WORK SESSION MINUTES

May 13, 2019 - 4:00 p.m.
Council Chamber - City Hall

A work session was held to discuss the proposed Fiscal Year 2019/2020 HOME Program and Community Development Block Grant (CDBG) budgets, including public service agency requests.

Attending: Mayor Bill McMurray and Councilmembers Brenda Blessing, Madison Davis, PJ Kovac, Russell Moore, Brian Myers, Marty Novak and Kent O’Dell.

J. Bruce Woody, City Manager; Bryan Carter, City Attorney; Clint Thompson, Planning & Community Development Director; Tom Mahoney, Administrative Services Director; Don DePriest, Community Development Manager; Ted Elo, Assistant City Attorney; Mary Kay Griffin, Grants Specialist; and Paula Heyde, City Clerk.

Mayor Bill McMurray called the work session to order. He said he was recusing himself from the work session because he is the President of Community Action Partnership (CAP) and he doesn’t want there to be any appearance of impropriety. He turned the meeting over to J. Bruce Woody, City Manager and left.

Don DePriest, Community Development Manager, reviewed his memorandum in re: CDBG/Home Work Session, dated May 6, 2019, which was previously distributed and the three attachments entitled “Funding Recommendations 2019/2020 -- CDBG Public Service Activities,” “2019/2020 CDBG Activities and Budget -- Community Development Block Grant (CDBG),” and “Activities and Budget - FY 2019/2020 HOME Program.”

Melissa Frakes, Executive Director of Pivot Point Transitional Housing, answered questions about the Pivot Point Transitional Housing agency.

Cate Manley, Executive Director of Habitat for Humanity, distributed a progress report on St. Joseph Habitat for Humanity projects. She asked the City Council to allocate any overage funds that the City might receive from HUD to Habitat for Humanity.

Mr. DePriest said they are not aware of any overages at this time.

There was discussion on scheduling a work session in January or February 2020 for a progress report on Habitat for Humanity’s use of HOME funds.

Jim Weidinger, 4614 Iris Ave., asked about the funds available for demolition.

Clint Thompson, Planning & Community Development Director, said $170,000 is for administration and $174,823 is for demolition projects. Of that $174,823, $45,000 is used for securing expenses with the balance used for demolition costs. The $170,000 funds two full time staff. All demolition work is bid out and awarded to a contractor.
Councilmember Madison Davis suggested that next year the Citizens Ad Hoc Committee also review the requests received for HOME funds. Mr. Woody said each year the Council considers a resolution to establish the committee and those additional goals and objections could be added to it.

Pat Dillon, President of the Habitat for Humanity Board of Directors, thanked the Council for the annual funds and the work on this. They are not dragging their feet on the projects—some of it is weather related, some of it is volunteer related and some is City related. Certainly, every year you want to get funded but he thinks they can be a good partner and next year hopefully they will not be out of funds.

Mr. Woody said an ordinance to adopt these two budgets will be on the May 20, 2019, Council meeting agenda for first reading and second reading and passage at the June 3, 2019 Council meeting.

The meeting adjourned at 5:10 p.m.

Minutes transcribed by Paula Heyde, CMC, City Clerk.
MEMORANDUM

TO: The Mayor and City Council
THRU: J. Bruce Woody, City Manager
       Clint Thompson, Director of Planning and Development
FROM: Don DePriest, Community Development Manager
DATE: May 6, 2019
SUBJECT: CDBG/Home Work Session

Community Development Block Grant (CDBG) Funds

With a population over 50,000, the City of St Joseph is considered an Entitlement Community by the U.S. Department of Housing and Urban Development. Based on this population and census tract data, the City of St Joseph receives approximately $1.5 million dollars in CDBG funds annually to assist low-to-moderate income (LMI) residents and aid in the elimination of blighted conditions. The City is required to spend no less than 70% of these funds towards Low-to-Moderate Income (LMI) activities.

