

FIRST EXTRAORDINARY SESSION OF THE
FIRST REGULAR SESSION

[TRULY AGREED TO AND FINALLY PASSED]
SENATE SUBSTITUTE FOR

SENATE BILL NO. 4

103RD GENERAL ASSEMBLY
2025

3303S.02T

AN ACT

To repeal sections 215.034 and 215.036, RSMo, and to enact in lieu thereof two new sections relating to the appropriation of funds to the Missouri housing trust fund for emergency aid, with an emergency clause.

Be it enacted by the General Assembly of the State of Missouri, as follows:

Section A. Sections 215.034 and 215.036, RSMo, are
2 repealed and two new sections enacted in lieu thereof, to be
3 known as sections 215.034 and 215.036, to read as follows:

215.034. 1. The "Missouri Housing Trust Fund" is
2 hereby established in the state treasury. At the conclusion
3 of each fiscal year, the state treasurer shall allocate all
4 moneys in the Missouri housing trust fund to the Missouri
5 housing development commission for disbursement and
6 investment as directed in this section. **Upon a request for**
7 **a presidential disaster declaration filed by the governor in**
8 **the state of Missouri, funds appropriated to the Missouri**
9 **housing trust fund for the purpose of emergency aid shall be**
10 **immediately transferred to the Missouri housing development**
11 **commission. Administrative burdens and costs, such as an**
12 **allocation plan, notice of funding availability, and public**
13 **hearings, may be waived to expedite delivery of disaster**
14 **relief assistance.** Moneys deposited in the fund shall
15 include the designated funds received from the user fee

16 established in section 59.319, money transferred from the
17 Missouri housing development commission and any other
18 amounts which may be received from grants, gifts, bequests,
19 the state or federal government, or any other source.
20 Moneys in the fund shall be used solely for the purposes
21 established by sections 215.034 to 215.039.

22 2. All administrative costs of this program incurred
23 by the Missouri housing development commission shall be paid
24 from this fund, which costs annually shall not exceed two
25 percent of the net annual revenues received into the fund.

26 3. In administering the Missouri housing trust fund,
27 the Missouri housing development commission shall commit or
28 expend the money annually deposited into the fund and all
29 interest earned on the fund. All money annually deposited
30 in and interest earned on the housing trust fund shall be
31 expended solely for the purposes established in sections
32 215.034 to 215.039.

33 4. The unexpended balance existing in the fund at the
34 end of any biennium year shall be exempt from the provisions
35 of section 33.080 relating to the transfer of unexpended
36 balances to the general revenue fund.

215.036. 1. Housing trust fund moneys shall be used
2 to financially assist, in whole or in part by loans or
3 grants, the development of housing stock and to provide
4 housing assistance to persons and families with incomes at
5 or below the levels described in subsections 2 and 3 of this
6 section. At least fifty percent of the loan or grant funds
7 awarded over each two-year period, coincident with the
8 biennium described in section 33.080, shall be awarded for
9 such activities and projects for residential occupancy by
10 persons and families with incomes at or below the levels
11 described in subsection 3 of this section.

2. Persons or families are eligible under this subsection if the household combined adjusted gross income is equal to or less than the following percentages of the median family income for the geographical area:

Size of Household	Percent of State or Geographic Area Family Median Income
One Person	35%
Two Persons	40%
Three Persons	45%
Four Persons	50%
Five Persons	54%
Six Persons	58%
Seven Persons	62%
Eight Persons	66%

As used in this section, the term "geographical area" shall be based upon the metropolitan area or county designated as an area by the federal Department of Housing and Urban Development under section 8 of the United States Housing Act of 1937, as amended, for purposes of determining fair market rental rates in which the residential unit is located, or the median family income for the state of Missouri, whichever is larger.

3. Persons or families are eligible under this subsection if the household combined adjusted gross income is equal to or less than the following percentages of the

median family income for the geographic area in which the residential unit is located, or the median family income for the state of Missouri, whichever is larger:

Size of Household	Percent of State or Geographic Area Family Median Income
One Person	18%
Two Persons	20%
Three Persons	23%
Four Persons	25%
Five Persons	27%
Six Persons	29%
Seven Persons	31%
Eight Persons	33%

4. During each two-year period described in subsection 1 of this section, at least thirty percent of the funds dispersed under this act shall be allocated to housing provider organizations which qualify as a "not-for-profit" organization as defined in chapter 355 or section 42(h)(5)(C) of the Internal Revenue Code of 1986.

5. In cases of natural disaster in which a request for a presidential disaster declaration has been filed by the governor of the state of Missouri, funds appropriated to the Missouri housing trust fund for the purpose of emergency aid shall be exempt from the provisions of subsections 2 to 4 of this section. Persons or families shall be eligible under this subsection if the household combined and adjusted gross

67 income is equal to or less than seventy-five percent of the
68 median family income from the geographic area in which the
69 residential unit is located or the median family income for
70 the state of Missouri, whichever is greater.

Section B. Because of the need to provide assistance
2 to persons and families affected by recent natural
3 disasters, section A of this act is deemed necessary for the
4 immediate preservation of the public health, welfare, peace,
5 and safety, and is hereby declared to be an emergency act
6 within the meaning of the constitution, and section A of
7 this act shall be in full force and effect upon its passage
8 and approval.

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