Grantee: Joplin, MO

Grant: B-12-MT-29-0001

April 1, 2016 thru June 30, 2016 Performance Report

Grant Number:
B-12-MT-29-0001

Obligation Date:

Award Date:

Grantee Name:
Joplin, MO

Contract End Date:

Review by HUD:
Submitted - Await for Review

Grant Award Amount:
$45,266,709.00

Grant Status:
Active

QPR Contact:
Patricia Heagel

LOCCS Authorized Amount:
$45,266,709.00

Estimated PI/RL Funds:

Total Budget:
$45,266,709.00

Disasters:

Declaration Number

FEMA-1980-MO

Narratives

Disaster Damage:

HOUSING IMPACT
The majority of the property in Joplin that was affected by the May 20, 2011 tornado was residential property that contained a variety of single and multi-family as well as owner and renter-occupied dwellings. Because the tornado touched down on the west-side of the City, and indiscriminately tore through neighborhoods, residents of all demographic and income statuses were affected.

The estimates of affected residential dwellings, which would include everything from 1 apartment unit to a single family residence, showed that a total of 7,500 units received some level of damage from this disaster. Approximately 4,000 dwellings were destroyed with an additional 3,500 damaged affecting an estimated 17,000 residents. The dwellings that were deemed uninhabitable were estimated to displace approximately 9,200 residents from the City of Joplin.

INFRASTRUCTURE IMPACT
An assessment of public infrastructure and infrastructure systems that were damaged due to the May 22nd tornado was performed by the City's Public Works Department with the initial FEMA assistance was considered. The three main infrastructure elements that need additional assistance at this point are Sidewalks, Trails, and Trees.

ECONOMIC IMPACT
The path of the May 22, 2011 tornado also crossed a few of the commercial corridors in the City of Joplin which had a large effect on the local economy. There were 553 businesses destroyed or severely damaged, but approximately 85 percent, or 446 businesses, percent are back in operation. Thirty-nine businesses have indicated that they will not rebuild/reopen, and 21 new businesses have opened in the area. Between 4,500 and 5,000 employees were affected by the tornado but over 90 percent of jobs have been regained, which is partially attributable to the fact that many jobs were at major employers such as the hospitals and Wal-Mart, which have decided to rebuild. Overall, the local economy is fairly strong although smaller businesses are still struggling. The large number of volunteers, resources, and support has helped increase spending in the area and sales tax revenue is up 14 percent compared to a year ago. Future revenue will depend on how long the rebuilding will take and continued development of Joplin. Although the short-term sales tax revenue has prospered due to rebuilding activity, it will be important to introduce more diverse revenue sources back into the community that will ensure that revenues will remain after the rebuilding activities subside.

Recovery Needs:

HOUSING NEEDS
Shortly after the tornado, the City of Joplin commissioned a comprehensive Housing Study to assess the situation. The following

are selected recommendations from that study that confirm the need for housing in Joplin<!--[if !supportFootnotes]-->[1]<!--[endif]-->:
Objective #3: Introduce alternative housing options into the market including condominiums and townhomes to target young professionals and empty nesters.
Analysis:
According to demographics provided by ESRI, the age cohorts that include ages 20 to 24 and 30 to 34 are the largest age cohorts in the Joplin area. Many of the people in these age cohorts are young professionals, and some of them are young professionals with children. This segment of the population is an important and growing segment, and housing options should be targeted to meet their growing needs. In addition, the City of Joplin Planning Department stated that it has received several inquiries regarding the availability of condominiums or townhomes in the area by persons looking for lower-maintenance housing options while still maintaining ownership.
Action:
-Promote the development of upscale townhomes and condominiums with ample amenities for young professionals and empty nesters that are seeking high quality housing without maintenance responsibilities.
-Construct condominiums in urban areas like the CBD and just outside of the CBD so that young professionals can take advantage of being close to transportation while having entertainment options.

Objective #5: Replace demolished/destroyed Section 8 housing in a timely manner.

Analysis:
The May 2011 tornado destroyed or heavily damaged all of the family Section 8 properties in Joplin as well as two senior Section 8 properties leaving just one Senior Section 8 property in service in Joplin. Oak Meadows, Cedar Hill Apartments, Magnolia Heights and Mercy Village at St. John's have stated that they will rebuild their properties. However, Hampshire Terrace and JMA II Apartments were completely demolished and plans to rebuild at this time are unknown. Springview Gardens has not yet reported what will happen in the future.

Action:
-For Section 8 properties that are unsure whether they will rebuild or not, provide incentives to encourage rebuilding.
-Encourage Section 8 properties to apply for LIHTC funds for rehabilitation.
-Expedite the rehabilitation of these properties to place these developments back in service as soon as possible.

