AFFORDABLE HOUSING COMMISSION

2008/2009 Report to the Community

Affordable Housing Commission
City of St. Louis

Mayor's Remarks

I am pleased to introduce this report on the accomplishments of the City of St. Louis Affordable Housing Trust Fund for fiscal year 2008 and 2009. Since the Trust Fund was created, it has become instrumental in strengthening a broad segment of the City's residential services and in providing and improving homes for our low and moderate income residents.

Affordability is more important than ever as our national economy struggles: much of the nation has been shaken by high rates of home foreclosures. I am proud to say that the Commission instituted a foreclosure prevention program that is both a best practice and the recipient of a national award. This unprecedented coalition of five organizations helped save a number of St. Louis families from losing their homes. This powerful alliance dramatically slowed the rate of foreclosures in the City by identifying at-risk households, assisting with budgeting and credit counseling, negotiating with lenders to arrange better loan terms, and in some cases, providing one-time financial assistance to stabilize family finances so that future mortgage payments could be made. The coalition also identified predatory lenders, discouraging them from preying on City residents and doing business in the City.

And the City, through the Affordable Housing Commission (AHC) and through a variety of other programs, continues to invest in the creation and preservation of affordable homes for both renters and owners.

Since its formation, the Affordable Housing Commission has helped to create nearly 1,000 safe, attractive, affordable homes for very low income to moderate income residents. The place each of us calls home is much more than the roof over one's head— home is the place, whether rented or owned, where we find respite, welcome family and friends, and create the fabric that instills pride in our homes and pride in our neighborhood and contributes to our overall well-being and the character and strength of our City and our community. When homes are safe and comfortable, overall quality of life improves and our community prospers. A solid home environment engenders self respect and dignity. These qualities extend beyond any property line and enrich the entire community. The Commission and the Trust Fund help to maintain the economically and culturally diverse neighborhoods that make City living a rich experience for everyone.

The Trust Fund leverages its investment from many sources: private debt and equity, donations, faith-based financial commitments, other non-profit funding, volunteer labor, and state and federal funding. Often, AHC funds provide a key financing component that makes a development feasible. With leveraging, a moderate Trust Fund award can often make a significant economic impact in our neighborhoods and a huge impact in the lives of many families. For every $1 the Commission invests in construction projects, other sources provide a minimum match of $2.50 or more.

Annual reports are intended to report an agency's overall results for a given fiscal year. But I would also like to give you some of the stories behind the numbers. In this report, you will find two agencies that received funds to help people with disabilities pay for home repairs and accessibility modifications so they can continue living in their homes. You will also read about new construction developments that are creating universally-designed for-sale and rental housing.

▶ Mayor's Report continue on page 3

Chairman's Remarks

What a challenging time we live in!

All of society is affected by our economy's recent challenges. But the American economy has always proven resilient. Now, as it has since its inception, the Affordable Housing Commission helps those who are in economic need.

More than 75% of the Commission's funding is typically invested in human services, in programs that reach out and provide facilities and services to help City residents become self-reliant. Dedicated people organize the programs that the Commission sponsors. More than thirty individual organizations throughout the City received grants from AHC in the 2008 and 2009 fiscal year.

The remaining 25% of the Commission's funding is invested in the "sticks and bricks" of St. Louis that provide homes for owners, renters, and those needing supervised care. An example is Habitat for Humanity's JeffVanderLou 2008 development that features Leadership in Energy & Environmental Design ("LEED") and the National Association of Homebuilders (NAHB) Green Guidelines certifications. In addition, all of the new construction developments the Commission assists include Universal Design features that allow people with all ranges of mobility access to the homes and add to the longevity of the home's usefulness—as its owners age and may become less mobile, the home can still meet their needs.

The Commission is made up of City residents that represent various interests and provide special expertise in the funding allocation process. In 2008, Ms. Donna C. Jones, former Chair and member since 2002, retired from the Commission after serving for two terms—no Commission member can serve more than two terms. Under Ms. Jones' leadership, the Commission began visiting agencies to see firsthand how AHC funds were serving the community. She also held a special planning meeting for the Commissioners to discuss how best to serve the citizens of our City. This meeting led to a special spring funding round in FY 2007 for the development of for-sale homes or rental housing affordable to families earning 60% or less of area median income. In addition, we were saddened by the loss of Commissioner Johnnie Mae Jones, who represented those living in subsidized homes. She has been missed.

These separations make one thankful for the efforts of everyone. I extend enthusiastic and heartfelt thanks to all of our Commissioners, past and present, for their dedication, wisdom and hard work!

We also thank the Affordable Housing Commission staff. Led by Executive Director Angela Morton Conley, they help the agencies that AHC funds fulfill their goals while ensuring that Commission funds are spent appropriately and that repayment on the "sticks and bricks" construction project loans occurs as intended. Loretta Hiner, Sherrell Jacobs, and Kathleen Lunnemann…thank you!

Finally, the Commission thanks the Mayor, the Mayor's staff, and the entire Board of Aldermen for their support of the Affordable Housing Commission and its efforts.

