

# HOUSING

## HOUSING NEEDS

1. *Describe Actions taken during the last year to foster and maintain affordable housing.*

CDA's Residential Development Division has assisted in the completion of 31 units of affordable housing during 2010, of which only four involved a direct subsidy. No affordable home ownership units were completed and sold. All 31 rental units were newly constructed.

During the year CDA's HOME monitoring team mailed out information packages to all owners of projects operating under HOME regulatory agreements. Staff conducted on-site physical inspections of 26 projects consisting of 144 units and obtained inspection reports on seven additional properties, consisting of another 365 units from the state housing finance agency. Where conditions fell short of housing quality standards, staff engaged the assistance of the Building Division, the City Counselor's Office, primary lenders and others to encourage compliance. In instances where owners or managers appear to lack knowledge of the requirements or need help with repairs, staff met with them to provide information and assistance.

The City's Affordable Housing Commission awards approximately \$5 million annually from its Affordable Housing Trust Fund to projects aimed at housing low and moderate income persons and preventing homelessness. Fully 40% of the Commission's allocation must be targeted at households whose incomes do not exceed 20% of area median income. All Commission applications must receive the review and recommendation of the Community Development Administration. Residential Development staff review applications carefully and frequently make suggestions about site selection, financing, maintenance, design or programming, all intended to increase the attractiveness, maintainability and functionality of affordable housing.

Of the 31 affordable units completed, 27 were created in connection with direct unit assistance to the remaining four. Household incomes for the four directly assisted units are as follows:

Extremely low	2 households
Low	2 households

## SPECIFIC HOUSING OBJECTIVES

### PROGRESS IN MEETING AFFORDABLE HOUSING GOALS

1. *Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.*
2. *Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.*

#### ***Residential Development:***

A difficult lending environment, delays in the award of federal and state incentives and a very sluggish market frustrated efforts to produce affordable and Section 215 housing during 2010. Only 31 units, all newly constructed rental units were completed.

The City's Consolidated Plan calls for the production of 1,650 affordable housing units over the five years of the plan.

Of the 31 affordable units completed, 27 were created in connection with direct unit assistance to the remaining four. Household incomes for the 47 directly assisted units are as follows:

Extremely low	2 households
Low	2 household

#### ***Healthy Home Repair Program:***

In 2010 a total of 249 homeowners received home repair assistance through the City-funded home repair programs. A total of 26% of the recipients were at the extremely low income level, while an additional 33% were low income, with the remaining 41% moderate income homeowners. The goal in 2010 was to assist a total of 270 low and moderate income homeowners but slow start-up time by new agency program administrators and the limited availability of CDBG funds presented challenges.

## **EFFORTS TO ADDRESS WORST CASE/DISABILITY NEEDS**

3. *Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.*

During 2010 the housing production program managed by CDA’s Residential Development Division resulted in 31 completed units reserved for low and moderate income households. Four units received direct construction subsidy, and therefore required that direct benefit information be reported. Of the four occupied units, two households have incomes that are at 30% or below of area median income.

The needs of the disabled City residents are largely met through the home repair programs. The Carondelet Community Betterment Federation and Riverview West Florissant Housing Corporation use their in-house crews to make minor repairs for the elderly and disabled and Home Services, Inc., continues to make minor repairs for both the elderly and disabled. In 2010 these agencies served 749 clients by completing minor repairs, as well as accessibility improvements.

Nine accessible units were completed this year among those newly constructed as part of the North Newstead V project.

## PUBLIC HOUSING STRATEGY

1. *Describe actions taken during the last year to improve public housing and resident initiatives.*

The Community Development Administration continued its partnership with the St. Louis Housing Authority (SLHA), private developers, investors and public housing residents to develop attractive mixed-income communities.

The former Cochran Gardens development, just north of downtown, received the SLHA's third HOPE VI award. Phase III Cambridge Heights Homeownership closed December 2008 and will comprise 16 for sale, affordable townhomes on the northern end of the redevelopment area. A total of four of the 16 units have sold. Construction of the first eight units was complete by Summer 2010. The total project costs for Phase III are approximately \$3.6 million.