Objective #6: Encourage the development of affordable housing including LIHTC properties.

Analysis:
Only two LIHTC developments were affected by the tornado, Redwood Gardens and Redwood Towers; however, Redwood Gardens sustained major damage and Redwood Towers was completely demolished. The destruction of these two developments as well as the low vacancy rates and lengthy waiting lists at existing LIHTC developments indicate the need for additional LIHTC propert. Further, the demographics of the census tracts were tornados completely destroyed the housing stock illustrate a high percentage of renters and a high percentage of low to moderate income households. In order to provide approese

Recovery Needs:

LIHTC properties would meet these needs by offering affordable rental housing.
Action:
-Entice developers through low-interest loans to increase the amount of LIHTC properties.
-Increase awareness and knowledge of the LIHTC and other state and federally assisted housing programs.
-Construct LIHTC properties near where many of the low to moderate income households previously lived.
- Encourage the development of all unit types from one to four-bedroom units in both multifamily and single-family units to create housing for both persons that were previously renters in traditional multifamily housing, as well as renters that were renting out larger single-family homes. P 113
-Build approximately 560 new units of affordable housing including a combination of single-family rental homes and traditional multifamily apartments.

Objective #7: Educate low to moderate income households on how they can purchase homes and increase the supply of owner-occupied homes that are moderately priced.

Analysis:
Much of the single-family home housing stock that was destroyed by the tornado was older, lower priced homes. There is now a shortage of lower to moderately priced homes in the
Joplin area and many of the available homes are new construction with high price tags. As a result, the city needs to encourage the construction of moderately priced homes so that the residents that are now housed in the FEMA trailers can afford to move back into single-family homes.

Action:
- Educate future and prior homebuyers on financing options, access to capital and how to improve their credit worthiness.-Inform future and prior homebuyers on how they can maximum their insurance claims and use this money to rebuild and/or purchase a new home.
- Reach out to local developers to encourage the construction of moderately priced homes to replace the destroyed housing stock.

Objective #8: Replace at least 3,100 housing units including 1,400 rental units and 1,700 owner-occupied units. For the rental units, approximately 560 units should be affordable.

Analysis:

In the May 2011 tornado, 602 housing units suffered partial or semi-major damage while 3,422 units were completely damaged or destroyed. In addition over 3,000 homes suffered some form of damage, thus a total of over 7,000 homes were damaged by the May 2011 tornado. Residents of some of these destroyed units were able to find replacement housing among Joplin's existing housing stock or repair their homes. In order to determine the number and type of units that need to be replaced, we utilize the 3,422 units that were completely damaged or destroyed as a starting point. First, we determine the number of rental units and the number of owner-occupied units that need to be replaced. Basedpote renter percentage in the most densely populated areas that were damaged by the tornado, as illustrated on page 57, we assume that approximately 45 percent of the units destroyed were rental units.
NUMBER OF REPLACEMENT RENTAL UNITS
Number of units that were completely destroyed or damaged 3,422
*
Percentage of units that were rental units 45.0%
=TotalumeoRplcnnUtose150srng>preesvHuigMreA

Recovery Needs:

alysis,
Number of units that were completely destroyed or damaged 3,422
*
Percentage of units that were owner-occupied units 55.0%
=Total Number of Replacement Owner-Occupied Units Proposed 1,882

We assume that residents in approximately ten percent of the 3,422 units found other replacement housing among Joplin's existing housing stock or chose to repair/rebuild their homes. As a result, we recommend the replacement of 1,400 rental units and 1,700 owner-occupied units for a total of 3,100 units. The 1,700 owner-occupied units should contain a small percentage of condominium units through newly developed mixed-use developments and mostly single-family homes. These homes need to be priced at a variety of price points including homes for low to moderate income households that are priced at $95,000 or less.
Given that approximately 40 percent of households overall (both renter and home-owner) whose homes were damaged by the tornado were low to moderate income households, it is expected that a slightly lower percentage of home-owners were low to moderate income since it is often difficult for low to moderate income families to come up with down payment money for a home. As such, around 30 to 35 percent of owners have low to moderate incomes, which results in the need for 525 to 550 affordable homes. If 525 to 550 homes are built and priced at $95,000 or below, there should be an adequate amount of affordable owner-occupied homes to replace the destroyed units.
For the 1,400 rental units, we recommend a combination of market rate single-family homes, market rate traditional multifamily developments and affordable developments. To determine the number of affordable units that should be built, we have relied upon the percentage of low to moderate income households in the most densely populated areas that were damaged by the tornado, illustrated on page 41, and we assume that approximately 40 percent of households would qualify to live in affordable rental housing.MBER OF REPLACEMENT AFFORDABLE RENTAL UNITS
Number of proposed replacement rental units 1,400
*
Percentage of households that are low to moderate income 40.0%
= Total Number of Replacement Affordable Rental Units Proposed 560