Phil Fingerhut
Phil Fingerhut
CHAIRMAN

1015 Locust, Suite 914 St. Louis, Missouri 63101 314.622.3400 Ext. 329

Executive Director's *report*

In 2008 and 2009, the Commission awarded more than $10.8 million in grants and loans to non-profit agencies and developers, helping to provide homes and services for low and moderate income City residents. This funding made it possible for the City and the Commission to improve quality of life for these citizens and improve our neighborhoods.

By ordinance, all funds awarded by the Commission must benefit families and individuals with incomes at or below 80% of the area median, with 40% benefitting families and individuals with incomes at or below 20% of the area median. Twenty percent of area median income is $13,180 for a family of four; $52,700 is 80% of area median income, also for a family of four. Income limits are adjusted for family size.

Throughout its nine-year history, the Commission has provided funds for the creation of new affordable homes, accessibility modifications, homeless services and home repair, among other activities. Examples of activities funded include the following:

- 112 new homes, including single-family homes, rental homes and condominiums;
- 628 accessibility-related home modifications for people with disabilities and seniors;
- 331,117 bed-nights, meals, counseling sessions and other forms of support services for the homeless;
- Transitional services for 3,343 individuals provided by a dozen local organizations; and
- Through a variety of non-profit agencies, rent, mortgage and utility assistance for 3,507 households.

The Commission's activities also included one that was not so typical. By the start of calendar year 2008, it was clear that the housing and residential credit markets had serious problems. Foreclosures escalated dramatically as unemployment rose, adjustable rate mortgages "adjusted" beyond the means of borrowers, residential mortgage standards tightened, making it far more difficult for existing owners to sell their homes, and home values dropped, threatening the stability of many city neighborhoods. Mayor Slay responded quickly and proactively with the formation of the St. Louis Alliance for Homeownership Preservation. Alliance members included Better Family Life, Catholic Charities/ Housing Resource Center, the Urban League, Beyond Housing Inc., and ACORN. The Alliance achieved over 90% of its annual goal to reach 1,000 homeowners in danger of foreclosure in 2008 and 2009. The Commission allocated $250,000 for the Alliance's work, and the Board of Aldermen appropriated an additional $250,000 for the Alliance's flagship year of operation. The Commission has continued to fund the project annually.

As this new and innovative initiative proceeded, the Commission also continued to fund traditional services for City residents: victims of domestic violence found counseling and other assistance through Commission-funded organizations, hundreds of nuisance complaints were resolved in part with Commission "Management Assistance Program" funding, homeless veterans received specialized support, and hundreds of other individuals and families received education and training in budgeting, financial literacy, and independent living skills through AHC-supported agencies.

The Commission's responsibilities are very great. Each dedicated Commissioner takes these responsibilities to heart, as does each dedicated Affordable Housing Commission staff member. We are rewarded by the accomplishments of our dedicated organizations and developers and by improvements in both the lives of individuals and in our overall community's quality of life. I thank both the Affordable Housing Commission members and our staff for their diligent and productive work. Most importantly, I also thank Mayor Slay for his continuing leadership and support: his vision, his dedication to improving every aspect of our City, and his great team of public and private individuals and organizations have made major progress in improving our City's quality of life—particularly for our low and moderate income families.

Angela M. Conley

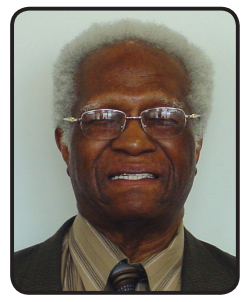
Angela Morton Conley
EXECUTIVE DIRECTOR

Affordable Housing Commission
City of St. Louis

2008/2009 COMMISSIONERS

Phil Fingerhut, Chair
Home Builder
Representative

Patricia Clay, Vice Chair
Disabled Community
Representative



John Albert
Community-At-Large
Representative

Ann Bannes
Affordable Housing Management
Representative

Renato T. Foronda
Financial/Banking Industry
Representative

Lisa Gould-Walker
Organized Labor/Union Organization
Representative

Judge David C. Mason
Community-At-Large
Representative

LaDonna Parker
Licensed Realtor
Representative

Michael Sorth
Community At-Large
Representative

Dr. Consuelo Wilkins
Healthcare
Representative

Thank You

Mayor Slay and the City of St. Louis wish to thank those appointees who also served the Commission with diligence and commitment during the time period covered by this report:

Donna C. Jones
Johnnie Mae Jones

staff

Support Staff
(FROM LEFT TO RIGHT)

Kathleen Lunnemann
Account Clerk II/Program Monitor

Loretta Hiner
Housing Analyst, Senior

Sherrell Jacobs
Administrative Assistant I

Mayor's Report continues from page 1

And you will see Amherst Condominiums, a rehabilitation development in which an existing apartment complex is being transformed into for-sale condominiums. This bold renovation project with its emphasis on the creation of new homeowners with a stake in the neighborhood fits a proven strategy for expanding family net worth, reducing crime, and reinforcing property values.

