

create walkable communities. They feature community spaces and fitness centers. All the communities contain units that are accessible for families that need special features for mobility, visual or hearing impairments incorporating universal design concepts.

Many of the new communities incorporate energy efficiency features. The two newest communities, Arlington Grove and North Sarah, are Enterprise Green Communities (EGC). It is anticipated that the sustainable features incorporated into these developments will result in energy and water savings of 25% to 40% over standard construction developments. Specific features include Certified Energy Star units, EPA WaterSense water fixtures, Green Label Plus carpeting, low-VOC paint, native plant landscaping, water-permeable reflective pavement, formaldehyde-free furnishings, and training in green living practices. In addition, solar panels have been installed in most of the communities.

Creating stable, safe and thriving communities, requires more than just new buildings and a change in scenery. Lower-income families need support and services to ensure their ability to live successfully and flourish in these new communities. With this in mind, most of the new communities provide a comprehensive service strategy for low-income residents to put them on the pathway to self-sufficiency and upward mobility.



Cambridge Townhomes
AHC partnered with the St. Louis Housing Authority on the construction of Cambridge Townhomes, a for-sale development expanding home ownership opportunities for moderate income households. AHC's funding expanded the size of the units from 2-bedroom townhomes into 4-bedroom townhomes to accommodate large families.



Solar Power
After the Blumeyer Phase III and Phase IV developments were constructed, they were equipped with solar photovoltaic panels and storm water management recapture systems. The solar panels shown generate electricity for the complex thereby reducing demand on the electrical grid and lowering operating expenses for the development.

The Affordable Housing Commission has also been a partner with SLHA and Habitat for Humanity in a unique home ownership program. While Habitat for Humanity has offered homeownership opportunities for low-income homebuyers for several decades, they approached SLHA about forming a partnership that would allow families on the Section 8 program to buy homes by using the voucher payment as part of the financing stream. To date, 52 families have become homeowners using this program. The Affordable Housing Commission has been an active partner in the program, allowing more low-income families realize their dream of homeownership.

While great progress has been made, many challenges remain. Many more families need quality affordable housing. SLHA has over 17,000 families on program waiting lists. Most waiting lists are closed and have been closed



for several years. The demand is so great that when the waiting list for the new Arlington Grove development opened over 3,500 families submitted applications for 70 available units. SLHA primarily serves families that are elderly, disabled or underemployed. The current economic conditions do not lend themselves to reducing the number of families who struggle to afford housing or to providing additional federal resources to meet the needs of low-income families. However, SLHA will continue to work with an array of public and private partners, to create new affordable housing opportunities. The Affordable Housing Commission and the resources of the Affordable Housing Trust Fund will continue to be vital to our ability to serve families in the community.



For a list of current awards and Commissioners please visit our website at: www.affordablehousingcommissionstl.org

Did You Know:

Per the ordinance that established the Commission, 40% of revenues awarded must benefit individuals and families earning 20% and below the area median income (AMI). Twenty percent AMI is an income that is below the federal poverty level.



North Sarah Phase I
October 2012, Mayor Slay and other dignitaries line up to cut the ribbon on the first phase of North Sarah Apartments. AHC invested \$400,000 into 10 affordable, universally designed units in this 120-unit complex located in the 18th and 19th ward.

AHC's continuous investment over the last 10 years could not have come at a better time. This decade saw the collapse of the housing market, mounting foreclosures and too many families and individuals living in overcrowded, substandard, and unstable housing. Money from the Trust Fund has been flowing to housing programs and services throughout the City. It's been making a difference in peoples' lives and is one reason St. Louis wasn't hit harder by the economic turmoil that has shaken the rest of the country.

We take very seriously being good stewards of this money. We demand and enforce accountability. Our partner agencies are lean, dependable, and results-driven.

The people, the programs and the stories in this report illustrate the value of affordable housing to the health and vitality of our City. Affordable and stable housing has a profound effect on childhood development, educational performance, and the economic outcomes for families and individuals. Families and neighborhoods thrive when everyone can live and enjoy life free from deprivation of basic human needs.

We have accomplished a lot together. We have made progress. But, we cannot rest. Too many of our citizens live in substandard housing-- or no housing at all. Let us recommit to doing what is right. Now is the time to rededicate ourselves to our vision, our mission, our community and to our future.

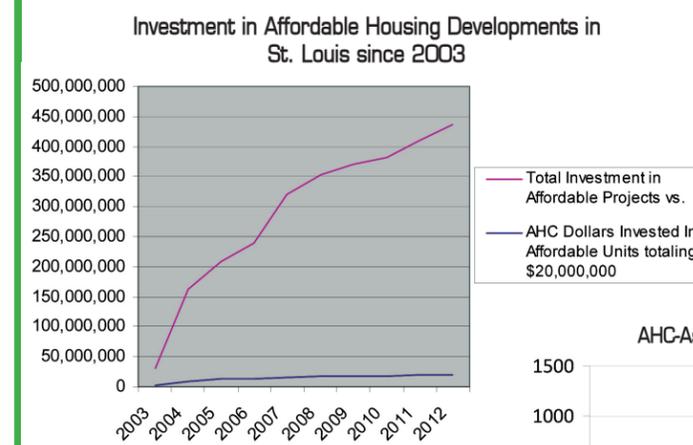
The work continues.