As the above table illustrates, approximately 560 out of the 1,400 rental units should be affordable units that target low to moderate income households. The remaining 840 unit should be traditional market rate units. Of the 560 affordable units, we recommend that approximately 70 percent of these units should be traditional multifamily housing and 30 percent should be single-family rental homes. For the 840 market rate units,we recommend that the majority of these units should be traditional multifamily housing since single-family homes are not typically built to be permanent rentals.5
Action:
-Replace market rate multifamily apartments that were destroyed by building approximately 840 new market rate units, most of which are traditional multifamily apartments.
-Build approximately 1,700 new single-family homes in the areas that were heavily damaged by the tornado including single-family homes priced at $95,000 or belowto attract low tomoderateincomehouseholds.
-Buildapproximately 560newunits of affordablehousingincluding

Recovery Needs:

a combination of single-family rental homes and traditional multifamily apartments.
<!--[if !supportFootnotes]-->
INFRASTRUCTURE NEEDS
The assessment for damaged sidewalks resulted in a conservative estimate need of $2,500,000. The City did receive $117, 897 from FEMA for Sidewalk repair; however, the budget for this item remains at $2,500,000 to include a small amount for contingencies.
An important goal that was a result of the CART process was to incorporate more trails for the purpose of alternative forms of transportation. The City will use the construction of sidewalks along with the construction of trails to provide a safe means of transportation. The aim of this project will be to ensure that people of all income levels have access to the resources of the community through linking the damaged neighborhoods to each other and to the commercial and cultural resources of the City. The initial estimates for restoring trails in Parr Hill and Campbell Parks as well as adding connections from these parks to other resources totaled approximately $2,200,000.
Joplin lost between 15,000 and 20,000 trees according to the Missouri Department of Conservation sponsored task force which evaluated the loss soon after the disaster. Those trees were a hodgepodge variety of species which more or less acted effectively as shade trees and wind-blocks, acted as traffic calming measures and reduced street maintenance.
ECONOMIC NEEDS
Certain areas, such as those along Range Line Road and near Mercy Hospital, have experienced more rapid development for retail

and businesses whereas other areas, such as that along 20thStreet, have been slower to rebuild. It will be important to try to provide resources to ensure that the rest of the economic recovery is attained. Because of the slow development of smaller business and all businesses along certain corridors, it seems evident that stimulus will be needed to help recover economically. This will help bring the employment level back to the pre-tornado levels as well as provide important resources for the residents.

Public Comment:

The City of Joplin provided an informal public meeting on July 3rdwith a prominent posting on the City's official website indicating written comments would be accepted through July 12that 5pm. The public meeting was advertised in the Joplin Globe and information was disseminated through local groups that have been active in Joplin's recovery efforts. Although conversations were held with the attendees of the public meeting, no written public comments were received during the mandatory 7-day comment period nor have any written comments been received before or after the official comment period.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$45,266,709.00
Total Budget	$0.00	$45,266,709.00
Total Obligated	$10,000.09	$31,339,509.09
Total Funds Drawdown	$1,633,734.47	$17,517,905.28
Program Funds Drawdown	$1,575,086.00	$17,315,085.71
Program Income Drawdown	$58,648.47	$202,819.57
Program Income Received	$45,259.36	$226,818.15
Total Funds Expended	$2,901,126.77	$20,567,618.26
Match Contributed	$0.00	$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		64.65%
Overall Benefit Percentage (Actual)		34.64%
Minimum Non-Federal Match	$0.00	$0.00
Limit on Public Services	$6,790,006.35	$0.00
Limit on Admin/Planning	$9,053,341.80	$2,139,044.07
Limit on State Admin	$0.00	$1,467,723.62

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Public services	$6,790,006.35	$0.00

Progress Toward National Objective Targets

National Objective	Target	Actual
Low/Mod	$22,633,354.50	$25,675,646.44

Overall Progress Narrative:

During this quarter several activities moved forward. Crossroads Industrial Park Improvements, Phase One, are nearing completion. Sanitary sewer work is underway. Allgeier Martin and Associates were awarded an engineering consultant contract to perform a Traffic Impact Study for the remainder of the Crossroads Industrial Park as well as design and bid requirements for street and sanitary sewer improvements in the rest of the Park that will serve businesses that are creating new jobs.
The procurement process for an architect to design the new Senior Center is complete and a contract awarded to the Bates firm to start the design process.
The Joplin Homebuyer Assistance Program continued to work with applicants remaining in the pipeline for assistance. The balance of funds available and the number of people processed in the pipeline gets reviewed on a weekly basis. If there is a balance after all the applicants in the pipeline have gone through, there is still consideration to open applications up to those on the waiting list.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
DR-2012-01, Infrastructure Activities	$1,447.53	$5,950,000.00	$199,865.08
DR-2012-02, Economic Development	$25,636.13	$8,750,000.00	$46,402.48
DR-2012-03, Housing Activities	$1,716,741.63	$25,011,800.00	$14,929,774.08
DR-2012-04, Program Administration	($168,739.29)	$5,554,909.00	$2,139,044.07