In addition to the numbers of for-sale and rental homes developed, the City is working to end chronic homelessness by addressing a variety of factors that plague those in permanent need. Our comprehensive plan, based on national best practices, involves adding a total of 500 new permanent homes with supportive services, together with assertive community treatment for those who are still living on the streets. In addition, we provide services for those who are temporarily homeless and who, with help, can once again become self-sufficient. In each fiscal year, the Commission invested more than $2 million to assist homeless prevention and transitional housing programs as well as a number of supportive services programs for the chronically homeless.

I am extremely proud of our Affordable Housing Commission's accomplishments. The Commission is an essential part of the team that is making progress towards our shared goals, as are our voters who established the Affordable Housing Trust Fund. With teamwork and with the help of many, many people and organizations, we are making St. Louis a great city again, for everyone.

Sincerely,

Francis G. Slay
MAYOR

Universal Design

Innovations Improving Quality of Life

With Universal Design, the Affordable Housing Commission is forging a design and construction legacy in the production of affordable homes that are safer, more comfortable, and easier to use. Homes with Universal Design features are a better investment for current and future generations—homes are designed so that they can be readily used by people with and without mobility and other limitations.

AHC's landmark Universal Design requirements include incorporation of a range of ease-of-use features. These innovations pay off by making AHC-funded homes more livable, more valuable, more attractive, and more able to accommodate a broader cross-section of individuals and families of all ages and abilities. AHC is committed to improving the quality of homes available to low to moderate income residents. AHC's Universal Design requirements improve quality by ensuring that all newly constructed homes include features to accommodate a wide range of residents. These features help expand diversity in our neighborhoods and help ensure that our neighborhoods have homes in which everyone can be comfortable.

A copy of the Universal Design requirements can be found on the Commission's website at: www.affordablehousingcommissionstl.org.

Mayor Announces
Foreclosure Prevention Initiative

Photo by Gentry W. Trotter

In an effort to help St. Louis families keep their homes during the current mortgage crisis, the City of St. Louis joined with the Urban League of Metropolitan St. Louis, Beyond Housing, Catholic Charities Housing Resource Center, Better Family Life Inc. and other organizations to create the St. Louis Alliance for Homeownership Preservation. At Mayor Francis G. Slay's request, the Affordable Housing Commission set aside $500,000 to help families keep their homes. Representatives attending the March 11, 2008, press conference (shown from left to right) are Karen Wallensak, Catholic Charities; Jim Buford, Urban League; Angela Conley, Affordable Housing Commission; Mayor Slay; Malik Ahmed, Better Family Life; Gregory F.X. Daly, Collector of Revenue; and Lewis Reed, President of the Board of Aldermen. To connect with these agencies, please go through the United Way hotline number – 211.