Demolition of two of the Cochran Gardens high-rise buildings in 2007 made way for development of a new mixed-finance senior development, Senior Living at Cambridge Heights. The project received \$900,000 in Low Income Housing Tax Credits from Missouri Housing Development Corporation. The development consists of 117 elderly-only units, of which 75 are public housing on the southern edge of the Cochran Gardens HOPE VI revitalization area. The project closed on September 4, 2009 and construction was completed in January of 2011.

James House Apartments is a 155-unit high rise public housing development with a mixed-population of residents located at 4310 St. Ferdinand in the Ville Historic neighborhood. The building is undergoing a comprehensive modernization that started in May 2010. The scope of work includes reconfiguration to eliminate the majority of existing efficiency units that will result in nine efficiency units and 117 one bedroom units totaling 126 units after construction. The renovations create additional space in the living room and kitchen areas for residents. Financing for the comprehensive modernization was provided from a portion of the \$18.5 million allocation of American Recovery and Reinvestment Act (ARRA) Formula Grant funds the SLHA was awarded in FY 2009. The construction is scheduled to be complete by Spring of 2012.

SLHA was awarded nine separate ARRA competitive grants totaling \$5.6 million of which eight will be used to install solar panels at Murphy Park I, Renaissance Place at Grant I, II, and III, King Louis Square I, II, and III, and at Cambridge Heights I. The remaining grant is for the installation of solar panels on the SLHA's central office. This solar demonstration project will be financed using the ARRA Competitive grants combined with equity from New Market Tax Credits and Solar Investment Tax Credits. Through the installation of photovoltaic panels, these projects will be designed and implemented to increase energy efficiency and environmental performance by introducing solar powered energy systems to provide electricity for common space usage. Additionally, the project has been expanded to include installation of an advanced rain/storm water harvesting system at several developments. The project closed on September 22, 2010 and construction is scheduled to be complete by Fall 2011.

Arlington Grove is located in the 22nd Ward, Hamilton Heights/Wells/Goodfellow neighborhood on the north side of Saint Louis. The SLHA received an ARRA competitive grant for \$10 million that will be used for the creation of an energy efficient, green community for the Arlington Grove development project. Arlington Grove is a mixed-finance, mixed-income family development which will consist of 112 rental units in garden apartments, townhouses, semi-detached housing, a mixed-use building and the renovated Arlington School. In addition to the 91 newly constructed units, SLHA will work with its development partner, McCormack Baron Salazar (MBS), and the architectural firm KAI to complete the renovation of the William B. Ittner designed Arlington School building which is on the National Register of Historic Places. The school will be redeveloped into apartments with the lots surrounding the school featuring new construction townhouses and garden apartments built using sustainable practices and materials. The development will contain 11 market rate units, 13 Low Income Housing Tax Credits (LIHTC) units at 60% of the area median income, 18 HOME units and 70 Public Housing units. The total project cost is approximately \$41.1 million. The project closed on September 9, 2010 and construction is scheduled to be complete by February 2012.

A new family development is planned at North Sarah, a mixed-finance, mixed-income development project. The North Sarah plan consists of 120 multi-family rental units in garden apartments, townhouses and mixed-use buildings for both residential and light-retail. The project site is located in the 18th and 19th Wards of the Vandeventer neighborhood, in the north central side of St. Louis. The project boundary is between Finney Avenue and West Belle Place along North Sarah Street. SLHA and its development partner, McCormack Baron Salazar's redevelopment plans include construction of new mixed income family rental housing including 59 public housing replacement units, and 61 tax credit and market rate units. The total project cost is approximately \$29 million. The project is anticipated to close Spring of 2011 and construction is scheduled to be complete in the Fall of 2012.

SLHA and its development partner, McCormack Baron Salazar, submitted a FY 2010 HOPE VI grant application to HUD on November 22, 2010 to implement a mixed-finance development for North Sarah Phase II (Blumeyer Family FY 2010 HOPE VI). The HOPE VI grant can provide up to \$22 million to finance the revitalization project. If SLHA receives funding for this development project, the revitalization effort will consist of approximately 111 mixed-income family rental units of which 44 will be for low-income public housing families, and 67 will be for LIHTC units and/or market rate housing. The approximate schedule for financial closing will occur in 2012 with construction scheduled for completion in 2014.