Activities

Project # / Title: DR-2012-01 / Infrastructure Activities

Grantee Activity Number:	**01-B-LM-1**
Activity Title:	**Trails - Low Mod - 1**

Activitiy Category:
Rehabilitation/reconstruction of a public improvement

Activity Status:
Completed

Project Number:
DR-2012-01

Project Title:
Infrastructure Activities

Projected Start Date:
04/01/2013

Projected End Date:
03/01/2016

Benefit Type:
Area ( )

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Joplin

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	$1,346.44
Total Budget	$0.00	$1,346.44
Total Obligated	$0.00	$1,346.44
Total Funds Drawdown	$0.00	$1,346.44
Program Funds Drawdown	$0.00	$1,346.44
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
City of Joplin	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

Construction of trails to serve the area damaged by the May 22, 2011 tornado.

Location Description:

The construction of trails in the tornado zone will be part of the City-wide trail system. As such, this amenity will serve more than LMI households. The $1,346.44 expense will be moved to urgent need through a voucher revision and this activity will then be closed.

Activity Progress Narrative:

This amount will be moved to Trails - Urgent Need.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear feet of Public	0	1500/1500

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	01-B-UN-1
Activity Title:	Trails - Urgent Need - 1

Activitiy Category:
Rehabilitation/reconstruction of a public improvement

Activity Status:
Under Way

Project Number:
DR-2012-01

Project Title:
Infrastructure Activities

Projected Start Date:
10/01/2013

Projected End Date:
09/01/2019

Benefit Type:
Area ( )

Completed Activity Actual End Date:

National Objective:
Urgent Need

Responsible Organization:
City of Joplin

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	$1,198,653.56
Total Budget	$0.00	$1,198,653.56
Total Obligated	$0.00	$1,198,653.56
Total Funds Drawdown	$1,447.53	$198,518.64
Program Funds Drawdown	$1,447.53	$198,518.64
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$31,615.27	$254,386.35
City of Joplin	$31,615.27	$254,386.35
Match Contributed	$0.00	$0.00

Activity Description:

Create a pedestrian friendly trail system to encourage the liveability of the reconstructed tornado zone.

Location Description:

Construction of the portions of the trail system located within the tornado zone.

Activity Progress Narrative:

Design of the Mohaska section of the Trail System is underway and any right-of-way needs are being determined. The Mohaska portion of the Trail System has been projected to be bid in the last quarter of 2016.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear feet of Public	0	12160/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	01-E-LM
Activity Title:	Senior Center

Activitiy Category:
Acquisition, construction,reconstruction of public facilities

Activity Status:
Under Way

Project Number:
DR-2012-01

Project Title:
Infrastructure Activities

Projected Start Date:
03/01/2016

Projected End Date:
12/31/2018

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Joplin

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	$4,750,000.00
Total Budget	$0.00	$4,750,000.00
Total Obligated	$0.00	$4,750,000.00
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
City of Joplin	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

The existing Senior Center, located in the tornado zone, has experienced growth in the number of senior citizens served. The facility is not ADA compliant and currently provides all its programming in the lunchroom. The new Center, to be located on the east side of the new Mercy Park in the tornado zone on land donated by Mercy after the hospital was destroyed, will have an expanded kitchen, exercise classrooms, educational areas and privacy rooms for wellness checks, counseling, Medicare open enrollment assistance, etc.

Location Description:

The Senior Center will be located east of Mercy Park at 26th and McClelland.

Activity Progress Narrative:

A contract was awarded late in this quarter to Bates & Associates, Inc. for architectural services. Preliminary design and environmental review will be undertaken during Q2, 2016.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: DR-2012-02 / Economic Development

Grantee Activity Number: 02-B-LM
Activity Title: Crossroads-Phase 1

Activitiy Category:
Econ. development or recovery activity that creates/retains

Activity Status:
Under Way

Project Number:
DR-2012-02

Project Title:
Economic Development

Projected Start Date:
09/01/2015

Projected End Date:
12/31/2017

Benefit Type:
Direct (Person)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Joplin

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	$1,741,000.00
Total Budget	$0.00	$1,741,000.00
Total Obligated	$0.00	$1,741,000.00
Total Funds Drawdown	$25,636.13	$46,402.48
Program Funds Drawdown	$25,636.13	$46,402.48
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$1,380,577.60	$1,426,980.08

City of Joplin	$1,380,577.60	$1,426,980.08
Match Contributed	$0.00	$0.00

Activity Description:

Extend 2310 l.f. of 23th Street paving and 1800 l.f. of 12" sanitary sewer to serve a portion of the Crossroads Industrial Park to accommodate expanding industries.