FY 2008 PROJECTS AWARDED

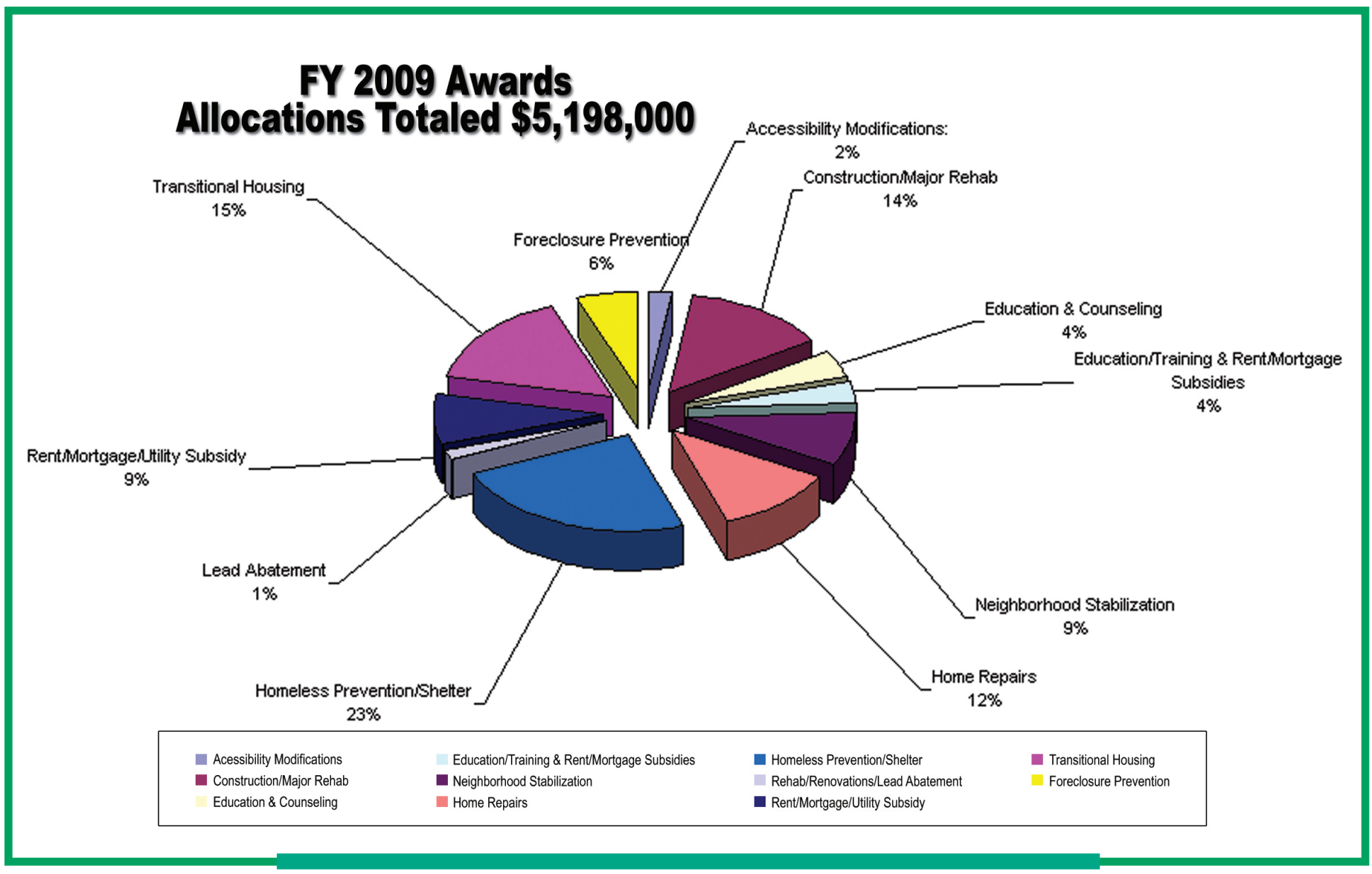
Agency	Project/Program Name	Number Homes/ Number Served	Type of Service	Total Amount Awarded	Serves 20% of Area Median Income?	% to 20% AMI	Amount to 20% AMI
Accessibility Modifications:							
Paraquad, Inc.	Rental Home Access Program (RHAP)	2	home modifications	$10,000			
Senior Home Security dba Home Services, Inc.	Minor Home Repair/Accessibility Modifications	300	home modifications	$90,000			
TOTAL ACCESSIBILITY MODIFICATIONS:		**302**		**$100,000**		**0%**	**$0**
Construction/Major Rehabilitation:							
Amherst Condominium & Development, LLC	Amherst Condominium & Development, LLC	10	single family homes	$310,000			
Cochran Redevelopment Partners, LLC	Cochran Gardens Hope VI (Phase II-B)	10	rental homes	$150,000	Yes	25%	$37,500
Habitat for Humanity St. Louis	Habitat for Humanity JVL 2008	2	single family homes	$70,000			
North Newstead Association	North Newstead V	9	rental homes	$200,000			
Pyramid Construction	5th Ward Homes, Phase II	8	single family homes	$250,000			
TOTAL HOMES PRODUCED:		**39**		**$980,000**		**4%**	**$37,500**
Education and Counseling:							
Better Family Life, Inc.	Homebuyer Education & Financial Literacy	150	people served	$50,000			
Family Violence Council	Domestic Violence Intervention Partnership	300	people served	$40,000			
St. Patrick Center	Independent Living Skills	260	people served	$175,000	Yes	100%	$175,000
TOTAL EDUCATION/COUNSELING BENEFICIARIES:		**710**		**$265,000**		**66%**	**$175,000**
Education/Training & Rent/Mortgage Subsidies:							
Catholic Charities Housing Resource Center	Stronger Together	120	people served	$50,000	Yes	8%	$4,000
Employment Connection	Project Homecoming Veterans	7	people served	$32,500			
St. Patrick Center	Homeless Prevention Project	175	people served	$100,000	Yes	100%	$100,000
TOTAL EDUCATION/TRAINING & RENT/MORTGAGE SUBSIDIES:		**302**		**$182,500**		**57%**	**$104,000**
Neighborhood Stabilization:							
Community Development Administration	Management Assistance Program	660	nuisance abatements	$395,000			
TOTAL NEIGHBORHOOD STABILIZATION:		**660**		**$395,000**		**0%**	**$0**
Home Repairs:							
Community Development Administration	"Healthy Homes" Home Repair Program	70	home repairs	$350,000			
Dutchtown South	Dutchtown Emergency Home Repair	9	home repairs	$45,000			
Franciscan Connection	Stone-by-Stone Project	75	home repairs	$13,500			
Harambee Youth Training Corporation	Summer & After School Program	7	home repairs	$58,000			
Rebuilding Together - St. Louis	Roof Repair/Replacement and other Major Repairs	14	home repairs	$60,000			
TOTAL HOME REPAIRS:		**175**		**$526,500**		**0%**	**$0**
Homeless Prevention/Shelter:							
Centenary Church of St. Louis	Centenary CARES	100,000	meals served	$250,000	Yes	100%	$250,000
Christian Service Center dba Gateway Homeless Services	Family Shelter	40,150	bed nights	$498,000	Yes	100%	$498,000
City of St. Louis Dept. of Human Services	Project Support	630	served	$10,000	Yes	100%	$10,000
