.

ATTACHMENTS

2025 CHDO Homebuyer New Construction Agreement
Council Bill No 2026-401