

Missouri CDBG: Rural Housing

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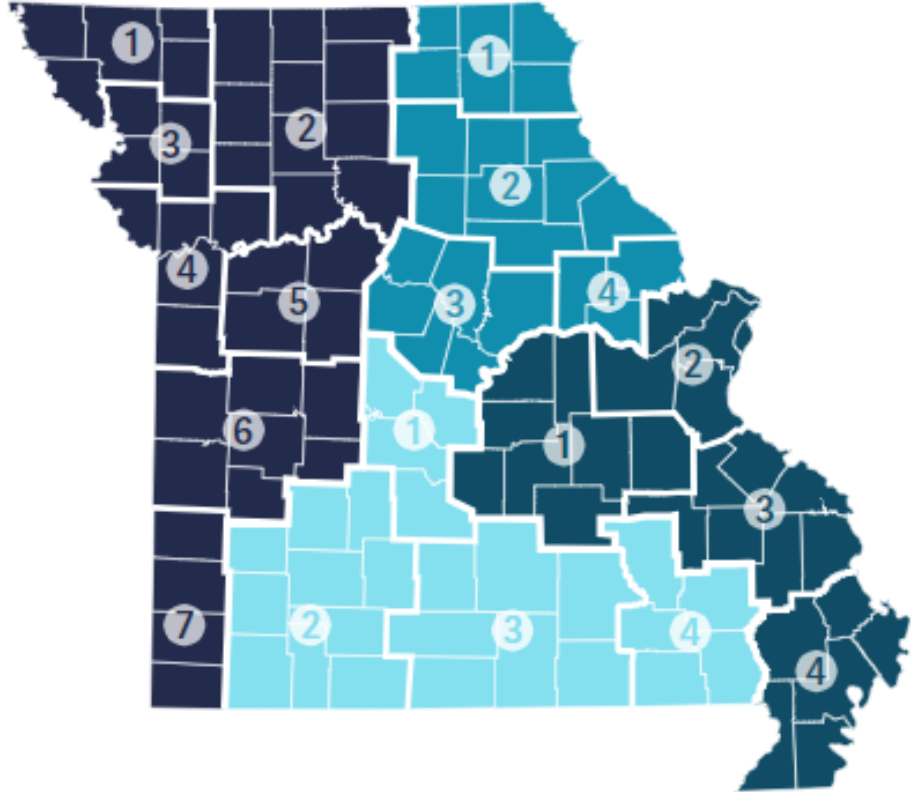
Missouri Department of
Economic Development

Agenda

- ◊ CDBG-Annual vs. CDBG-Disaster Recovery (DR)
- ◊ CDBG-DR Housing Programs
 - ◊ Affordable Multi-family Rental Recovery
 - ◊ Infrastructure in Support of Housing
 - ◊ New Single-Family Housing Construction
 - ◊ Homeowner Rehabilitation and Reconstruction
 - ◊ Down Payment Assistance
- ◊ CDBG-Annual Housing Programs
 - ◊ Previously-Offered Housing Programs
 - ◊ Potential Housing Activities
- ◊ HUD Planning Process



The Team



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CDBG-Annual vs. CDBG-DR



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Program Differences

CDBG-Annual

- ◊ Established by the Housing and Community Development Act of 1974
 - ◊ [24 CFR 570 Subpart I](#) are governing regulations
- ◊ Funds originate in U.S. Dept. of Housing and Urban Development (HUD)
 - ◊ Allocated according to a formula basis
 - ◊ Entitlement vs non-Entitlement allocations
- ◊ Administered by the MoDED
- ◊ National Objective requirements
- ◊ **CDBG can be the most flexible federal funding**

CDBG-DR

- ◊ Special appropriation by Congress to state, cities, and counties
 - ◊ Established under Federal Register Notice(s) per disaster
 - ◊ Waivers and modification to 24 CFR 570
- ◊ Required allocations to HUD Most-Impacted and Distressed (MID) areas
- ◊ Assist with long-term recovery following a Presidentially-declared disaster
- ◊ Expanded housing activities with waivers that improve ability to deploy
- ◊ **Funds are fully obligated**



CDBG-DR Housing Programs



Multi-family Properties

Affordable Multi-family Rental Recovery

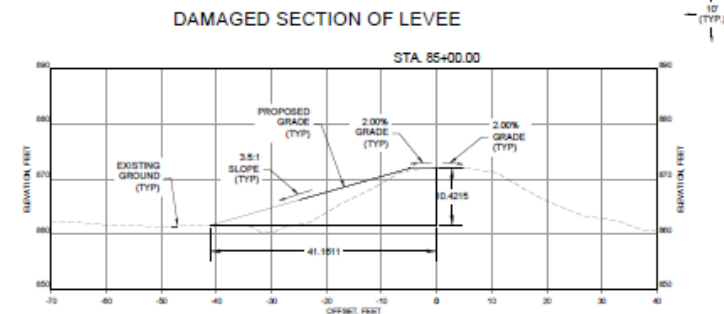
- ◊ Grant funding (with or w/o LIHTC for construction)
- ◊ Replaces lost housing units



