Grantee: St. Louis County, MO

Grant: B-11-UN-29-0001

July 1, 2012 thru September 30, 2012 Performance Report

Grant Number:
B-11-UN-29-0001

Obligation Date:

Award Date:

Grantee Name:
St. Louis County, MO

Contract End Date:
03/10/2014

Review by HUD:
Reviewed and Approved

Grant Award Amount:
$2,813,762.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

LOCCS Authorized Amount:
$2,813,762.00

Estimated PI/RL Funds:

Total Budget:
$2,813,762.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Project Summary for NSP3

Project Name	Total Housing Units	NSP3 Need Score
Jennings	233	17.14
Kilbourn	27	19
Overland	97	12
Northwoods/Pine Lawn	148	18
Bissell Hills	360	sp; &am

Summary of Distribution and Uses of NSP Funds:

;am;am;am;am;am;am;am;am;am;am;am;am;am;am;am;am;am;am;am;am;am;am;am;am;am;am;am;nbp; 17

Forestwood	577	16
Imperial Bon Oak	146	18
Pagedale2	300	17.12
Spanish Lake 3	302	17.36
Plaza Dade	336	18
Lemay-Regina		

Summary of Distribution and Uses of NSP Funds:

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15

Kirkland Fletcher	77	15
Elliott - Weleba	34	18
Overland 2	1561	13.46
Darlington	174	18
Maddox	209	&nb

Definition of Affordable Rents:

Affordable rents – 1. A monthly amount not to exceed 30% of 1/12th of the gross annual income of household members, minus an allowance for tenant furnished utilities and other services, as defined by the St Louis County Housing Authority. 2. Missouri Housing Development Commission's established rent levels. The County will use whichever method most appropriately meets the guidelines of NSP for a particular property.

Summary of Distribution and Uses of NSP Funds:

sp; 12
Total Housing Units for All Shapes: 4927

Total NSP3 Need Score: 15.5

How Fund Use Addresses Market Conditions:

As property values continue to slump, the NSP funds will be used to continue the work of NSP 1 by rehabilitating existing homes acquired under NSP 1 and sold to income qualified homebuyers. Rental properties acquired under NSP 1 will also be rehabilitated under NSP 3 owned and managed by local non-profits and the local Housing Authority.

Ensuring Continued Affordability:

Affordability will be maintained based upon the amount of down payment assistance supplied to the home buyer and by the amount of NSP funds infused into the rental property following the formula below:
Deed restrictions such as deeds of trust and/or regulatory agreements binding the property will be placed on each property restricting sale or lease of the property to households whose combined income does not exceed 120% of the area median income or 50% of the area median income as necessary to meet the HUD requirement. The affordability period will be 5- 15 years for rehabilitated property and newly constructed for sale property and 20 years for newly constructed rental property, if any.

RENTAL PROPERTY CONTINUING AFFORDABILITY PROVISIONS

The County will incorporate NSP-assisted properties into its ongoing HOME Monitoring program. Annual rent certifications and income verification certifications will be conducted for each rental unit assisted with Neighborhood Stabilization Program funds. OCD staff currently performs
these certifications and will add these units to their portfolio. In addition, the County will require property owners receiving assistance under the NSP program to sign legal documents which specify the terms of affordability. These documents will be recorded, creating land use restrictions and specific penalties for not adhering to the affordability requirements, and will run with the property for the applicable time period, no matter who the owner of the property is. Units to be rehabilitated with NSP funds must be tenant income and rent controlled for varying lengths of time depending upon the average amount of NSP funds invested per unit. These time periods are set forth below and are the same as the HOME time periods.

NSP AFFORDABILITY PERIOD
NSP Rehabilitation or Acquisition of Existing Housing—

NSP Amount Per Unit	Minimum Period of Affordability in Years
Under $15,000	5
Over $15, 000 to $40,000	10
Over $40,000	15
New Construction of Rental Units	20

The affordability restrictions may terminate upon occurrence of any of the following termination events: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD. OCD may use purchase options, right of first refusal or other preemptive rights to purchase
the housing before foreclosure to preserve affordability. The affordability restrictions will be revived according to the original terms if, during the original

Ensuring Continued Affordability:

cord before the termination event obtains an ownership interest in the housing.

OWNER-OCCUPIED PROPERTY CONTINUED AFFORDABILITY PROVISIONS
Resale requirements for owner-occupied properties will ensure that, at any sale during the affordability period, the home must be made available to a buyer whose family qualifies as an LMMI (at or below 120% of area median income) or a family meeting the 50% of area median income benefit test if the home has been counted towards that NSP funding category, and who will use the property as its principal residence. These resale requirements also ensure that the price at resale provides the original NSP-assisted owner a fair return on investment (including the homeowner's investment and any capital improvement). The period of affordability is based on the
total amount of NSP funds invested in the housing and will conform to the periods in the chart set forth above for rental housing. Deed restrictions, covenants running with the land, or other similar mechanisms will be used to impose the resale requirements. The affordability restrictions may terminate upon occurrence of any of the following termination events: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD. The County may use purchase options, right of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability. The affordability restrictions will be revived according to the original terms if, during the original affordability period, the owner of record before the termination event obtains an ownership interest in the housing.