Francis J. Slay

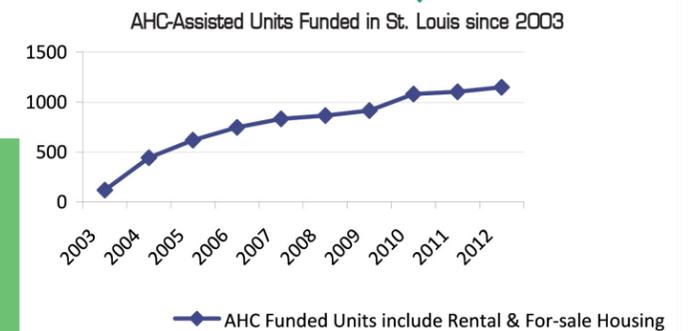
Did You Know:

The St. Louis Alliance for Homeownership Preservation is a collaborative of five local agencies that Mayor Slay commissioned to work together to attack the foreclosure crises for city residents. The agencies: Catholic Charities, the Urban League, Beyond Housing, Better Family Life and MORE, Missourians Organizing for Reform and Empowerment, have counseled over 3,200 families and saved 1,328 city homes from foreclosure since its inception in 2008.

INVESTMENT IN AFFORDABLE HOUSING DEVELOPMENTS



This graph shows the cumulative number of AHC-assisted, affordable housing units added annually to St. Louis' housing stock. Since 2003, the Affordable Housing Commission has invested nearly \$20 million into constructing and rehabilitating 1,149 affordable apartments and for-sale homes. AHC often funds a portion, or subset of a project's affordable units. The number of new and rehabilitated housing units developed alongside the AHC-assisted units since 2003 far exceeds the numbers shown. Many AHC-assisted projects are mixed-income developments and contain market-rate units.



◆ AHC Funded Units include Rental & For-sale Housing

Chairman's Remarks



I am honored to serve alongside the remarkable men and women who lead the Commission. Our members are appointed by Mayor Slay because of their work in allied fields. Each Commissioner's professional background brings a unique perspective in the determination of selecting grant applications that will have a positive impact on the lives of St. Louis City residents and our neighborhoods. As a result, citizens can feel confident that the monies that are distributed are directed into vital housing services and developments that assist residents in need and make a positive impact in our city.

This past year was a year of change. We said goodbye and thank you to three retiring Commissioners and we welcomed three new Commissioners. My predecessor, Dr. Consuelo Wilkins, launched a bold reassessment of the Commission's role during these challenging times. I plan to continue the work of balancing resources against the needs of the community.

The funding provided by the AHC contributes to revitalization of neighborhoods and increasing socio-economic diversity within newly developed and renovated housing developments. Developers seeking funding support from the Commission have strategically crafted development plans to offer a housing mix that enables families and individuals within a wide range of income brackets to access safe, clean, accessible and modern affordable housing. Developments such as these strengthen our neighborhoods and spur future development.

The Commission regularly visits the agencies and projects that are awarded funding. These tours allow us to see Housing Trust Fund dollars in action and witness how they help build life skills and economic independence. Our partner agencies bring a vision and sense of hope to hundreds of people every day. It is affirming to see how our funds directly house, heal, feed clothe and educate people. One of the most encouraging outcomes that I have witnessed is seeing how Trust Fund dollars give people new beginnings.

I would like to extend my appreciation to my fellow Commissioners for their investment of time and effort. I would also like to thank AHC Executive Director Angela Conley and her staff, all of whom make it a pleasure for me to serve as Chairman. Additionally, I would like to thank the Mayor's staff and the entire Board of Aldermen for their diligent assistance in working with AHC, providing support on the many decisions that have to be made. And certainly, thank you to Mayor Slay whose dedication and commitment to making a better future for us all has, not only made affordable housing a priority, but an attainable reality for every St. Louis City resident.

Sincerely,

Derrick Thomas

Derrick Thomas
Home Builder Representative

CURRENT COMMISSIONERS



Derrick Thomas, Chair
Home Builder Representative



Michael Sorth, Vice Chair
Financial/Banking Industry Representative



Laura Breitenstein
Community-At-Large Representative



Gail Brown
Realtor Representative



James Clifford
Organized Labor/Union Representative



Ifetayo-Davidson-Cade
Community-At-Large Representative



Nancy Enos
Disabled Community Representative



Paula Foster
Tenant in Subsidized/Rent Assisted Housing Representative

Mission

STATEMENT

"To promote City living and neighborhood stabilization through the preservation and production of affordable, accessible housing and support services that enhance the quality of life for those in need."

GUEST COLUMNIST



SLHA and AHC: Partners in Affordable Housing

Cheryl Lovell, Executive Director – St. Louis Housing Authority

The St. Louis Housing Authority (SLHA) congratulates the Affordable Housing Commission (AHC) on ten years of dedicated service to the City of St. Louis. It is through partnerships with organizations such as AHC, that over the past ten years SLHA has been able to transform public housing, into communities that residents are proud to call home.

In 1998, the St. Louis Housing Authority (SLHA) was among the most troubled public housing agencies in the country, earning a dismal US Department of Housing and Urban Development (HUD) rating of 14 out of 100. The average age of the housing stock was over 35 years old and most developments suffered from chronic deferred maintenance and low occupancy. The vestiges of public housing super blocks were apparent in several city neighborhoods, with large developments containing a number of high-rise buildings. The agency was in danger of losing a \$47 million HOPE VI grant that would transform the Darst-Webbe neighborhood.

Today, SLHA is a much different place, achieving a score of 87 in the HUD rating system. Implementation of SLHA's Capital Strategic Plan resulted in the comprehensive modernization of over 1,850 units, completely transforming the public housing stock. An investment of over \$185 million in public funds, including a \$17 million bond issue, was made to facilitate the transformation. Day-to-day management of the developments is completely privatized. Occupancy rates are at 98%, with SLHA programs serving over 23,000 individuals in the community.