Location Description:

Crossroads Industrial Park

Activity Progress Narrative:

A gravity sewer line that will serve the 23rd Street corridor is currently under construction. This activity is anticipated to be completed next quarter. The Joplin Area Chamber Foundation has secured an agreement with a company that will create 37 new positions.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	02-C-LM
Activity Title:	Crossroads-Phase 2

Activitiy Category:
Econ. development or recovery activity that creates/retains

Activity Status:
Under Way

Project Number:
DR-2012-02

Project Title:
Economic Development

Projected Start Date:
03/04/2016

Projected End Date:
07/01/2019

Benefit Type:
Direct (Person)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Joplin

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	$4,959,000.00
Total Budget	$0.00	$4,959,000.00
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
City of Joplin	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

Provide infrastructure and sewer to land available for business development for economic benefit of new job creation for LMI as part of the recovery effort.

Location Description:

Crossroads Industrial Park located on the east side of Joplin.

Activity Progress Narrative:

The procurement for an engineering consultant was recently completed and a contract awarded to Allgeier Martin and Associates for a traffic impact study and design and bidding of additional street and sanitary sewer improvements for the rest of Crossroads Park as job creation possibilities become available.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	02-D-LM
Activity Title:	Future Economic Development Activity

Activitiy Category:
Econ. development or recovery activity that creates/retains

Activity Status:
Planned

Project Number:
DR-2012-02

Project Title:
Economic Development

Projected Start Date:
03/04/2016

Projected End Date:
07/01/2019

Benefit Type:
Direct (Person)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Joplin

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	$2,050,000.00
Total Budget	$0.00	$2,050,000.00
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
City of Joplin	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

Assist a business willing to invest in Joplin as part of the economic recovery after the tornado.

Location Description:

To be determined

Activity Progress Narrative:

No new activity was undertaken. Discussions continue with a potential company intending to build and create jobs in the near future.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: DR-2012-03 / Housing Activities

Grantee Activity Number: 03-A-LM
Activity Title: Homeownership Assistance - Low Mod

Activitiy Category:
Homeownership Assistance to low- and moderate-income

Activity Status:
Under Way

Project Number:
DR-2012-03

Project Title:
Housing Activities

Projected Start Date:
03/01/2013

Projected End Date:
03/01/2018

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Joplin

Program Income Account:
JHAP-LM

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	$6,912,500.00
Total Budget	$0.00	$6,912,500.00
Total Obligated	$0.00	$6,912,500.00
Total Funds Drawdown	$598,012.84	$4,885,620.77
Program Funds Drawdown	$560,625.15	$4,757,431.84
Program Income Drawdown	$37,387.69	$128,188.93
Program Income Received	$23,998.58	$152,187.51
Total Funds Expended	$357,619.39	$5,249,989.70
City of Joplin	$357,619.39	$5,249,989.70

Match Contributed	$0.00	$0.00

Activity Description:

Providing down payment and closing cost assistance to LMI persons purchasing a new or existing home within the recovery area, promoting the repopulation of the area. City Council approved additional CDBG-DR funding of $7 million to be re-allocated from activities that are not going forward. This will come in an upcoming amendment. Based on closings to date and projected closings, we have changed the number of anticipated households to 218, representing approximately 40% of program applicants.

Location Description:

Within recovery zone.

Activity Progress Narrative:

Nineteen LMI applicants were able to purchase homes in the affected area. Since the program inception 533 applicants have received assistance to close on a home in the affected area. 34% of the applicants have been LMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	19	178/218
# of Singlefamily Units	19	178/218

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	19	0	19	19/0	159/218	178/218	100.00
# Owner Households	19	0	19	19/0	159/218	178/218	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1230 Montana	Joplin		Missouri	64804	Match / N
1719 Byers	Joplin		Missouri	64804	Match / N
1821 S Texas	Joplin		Missouri	64804	Match / N
1919 S Jackson	Joplin		Missouri	64804	Match / N