SLHA has planned capital improvements for existing public housing developments in FY 2011 to address immediate physical needs at the following developments:

- Lafayette Townhomes, located in the Gate District neighborhood, is a 38 unit family development scheduled to undergo some exterior upgrades.
- Tiffany Apartments, located in the Tiffany neighborhood, is a 25 unit family development scheduled to undergo some exterior upgrades.

- Euclid Plaza, located in the Mark Twain neighborhood, is a 108 unit mixed-population building that will undergo some moderate improvements to sustain the building.
- Parkview Apartments, located in the Central West End neighborhood, is a 295 unit mixed-population building that will undergo some mechanical system upgrades.
- West Pine Apartments, located in the Central West End neighborhood, is a 99 unit mixed-population building that will undergo some mechanical system upgrades.
- California Gardens, located in the Benton Park West neighborhood, is a 28 unit mixed-population complex that will undergo some Structural repairs.
- Cochran Tower, located in the Columbus Square neighborhood, a 132 unit; mixed-population building will be demolished.
- Warwood Family located in the Kingsway East neighborhood, a 29 unit family development is scheduled for demolition.
- Highland Apartments, located in the Kingsway East neighborhood, an eight unit family development which was fire damaged is scheduled for demolition.

## **BARRIERS TO AFFORDABLE HOUSING**

1. *Describe actions taken during the last year to eliminate barriers to affordable housing.*

In 2008 at the request of the Mayor's Office, five agencies agreed to combine efforts to form a coalition to provide foreclosure prevention services and to work together in an effort to assist St. Louis City homeowners who were on the brink of losing their homes due to foreclosure. The collaborative continued in 2009/2010 with the Urban League, Beyond Housing, Better Family Life, Catholic Charities/Housing Resource Center and MORE – Missourians Organizing for Reform and Empowerment. The collaborative continued in 2009/2010 with the Urban League, Beyond Housing, Better Family Life, Catholic Charities/Housing Resource Center and MORE - Missourians Organizing for Reform and Empowerment. The "St. Louis Alliance for Homeownership Preservation" is committed to working with City homeowners on a number of levels.

The Affordable Housing Commission provided the initial \$250,000 in administrative costs and financial aid. The Board of Aldermen of the City of St. Louis matched that amount with an appropriation of \$250,000, for a total of \$500,000 committed in year one.

Services include client screening, budget determination, financial literacy courses for families who receive cash assistance, intervention/negotiations with lenders on behalf of borrowers and case management for up to one year after the initial intake process.

Financial aid up to \$1,500 per household is possible if families demonstrate that they can maintain mortgage payments based on a monthly budget that takes into account income and expenses. If payment plans or loan modifications can be made without the cash grants, counseling staff from each agency work to structure arrangements.

The program will begin its fourth year of operation in 2011. In 2010 approximately 345 homes have been saved from foreclosure with more than 375 persons still in processing and lender negotiations.

<b>ST. LOUIS ALLIANCE FOR HOMEOWNERSHIP PRESERVATION: OUTCOMES--MARCH 15, 2010 THROUGH DECEMBER 30, 2010</b>	
<b>Total number of clients counseled:</b>	<b>560</b>
<b>Clients Averting Foreclosure with Alliance Intervention:</b>	
Number of clients receiving direct City financial assistance:	83
Number of homes saved throught Alliance intervention (including loan modifications, forbearance agreements, mortgage brought current, short sales, etc.)	152
<b>TOTAL</b>	<b>235</b>
<b>Counseling/assistance continuing:</b>	<b>264</b>
<b>Clients unable to be helped:</b>	
Foreclosures	11
No assistance possible	146
Total City direct financial assistance to homeowners:	\$93,500
Average City financial assistance/83 clients receiving assistance:	\$1,120
Total City administrative/counseling cost:	\$85,000
Average City administrative cost per 560 clients counseled:	152

The homebuyer education curriculum offered by HUD-certified counseling agencies is another education effort aimed at eliminating affordable housing barriers. Each prospective owner/occupant buyer of a CDA-assisted for-sale unit is required to attend a minimum of nine hours of group counseling as well as one-on-one counseling. During these sessions, topics such as credit and budgeting are reviewed.