Through partnerships with private for-profit and not-for-profit developers, old public housing super blocks have been transformed into new attractive low-rise mixed-income neighborhoods. SLHA successfully retained the HOPE VI grant to revitalize the Darst-Webbe neighborhood and obtained additional \$63 million HOPE VI grants to transform three additional neighborhoods. The new developments contain over 2,000 units of new rental housing, over 800 of which are public housing. The total development cost is over \$450 million, with over \$275 million in private funds. Since its inception, the Affordable Housing Commission has been a valuable partner in providing over \$5 million in gap financing that made many of these developments possible.

The new mixed-income communities include Murphy Park, the Near South Side (King Louis Square), Renaissance Place at Grand, Cambridge Heights, Arlington Grove and North Sarah. These developments feature attractive low-rise buildings with architectural features that blend with the surrounding neighborhoods. Units feature open floor plans with standard amenities such as dishwasher and in-unit laundry facilities to meet the needs of today's families. The design reintroduces the original street grids to be consistent with the concepts of new urbanism and to



North Sarah Phase I is a \$23.7 million dollar development in the 18th and 19th ward. The 120 unit, mixed-income complex is phase one of a larger planned development that will replace functionally obsolete public housing in the city. AHC provided \$400,000 to subsidize the construction of ten universally designed, low-income homes in the St. Louis Housing Authority development.

SLHA and AHC continues on page 12

In recognition of the importance of PSH, MHB Trustees approved a new Mental Health Fund investment priority to provide funding for the development of new units of supportive housing. In the initial round of funding, five (5) behavioral health providers partnered with MHB in the development of 54 units of supportive housing totaling almost \$1 million of MHB Mental Health Reserve Funds. Another round of funding is in process with \$1 million being made available. With knowledge gained from the CSH report, these funds will be used only to support the development of permanent supportive housing.

Kirby Burkholder, MHB Trustee and Executive Director of IFF of Missouri, an organization providing financial and real estate resources for non-profits, is chairman of the Housing Funders Group. The Affordable Housing Commission and several other non-profit and governmental agencies participate in the round table which is convened by MHB quarterly to provide opportunities for housing funders to coordinate efforts an explore opportunities for braided funding for supportive housing and behavioral health services.

MHB Executive Director Jama Dodson credits the Transformation Partners and the developers and contractors who have worked to create a better system of services and housing, with making significant progress in eradicating homelessness in the City of St. Louis. "Due to their efforts, residents with behavioral health disorders are being provided opportunities to live more stable and productive lives," she stated. Dodson continued, "Homelessness among people with serious mental illness is not inevitable. Thanks to Queen of Peace Center, Places for People, St. Patrick Center, NAMI- St. Louis, Missouri Institute of Mental Health, Community Connections, Dartmouth Psychiatric Research Center, the City of St. Louis Homeless Services Division, Grace Hill Settlement House, Shalom House, Preferred Family Healthcare, Inc., Hopewell/ People's Health Center, Regional Housing and Community Development Alliance, Behavioral Health Network of Eastern Missouri, and the Missouri Department of Mental Health who have made the commitment to truly transform the way people with serious behavioral health disorders are served in the City of St. Louis. These partners are doing what it takes to prevent homelessness among these individuals." Dodson also recognized MHB Project Director, Allyce Bullock, stating, "Allyce is to be commended for her dedication and tireless leadership of this effort."

The Mental Health Board anticipates bringing 40-50 additional permanent, supportive housing units online in fiscal year 2014.



St. Louis Mental Health Board Embarks On Efforts to Transform Housing for persons with serious mental illness

Jama Dodson, Executive Director – St. Louis Mental Health Board

In 2010, the St. Louis Mental Health Board (MHB) received a five-year, federal grant from SAMHSA (Substance Abuse and Mental Health Services Administration) to transform the behavioral health and housing delivery systems for persons living with serious mental health illness and/or a substance use disorder who are homeless or at-risk for homelessness in the City of St. Louis. The Project is managed by the St. Louis Mental Health Board and consists of seven partner agencies that provide behavioral health services, research and evaluation, training and consultation on evidence-based practices, and advocacy (the Transformation Partners). The project is guided by a Joint Project Steering and Services Implementation Plan Committee consisting of consumers, family members, partner agency staff, and other stakeholders.

In Year 1 of the project, MHB commissioned the Corporation for Supportive Housing (CSH), a nationally recognized leader in the field, to educate the Transformation Partners about how supportive housing is a vital community strategy for preventing and ending homelessness of persons with serious mental illness and substance use disorders. We learned that permanent supportive housing (PSH) works well for people who face the most complex challenges - individuals and families who are not only homeless, but who also have very low incomes and serious, persistent issues that may include substance use, mental illness, and HIV/AIDS. CSH defines PSH as “A cost-effective combination of permanent, affordable housing with services that help people live more stable, productive lives.”

Among the positive outcomes, research has shown that more than 80% of persons who participate in supportive housing stay housed for at least one year. Cost savings are realized in as the use of expensive services such as emergency rooms and detox services decline while the use of more cost-effective preventive services increase (CSH Reports to MHB, 2011, 2012).

As a result, the Transformation Partners realized that a ‘Production Strategy’ specific to St. Louis, with the number and type of PSH units for the target population was needed. CSH was engaged to develop an estimate of the need for PSH based on local data and their established method. Their report, including a set of St. Louis-specific PSH goals were approved by the leadership group of the Transformation Partners in October 2012. The total number of units needed is estimated to be 782; half of which can be designated from existing housing stock and the other half would need to be created by developing new units either through rehabilitation or new construction.

The Table below shows the estimated PSH, Permanent Supportive Housing units, needed to accommodate persons with serious mental illness.