RECAPTURE PROVISIONS—OWNER-OCCUPIED AND RENTAL PROPERTY
Recapture provisions will ensure that the County can recover all or a portion of the NSP assistance to the homebuyers or rental property owners if the housing does not continue to be the principal place of residence of the eligible family or renters for the period of affordability. The County will structure recapture provisions based on its own program design and market conditions. The period of affordability is based upon the total amount of NSP assistance that enabled the homebuyer to buy the dwelling unit or the rental property owner to develop and own the property. For owner occupants, NSP assistance for recapture purposes includes any NSP funding that reduced the
purchase price from fair market value to an affordable price, but excludes the amount between the cost of producing the unit and the market value of the property (i.e., development subsidy). The following are four options for recapture requirements that may be used:

1. Recapture entire amount. OCD may recapture the entire amount of the NSP investment from the homeowner. (Note, however, the entire amount subject to recapture is the NSP assistance that enabled the homebuyer to buy the dwelling unit; it does Not include development subsidy.)

2. Reduction during affordability period. OCD may reduce the NSP investment amount to be recaptured on a prorata basis for the time the homeowner has owned and occupied the housing measured against the entire affordability period.

3. Shared net proceeds. If the net proceeds are not sufficient to recapture the full NSP investment (or a reduced amount as provided for in paragraph2above)plusenablethehomeownert

Ensuring Continued Affordability:

o recover the amount of the homeowner's downpayment and any capital improvement investment made by the owner since purchase, we may share the net proceeds. The net
proceeds are the sales price minus loan repayment (other than NSP funds) and closing costs.

The net proceeds may be divided proportionally, per the following formulas:

NSP investment__________
NSP investment + homeowner investment   X Net proceeds =   Neighborhood Stabilization
Program amount to be recaptured

Homeowner investment________
NSP investment +homeowner investment   X Net proceeds =   Amount to homeowner

4. Owner investment returned first. We may permit the homebuyer to recover the homebuyer's entire investment (downpayment and capital improvements made by the owner since purchase) before recapturing the NSP investment.

Definition of Blighted Structure:

Blighted structure – shall mean any dwelling predominate which, by reason of dilapidation, overcrowding, lack of ventilation, light or sanitary facilities or any combination of these factors are detrimental to safety, health and morals. As stated in section 99.320 of the Missouri Revised Statutes.

Housing Rehabilitation/New Construction Standards:

St. Louis County has adopted the St. louis HOME Consortium Neighborhood Stabilization Program Rehab Standards of 2011 as the official property standards for the NSP 3 program. Access to the standards is available on the County's website
http://www.stlouisco.com/PropertyandRoads/CommunityDevelopment/NeighborhoodStabilizationProgram.aspx
The rehabilitation and new construction standards that will apply for NSP3 assisted projects must be included in the Action Plan. Specifically, HUD requires that:
o   All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes and be certified as such by a qualified third party.
http://www.energystar.gov/index.cfm?c=new_homes.nh_verification_process

o   All gut rehabilitation or new construction of mid -or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).

o   Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.

o   Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.

o   Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

Grantee Contact Information:

Jim Holtzman, Director, Office of Community Development, 121 S. Meramec Ste. 444, St. Louis, MO 63105, 314-615-4414, or Darlene Rich, Housing Programs Manager, Office of Community Development, 121 S. Meramec Ste. 444, St. Louis, MO 63105, 314-615-4592.

Vicinity Hiring:

NSP 3 grantees must, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity of projects funded by NSP 3, or contract with small businesses that are owned and operated by persons residing in the vicinity of such projects.
St. Louis County will enforce the requirement that any new hires by developers or other contractors or subrecipients receiving NSP 3 funds be given preference for eligibility based upon the proximity of their residence to NSP 3 targeted areas. Further, developers, contractors, and subrecipients of NSP 3 funds will be required to provide on an annual basis until all initial funds have been expended, a statement of subcontracting, or employee log identifying any new hires with their addresses, and the methods utilized to advertise, or solicit employees within the NSP3 targeted areas.

Procedures for Preferences for Affordable Rental Dev.:

As in NSP 1, the County is required to set aside a minimum of 25% of NSP 3 funding for the development of housing for families and individuals with incomes at or below 50% of the area median income. The County will meet that requirement by extending a preference to developers rehabbing property to be rented to individuals and families at or below 50% of the area median income. In addition, the County will also extend a preference to developers rehabbing property to be rented to families and individuals at or below 65% of the area median income by offering gap financing of HOME funds to qualified developers as funding allows for both income levels. In addition, the terms of the agreement to repay NSP 3 funds will be extended as in NSP 1 to allow a 50% forgiveness of repayment of the full amount of the appraised value at completion, providing the developer maintains the property for the full period of affordability in compliance with NSP and/or HOME funds, whichever is more restrictive. Payments of the NSP loan will be calculated as a percentage of the net annual income at zero percent to non-profit developers and a below market rate interest to for profit developers.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$2,108,748.50
Total Budget	$0.00	$2,108,748.50
Total Obligated	$0.00	$430,271.50
Total Funds Drawdown	$8,115.30	$193,143.08
Program Funds Drawdown	$8,115.30	$193,143.08
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$185,027.78
Match Contributed	$0.00	$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	$0.00	$0.00
Limit on Public Services	$422,064.30	$0.00
Limit on Admin/Planning	$281,376.20	$0.00
Limit on State Admin	$0.00	$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	$281,376.20	$281,376.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$703,440.50	$553,332.00