***Residential Development:***

The completion of 31 affordable rental units assisted with CDA funding during 2010 was part of a larger strategy aimed at eliminating barriers to households seeking affordable housing in the City of St. Louis.

## HOME INVESTMENT PARTNERSHIP

### HOME MATCH REPORT

1. *HOME Match Report*
  - a. *Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.*

HOME regulations require that participating jurisdictions contribute or match 25 cents for each dollar of HOME funds spent on affordable housing. The HOME statute provides for a reduction of the matching contribution requirements if a jurisdiction exhibits fiscal distress, severe fiscal distress or has suffered from a Presidentially-declared major disaster. For the 2010 program year the City of St. Louis qualified under both of the distress criteria and received a 100 percent reduction of the match requirement.

### HOME MBE AND WBE REPORT

2. *HOME MBE and WBE Report*
  - a. *Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).*

# Annual Performance Report HOME Program

U.S. Department of Housing  
and Urban Development  
Office of Community Planning  
and Development

OMB Approval No. 2506-0171  
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: <b>HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410</b>	Starting 01/01/2010	Ending 12/31/2010	03/11/2011

## Part I Participant Identification

1. Participant Number MC-05-MC-29-0500	2. Participant Name City of St. Louis		
3. Name of Person completing this report Deborah A. Mueller		4. Phone Number (Include Area Code) 314-622-3400	
5. Address 1015 Locust Street, Suite 1100	6. City St. Louis	7. State MO	8. Zip Code 63103

## Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period 14,503	2. Amount received during Reporting Period 39,470	3. Total amount expended during Reporting Period 53,211	4. Amount expended for Tenant-Based Rental Assistance 0	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5 762
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## Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
<b>A. Contracts</b>					
1. Number	1				1
2. Dollar Amount	5,938,823				5,938,823
<b>B. Sub-Contracts</b>					
1. Number	44			13	31
2. Dollar Amount	5,938,823			2,839,882	3,098,941
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
<b>C. Contracts</b>					
1. Number	1	0	1		
2. Dollar Amount	5,938,823		5,938,823		
<b>D. Sub-Contracts</b>					
1. Number	44	3	41		
2. Dollar Amounts	5,938,823	627,353	5,311,470		

**Part IV Minority Owners of Rental Property**

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	1					1
2. Dollar Amount	250,000					250,000

**Part V Relocation and Real Property Acquisition**

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost	Minority Business Enterprises (MBE)			f. White Non-Hispanic
Households Displaced	a. Total		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic
1. Parcels Acquired						
2. Businesses Displaced						
3. Nonprofit Organizations Displaced						
4. Households Temporarily Relocated, not Displaced						
5. Households Displaced - Number						
6. Households Displaced - Cost						

## GOALS AND OBJECTIVES ASSESSMENTS

### 3. Assessments

- a. Detail results of on-site inspections of rental housing.
- b. Describe the HOME jurisdiction's affirmative marketing actions.
- c. Describe outreach to minority and women owned businesses.

#### ***On-Site Inspections Results - Rental Housing***

All Housing Production projects assisted with HOME funds receive, at a minimum, on-site inspections prior to project approval, prior to every request for payment and upon completion prior to occupancy by the intended tenant or owner-occupant. The Residential Development Division's construction manager, augmented as needed by the division's architect, is encouraged to visit project sites informally on a much more frequent basis, at least weekly, to see whether work is progressing according to plans, specifications and schedule.

As part of monitoring completed HOME rental projects, inspection staff also conduct site visits on a rotating schedule, the frequency of which is mandated by the HOME program regulations according to the number of HOME-assisted units in the development. In cases where corrective work is recommended or required, staff make follow-up inspections approximately every 30 days until work is satisfactorily completed or the matter is submitted to the City Counselor's office for legal action. Several owners have been referred to the City Counselor's office for failure to correct substandard property conditions.