Permanent Supportive Housing Production Strategy for Units Targeted to Persons with Serious Mental Illness

	Total PS Units Needed	Existing Units 0-1BR	Existing Units Multiple BR	Developed Units 0-1 BR	Developed Units Multiple BR
Targeted Tenancy					
Persons with SMI, Chronically Homeless	141	67	4	66	4
Persons with SMI, not Chronically Homeless	316	128	30	128	30
Person with SMI, At-Risk of Homelessness	325	138	24	139	24
Total PSH Units Needed for Persons with Serious Mental Illness	782	333	58	333	58



Amanda Luckett Murphy
Hopewell Center's Laclade Apartments

In 2011, the Amanda Luckett Murphy Hopewell Center's Laclade Apartments were rehabilitated with funds from the Affordable Housing Commission and the Mental Health Board. The four unit apartment building is dedicated to providing safe, stable, affordable housing for families receiving mental health services from the Center. The Laclade Apartments are located in the 17th Ward.

Mental Health continues at top of page 11



Executive Director's report

Ten years! Often a source of pride and a milestone to herald, a decade of service is a significant benchmark for the St. Louis community. The Affordable Housing Trust Fund was approved by a vote of the people in 2001 and it has provided more than \$65,400,000 in programming and construction since the first awards were granted in 2002. This report covers the department's most recent fiscal year, FY 12, but it also takes a look back at the significant developments and contributions that this branch of city government has made over the last ten years.

Mayor Francis Slay has provided strong leadership and a commitment to increasing quality, affordable housing in our city. The Affordable Housing Commission is his appointed body of volunteers charged with assessing community need and making funding decisions that will impact housing services and available homes for low to moderate income city residents. Since its inception, the Commission has helped to bring more than 1,200 rental and for-sale homes to the market. Funds have provided rental assistance, foreclosure prevention, utility assistance, and much more.

It has been an interesting and rewarding exercise in social service, construction, design and fiscal management. Taking the lead from Mayor Slay, AHC has partnered with non-profit agencies, other city departments, for-profit developers and ecumenical leadership to achieve mutual goals. Through Affordable Housing Trust Fund revenues, we have provided financing for senior centers, homeless shelters, transitional housing, home repairs and emergency services that run the gamut.

Before detailing statistics about the most recent fiscal year, 2012, and before providing a historical review of programs and points of interest from the last ten years, a basic backdrop of AHC guidelines is provided below.

The Trust Fund derives its income from a special Use Tax on major purchases by individuals and corporations based outside the city limits.

Per the department's enabling ordinance, all funds awarded by the Commission must benefit families and individuals with incomes at or below 80% of the area median. In addition, a minimum of 40% of funds awarded must benefit families earning 20% and below the area median income. Twenty percent of the area median income for a family of four is \$14,080. 80% of the area median income for a family of four is \$56,300. Income limits are adjusted for family size.

The Commission provides funds for the creation of new affordable homes, accessibility modifications, homeless services and home repair, among other activities.

Examples of services and activities funded in FY 2012 include the following:

- 17 new homes including single family homes, rental homes and condominiums;
- 108 accessibility-related home modifications for people with disabilities and senior citizens;
- 191,815 bed-nights, meals, counseling sessions and other forms of support services for the homeless;
- Transitional housing for 816 individuals provided by ten local organizations; and

Support Staff
(FROM LEFT TO RIGHT)

- Loretta Hiner
HOUSING ANALYST, SENIOR
- Nancy Hohmann
COMMUNITY DEVELOPMENT SPECIALIST II
- Sherrell Jacobs
SECRETARY II
- Paula Turner
ACCOUNT CLERK II

- Rent, mortgage and utility assistance for 1,098 households through a variety of non-profit agencies.

The Affordable Housing Commission continues to fill a void for so many. To housing developers, AHC is the gap financier. For many non-profit agencies we are the funding source that covers overhead and keeps the doors open. To the general public we are often the hot meal, warm bed or emergency assistance provider that gets them through a rough night or extended period of hardship and duress.

I am grateful to be a part of the solution. I say a “part” because it takes so many people working together to make positive change happen. I’m thankful to my staff for hard work and support on so many different levels. The expertise, time and talent of the Commission are extremely vital in determining direction and setting priorities for funding. And finally, none of this would be possible without the support and vision of Mayor Slay. The mayor’s leadership and pooling of assets has been critical to our ability to move forward and provide support for those in need. It is by working together that we are improving the quality of life for City residents and making St. Louis a better place to call home.

Angela M. Conley
Angela Morton Conley
Executive Director

NOTICE OF

AHC

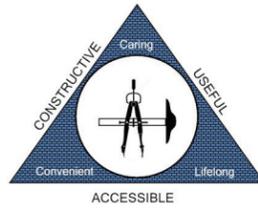
REPORT TO THE COMMUNITY

When
Wednesday, March 27, 2013

Where
St. Patrick Center Conference Facility
800 N. Tucker Blvd.
St. Louis, MO 63101

Who Should Attend
Developers, social service providers, real estate professionals and housing advocates

There is no charge for the program which includes workshops, remarks from Mayor Slay, film and discussion, but space is limited. For more information visit our website at: www.affordablehousingcommissionstl.org or phone (314) 657-3880 to RSVP.



Universal Design

Thoughtful Design For All Ages

Looking Back 10 Years

AHC's founders made history when they stood by the decision to require all new construction dollars be invested in accessible and universally designed housing units. AHC's strong position affirmed the rights of all people: the right to decent, affordable, accessible housing. When we look back at the leadership that shaped the Affordable Housing Commission's policies and funding decisions, we can see how their commitment to provide universal access for households with and without disabilities raised the bar on the standard of new construction housing serving low to moderate income residents.