Usually, we are estimating our budget for the upcoming year based on the previous year’s allocation, but this year we have already been notified of the actual 2019 Allocations making the process a little more straight forward without having to provide contingencies. The overall 2019 budget is divided out into the programs that are described on the following page:

2019 CDBG Allocation $1,567,068
Program income – from rehab loan payments etc. $104,140.45
Reprogrammable CDBG funds (previous years) $300,000.00

Total estimated CDBG revenue $1,971,208.45
Programs:

Public Service

City Council appoints an Ad Hoc Committee to review all applications received from the public service agencies that will be funded using CDBG. The committee made 12 site visits and listened to presentations made by each agency. The Committee then went through the arduous task of dividing the funding that was available between the 12 agencies. After the Committee had already made their decisions based on the estimated funds that were going to be available, the City then received notification of the 2019 Allocation amounts. The increase in the CDBG allocation from last year provided an additional $20,000 that could be used for Public Service activities, so the Committee had to meet again to decide on the distribution of those additional funds.

Attached is a spreadsheet showing each agency’s requested amount along with the Ad Hoc Committee’s recommended funding amount. The left column of the spreadsheet shows each agency’s score from the evaluation sheets completed during the site visit. The list begins with Interfaith Community Services (Inter-Serv) at the top with the highest overall ranking based on a scoring system that was utilized by the Committee.

During the final meeting, much of the discussion centered on the need for the services provide by each agency, each agency’s ability to raise funds from other sources, and the fact many of the agencies had not requested an increase in funding over last year. The committee also discussed the importance of the service each agency provided, and the fact that many of the agencies are the only provider of a specific service to the community. It is noted that we have a new agency – St. Kolbe-Puckett Center for Healing that is providing services addressing the problems of drug addiction.

There were $447,200 in requests for CDBG / Public Service funding, and only $397,200 available.

Housing Rehabilitation: This is a Low-mod-income (LMI) activity funded at $985,940.08. This program includes administration costs and project costs for our in-house housing rehabilitation programs that benefit the low-to-moderate income homeowners within the City limits. They must own their home for at least 6 months and have incomes that are below the maximum income limits that are established annually by HUD. With an Amendment to our 4th year Annual Plan last year we are also able to assist our Public Housing Authority with repairs to the public-owned apartments such as those at Pleasant Heights. The in-house Housing Rehab programs are divided into 3 different types of assistance:

Emergency Grants – For up to $7,500 for emergency repairs to houses such as furnaces that quit in the winter season and are not repairable, roofs that suddenly fail, broken sewers, plumbing issues, collapsed foundations, or any other eligible problem that may cause the occupants to have to leave their homes or any other spontaneous situation that may make the home unsafe to inhabit. This program includes assistance in making modifications to aid people with a disability such as a handicap ramp, accessible showers, widening doors, etc.
Grants / Low-interest loans – For income qualified homeowners to make necessary repairs to their homes to eliminate code violations, make weatherization improvements, and eliminate lead paint hazards. Examples of work include roofs, wiring, plumbing, furnaces & air conditioners, replacement windows, vinyl siding and more. Garages / outbuildings are not eligible. 75% of the costs are given as a grant with the balance as an amortized loan with interest rates at 2% for up to 20 years based on the borrower’s ability to repay.

Grants / Deferred Payment Loans - For income qualified homeowners who are 62 years of age or older or disabled and on a fixed income to make necessary repairs to their homes to eliminate code violations, make weatherization improvements, and eliminate lead paint hazards. Examples of work include roofs, wiring, plumbing, furnaces & air conditioners, replacement windows, vinyl siding and more. Garages / outbuildings are not eligible. 75% of the costs are given as a grant with the balance financed as a Deferred Payment Loan. These loans are not amortized for repayment nor interest charged on the loan. Repayment is not expected until the sale of the property, death of the borrowers, or transfer of the property to another person. This allows people to stay in their own homes longer and stabilize neighborhoods through continued home ownership.