Peter & Paul Community Services, Inc.	Breakfast Program	2,000	served	$45,000	Yes	100%	$45,000
Peter & Paul Community Services, Inc.	Shelter Services	19,000	bed nights	$235,000	Yes	100%	$235,000
The Women's Safe House	Homeless Prevention for Domestic Violence Victims	65	served	$40,000	Yes	100%	$40,000
TOTAL HOMELESS PREVENTION/SHELTER:		**161,845**		**$1,078,000**		**100%**	**$1,078,000**
Lead Abatement:							
Urban League of Metropolitan St. Louis	Lead Remediation	5	home remediations	$75,000	Yes	100%	$75,000
TOTAL LEAD ABATEMENT:		**5**		**$75,000**		**100%**	**$75,000**
Rent/Mortgage/Utility Subsidy:							
Adequate Housing for Missourians	Housing Assistance Program	200	families served	$40,000			
Cardinal Ritter Senior Services	Senior Adults Find Encouragement (SAFE)	95	families served	$24,000	Yes	100%	$24,000
City Dept. of Human Services & Heat Up St. Louis	Utility Assistance	400	families served	$180,000			
Great Things, Inc.	Homeless Prevention	75	families served	$40,000	Yes	100%	$40,000
Missouri EnergyCare, Inc. dba EnergyCare	Low Income Energy Assistance Program	1,200	families served	$30,000	Yes	100%	$30,000
Paraquad, Inc.	Rental Assistance Program (RAP)	40	families served	$27,000			
Society of St. Vincent DePaul	Release to Rent (Phase 5)	10	families served	$75,000	Yes	100%	$75,000
Urban League of Metropolitan St. Louis	Rent/Mortgage/Utility Assistance	77	families served	$63,000	Yes	100%	$63,000
TOTAL RENT/MORTGAGE/UTILITY SUBSIDY:		**2,097**		**$479,000**		**48%**	**$232,000**
Transitional Housing:							
Almost Home, Inc.	Continuum of Services	100	served	$45,000	Yes	100%	$45,000
Center for Women In Transition	Emergency Housing for Female Ex-Offenders	20	served	$62,000	Yes	100%	$62,000
Faith House	Dream House	15	served	$150,000	Yes	100%	$150,000
Harris House Foundation	Recovery with Responsibility	325	served	$32,000	Yes	100%	$32,000
Haven of Grace	Residential Program	42	served	$30,000	Yes	100%	$30,000
Interfaith Residence (Doorways)	Jumpstart	18	served	$20,000	Yes	100%	$20,000
Interfaith Residence (Doorways)	Doorways Housing Program	600	served	$225,000	Yes	100%	$225,000
Peter & Paul Community Services, Inc.	Benedict Joseph Labre Center	40	served	$80,000	Yes	100%	$80,000
Places for People, Inc.	Sullivan Street Apartments	18	served	$60,000	Yes	100%	$60,000
St. Louis Transitional Hope House	Transitional Housing Program	210	served	$115,000	Yes	100%	$115,000
St. Patrick Center	Rosati Transitional Living Center	30	served	$90,000	Yes	100%	$90,000
United Methodist Metro Ministry dba Metro Homeless Center & Family Services	Shalom House Emergency Shelter	340	served	$150,000	Yes	100%	$150,000
TOTAL TRANSITIONAL HOUSING:		**1,758**		**$1,059,000**		**100%**	**$1,059,000**
Foreclosure Prevention:							
St. Louis Alliance for Homeownership Preservation (five agencies)	Mortgage Foreclosure Prevention	976	families served	$500,000			
TOTAL FORECLOSURE PREVENTION:		**976**		**$500,000**			
GRAND TOTALS:		**168,865**		**$5,640,000**		**49%**	**$2,760,500**