The Affordable Housing Commission requires Universal Design in all new construction housing built with Trust Fund dollars. Our philosophy is simple: affordable housing should be built to be used optimally by the greatest number of people throughout their life cycle. AHC's UD requirements include mandatory features and innovations that extend beyond the standard accessible features

that allow disabled occupants to remain in a house or rental unit. AHC's requirements instruct architects to incorporate a range of ease-of-use features into their blueprints. These design features pay off by making AHC-funded housing more functional, attractive, and able to accommodate a broader cross-section of individuals and families. These attributes all contribute to the long-term value and stability of AHC-assisted affordable housing.

The Commission's strong stand for barrier-free living has resulted in positive outcomes beyond what was originally intended. Interest for ease-of-use products and smart design has crossed over into the general population, giving rise to new products, new technologies and innovative home designs. The expanded market, growing competition and increased demand for improved products has helped to contain costs and helped to reduce perceived negativity formerly associated with products for the elderly or people with disabilities.

The Commission's strong vision in the area of accessibility design is due, in part, to St. Louis' wealth of leaders who have pushed accessible design and disability rights to the forefront of American life. Of particular merit is the Starkloff Disability Institute, a St. Louis based organization dedicated to promoting the full participation of people with disabilities. The Starkloff Disability Institute, led by Colleen Starkloff, a co-founder of Paraquad, Inc., (one of the nation's first ten federally funded independent living centers), will present the 5th Universal Design



In order to provide a stepless entry at this home in the 22nd Ward, the developer constructed an attractive ramp to the side door.

Summit, the sole national conference to focus on universal design in housing, sustainable community design and affordability.

The Affordable Housing Commission is co-sponsoring this biennial Universal Design Summit which will take place on **May 6-9, 2013**, at Saint Louis University. UDS5 will bring industry leaders together to learn about the latest approaches to designing and building housing and communities to be useable by all. It is expected to attract the nation's top builders, remodelers, architects, occupational therapists, interior designers, landscape architects, planners, students, faculty, developers, nonprofit housing organizations, code officials, public health professionals, and others. The Summit will provide opportunities for attendees to capitalize on the growing body of practical design knowledge and it will showcase examples of universal design that integrates citizens into civic life while enhancing independent living.

For more information, or to register for the 5th Universal Design Summit, please refer to: www.udsummit.net. A copy of AHC's Universal Design requirements can be found on the Commission's website at: www.affordablehousingcommissionstl.org or www.stlouis-mo.gov/government/departments/affordable-housing/index.cfm.

5th Universal Design Summit

This conference will focus exclusively on universal housing and sustainable community design to create affordable living environments that are usable by all.

MAY 5 – 8, 2013
ST. LOUIS UNIVERSITY
BUSCH CONFERENCE/STUDENT CENTER
20 NORTH GRAND BOULEVARD
ST. LOUIS, MISSOURI 63103

- Featuring industry leaders who are shaping the design and materials used to make new and remodeled homes accessible and universally designed.
- Showcasing the latest accessible and universal products and designs.
- Learn about Better Living Design, a new initiative that will change the landscape of UD practice.

The 5th UD Summit is a collaboration of The Starkloff Disability Institute and the R.L. Mace Universal Design Institute. UDS5 will offer learning opportunities through informal discussion, breakout, and plenary sessions. The conference will feature exhibits, design charrettes, workshops, and a tour of universally designed housing and neighborhoods.

For more information or to register, go to: udsummit.net

The Lead Safe Saint Louis Program



The City of St. Louis has made tremendous headway in the fight against childhood lead exposure in the last decade. The rate of lead poisoning has plummeted by 84 percent in that time. The number and percent of children who are tested continues to grow. Hundreds of homes have been remediated of lead hazards. Thousands of children have been protected from the dire consequences of elevated lead levels due to the collaborative efforts of City agencies and community partnerships.

The fact that the rate has dropped so much is even more significant because more children were tested: 14, 115 to be exact since 2002. The credit for these screening rates goes to the medical providers and clinics, which have steadily increased testing over the last few years.

Despite this tremendous progress, the resources to continue to address lead poisoning prevention are more and more scarce. Challenges in the housing market and the economy and limited local and federal funding are calling upon increasingly innovative means to help families provide healthy housing for their children. The Lead Safe St. Louis program has become an integral part of this broader approach for healthy homes, by expanding reach into addressing asthma triggers (www.AsthmaFriendlyStLouis.org), environmental tobacco smoke (www.SmokeFreeStLouisKids.org), and code violations that contribute to accidental injuries and illness in the home. Partners in the community continue to explore opportunities to address these challenges.

In addition, the City Building Division continues to provide free lead inspections and risk assessments for dwellings where children under the age of six or pregnant women reside.

During 2011 the Building Division's Lead Inspection Department conducted 700 lead hazard evaluations throughout the City. Of those inspections, 39% occurred because of an elevated blood-

lead level investigation, meaning that a child with lead poisoning had been associated with the unit. This shows that the majority of the referrals fell into the category of primary prevention, which is a positive development in that the occupants of these units have not been lead poisoned. These preventative inspections provide an opportunity to prevent lead poisoning by remediating the units now in order to protect current and future occupants. In addition, the Building Division under the Healthy Home Repair Program conducted 73 risk assessments. Nearly all of these were under the category of primary prevention.

Through various City-funded initiatives, 509 housing units were remediated and cleared of lead hazards in 2011. Several funding sources were used to accomplish the remediation of these units, including federal funds and the Affordable Housing Trust Fund. Of the 509 total housing units, 237 units were rehabilitated by private owners using a combination of public and private sources. The Building Division conducted clearance testing until the units were lead-safe. The reduction in the number of units inspected and remediated can be attributed primarily to a 57% reduction in HUD Lead Grant funds that had been awarded to the City in prior years.