Demolition: This is a slum/blight activity funded at $344,823.37. This in-house program funds the administration costs and the actual costs associated with the demolition of dangerous buildings. This program also includes the securing of vacant dangerous buildings until such time when the building can be rehabilitated or demolished based on its condition.

HOME Program: This is LMI activity for affordable housing. We had applications from both Habitat for Humanity and Community Action Partnership of St. Joseph (CAP). Total funds available are $516,282.49. We can use up to 10% of the entitlement amount for administration costs leaving a balance available for projects of $480,232.49. After much consideration we plan on awarding CAP with that money to build 3 new homes for sale to income qualified families.

(See the attached memo to Bruce Woody, City Manager, dated March 27, 2019)
## Funding Recommendations 2019/2020

**CDBG Public Service Activities**

<table>
<thead>
<tr>
<th>Agency Name</th>
<th>Program Name</th>
<th>FY 18/19 Funding Level</th>
<th>FY 19/20 Funding Request</th>
<th>FY 19/20 Recommended Funding</th>
<th>4/30/2019 Increase</th>
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<tbody>
<tr>
<td>94.45% Interfaith Community Services (InterServ)</td>
<td>Southside Youth Latch Key</td>
<td>$30,000.00</td>
<td>$33,000.00</td>
<td>$30,000.00</td>
<td>30000</td>
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<tr>
<td>93.30% Social Welfare Board of the County of Buchanan</td>
<td>Social Welfare Board Dental Care Program</td>
<td>$85,000.00</td>
<td>$85,000.00</td>
<td>$80,000.00</td>
<td>84000</td>
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<tr>
<td>93.18% United Cerebral Palsy of Northwest Missouri</td>
<td>Community Integration and Advocacy</td>
<td>$10,000.00</td>
<td>$15,000.00</td>
<td>$15,000.00</td>
<td>15000</td>
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<tr>
<td>92.27% YWCA St. Joseph</td>
<td>YWCA Shelter for Abused &amp; Homeless Women &amp; Children</td>
<td>$68,000.00</td>
<td>$68,000.00</td>
<td>$65,000.00</td>
<td>68000</td>
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<tr>
<td>92.21% Pivotal Point Transitional Housing of Buch. County</td>
<td>Transitional Housing for Homeless</td>
<td>$33,000.00</td>
<td>$33,000.00</td>
<td>$30,000.00</td>
<td>30000</td>
</tr>
<tr>
<td>90.85% Voices of Courage Children's Advocacy Center</td>
<td>Forensic interviewing</td>
<td>$25,000.00</td>
<td>$25,000.00</td>
<td>$25,000.00</td>
<td>25000</td>
</tr>
<tr>
<td>90.58% NWMO United Labor Community Services Agency-AFL CIO</td>
<td>Help Me Hotline - Information and Referral (I&amp;R)</td>
<td>$20,000.00</td>
<td>$22,000.00</td>
<td>$15,000.00</td>
<td>15000</td>
</tr>
<tr>
<td>88.45% Samaritan Counseling Center</td>
<td>Mental Health Counseling w/medication management</td>
<td>$25,000.00</td>
<td>$25,000.00</td>
<td>$25,000.00</td>
<td>25000</td>
</tr>
<tr>
<td>86.15% Bartlett Center</td>
<td>Family Resource Program</td>
<td>$20,000.00</td>
<td>$20,000.00</td>
<td>$20,000.00</td>
<td>23000</td>
</tr>
<tr>
<td>86.25% St Kolbe-Puckett Center for Healing</td>
<td>Center for Healing</td>
<td>$50,000.00</td>
<td>$50,000.00</td>
<td>$50,000.00</td>
<td>32200</td>
</tr>
<tr>
<td>85.85% America's Second Harvest of Greater St. Joseph</td>
<td>Sr Nutrition Boxes</td>
<td>$31,200.00</td>
<td>$31,200.00</td>
<td>$25,000.00</td>
<td>25000</td>
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<tr>
<td>83.91% Community Missions Corporation</td>
<td>Housing for Homeless Men</td>
<td>$30,000.00</td>
<td>$35,000.00</td>
<td>$15,000.00</td>
<td>25000</td>
</tr>
</tbody>
</table>