FACT "Did you know? Since the inception of the Affordable Housing Commission in 2001 through June 2009, more than $53,230,000 has been awarded in grants and loans that provide housing services and assist in the production of new and substantially rehabilitated affordable houses for City residents."

FINANCIAL REPORT FOR FISCAL YEAR 2008

July 1, 2007 - June 30, 2008

Beginning Balance 7/1/07	$11,096,577.42
FY 2008 Expenditures	$(5,748,567.47)
FY 2008 Encumbrances	$(5,686,285.78)
FY 2008 Commitments	$(3,662,291.03)
FY 2008 Use Tax Revenue & Interest	$ 5,216,669.94
Ending Balance 6/30/08	**$ 1,216,103.08**



Ongoing Efforts of Other City Departments

Affordable Housing Development

The Community Development Administration's Residential Development Division receives funding from four federal programs that are administered by the U.S. Department of Housing and Urban Development (HUD). Those programs are: Community Development Block Grant (CDBG), Home Investment Partnership Grants (HOME), Housing Opportunities for People with AIDS (HOPWA) and Emergency Shelter Grants (ESG).

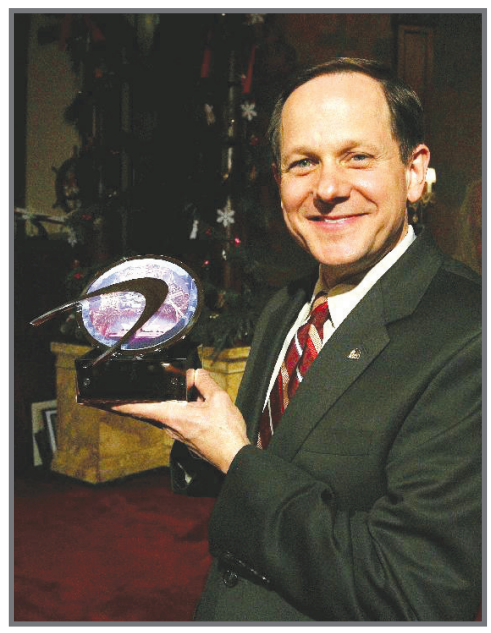
CDA
Community Development Administration

CDA's fiscal year begins on January 1st and ends on December 31st. In 2008, CDA provided assistance to developers for the completion of 60 affordable homes. Fifty-two of these were new rental homes, 6 were rehabilitated for-sale homes and 2 were new for-sale homes. In 2009, CDA provided assistance to developers that allowed for the completion of 224 affordable homes, 47 of which were directly subsidized. Of this number, 15 were for-sale homes and 209 were for rent.

All homes met HUD's guideline for affordability to clients earning 80% or less than the area median income.

St. Louis Wins Award for Housing

Mayor Francis G. Slay proudly displays the World Leadership Forum Award that St. Louis received on December 14, 2007, in the category of residential development. The international award was given to the City for creating new market rate and affordable homes in historic buildings. AHC-funded Cupples Warehouse and Majestic Stove Lofts are just two developments that contributed to the total number of rehabilitated homes created. Since 2000, more than 20,000 homes have been rehabilitated in the City of St. Louis.



(UPI Photo/Bill Greenblatt)

▶Ongoing Efforts of Other City Deapartments continues from page 5

CDA Healthy Home Repair PROGRAM

Community Development Administration

As part of ongoing efforts to preserve affordable housing for low and moderate income homeowners, the Healthy Home Repair Program continues to play a key role. The Healthy Home Repair Program improves the quality and safety of owner occupied residences with a coordinated approach to health and safety issues. All repairs are driven by building or code compliance and lead hazard reduction, towards the goal of a code-compliant and lead-safe home. The variety of funding sources in the Healthy Home Repair Program—CDBG, HOME, Affordable Housing Trust Funds, HUD Lead Grants, Federal Home Loan Bank funds, and special purpose funds via the non-profits that administer the program--enable the program to address critical needs in each property repaired. These repairs often improve the affordability of the home, as quite often windows are replaced and other energy saving repairs are completed, lowering utility costs.

In addition, the program provides for urgent needs to be addressed in a more expeditious manner. Examples of urgent needs include furnace replacement during cold weather, broken water lines, collapsed sewer lines, electrical hazards, and in some cases, leaking roofs.

Program accomplishments for the Healthy Home Repair Program in 2008-2009 include the following:

Loans Closed:	593
Repair Projects Completed:	289
CDBG/HOME Funds Committed:	$4,304,796
Leveraged Funds Committed:	$5,883,048
Total Funds Committed:	$10,188,726

During 2008 and 2009, more than 400 homeowners were assisted through the City's home repair program. All families assisted met the requirement of eighty percent of median income or less.

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 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. The Department of Housing and Urban Development awarded more than $5,246,000 for the department's FY 2008 programs and services. This funding helped to add 95 permanent homes for the chronically homeless, bringing the total number of beds for this population to 261.

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 "situationally" 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.

In addition to permanent supportive homes, DHS helped establish "safe havens" to help the homeless with daily needs and services, including shelter from inclement weather, nutritional meals and hot showers. The Centenary CARES program, operated by Centenary Church in downtown, is one such program that is funded in part by the Affordable Housing Commission and sponsored by the Department of Human Services.

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.

Another small but significant program sponsored by the agency is Project Support. This program helps approximately 300 low income individuals get copies of birth certificates, Missouri IDs, police background checks, etc., to assist them with job-hunting and self-sufficiency. This program means a great deal to clients fighting

▶Human Services continue at top of page

to pull themselves out of homelessness.

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.

The Lead Safe Saint Louis Program

(PHOTOS COURTESY ST. LOUIS CITY BUILDING DIVISION.)

The goal of the Lead Safe St. Louis Program is to eliminate childhood lead poisoning. The initiative has made tremendous progress toward that goal.

In 2007, the screening prevalence rate of children with blood levels at or above 10 micrograms per deciliter dropped to a record low of 4.4%, reflecting a more than 30% reduction over 2006's rate. In 2008, progress continued: only 3.6% of children tested had lead blood levels of lead at or above 10 micrograms per deciliter. In 2009, the percent of children tested with high blood levels of lead dropped to 3.2%.