City residents who are undertaking home improvement projects are advised to make sure that renovation contractors are in compliance with the EPA's new Lead Renovation, Remodeling, and Painting rules that went into effect in April 2010. Anyone being paid to perform such work must be certified with the EPA and have a certified renovator on the job in pre 1978 built homes that disturbs six square feet or more of interior paint or 20 square feet or more of exterior paint.

For additional information, regarding 10 years of Lead Safe St. Louis data, please visit the Commission's website at

www.stlouis-mo.gov/government/departments/affordable-housing/index.cfm



In 2008 Lead Safe St. Louis sponsored a contest to name the project mascot. Five year old Narnia Yarbrough won with "Lino the Lead Safe Dino". She is assisted at the microphone by Anne Marr of World Wide Technologies and Mayor Slay. World Wide Technologies donated a computer for the winning contestant, and Build-A-Bear donated stuffed dinosaurs to the applicants.

DEPARTMENT OF Human Services

The mission of the Department of Human Services (DHS) is improving quality of life for low income citizens through the provision of social services. Several of the programs sponsored by the department over the last 10 years support goals shared by the Affordable Housing Commission.

DHS is charged with the goal of eliminating chronic homelessness in the City of St. Louis by the year 2015. A major component of the plan is the creation of 500 permanent supportive homes for the homeless.

It is significant to note that prior to Mayor Slay's administration, only eleven homes for the chronically homeless existed. This is a hard-to-reach population of individuals that have remained homeless for several months or years as opposed to those who find themselves homeless due to a sudden catastrophe or other unusual circumstance. Chronically homeless individuals generally need long term support, including counseling, medical treatment and supervised care. Since 2005, the department has created an additional 463 beds of permanent supportive housing with 274 of those beds being specifically for chronically homeless individuals. This brings the total number of permanent supporting housing beds to 1,288.

The St. Louis City Continuum of Care (CoC) has created many new programs to serve homeless and at-risk residents and to move toward the goal of ending homelessness. For a list of DHS Programs that have received funding through the City of St. Louis, visit the AHC website at <http://www.stlouis-mo.gov/government/departments/affordable-housing/index.cfm>.

In addition to permanent supportive homes, DHS worked to establish "safe havens" to help the homeless with daily needs and services including shelter from inclement weather, nutritional meals and hot showers. Peter and Paul Community Services Garfield Place received federal funding in 2007 to establish St. Louis City's second Safe Haven site. Additional funding for this safe haven was made possible by the Affordable Housing Commission. The safe haven will provide 25 beds of permanent supportive housing for chronically homeless individuals.

The Department of Human Services also coordinates the Continuum of Care, a city-wide collaboration of agencies that minister to the homeless. The Continuum has established protocols for treating each homeless person individually and guiding them through counseling, treatment, and placement into both permanent and transitional housing. Several agencies that have been funded in part by the Affordable Housing Commission are part of the Continuum. These agencies include:



Shalom House
Interior shot of an apartment in the Shalom House Permanent Supportive Housing Program.

- Almost Home
- The Bridge at Centenary United Methodist Church
- Catholic Charities Housing Resource Center
- Employment Connection
- Gateway 180 (Formerly Gateway Homeless Services)
- Haven of Grace
- Interfaith Residence (Doorways)
- Peter and Paul Community Services, Inc.
- Places for People
- Society of St. Vincent De Paul
- Shalom House
- St. Louis Transitional Hope House
- St. Patrick Center
- The Women's Safe House
- Urban League of Metropolitan St. Louis

The Department of Human Services received \$8.4 million in federal stimulus funding in 2009 for The Homeless Prevention and Rapid Re-housing Program (HPRP) to address homelessness in the wake of the economic crisis. The Homeless Prevention side of the program provided rental and utility assistance for individuals and families who were at risk of becoming homeless without the temporary assistance while the Rapid Re-housing branch of the program provided similar services for individuals or families who were currently homeless, to help them stabilize quickly in a new home. Multiple agencies partnered to provide services such as legal services, budget and credit counseling, employment services, and mainstream benefits for the HPRP program.

The combination of funding and the staff collaboration between the Affordable Housing Commission and the Department of Human Services has expanded the services available to help end homelessness. Our partnership has had a major impact on the delivery of critically needed support services to the most fragile of the City's citizens.

The work of DHS continues with the planning of additional permanent supportive homes and new programs.

IMPROVING
QUALITY
OF LIFE

2012 Ongoing Efforts of Other City Departments

Community Development Administration

The Community Development Administration provides direct support for the creation and preservation of affordable housing in two direct ways, using funding from four federal programs: the Community Development Block Grant (CDBG); the HOME Investment Partnership Program (HOME); the Neighborhood Stabilization Program (NSP); and, the Lead Hazard Abatement program. The Residential Development Division works with for-profit and non-profit developers to finance and provide technical assistance for the substantial renovation or new construction of affordable housing units, both for-sale and rental. The Housing Programs Division provides services and administers contracts for the Healthy Home Repair and Lead Hazard Abatement programs. These programs are available only to households who meet low and moderate income guidelines. There may be other program requirements as well, depending on the specific funding source.



CDA's fiscal year begins on January 1 and ends on December 31. During 2011 developers, property owners and managers and homeowners faced continued difficulties obtaining financing for improvements, renovation or new construction. To address this problem in part, CDA provided construction financing as well as permanent financing through the HOME and NSP programs and increased its HOME funding of the Healthy Home Repair program.

Due to report timing and CDA's investment in several very large multi-family projects for which construction was not complete at year end, only six new or substantially rehabilitated affordable units were completed in 2012. There were 220 households assisted through the Healthy Home Repair program, and 770 minor home repairs were performed. In 2011 509 housing units were remediated and cleared of lead hazards.

