Mayor’s Remarks

It is with great pride that I present the Affordable Housing Commission’s 2012 Annual Report. It focuses on 2012. But, it also looks back at our first decade of service to the people of our City. Thanks to the voters of St. Louis, we are one of only a handful of local governments with a dedicated source of revenue to create more affordable housing and expand supportive services. It shows our commitment to giving thousands of low income and disadvantaged citizens a hand up to self-sufficiency and prosperity and to making important improvements to our impoverished neighborhoods. We will see a payoff for years to come.

The Affordable Housing Commission began awarding grants and loans to non-profits, faith-based agencies, for-profit developers with housing partners and neighborhood organizations in 2003. Since that time, we have awarded more than $65,480,000 to our partner agencies. Since 2003, we have invested nearly $20 million into rental and for-sale housing projects creating nearly 1,150 affordable housing units. These projects attracted more than $420 million in investment into our community and produced more than 2,400 homes. This is money that created jobs, fueled additional investment, revitalized neighborhoods, and expanded the City’s supply of affordable housing. Borne out of compassion and driven by a mission, our partner agencies and households we serve often face one or more disabilities and are struggling with low wages, rising costs, and a limited supply of affordable housing.

There are real projects helping real people and strengthening real neighborhoods. The Garfield School in the Benton Park area is a case in point. It has been renovated and converted into a Safe Haven, soon to be Garfield Place Apartments. This $7 million project will preserve the historic Garfield School and convert it into an energy-efficient, accessible, permanent supportive housing facility for twenty-five (25) chronically homeless men and women. Because chronic homelessness is often accompanied by mental and/or behavioral issues, Garfield Place Apartments will staff a case manager, nurse, and therapists, in addition to others professionals to help residents transition out of homelessness.

It is part of my plan to end chronic homelessness in our City. One of our plans which specifies the 500 units of permanent supportive housing in the City. I am proud to report that the City is more than halfway there. Our plan also focuses on preventing homelessness, move those who do become homeless into permanent supportive housing for the elderly, and medically-in-need residents.

We also help people stay in their own homes. Our foreclosure prevention services preserved 1,328 homes. In 2003, Chairman Brian Murphy surprised retiring AHC Commissioner Pat Fingerhut that was built in 1912. In 2010, Commission funding helped preserve the structure and modernize it into affordable rental housing for seniors and medically-in-need residents.

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Suffolk Modular is the Affordable Housing Commission assisted with the funding of the Sullivan Place Homes, a single-family, for-sale development with sustainable practices and energy rates in the City. In this project, the first energy-efficient modular home designed and erected.

World Changes

2005 Cliffside

A mother and child pose after a walk-through of their newly owned apartment in the 28th Ward. Cliffside was a profit-housing organization that obtained funding from the Commission to construct one unit in the 28th Ward.

JVL 2009 Home Owner

A homeowner stands on the porch of this energy-efficient, LEED certified home in the Affordability neighborhood. In the Habitat for Humanity project. In 2009, JVL provided funding for eight new homes.

Habitat for Humanity Development

This early Habitat for Humanity Development consisted of 23 single-family and attached-for-sale homes. The development was constructed in 2004 with fund support.

Alisonson Apartments

AHC provided $200,000 for the rehabilitation and preservation of Alisonson Apartments, a significant building built in the Classic Revival style in 1908. AHC funding was invested in 8 affordable two-bedroom, 2-bath units on the 2nd and 3rd floor.

The Dick Gregory Apartments

The Dick Gregory Apartments received ongoing financing from AHC for the project located in the historic Wailei neighborhood. The development consists of 36 renovated homes and four new construction townhouses in two buildings. This Dick Gregory Apartments included four newly constructed homes funded by $465 and $464,000. AHC provided funding for the first floor units in each building as well as the remaining townhouses.

The Leather Trade

The Leather Trade building is an 8-story warehouse that was built in 1912. In 2010, Commission funding helped preserve the structure and modernize it into affordable rental housing for勇士 and medically-in-need residents.

The East-West Gateway Council of Governments assigned the 6th Ward apartment complex in the central west-end to its superior incorporation of universal design and mixed-income, affordable "parks". Partners accepting the 2011 award are Randy Mendler, VP, McDonald’s Bonus Salter, Renata Weidner, Development Advisor, and PD, Bialosky, Parson, Minch Matthews, and Angela Martin Criley, Affordable Housing Commissioner.

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2010 Commissioners Pause

Unpanels Chairman, Phil Young, and three members are posing for a group photo on the rooftop of the AHC building after the June 2010 Commission meeting. During the recognition of 20 years of service, Mr. Young presented with an AHC building.

Appreciation

In 2003, Chairman Brian Murphy surprise selecting Ceri, Collum, Stanley, and AHC Executive Director following the June 2010

ST. LOUIS - Mayor Slay, Dr. Lynne M. Cooper, President Emeritus of Planned Parenthood of the Heartland, and 15 other leaders joined Mayor Slay to announce the upcoming construction of Partridge Place, a 15-unit, new construction, rental housing facility dedicated to serving extremely low-income renters. In 2005, AHC provided $79,600 in construction funding for the housing facility serving residents with HIV/AIDS.

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