Other outstanding accomplishments in 2008 and 2009 include, but are not limited to, the following:

- The Building Division completed a record number of remediation projects: 798 homes in 2008 compared to 519 in 2007.
- In 2009, 578 homes were remediated by the Building Division and certified contractors.
- The program met or exceeded HUD goals in all categories and received "Green" report cards from HUD for all of the City's lead remediation grants.
- HUD's Deputy Director of Healthy Homes and Lead Hazard Control, Matt Ammon, presented Mayor Slay with a $7 million grant check in front of a lead-safe home on the 4800 block of Page on October 20, 2008. HUD announced the national grant awards in St. Louis.

- More than 2,523 homes were inspected for lead paint hazards in 2008-09.
- In 2008 and 2009, the program permanently relocated dozens of families to lead safe homes in situations where existing homes could not be successfully remediated.
- Use of the Housing Registry continued through socialserve.com. Landlords list rental homes by denoting one of four categories of lead safety. Tenants can access the registry via the free website.

improving
THE QUALITY OF LIFE

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

FY 2009 PROJECTS AWARDED

Agency	Project/Program Name	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)	24	home modifications	$18,000			
Paraquad, Inc.	Rental Home Access Program (RHAP)	2	home modifications	$10,000			
Senior Home Security dba Home Services, Inc.	Minor Home Repair/Accessibility Modifications	300	home modifications	$90,000			
TOTAL ACCESSIBILITY MODIFICATIONS:		**326**		**$118,000**		**0%**	**$0**
Construction/Major Rehabilitation:							
Dick Gregory Associates, LP	Dick Gregory Place Apartments	40	rental homes	$100,000			
Habitat for Humanity St. Louis	Habitat for Humanity JVL 2009	8	single family homes	$272,000			
I-70 Northwest Development Corporation	Page Homes	2	rental homes	$85,000			
Neighborhood Renewal Partners, LLC	4651 S. Spring Apartments	20	rental homes	$167,000			
RJK-Cambridge Heights, LLC	Cambridge Heights Townhomes	3	single family homes	$90,000			
TOTAL HOMES PRODUCED:		**73**		**714,000**		**0%**	**0**
Education and Counseling:							
Better Family Life, Inc.	Homebuyer Education & Financial Literacy	200	people served	$50,000			
St. Patrick Center	Housing Support Program	260	people served	$175,000	Yes	100%	$175,000
TOTAL EDUCATION/COUNSELING BENEFICIARIES:		**460**		**$225,000**		**78%**	**175,000**
Education/Training & Rent/Mortgage Subsidies:							
Catholic Charities Housing Resource Center	Project HOPE	100	people served	$90,000	Yes	26%	$23,750
St. Patrick Center	Homeless Prevention Project	175	people served	$100,000	Yes	100%	$100,000
TOTAL EDUCATION/TRAINING & RENT/MORTGAGE SUBSIDIES:		**275**		**$190,000**		**65%**	**123,750**
Neighborhood Stabilization:							
Community Development Administration	Management Assistance Program	1,000	nuisance abatements	$375,000			
CREATE, Inc.	Sullivan Place and Grand South Apartments	55	people served	$90,000			
TOTAL NEIGHBORHOOD STABILIZATION:		**1,055**		**$465,000**		**0%**	**$0**
Home Repairs:							
Carondelet Community Betterment Federation, Inc.	House Repair	10	home repairs	$25,000			
Community Development Administration	Healthy Home Repair Program	70	home repairs	$350,000			
Dutchtown South	Dutchtown Emergency Home Repair	9	home repairs	$45,000			
Franciscan Connection	Stone-by-Stone Project	50	home repairs	$13,500			
Harambee Youth Training Corporation	Summer & After School Program	12	home repairs	$58,000	Yes	20%	$11,600
Rebuilding Together - St. Louis	Rebuilding Day (Major Repairs Program)	15	home repairs	$60,000	Yes	60%	$36,000
Tower Grove Baptist Church	St. Louis World Changers	20	home repairs	$45,000			
TOTAL HOME REPAIRS:		**186**		**$596,500**		**8%**	**$47,600**
Homeless Prevention/Shelter:							
Centenary Church of St. Louis	Centenary CARES	165,000	meals served	$295,000	Yes	100%	$295,000
Christian Service Center dba Gateway Homeless Services, Inc.	Gateway Homeless Services Emergency Shelter	42,000	bed nights	$475,000	Yes	100%	$475,000
City of St. Louis Dept. of Human Services	Project Support	350	served	$10,000	Yes	100%	$10,000
Peter & Paul Community Services, Inc.	Emergency Shelter/Domestic Family Violence Program	850	served	$271,000	Yes	100%	$271,000
St. Martha's Hall	St. Martha's Hall	250	served	$10,000	Yes	100%	$10,000
Shalom House	Shalom House Emergency Shelter	340	served	$150,000	Yes	100%	$150,000
The Women's Safe House	Homeless Prevention for Domestic Violence Victims	85	served	$40,000	Yes	100%	$40,000
TOTAL HOMELESS PREVENTION/SHELTER:		**208,875**		**$1,251,000**		**100%**	**1,251,000**
Lead Remediation:							
St. Louis Lead Prevention Coalition	Healthy Homes and Families	100	families educated	$10,000			
Urban League of Metropolitan St. Louis, Inc.	Lead Remediation	4	home remediations	$75,000	Yes	100%	$75,000
TOTAL LEAD REMEDIATION		**4**		**$85,000**		**88%**	**$75,000**
Rent/Mortgage/Utility Subsidy:							
Cardinal Ritter Senior Services	Senior Adults Find Encouragement (SAFE)	124	families served	$24,000	Yes	100%	$24,000
Catholic Charities Housing Resource Center	Stronger Together Program	125	families served	$50,000			
Carondelet Community Betterment Federation, Inc.	St. Joseph Outreach/Utility Assistance	100	families served	$12,500			
City Dept. of Human Services	Heat Up St. Louis	450	families served	$200,000	Yes	50%	$100,000
Missouri EnergyCare, Inc. dba EnergyCare	Low Income Energy Assistance Program	436	families served	$30,000			
Paraquad, Inc.	Rental Assistance Program (RAP)	40	families served	$27,000			
The Human Development Corp.	Housing and Utility Assistance for Needy Families	58	families served	$35,000	Yes	100%	$35,000
Urban League of Metropolitan St. Louis	Rent/Mortgage/Utility Assistance	77	families served	$63,000	Yes	100%	$63,000
TOTAL RENT/MORTGAGE/UTILITY SUBSIDY:		**1,410**		**441,500**		**50%**	**222,000**
Transitional Housing:							
Almost Home, Inc.	Continuum of Services	100	served	$45,000	Yes	100%	$45,000
Center for Women In Transition	Emergency Housing for Female Ex-Offenders	75	served	$40,000	Yes	100%	$40,000
Harris House Foundation	Recovery with Responsibility	400	served	$32,000	Yes	100%	$32,000
Haven of Grace	Residential Program/Aftercare Quadrangle Apts.	35	served	$30,000	Yes	100%	$30,000
Interfaith Residence (Doorways)	Doorways Jumpstart	20	served	$20,000	Yes	100%	$20,000
Interfaith Residence (Doorways)	Doorways Housing Program	600	served	$225,000	Yes	100%	$225,000
Peter & Paul Community Services, Inc.	Benedict Joseph Labre Center	40	served	$80,000	Yes	100%	$80,000
Places for People, Inc.	Sullivan Street Apartments	20	served	$60,000	Yes	100%	$60,000
St. Louis Transitional Hope House	Transitional Housing Program	210	served	$115,000	Yes	100%	$115,000
St. Patrick Center	Rosati Transitional Living Center	25	served	$90,000	Yes	100%	$90,000
Society of St. Vincent DePaul	Release to Rent Phase 6	60	served	$75,000	Yes	100%	$75,000
TOTAL TRANSITIONAL HOUSING:		**1,585**		**812,000**		**100%**	**812,000**
Foreclosure Prevention:							
Better Family Life and Alliance Partners (five agencies)	Foreclosure Prevention/Mortgage Assistance	1,000	families served	$300,000			
TOTAL FORECLOSURE PREVENTION:		**1,000**		**$300,000**			
GRAND TOTALS:		**215,249**		**$5,198,000**		**52%**	**$2,706,350**