2024 S Florida	Joplin	Missouri	64804	Match / N
2101 S Kentucky	Joplin	Missouri	64804	Match / N
2114 E 24th	Joplin	Missouri	64804	Match / N
2126 Virginia	Joplin	Missouri	64804	Match / N
2224 Virginia	Joplin	Missouri	64804	Match / N
2403 S Porter	Joplin	Missouri	64804	Match / N
2414 Murphy Ave	Joplin	Missouri	64804	Match / N
2424 S Wall	Joplin	Missouri	64804	Match / N
2505 Kentucky Ave	Joplin	Missouri	64804	Match / N
2510 Montana	Joplin	Missouri	64804	Match / N
2631 Kentucky	Joplin	Missouri	64804	Match / N
2807 Virginia	Joplin	Missouri	64804	Match / N
3007 Massachusetts	Joplin	Missouri	64804	Match / N
3010 S Joplin	Joplin	Missouri	64804	Match / N

3013 Kansas Ave	Joplin	Missouri	64804	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	03-A-UN
Activity Title:	Homeownership Assistance - Urgent Need

Activitiy Category:
Homeownership Assistance (with waiver only)

Activity Status:
Under Way

Project Number:
DR-2012-03

Project Title:
Housing Activities

Projected Start Date:
04/01/2013

Projected End Date:
04/30/2018

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Urgent Need

Responsible Organization:
City of Joplin

Program Income Account:
JHAP-UN

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	$12,837,500.00
Total Budget	$0.00	$12,837,500.00
Total Obligated	$0.00	$12,837,500.00
Total Funds Drawdown	$1,026,418.65	$9,852,525.64
Program Funds Drawdown	$1,005,157.87	$9,777,895.00
Program Income Drawdown	$21,260.78	$74,630.64
Program Income Received	$21,260.78	$74,630.64
Total Funds Expended	$1,020,941.76	$10,883,561.91
City of Joplin	$1,020,941.76	$10,883,561.91
Match Contributed	$0.00	$0.00

Activity Description:

Homeownership assistance provided to families that do not qualify as Low-moderate Income, but will still fulfill the urgent need for housing created by the May 22, 2011 tornado. This urgent need is based on the threat to public safety that is associated with vacant land in neighborhoods that were populated before the tornado.

Location Description:

Activity Progress Narrative:

Forty-two urgen need applicants (those with 80% to 120% of median income) were able to purchase homes in the affected area. Since the program inception 533 applicants have received assistance to close on a home in the affected area. 66% of the applicants have been in this waived income category.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	42	361/327

# of Singlefamily Units	42	361/327

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	42	0	42	42/0	71/0	361/327	31.30
# Owner Households	42	0	42	42/0	71/0	361/327	31.30

Activity Locations

Address	City	County	State	Zip	Status / Accept
1207 26th	Joplin		Missouri	64804	Match / N
1314 S Michigan	Joplin		Missouri	64804	Match / N
1325 E 24th St	Joplin		Missouri	64804	Match / N
1923 Byers Ave	Joplin		Missouri	64804	Match / N
2002 S Byers	Joplin		Missouri	64804	Match / N
2023 S Jackson	Joplin		Missouri	64804	Match / N
2128 S Highview	Joplin		Missouri	64804	Match / N
2129 Pennsylvania	Joplin		Missouri	64804	Match / N
2217 Virginia	Joplin		Missouri	64804	Match / N
2221 S Sergeant Ave	Joplin		Missouri	64804	Match / N
2230 W 26th	Joplin		Missouri	64804	Match / N

2304 S Ozark	Joplin	Missouri	64804	Match / N
2317 Pennsylvania	Joplin	Missouri	64804	Match / N
2325 S Joplin	Joplin	Missouri	64804	Match / N
2325 S Kentucky	Joplin	Missouri	64804	Match / N
2329 W 23rd	Joplin	Missouri	64804	Match / N
2405 Virginia Ave	Joplin	Missouri	64804	Match / N
2409 S Empire Ave	Joplin	Missouri	64804	Match / N
2426 S Wall	Joplin	Missouri	64804	Match / N
2427 S Minnesota	Joplin	Missouri	64804	Match / N
2431 S Wall	Joplin	Missouri	64804	Match / N
2437 Iowa	Joplin	Missouri	64804	Match / N
2502 Grand Ave	Joplin	Missouri	64804	Match / N
2503 Empire Ave	Joplin	Missouri	64804	Match / N
2506 Pennsylvania	Joplin	Missouri	64804	Match / N

2509 S Adele	Joplin	Missouri	64804	Match / N
2605 S Oliver	Joplin	Missouri	64804	Match / N
2620 S Oliver	Joplin	Missouri	64804	Match / N
2621 Iowa Ave	Joplin	Missouri	64804	Match / N
2621 S Moffet	Joplin	Missouri	64804	Match / N
2623 S Moffet	Joplin	Missouri	64804	Match / N
2624 Grand Ave	Joplin	Missouri	64804	Match / N
2632 S Moffet	Joplin	Missouri	64804	Match / N
2702 S Grand	Joplin	Missouri	64804	Match / N
2702 S Pearl	Joplin	Missouri	64804	Match / N
2807 Grand Ave	Joplin	Missouri	64804	Match / N
2811 S Michigan	Joplin	Missouri	64804	Match / N
2834 E 16th St	Joplin	Missouri	64804	Match / N
2902 S Minnesota	Joplin	Missouri	64804	Match / N