**Total Public Service Requests**

$377,200.00

$447,200.00

$397,200.00

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**Total Projected Funds for FY 2019/2020:**

- $377,200.00

**Total Requested in 2019/2020:**

- $447,200.00

**Difference: Amount that must be cut**

- $(30,000.00)

**Additional funds for Public Service**

- $20,000.00

**Total amount for Public Serv FY 19/20**

- $397,200.00
# 2019/2020 CDBG Activities and Budget
## COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

### Revenue

<table>
<thead>
<tr>
<th>National Objective</th>
<th>FY 19/20 Projected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed CDBG entitlement Allocation</td>
<td>$1,567,068.00</td>
</tr>
<tr>
<td>Plus: Program Income - Rehabilitation Loan Payments</td>
<td>$104,140.45</td>
</tr>
<tr>
<td>Plus: Reprogrammable CDBG Funds</td>
<td>$300,000.00</td>
</tr>
<tr>
<td><strong>TOTAL Estimated CDBG Revenue</strong></td>
<td><strong>$1,971,208.45</strong></td>
</tr>
</tbody>
</table>

### Expenditures

**CITY OF ST. JOSEPH IN-HOUSE PROGRAMS:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Objective</th>
<th>FY 19/20 Projected</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG Administration</td>
<td>N/A</td>
<td>$244,245.00</td>
</tr>
<tr>
<td>Housing and Revitalization Activities</td>
<td>L/M</td>
<td>$985,940.08</td>
</tr>
<tr>
<td>Demolition Services and Staff</td>
<td>S/B</td>
<td>$344,823.37</td>
</tr>
<tr>
<td><strong>TOTAL City of St. Joseph In-house Programs:</strong></td>
<td></td>
<td><strong>$1,575,008.45</strong></td>
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</tbody>
</table>

**PUBLIC SERVICE ACTIVITIES:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Objective</th>
<th>FY 19/20 Projected</th>
</tr>
</thead>
<tbody>
<tr>
<td>America's Second Harvest of Greater St. Joseph</td>
<td>L/M</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Bartlett Center</td>
<td>L/M</td>
<td>$23,000.00</td>
</tr>
<tr>
<td>The Center, a Samaritan Center - Client Assistance Program</td>
<td>L/M</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Interfaith Community Services - Southside Youth Latchkey</td>
<td>L/M</td>
<td>$30,000.00</td>
</tr>
<tr>
<td>Voices of Courage Children's Advocacy Center</td>
<td>L/M</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Social Welfare Board - Dental Care Program</td>
<td>L/M</td>
<td>$83,000.00</td>
</tr>
<tr>
<td>United Cerebral Palsy - Community Integration</td>
<td>L/M</td>
<td>$15,000.00</td>
</tr>
<tr>
<td>YWCA - Shelter for Abused and Homeless Women</td>
<td>L/M</td>
<td>$68,000.00</td>
</tr>
<tr>
<td>Community Missions Corp (Juda House)</td>
<td>L/M</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Pivotal Point Transitional Housing - Transitional Housing for Homeless</td>
<td>L/M</td>
<td>$30,000.00</td>
</tr>
<tr>
<td>AFL-CIO Community Services</td>
<td>L/M</td>
<td>$15,000.00</td>
</tr>
<tr>
<td>St Kolbe Puckett Center for Healing</td>
<td>L/M</td>
<td>$32,200.00</td>
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<tr>
<td><strong>TOTAL Public Service Activities</strong></td>
<td></td>
<td><strong>$396,200.00</strong></td>
</tr>
</tbody>
</table>