Did You Know:

During the summer of 2007, the region experienced one of the worse heat waves on record? AHC provided additional funding to the Department of Human Services to purchase window air conditioners and fans for low income residents. Home Services, Inc. provided free installation of the units. Mayor Slay and a team of local emergency workers went door to door to check on the most fragile city residents during the crises.



Healthy Home Repair PROGRAM

As part of ongoing efforts to provide affordable housing to low and moderate income homeowners, the Healthy Home Repair Program continues to play a key role. The Healthy Home Repair Program seeks to improve the quality of owner-occupied housing by providing a coordinated approach to addressing health and safety issues in the home. As such, all scopes of work are driven by building and code compliance and lead hazard reduction, with the end result of a code-compliant and lead-safe home. The variety of funding sources in the Healthy Home Repair Program, which include CDBG, HOME, Affordable Housing Trust Funds, Missouri Housing Trust Funds, HUD Lead Grants, Federal Home Loan Bank, and special purpose funds via the non-profits that administer the program, enable the program to address critical housing needs of each property repaired. The repairs that are made in the program can often translate into improving the affordability of the housing unit, as quite often windows are replaced and other energy saving repairs are completed which should lower utility bills.

In addition, the program provides for priority repairs of an urgent need that can be addressed in a more expeditious manner. Examples of priority repairs include replacing a furnace during cold weather, broken water line, collapsed sewer lines, addressing electrical hazards, and replacing leaking roofs in some cases.

Program accomplishments for the Healthy Home Repair Program in 2011 include the following:

Loans Closed: —————→ 220
Ward Funds (CDBG/HOME) Committed: —→ \$ 1,763,13
Leverage Funds Committed: —————→ \$ 759,151
Total Funds Committed: —————→ \$2,522,315

During 2011 a total of 220 homeowners were assisted through City-funded home repair programs, primarily the City's Healthy Home Repair Program. Of that number, 199 were assisted under the Healthy Home Repair Program and 21 through Rebuilding Together St. Louis.