#### ***Affirmative Marketing Actions:***

As required by statute and regulations, all projects of five units or more assisted by HOME funds must submit an explicit Affirmative Fair Housing Marketing Plan for funding approval. As a practical matter, CDA works to ensure that all participating developers actively market to the entire community and augments their efforts by maintaining "Homes for Sale" listings on its Community Information Network web page and encouraging developers to maintain ongoing working relationships with local housing counseling agencies and socialserve.com.

#### ***Minority and Women Owned Business Outreach:***

The Community Development Administration requires the maximum utilization of minority and women owned businesses in all assisted housing development projects with a goal of at least 25% City of St. Louis certified minority business enterprise participation and 5% City of St. Louis certified women's business enterprise participation taken as a percentage of the total development cost of the project, excluding acquisition. All recipients of CDA housing production funds are required to keep records of participation by certified minority and women-owned businesses. The City's Disadvantaged Business Enterprise Program Division has primary responsibility for outreach and marketing of the certification program and assesses the results of developers' efforts to encourage the use of these businesses. The attainment of the minimum

goals of 25% MBE and 5% WBE participation does not necessary meet the standard of the maximum MBE/WBE utilization requirements.

CPMP Version 1.3		Grantee Name: <b>City of St. Louis</b>				
<b>Project Name:</b> Consolidated Homebuyers Assistance Program						
<b>Description:</b> IDIS Project #: 0013/xx-HM-80-06 UOG Code: MO294626 ST LOUIS Program providing a consolidated funding pool for service providers who will administer a program of down payment and closing cost grants to low and moderate income homebuyers in the form of forgivable loans. The program is funded through the American Dream Down payment Initiative.						
<b>Location:</b> Community Wide		<b>Priority Need Category</b>  <b>Select one:</b> <span style="border: 1px solid black; padding: 2px;"> </span> ▼				
<b>Expected Completion Date:</b> 12/31/2009		<b>Explanation:</b> Reinvest in the City's aging housing stock by providing homebuyer assistance; home repair grants and loans; new and rehabilitated rental housing opportunities; and new and rehabilitated homeownership opportunities in targeted areas throughout the City.				
<b>Objective Category</b> <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity		<b>Specific Objectives</b>				
<b>Outcome Categories</b> <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability		1 <span style="border: 1px solid black; padding: 2px;"> </span> ▼ 2 <span style="border: 1px solid black; padding: 2px;"> </span> ▼ 3 <span style="border: 1px solid black; padding: 2px;"> </span> ▼				
<b>Project-level Accomplishments</b>	Con Plan FY-10-14		Proposed 0 Underway 0 Complete 0	Program Year 3-2012 Proposed 0 Underway 0 Complete 0		
	Program Year 1-2010		Proposed 0 Underway 0 Complete 0	Program Year 4-2013 Proposed 0 Underway 0 Complete 0		
	Program Year 2-2011		Proposed 0 Underway 0 Complete 0	Program Year 5-2014 Proposed 0 Underway 0 Complete 0		
	<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>	
	Affordability for the purpose of providing Decent Housing.		* No. of homebuyer households receiving assistance. * No. of those served who are first-time homebuyers. - of first time homebuyers, the no. of households receiving housing counseling * No. of households coming from public housing or received rental assistance. * No. of households receiving down payment assistance and/or closing cost assistance.		1 first-time homebuyer households received housing counseling and downpayment assistance.	
	<b>Comments</b>		<b>Comments</b>			
	Prog. Year 1	1. Actual amount expended includes funds from Program Year 3 and Program Year 4 plan cycle (2005-2009).		Prog. Year 4		
	Prog. Year 2			Prog. Year 5		
	Prog. Year 3					
Program Year 1	▼	Proposed Amt.	\$0	▼	Proposed Amt.	
		Actual Amount	\$17,630		Actual Amount	
	▼	Proposed Amt.		▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	▼	Proposed Units		▼	Proposed Units	
		Actual Units			Actual Units	
	▼	Proposed Units		▼	Proposed Units	
	Actual Units			Actual Units		