**TOTAL CDBG Activities**

<table>
<thead>
<tr>
<th>Description</th>
<th>FY 19/20 Projected</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percent L/M (low-to-moderate income)</td>
<td>$1,382,140.08</td>
<td>83%</td>
</tr>
<tr>
<td>Percent S/B (slum and blighted areas or spot blight)</td>
<td>$344,823.37</td>
<td>17%</td>
</tr>
<tr>
<td>Admin</td>
<td>$244,245.00</td>
<td>16%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,971,208.45</strong></td>
<td></td>
</tr>
</tbody>
</table>
Activities and Budget
FY 2019/2020 HOME PROGRAM

REVENUE

ESTIMATED HOME REVENUE FOR FY 2019/2020:

FY 2019 HOME Allocation $360,505.00
Program Income $155,777.49

Total Estimated HOME Revenue for FY 2019/2020 $516,282.49

EXPENDITURES

HOME PROGRAM ADMINISTRATION:

FY 2019/2020 HOME Administration $36,050.00

Sub-total, HOME Program Administration $36,050.00

COMMUNITY HOUSING DEV. ORG. (CHDO): ACTIVITIES:

FY 2019/2020 Housing Development Reserve (15% CHDO) - for Community Action Partnership $480,232.49

719 S 20th
2 other addresses to be determined

FY 2019/2020 - for Habitat for Humanity
Habitat for Humanity - Infill housing, (CHDO) $0.00

Sub-total, Activities $480,232.49

Total Estimated HOME Expenditures for FY 2019/2020 $516,282.49
MEMORANDUM

TO: Bruce Woody, City Manager
THRU: Clint Thompson, Director of Planning & Community Development
FROM: Don DePriest, Community Development Manager
DATE: April 01, 2019

SUBJECT: Habitat for Humanity - HOME Program 2019/2020 funding recommendations

It is again time for funding decisions to be made regarding the HOME Investment Partnership Program (HOME). As you may recall from past years, the annual HOME allocation has been split equally between Habitat for Humanity (Habitat) and Community Action Partnership (CAP).

Last year Community Development staff proposed that the entirety of the HOME funds for FY 2018/2019 be awarded to CAP due to the lag in completion times of the Habitat projects. In addition to the HOME funds, Habitat also had $717,728.00 of Neighborhood Stabilization Program (NSP) funds that had been awarded solely to Habitat for 7 (seven) dwelling units to be constructed on the Carden Park site that lies just north of the Carden Park School. Those seven units were supposed to have been completed in the summer of 2016.

At the CDBG/HOME work session of April 18, 2018 objections were raised by the Habitat organization, and after much debate the City Council thereafter voted to equally divide the money until such time a mid-year review could be made where the Council could then have the option to award the money to CAP instead. Due to other circumstances Community Development did not perform a mid-year review of the progress Habitat was making to spend down the funds and complete projects. In addition, we have not proceeded with any Grant Agreement to obligate those funds from last year that were set aside for Habitat but have recently requested an update regarding the spend down and completion of the projects. The “Building and Work Plans” submitted by Habitat provides evidence of both the measure of their success as well as their shortfalls in their efforts to spend the money.

At this point in time, staff feels that it is in the best interest to proceed with the 2018/2019 funding for the projects Habitat proposed last year and hope they continue their efforts working toward the goals they hope to achieve. If Council decides to not proceed with this recommendation, the Annual Plan would again need to be amended which takes added staff time and expense.

But, again this year, staff is recommending no funding for Habitat in the 2019/2020 funding cycle as they have fallen short of their projections for completion of projects. It is staff’s opinion that now is the time to make that funding adjustment and are recommending that all HOME funds be awarded to CAP for this funding cycle.
In addition, the NSP funded project at the Carden Park site was supposed to have 7 (seven) dwelling units built according to the Grant Agreement – to date they have 1 (one) house completed and 4 (four) townhomes currently under construction but do not have plans to complete the additional 2 homes. There is currently no amendment that would authorize the reduction of 2 (two) homes from the project.