Affordable Housing Commission
City of St. Louis
1015 Locust, Suite 914
St. Louis, Missouri 63101

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."

www.affordablehousingcommissionstl.org

Affordable Housing *projects*

Brown-Kortkamp Co. renovated this four bedroom home on West San Francisco in the 21st Ward. The home is the second of three to be rehabilitated under the REACH, Restoring Economical and Accessible City Housing, contract. (PHOTO TAKEN BY TERROL ZOMPHIER)

Habitat for Humanity Achieves Platinum "Green" Certification

Habitat for Humanity's Jeff-Vander-Lou, JVL, development (received a national Green Building Certification by the National Association of Home Builders and) was the country's third-largest single family development (to achieve) a Platinum certification from the U.S. Green Building Council. Green homes use less energy, water and natural resources, create less waste, and are healthier for the people living inside. The Affordable Housing Commission provided funding for two of the homes, shown above, located in the 1400 block of Webster Avenue. (PHOTOS TAKEN BY TERROL ZOMPHIER)

Amherst Condominiums is the rehabilitation and conversion of a former apartment complex into for-sale condominiums. The project evolved as a solution to a "problem property", transforming tenants and others into stakeholders and expanding the number of affordable for-sale homes in the neighborhood. Monthly mortgage payments are lower than former rents for substandard apartment rentals. AHC funded 14 of the 31 two bedroom homes. (INTERIOR PHOTOS TAKEN BY MR. BAUER; EXTERIOR PHOTO TAKEN BY TERROL ZOMPHIER)