FY 2012 PROJECTS AWARDED

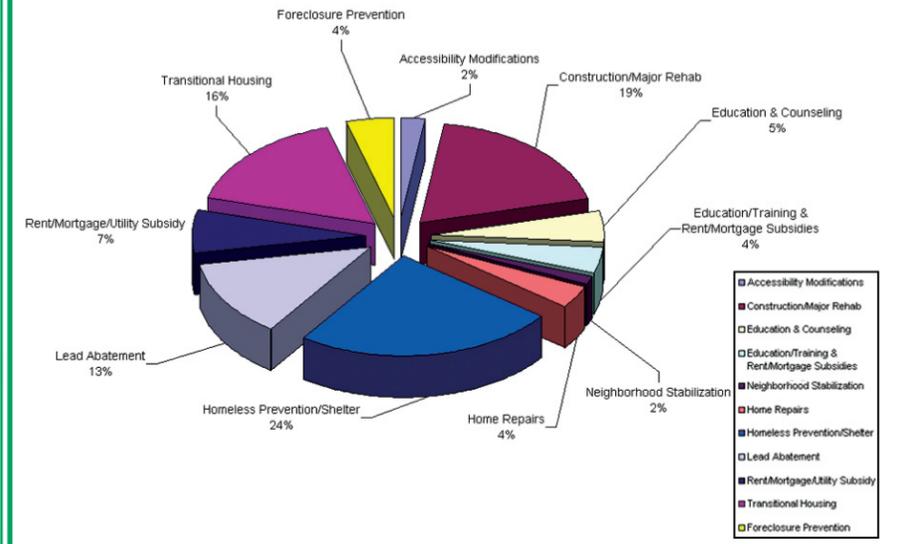
Agency	Project/Program Name	Project Number Homes/Number Served	Type of Service	Total Amount Awarded	Serves 20% of Area Median Income?	% to 20% AMI	Amount To 20% AMI
Accessibility Modifications:							
Paraquad, Inc.	Home Access Program (HAP)	8	home modifications	\$14,400			
Senior Home Security dba Home Services, Inc.	Minor Home Repair/Accessibility Modifications	100	home modifications	\$72,000			
TOTAL ACCESSIBILITY MODIFICATIONS:		108		\$86,400		0%	
Construction/Major Rehabilitation:							
Habitat for Humanity St. Louis	2010 Kraft	1	single family homes	\$40,000			
Habitat for Humanity St. Louis	Carondelet Phase II Build	5	single family homes	\$185,000			
North Sarah Limited Partnership	North Sarah Phase II	10	rental homes	\$475,000	Yes	34%	\$162,500
Grand Oak Hill Community Corporation	15th Ward Scattered Sites	1	rental homes	\$62,500			
TOTAL HOMES PRODUCED:		17		\$762,500		21%	\$162,500
Education and Counseling:							
Better Family Life, Inc.	Housing Counseling Program	150	people served	\$50,000			
St. Patrick Center	Housing Support Program	200	people served	\$140,000	Yes	100%	\$140,000
TOTAL EDUCATION/COUNSELING BENEFICIARIES:		350		\$190,000		74%	140,000
Education/Training & Rent/Mortgage Subsidies:							
Catholic Charities/Housing Resource Center	Project Support	90	people served	\$72,000	Yes	25%	\$18,000
Employment Connection	Project Homecoming Veterans	15	people served	\$16,000			
St. Patrick Center	Homeless Prevention Project	140	people served	\$80,000	Yes	100%	\$80,000
TOTAL EDUCATION/TRAINING & RENT/MORTGAGE SUBSIDIES:		155		\$168,000		48%	80,000
Neighborhood Stabilization:							
CREATE, Inc.	Sullivan Place and Grand South Apartments	350	people served	\$64,000			
TOTAL NEIGHBORHOOD STABILIZATION:		350		\$64,000		0%	\$0
Home Repairs:							
Harambee Youth Training Corporation	Harambee Youth Training - Summer Program	8	home repairs	\$56,400	Yes	18%	\$10,000
Rebuilding Together - St. Louis	Rebuilding Day (Major Repairs Program)	10	home repairs	\$48,000			
St. Louis World Changers	St. Louis World Changers	15	home repairs	\$36,000			
TOTAL HOME REPAIRS:		33		\$140,400		7%	10,000
Lead Abatement:							
Community Development Administration	Lead Remediation Program	86		\$500,000			
TOTAL LEAD ABATEMENT:		86		\$500,000		0%	0
Homeless Prevention/Shelter:							
CARES Outreach	The Bridge	150,000	meals/shelter served	\$236,000	Yes	100%	\$236,000
City of St. Louis Dept. of Human Services	Project Support	500	bed nights	\$8,000	Yes	50%	\$4,000
Gateway Homeless Services, Inc. dba Gateway 180	Gateway Homeless Services Emergency Shelter	40,000	bed nights served	\$380,000	Yes	100%	\$380,000
Peter & Paul Community Services, Inc.	Emergency Shelter and Transitional Housing Program	500	served	\$188,000	Yes	100%	\$188,000
St. Martha's Hall	St. Martha's Hall	240	served	\$9,000	Yes	100%	\$9,000
Shalom House	Shalom House Emergency Shelter Program	350	served	\$120,000	Yes	100%	\$120,000
The Women's Safe House	Homeless Prevention for Domestic Violence Victims	225	served	\$35,000	Yes	100%	\$35,000
TOTAL HOMELESS PREVENTION/SHELTER:		191,815		\$976,000		100%	972,000
Rent/Mortgage/Utility Subsidy:							
Cardinal Ritter Senior Services	Senior Adults Find Encouragement (SAFE)	130	families served	\$22,000	Yes	100%	\$22,000
City Dept. of Human Services	City Wide Heating and Cooling Assistance	253	families served	\$152,000	Yes	20%	\$30,400
Missouri EnergyCare, Inc. dba EnergyCare	Low Income Energy Assistance Program	120	families served	\$25,000			
Paraquad, Inc.	Rental Assistance Program (RAP)	175	families served	\$26,500	Yes	26%	\$7,000
Urban League of Metropolitan St. Louis	Rent/Mortgage/Utility Assistance	265	families served	\$53,200	Yes	100%	\$53,200
TOTAL RENT/MORTGAGE/UTILITY SUBSIDY:		943		\$278,700		40%	\$112,600
Transitional Housing:							
Almost Home, Inc.	Continuum of Services	15	served	\$40,000	Yes	100%	\$40,000
Center for Women In Transition	Emergency Housing for Female Ex-Offenders	75	served	\$32,000	Yes	100%	\$32,000
Harris House Foundation	Recovery with Responsibility	350	served	\$27,000	Yes	100%	\$27,000
Haven of Grace	Residential Maternity Shelter	40	served	\$10,000	Yes	100%	\$10,000
Interfaith Residence (Doorways)	Doorways Jumpstart	18	served	\$17,000	Yes	100%	\$17,000
Interfaith Residence (Doorways)	Doorways Housing Program	155	served	\$180,000	Yes	100%	\$180,000
Peter & Paul Community Services, Inc.	Benedict Joseph Labre Center	30	served	\$70,000	Yes	100%	\$70,000
Places for People, Inc.	Sullivan Street Apartments	23	served	\$50,000	Yes	100%	\$50,000
St. Louis Transitional Hope House	Transitional Housing Program	60	served	\$92,000	Yes	100%	\$92,000
St. Patrick Center	Rosati Transitional Living Center	25	served	\$80,000	Yes	100%	\$80,000
Society of St. Vincent DePaul CJM	Release to Rent Phase 7	25	served	\$60,000	Yes	100%	\$60,000
TOTAL TRANSITIONAL HOUSING:		816		\$658,000		100%	\$658,000
Foreclosure Prevention:							
St. Louis Alliance for Homeownership Preservation (five agencies)	Foreclosure Prevention/Mortgage Assistance	625	families served	\$176,000			
TOTAL FORECLOSURE PREVENTION:		625		\$176,000			
GRAND TOTALS:		195,298		4,000,000		53%	2,135,100

2012

AFFORDABLE HOUSING COMMISSION FINANCIAL REPORT FOR FISCAL YEAR 2012 July 1, 2010 - June 30, 2012

Beginning Balance 7/1/11	\$ 7,012,028.93
2012 Expenditures	\$ (4,128,128.14)
2012 Encumbrances	\$ (4,471,712.22)
2012 Commitments	\$ (1,749,100.00)
2012 Use Tax Revenue & Other Income	\$ 4,028,640.62
Ending Balance 6/30/12	\$ 691,729.19

FY 2012 Awards Totaling \$4,000,000



CATEGORIES AWARDED AT A GLANCE

Accessibility Modifications.....	\$ 86,400
Construction/Major Rehab	\$ 762,500
Education & Counseling.....	\$ 190,000
Education/Training & Rent/Mortgage Subsidies.....	\$ 168,000
Neighborhood Stabilization	\$ 64,000
Home Repairs.....	\$ 140,400
Homeless Prevention/Shelter	\$ 976,000
Lead Abatement	\$ 500,000
Rent/Mortgage/Utility Subsidy.....	\$ 278,700
Transitional Housing.....	\$ 658,000
Foreclosure Prevention.....	\$ 176,000
TOTAL	\$4,000,000