### Habitat for Humanity Projects / Status Report

<table>
<thead>
<tr>
<th>Address</th>
<th>FY</th>
<th>Amount</th>
<th>Projected Compl. April 2018</th>
<th>Projected Compl. March 2019</th>
<th>Bal. remaining</th>
<th>% spent</th>
</tr>
</thead>
<tbody>
<tr>
<td>201 Harvard</td>
<td>14/15</td>
<td>$83,464.75</td>
<td>November 2018</td>
<td>April 2019</td>
<td>$17,162.62</td>
<td>80%</td>
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<tr>
<td>1003 So. 16th</td>
<td>15/16</td>
<td>$75,000.00</td>
<td>November 2018</td>
<td>June/July 2019</td>
<td>$22,663.92</td>
<td>70%</td>
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<tr>
<td>Carden Park (five units)</td>
<td>15/16</td>
<td>$717,728.00</td>
<td>(1) Dec 2018</td>
<td>(4) Jan/Feb 2019</td>
<td>$201,110.07</td>
<td>62%</td>
</tr>
<tr>
<td>1603 So. 14th</td>
<td>17/18</td>
<td>$79,284.50</td>
<td>Jan/Feb 2019</td>
<td>Feb 2020</td>
<td>$69,719.02</td>
<td>12%</td>
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<tr>
<td>422 So. 20th</td>
<td>17/18</td>
<td>$79,284.50</td>
<td>April 2020</td>
<td>April 2020</td>
<td>$79,284.50</td>
<td>0%</td>
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<tr>
<td>Funding request</td>
<td>18/19</td>
<td>$205,744.00</td>
<td>RECOMMEND FUNDING</td>
<td>RECOMMEND FUNDING</td>
<td>$205,744.00</td>
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<tr>
<td>Funding request</td>
<td>19/20</td>
<td>$220,000.00</td>
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<td>TOTAL</td>
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<td>$595,684.13</td>
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### Community Action Partnership Projects / Status Report

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<th>Projected Compl. March 2019</th>
<th>Bal. remaining</th>
<th>% spent</th>
</tr>
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<tbody>
<tr>
<td>3812 S. 33rd</td>
<td>15/16</td>
<td>$150,000.00</td>
<td>June 2018</td>
<td>completed</td>
<td>$0</td>
<td>100%</td>
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<tr>
<td>3901 S. 33rd</td>
<td>16/17</td>
<td>$155,578.00</td>
<td>December 2018</td>
<td>completed</td>
<td>$0</td>
<td>100%</td>
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<tr>
<td>714 S. 21st</td>
<td>16/17</td>
<td>$145,410.19</td>
<td>Funded 11/18</td>
<td>Dec. 2019</td>
<td>$145,410.19</td>
<td>0%</td>
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<td>716 S. 21st</td>
<td>17/18</td>
<td>$158,569.00</td>
<td>Funded 08/18</td>
<td>Dec. 2019</td>
<td>$155,474.00</td>
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<td>718 S. 21st</td>
<td>16/17</td>
<td>$145,410.19</td>
<td>July/Aug. 2019</td>
<td>July/Aug. 2019</td>
<td>$13,973.00</td>
<td>90%</td>
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<td>RECOMMEND FUNDING</td>
<td>RECOMMEND FUNDING</td>
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<td>$207,825.00</td>
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<td>$520,601.19</td>
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<tr>
<td>Date</td>
<td>Volunteer Hours Match</td>
<td>Dollar Match</td>
<td>Donation Material Match</td>
<td>Total Match per quarter</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------</td>
<td>-----------------------</td>
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<td>-------------------------</td>
<td>-------------------------</td>
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<tr>
<td>January-March, 2019</td>
<td>1,427</td>
<td>$14,270.00</td>
<td>$16,631.68</td>
<td>$30,901.68</td>
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<td>October-December, 2018</td>
<td>2,718</td>
<td>$27,180.00</td>
<td>$8,130.44</td>
<td>$35,310.44</td>
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<tr>
<td>July-September, 2018</td>
<td>1,873</td>
<td>$18,730.00</td>
<td>$3,648.72</td>
<td>$22,378.72</td>
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<td>April-June, 2018</td>
<td>1,630</td>
<td>$16,300.00</td>
<td>$13,385.93</td>
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<td>January-March, 2018</td>
<td>1,478</td>
<td>$14,780.00</td>
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<td>October-December, 2017</td>
<td>618</td>
<td>$6,180.00</td>
<td>$1,734.00</td>
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<td>July-September, 2017</td>
<td>908</td>
<td>$9,080.00</td>
<td>$13,366.45</td>
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<td>April-June, 2017</td>
<td>1,552</td>
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<td>January-March, 2017</td>
<td>1,613</td>
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<td>2,688</td>
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<td>July-September, 2016</td>
<td>2,141</td>
<td>$21,410.00</td>
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<td>1,659</td>
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<td>1,667</td>
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<td>October-December, 2015</td>
<td>1,574</td>
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<td>1,103</td>
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<td>$400.00</td>
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<td>1,415</td>
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<td>$7,123.85</td>
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<td>$27,150.85</td>
<td>$38,560.85</td>
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Total Match: 27,205 | $272,050.00 | $169,969.02 | $442,019.02 |
St. Joseph Habitat for Humanity provides decent, safe homeownership to low-income families. We build homes to sell for less than other agencies by using donated materials from our partners and building with homeowners and volunteers. We typically build 2 homes for the normal cost to build one.