Garner Villas
West Plains, MO

Infrastructure in Support of Housing

- ◊ Funds infrastructure improvements
- ◊ Supports housing construction and recovery



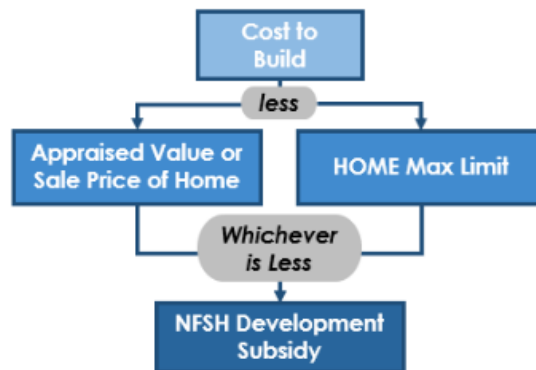
Little Tarklo West Embankment
Holt County, MO



Single-Family Properties

New Single-Family Housing Construction

- ◊ Serve the needs of LMI households by supporting access to quality SF housing stock



Homeowner Rehabilitation and Reconstruction

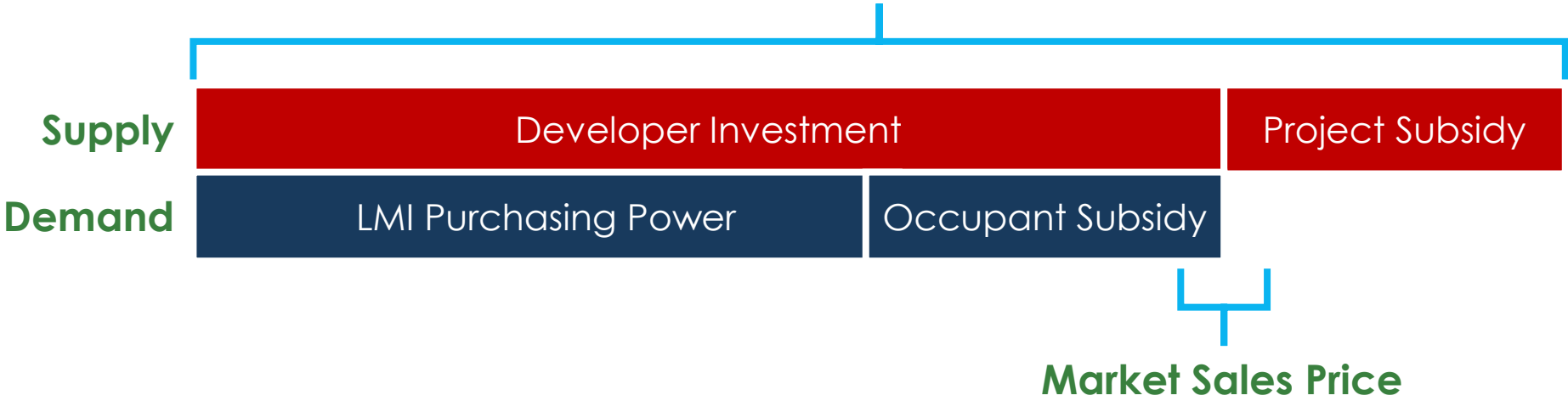
- ◊ Repairs or reconstructs owner-occupied units
- ◊ Disaster impacts and/or building code reqs.



Mound City PHA
Holt County, MO



Total Development Cost



Down Payment Assistance

- ◊ Designed to encourage disaster-affected residents to establish or re-establish homeownership
- ◊ Eligible costs
 - ◊ Up to 100% of down-payment cost (not to exceed 25% of purchase price)
 - ◊ Closing costs, not to exceed 6%
- ◊ Eligible under CDBG-Annual program*



CDBG-Annual Housing Programs



Previously-Offered Housing Programs

- ◊ Infrastructure for greenfield residential development
 - ◊ Direct beneficiaries/documentation
 - ◊ Environmental considerations
 - ◊ Public-private partnerships
- ◊ Rehabilitation/home modification
 - ◊ Direct beneficiaries/documentation
 - ◊ Scope of work
 - ◊ Contractor coordination
- ◊ Availability of other funding sources (MHDC, USDA-RD, etc.)