2930 S Minnesota	Joplin	Missouri	64804	Match / N
3027 S Jefferson	Joplin	Missouri	64804	Match / N
4404 W 31st	Joplin	Missouri	64804	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	03-C-LM
Activity Title:	Single Family Rehabilitation - Low Mod

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
DR-2012-03

Project Title:
Housing Activities

Projected Start Date:
02/01/2013

Projected End Date:
09/30/2016

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Joplin

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	$250,000.00
Total Budget	$0.00	$250,000.00
Total Obligated	$0.00	$250,000.00
Total Funds Drawdown	$26,249.89	$191,046.56
Program Funds Drawdown	$26,249.89	$191,046.56
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$191,469.78
City of Joplin	$0.00	$191,469.78
Match Contributed	$0.00	$0.00

Activity Description:

Financial Assistance to provide rehabilitation of owner-occupied homes to replace units that were damaged in the May 22, 2011 tornado.

Location Description:

Within the tornado zone.

Activity Progress Narrative:

No additional Joplin Homeowner Rehabilitation Assistance Program applicants have completed rehabilitation of their homes during this quarter. Two eligible applicants were processed by subrecipient agencies during this quarter and notices to proceed should be executed this coming quarter. Ownership and duplication of benefits issues with remaining houses in the affected area. This contributes to a slow demand rate.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/20

# of Singlefamily Units	0	16/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	12/10	4/10	16/20	100.00
# Owner Households	0	0	0	12/10	4/10	16/20	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	03-F-LM
Activity Title:	TBRA - Joplin Housing Auth

Activitiy Category:
Rental Assistance (waiver only)

Activity Status:
Under Way

Project Number:
DR-2012-03

Project Title:
Housing Activities

Projected Start Date:
05/19/2014

Projected End Date:
04/01/2016

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Joplin

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	$290,000.00
Total Budget	$0.00	$290,000.00
Total Obligated	$0.00	$290,000.00
Total Funds Drawdown	$0.00	$65,959.80
Program Funds Drawdown	$0.00	$65,959.80
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$65,959.80
City of Joplin	$0.00	$0.00
Joplin Housing Authority	$0.00	$65,959.80
Match Contributed	$0.00	$0.00

Activity Description:

As a result of the May, 2011 tornado, Joplin's housing stock including its Section 8 voucher program, was severely impacted. In regards to the Section 8 program, 85 voucher-holders were displaced. Since the tornado, new housing units have gradually been added to Joplin's inventory; however many of these are more costly as Joplin's rental market evolves. Compounding the issue, during its recovery, the Joplin Housing Authority experienced a decrease in its "fundable" voucher population due to the lack of available units. As a result of this decrease, the voucher budget provided to the City also decreased, despite the needs of additional households that were displaced.
Therefore, HUD through the Community Development Block Grant Program – Disaster Recovery and through the Public and Indian Housing Program have granted waivers to allow CDBG-DR funds to assist Joplin's Housing Authority restore its program to reach pre-disaster voucher levels. Tenant-based rental assistance will be assisted with a maximum of $290,000.00 in CDBG-DR funds within a two year period.

Location Description:

Various locations within the City of Joplin.

Activity Progress Narrative:

During this quarter the Joplin Housing Authority was monitored for compliance and close out. Documentation will be completed the first part of the next quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	03-G-LM
Activity Title:	Site Improvements - JHA

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
DR-2012-03

Project Title:
Housing Activities

Projected Start Date:
05/19/2014

Projected End Date:
04/01/2016

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Joplin

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	$210,000.00
Total Budget	$0.00	$210,000.00
Total Obligated	$0.00	$210,000.00
Total Funds Drawdown	$124,708.72	$125,640.88
Program Funds Drawdown	$124,708.72	$125,640.88
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$326.96	$125,967.84
City of Joplin	$326.96	$125,967.84
Joplin Housing Authority	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

Due to tornado damage and subsequent damage and wear and tear from heavy trucks and equipment used in the clean-up effort which included demolition, construction and repair of utilities, several Joplin Housing Authority parking lots were damaged. Costs to repair and/or overlay were not covered by FEMA, insurance or other funding sources. Additionally, yards and trees at Joplin Housing Authority's housing sites were damaged. These repairs are central to the viability and livable of the affordable rental housing units as well as access to the Housing Authority's temporary office where they accept applicants. Therefore, up to $210,000 will be available in Community Development Block Grant Program – Disaster Recovery funds to make the necessary repairs.