Considerations/Project work plans:

FUNDING Source: 2015 HOME FUNDS (SO9249) re-allocated
Total Award: $85,000 Released - Funds Remaining: $0
Contract date: 6/12/2017, Contracted Build out deadline: 6/12/2021

201 HARVARD
Lot address-201 Harvard (Harvard lot donated Aug 2017)
- Homeowner, Kelly Derks, ADA Home (pending app completion/board vote)
  - Home demolished by City, 1/3/2018
  - Environmental completed 3/19/2018
  - Alarmed
  - Yard grading and retaining wall to be done when weather permits
- Completed/Blessing/Home Closing: April 25, 2019
- Homeowner, Kelly Dirks

FUNDING Source: 2015-2016 HOME FUNDS (R41823)
Total Award: $150,000 Released - Funds Remaining: $12,561.04
Contract date: 5/2/2016, Contracted Build out deadline: 5/2/2020

505 FILLMORE
- COMPLETED: 505 Fillmore, House Blessed & Sold to Homeowner
  - Luella Howard, May 19, 2017
1003 S 16th

- **Upcoming Build Plans: 1003 S 16th Street**
  - Homeowner, La'Sha Shepherd
    - Home Demolished by City, 12/17/17
    - Environmental completed, 8/29/2016
    - Plans completed and permits issued 3/2018
    - Foundation in
    - Roof Shingled/Sided
    - All interior walls framed & completed
    - HVAC & plumbing work complete
    - Sheet rocked and painted
    - Alarmed
    - Interior doors, flooring & trim March, 2019
    - Kitchen cabinets May, 2019
    - Floors are down in the upstairs, putting basement floor down in May, and trimming it

- **Anticipated Completion:** *June 27, 2019-anticipated blessing/closing date*

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**CARDEN PARK Neighborhood FUNDING Source: 2015-2016 NSP FUNDS (STATE) [SO9019]**

**Total Award:** $717,728.00 Released - Funds Remaining: $184,304.29

**Contract date:** 2/5/2015, Contracted Build out deadline: NO DEADLINE

**Known as Carden Park Subdivision:**

*1607 S 14th (Single Family Home)*

- **Upcoming Build Plans:**
  - Address: 1607 S. 14th
  - Homeowner, Alexandra Nelson (pending app completion/board vote)
    - Plans drawn and permitted
    - Foundation completed February 2018
    - House framed March 2018
    - Alarmed
    - Landscaping spring 2019

