Grantee: Joplin, MO

Grant: B-12-MT-29-0001

October 1, 2012 thru December 31, 2012 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 Amount:
$45,266,709.00

Grant Status:
Active

QPR Contact:
Jonathan Raiche

Estimated PI/RL Funds:
$4,000,000.00

Total Budget:
$49,266,709.00

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&rsquos 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 [1] :

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&rsquos 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 properties. 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 appropriate replahese households, 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&rsquos 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. Based upon the 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%
=TotalumeoRplcmnRnaUntPopsed 1,540prehensive Housing Market Analysis,
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&rsquos 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 560 new units of affordable housing including a combination of single-family rental homes and traditional multifamily apartments.

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&rsquos 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&rsquos 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	$45,266,709.00	$45,266,709.00
Total Obligated	$50,000.00	$50,000.00
Total Funds Drawdown	$7,698.04	$7,698.04
Program Funds Drawdown	$7,698.04	$7,698.04
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$7,698.04	$7,698.04
Match Contributed	$0.00	$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		51.00%
Overall Benefit Percentage (Actual)		0.00%
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	$7,698.04
Limit on State Admin	$0.00	$7,698.04

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	$22,000,000.00

Overall Progress Narrative:

The City of Joplin is in the midst of procuring a consulting firm to assist with the administration of this grant. The City expects to select a firm and negotiate a contract by the end of March 2013. All firms that have submitted responses are prepared for an accelerated commencement once the final selection is awarded. The firm will administer all activities of this grant to varying extents.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown

9999, Restricted Balance	$0.00	$0.00	$0.00
DR-2012-01, Infrastructure Activities	$0.00	$6,500,000.00	$0.00
DR-2012-02, Economic Development	$0.00	$5,390,000.00	$0.00
DR-2012-03, Housing Activities	$0.00	$31,250,000.00	$0.00
DR-2012-04, Program Administration	$7,698.04	$2,126,709.00	$7,698.04

Activities

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

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

Activity Status:
Planned

Project Number:
DR-2012-03

Project Title:
Housing Activities

Projected Start Date:
03/01/2013

Projected End Date:
03/01/2018

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Joplin

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	$8,750,000.00
Total Budget	$8,750,000.00	$8,750,000.00
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
Match Contributed	$0.00	$0.00

Activity Description:

Providing direct homeownership assistance to families that qualify as low-moderat income to assist families in finding new housing options after the May 22, 2011 tornado.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1167
# of Singlefamily Units	0	0/1167

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/367	0/800	0/1167	0
# Owner Households	0	0	0	0/367	0/800	0/1167	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-A-UN
Activity Title:	Homeownership Assistance - Urgent Need

Activitiy Category:
Homeownership Assistance (with waiver only)

Activity Status:
Planned

Project Number:
DR-2012-03

Project Title:
Housing Activities

Projected Start Date:
04/01/2013

Projected End Date:
04/30/2018

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
Urgent Need

Responsible Organization:
City of Joplin

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	$4,000,000.00
Total Budget	$4,000,000.00	$4,000,000.00
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
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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/533
# of Singlefamily Units	0	0/533

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/533	0
# Owner Households	0	0	0	0/0	0/0	0/533	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-B-LM-1
Activity Title:	Rental Construction- Low Mod - 1

Activitiy Category:
Construction of new housing

Activity Status:
Planned

Project Number:
DR-2012-03

Project Title:
Housing Activities

Projected Start Date:
07/01/2013

Projected End Date:
07/31/2016

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Joplin

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	$7,000,000.00
Total Budget	$7,000,000.00	$7,000,000.00
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
Match Contributed	$0.00	$0.00

Activity Description:

Construction of rental housing to replace housing units that were lost due to the May 22, 2011 tornado.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/400
# of Multifamily Units	0	0/400
# of Singlefamily Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/300	0/500	0
# Renter Households	0	0	0	0/0	0/300	0/500	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-C-LM
Activity Title:	Single Family Rehabilitation - Low Mod

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
DR-2012-03

Project Title:
Housing Activities

Projected Start Date:
02/01/2013

Projected End Date:
09/30/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Joplin

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	$1,000,000.00
Total Budget	$1,000,000.00	$1,000,000.00
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
Match Contributed	$0.00	$0.00

Activity Description:

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

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/67
# of Singlefamily Units	0	0/67

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Households	0	0	0	0/27	0/40	0/67	0
# Owner Households	0	0	0	0/27	0/40	0/67	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:	**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:
04/30/2018

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of Joplin

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	$452,667.00
Total Budget	$452,667.00	$452,667.00
Total Obligated	$50,000.00	$50,000.00
Total Funds Drawdown	$7,698.04	$7,698.04
Program Funds Drawdown	$7,698.04	$7,698.04
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$7,698.04	$7,698.04
City of Joplin	$7,698.04	$7,698.04
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:

Expenditures have been made and drawn for administrative costs associated with City of Joplin staff.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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	