Potential Housing Activities

- ◊ HUD defines eligible activities at 24 CFR Subpart I, including:
 - ◊ Acquisition
 - ◊ Site clearance/prep
 - ◊ Engineering/design
 - ◊ Related infrastructure improvements
- ◊ Expanded eligible activities in partnership with Community-Based Development Organizations (CBDOs)

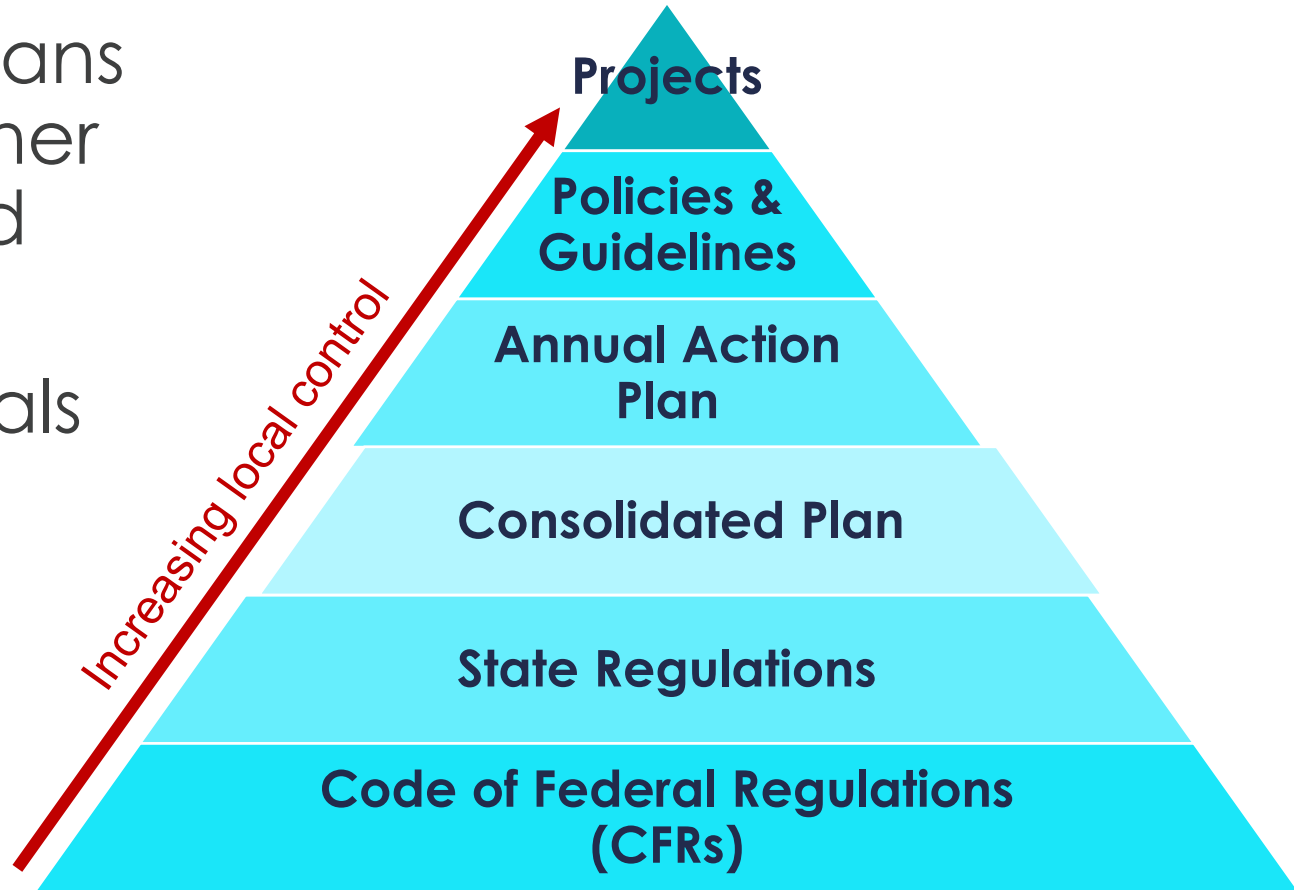


HUD Planning Process



Program Structure

- ◆ Annual and 5-year plans developed with partner agencies (MHDC and DHSS)
- ◆ Identify resources goals and performance measures for 5 years



Get Involved!

- ◊ Shape the programs offered by the State of Missouri:
 - ◊ Participate in annual community needs survey
 - ◊ Be a stakeholder during Consolidated Plan
- ◊ Explore projects for funding
 - ◊ Check out our [Opportunities to Apply](#) webpage
 - ◊ Contact CDBG staff



Thank you!

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