- **Completed/Blessed/Home Closing:** *February 14, 2019*

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*1405/1407 Duncan (Townhome)*

- **Upcoming Build Plans:**
  - Address: 1401-1407 Duncan Townhomes
    - Plans completed and approved Fall 2017
    - Waiting on additional dirt work which will include the installation of power lines through an easement on the south side of the alley, October, 2018
    - Water (Approval received from St. Louis, 3/27/2018)
    - Water metered December, 2018
- Plumbed, wired all rough ins done
- Insulated
- Sheet rock to be taped and mudded
- Alarmed,

- **Anticipated Completion:** *August 2019, October 2019*

**1401/1403 Duncan (Townhome)**

- Plans completed and approved Fall 2017
- Waiting on additional dirt work which will include the installation of power lines through an easement on the south side of the alley, October, 2018
- Foundation poured November, 2018
- Water (Approval received from St. Louis, 3/27/2018)
- Water metered December, 2018
- Plumbed, wired all rough ins done
- Insulating and sheet rocking currently
- Alarmed

- **Anticipated Completion:** *October 2019, December 2019*

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**FUNDING Source 2017-2018 Private Funder**

Total Award: $73,109 Privately Funded: COMPLETE

**Contract date:** 9/1/2017, Contracted Build out deadline: NO DEADLINE

**2301 Penn**

- **Upcoming Build Plans:**
  - **Address:** 2301 Penn
  - **Homeowner,** Jenny Ferguson
    - Plans drawn and permitted, March
    - House was buried/discovered during foundation pour March 2018
    - Floor joists and subfloor installed
    - Exterior walls constructed & placed
    - Plan to set tresses on April 11
    - Roof to be completed by April 20th

  **Completed:** *September 27, 2018 Blessing and Sale*

**FUNDING Source: FUNDING 2017-2018 HOME FUNDS (R43445)**

Total Award: $79,284.50 Released - Funds Remaining: $65,814.75

**Contract date:** May 25, 2018, Contracted Build out deadline: May 25, 2022

**1603 S 14th (Carden Park, single family home)**

- **Upcoming Build Plans:**
  - **Address:** 1603 S 14th (formerly was 1605) *(Carden Park, single family home)*
  - **Homeowner,** (pending application acceptance)
    - Plans are completed and ready for city permits
    - Foundation is poured, plan to start framing early spring
Start framing in May 2019

Anticipated Completion: February 2020

FUNDING Source: FUNDING 2017-2018 HOME FUNDS (R43688) Total
Award: $79,284.50 Released - Funds Remaining: $79,284.50
Contract date: 8/8/2018, Contracted Build out deadline: 8/8/2022
422 S 20th “YouthBuild St. Joseph Partnership Project”
- Tree removal, May 2019
- Foundation pour scheduled June 2019

Anticipated Completion: May 2020

REQUESTED/APPROVED/PENDING RELEASE
FUNDING Source 2018-2019 HOME FUNDS (-Not Yet Released-)
Total Award Request: $205,744
Contract date: Not Yet Contracted or released
3410 NORMANDY “YouthBuild St. Joseph Partnership Project”
2718 PATEE “YouthBuild St. Joseph Partnership Project”
701 POWELL

REQUESTED/PENDING APPROVAL
2019/2020 Funding Request Submitted
FUNDING Source 2019-2020 HOME FUNDS -Request $220,000
Total Award Request: $220,000
Two homes on 615 & 619, 17th Street – unless rezoned commercial by the city and sold to a business entity that will address the food desert in that area (Dollar General)
If that happens the funding allocation for these homes will have a “change of address” request submitted from Habitat to the City and
2 lots allocated from the new land bank could be chosen based on HUD and Habitat International build specifications and requirements.
- Back up plan: Large lot on 2724 Olive St, pending acceptance of 106 before Habitat accepts as a gift from a private donor. IF approvable a lot line adjusted to 2 lots 100 x 100 (2 homes with basements, would be historic approval submission, prior to permit request)