Overall Progress Narrative:

2427 Weick completed and leased to qualified tenant; all other properties progressed with rehabilitation this period

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Adminstration, Administration	$0.00	$281,376.00	$0.00
Project 1 Rehab 120, Rehabilitation of property for 120%	$8,115.30	$1,828,195.00	$100,324.99
Project 2 Rehab 50, Rehabilitation of property for 50% AMI	$0.00	$533,693.00	$92,818.09
Project 3 Rehab 50, Rehabilitation of property for sale to	$0.00	$170,498.00	$0.00
Project 4 Landbank and Demolition, Demolition and	$0.00	$0.00	$0.00

Activities

Project # / Title: Project 1 Rehab 120 / Rehabilitation of property for 120% AMI

Grantee Activity Number:	**1500 Farmview PR 1 120%**
Activity Title:	**1500 Farmview rehab HASLC**

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
Project 1 Rehab 120

Project Title:
Rehabilitation of property for 120% AMI

Projected Start Date:
02/01/2012

Projected End Date:
02/01/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
HASLC

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	$112,729.50
Total Budget	$0.00	$112,729.50
Total Obligated	$0.00	$112,729.50
Total Funds Drawdown	$6,188.01	$81,781.42
Program Funds Drawdown	$6,188.01	$81,781.42
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$75,593.41
Match Contributed	$0.00	$0.00

Activity Description:

Rehab of home acquired under Federal NSP 1 funds.

Location Description:

1500 Farmview

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement	0	0/0
#Additional Attic/Roof Insulation	0	0/1
#High efficiency heating plants	0	0/1
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/5
#Light fixtures (outdoors)	0	0/2
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/1
#Units with solar panels	0	0/0
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units ¿ other green	0	0/0
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	0/0
# of Substantially Rehabilitated	0	0/0
# of Elevated Structures	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	**8925 Argyle PR1 120%**
Activity Title:	**8925 Argyle Rehab Rubicon**

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
Project 1 Rehab 120

Project Title:
Rehabilitation of property for 120% AMI

Projected Start Date:
02/01/2012

Projected End Date:
02/01/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Rubicon, Inc

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	$161,311.00
Total Budget	$0.00	$161,311.00
Total Obligated	$0.00	$161,311.00
Total Funds Drawdown	$1,927.29	$18,543.57
Program Funds Drawdown	$1,927.29	$18,543.57
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$16,616.28
Match Contributed	$0.00	$0.00

Activity Description:

Rehab of property acquired under State Funded NSP 1

Location Description:

8925 Argyle

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement	0	0/5
#Additional Attic/Roof Insulation	0	0/1
#High efficiency heating plants	0	0/1

#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/5
#Light fixtures (outdoors)	0	0/2
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units ¿ other green	0	0/0
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	0/0
# of Substantially Rehabilitated	0	0/0
# of Elevated Structures	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: Project 2 Rehab 50 / Rehabilitation of property for 50% AMI

Grantee Activity Number:	**2427 Wieck PR 2 50%**
Activity Title:	**2427 Wieck rehab Vatterott**

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Project 2 Rehab 50

Project Title:
Rehabilitation of property for 50% AMI

Projected Start Date:
08/22/2011

Projected End Date:
12/30/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
C F Vatterott Construction Co.

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	$156,231.00
Total Budget	$0.00	$156,231.00
Total Obligated	$0.00	$156,231.00
Total Funds Drawdown	$0.00	$92,818.09
Program Funds Drawdown	$0.00	$92,818.09
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$92,818.09
C F Vatterott Construction Co.	$0.00	$92,818.09
Match Contributed	$0.00	$0.00

Activity Description:

Rehab of home acquired under State NSP 1 funds.

Location Description:

2427 Wieck

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1

#Energy Star Replacement	10	10/5
#Additional Attic/Roof Insulation	1	1/1
#High efficiency heating plants	1	1/1
#Efficient AC added/replaced	1	1/1
#Replaced thermostats	1	1/1
#Replaced hot water heaters	1	1/1
#Light Fixtures (indoors) replaced	10	10/5
#Light fixtures (outdoors)	3	3/2
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	1	1/1
#Units with solar panels	0	0/0
#Low flow toilets	1	1/1
#Low flow showerheads	1	1/1
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units ¿ other green	0	0/0
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	0/0
# of Substantially Rehabilitated	0	0/0
# of Elevated Structures	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/1
# of Singlefamily Units	1	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	1	0	1	1/1	0/0	1/1	100.00
# Owner Households	1	0	1	1/1	0/0	1/1	100.00
# Renter Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	