Location Description:

Parr Hill - 19th and Vermont
Bartlett Hills - 24th and McCoy
Leonard Estates - 22nd and Jackson
All within the tornado zone.

Activity Progress Narrative:

The City continues to work with the Joplin Housing Authority to determine the best rehabiitation strategy for the public housing sites' landscaping that was affected by the tornado. A storm water project will encroach upon one of the sites and the treatment for the remaining of the lot is being revisited. This portion of the site improvements

will likely be completed in Fall, 2016.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/145
# of Multifamily Units	0	0/145

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/145	0/0	0/145	0
# Renter Households	0	0	0	0/145	0/0	0/145	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	03-H-LM
Activity Title:	Affordable Senior Housing

Activitiy Category:
Construction of new housing

Activity Status:
Planned

Project Number:
DR-2012-03

Project Title:
Housing Activities

Projected Start Date:
06/01/2015

Projected End Date:
09/01/2016

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Joplin

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	$4,500,000.00
Total Budget	$0.00	$4,500,000.00
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
City of Joplin	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

Proposals will be sought for the provision of senior housing choices that benefit low to moderate income seniors. Proposals may include indepent living, assisted living, memory care and other options for the low to moderate income senior community. Low vacancy rates in existing units demonstrates the need to build back additional options for seniors.

Location Description:

Within the disaster zone.

Activity Progress Narrative:

The City is working with another potential non-profit developer for senior and veteran housing possiblities at the 26th and McClelland land. Several conceptual meetings have occurred during this quarter. A proposal is expected next quarter. The City and engineering consultants are also looking at the best way to handle storm water in this area. A plan to address the storm water and keep access to the proposed site is underway.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: DR-2012-04 / Program Administration

Grantee Activity Number:	**04-A**
Activity Title:	**City of Joplin Administration**

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
DR-2012-04

Project Title:
Program Administration

Projected Start Date:
02/01/2012

Projected End Date:
09/18/2019

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of Joplin

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	$428,971.09
Total Budget	($33,696.00)	$428,971.09
Total Obligated	($23,695.91)	$428,971.09
Total Funds Drawdown	$2,273.07	$297,396.30
Program Funds Drawdown	$2,273.07	$297,396.30

Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$2,229.87	$299,626.17
City of Joplin	$2,229.87	$299,626.17
Match Contributed	$0.00	$0.00

Activity Description:

Costs incurred by City staff assoctiated with administration of the CDBG-DR funds received for recovery from the May 22, 2011 tornado.

Location Description:

Activity Progress Narrative:

General overall administration and compliance of grant.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	**04-A-3**
Activity Title:	**Planning**

Activitiy Category:
Planning

Activity Status:
Under Way

Project Number:
DR-2012-04

Project Title:
Program Administration

Projected Start Date:
10/01/2013

Projected End Date:
09/18/2019

Benefit Type:
Area ( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of Joplin

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	$3,167,470.91
Total Budget	$0.00	$3,167,470.91
Total Obligated	$0.00	$749,271.00
Total Funds Drawdown	$583,430.89	$671,320.45
Program Funds Drawdown	$583,430.89	$671,320.45
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$81,023.35	$826,489.44
City of Joplin	$81,023.35	$826,489.44
Match Contributed	$0.00	$0.00

Activity Description:

Conduct necessary planning for the provision of an overall recovery plan for the affected area. This has included and continues to include a process for re-assessing recovery needs, by developing criteria matrices, engaging stakeholders, substantiating benefit, etc.

Location Description:

Recovery zone.

Activity Progress Narrative:

Planning activities undertaken to fit the Capital Plan into an integrated master shedule and a website dashboard for easy access by the public.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Plans or Planning Products	0	0/5

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	04-B
Activity Title:	Consultant Administration

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
DR-2012-04

Project Title:
Program Administration

Projected Start Date:
01/01/2013

Projected End Date:
04/30/2018

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of Joplin

Overall	Apr 1 thru Jun 30, 2016	To Date
Total Projected Budget from All Sources	N/A	$1,958,467.00
Total Budget	$33,696.00	$1,958,467.00
Total Obligated	$33,696.00	$1,958,467.00
Total Funds Drawdown	($754,443.25)	$1,170,327.32
Program Funds Drawdown	($754,443.25)	$1,170,327.32
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$26,792.57	$1,231,387.19
City of Joplin	$26,792.57	$1,231,387.19
Match Contributed	$0.00	$0.00

Activity Description:

Costs associated with consultant fees for administration of the CDBG-DR funds for recovery from the May 22, 2011 tornado.

Location Description:

Activity Progress Narrative:

General consultant administration and compliance of the grant.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	