

Grantee: St. Louis County, MO

Grant: B-11-UN-29-0001

July 1, 2014 thru September 30, 2014 Performance Report



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:

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 LMHI (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 in paragraph 2 above) plus enable the homeowner to recover the amount of the homeowner's down payment and any capital improvement investment



Ensuring Continued Affordability:

ade 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:

$$\frac{\text{NSP investment}}{\text{NSP investment} + \text{homeowner investment}} \times \text{Net proceeds} = \frac{\text{Neighborhood Stabilization Program amount to be recaptured}}{\text{Homeowner investment}}$$

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.

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.

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).

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.

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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,020,512.39
Total Budget	\$0.00	\$3,020,512.39
Total Obligated	\$0.00	\$2,813,762.00
Total Funds Drawdown	\$0.00	\$2,813,762.00
Program Funds Drawdown	\$0.00	\$2,618,853.59
Program Income Drawdown	\$0.00	\$194,908.41
Program Income Received	\$22,758.83	\$217,667.24
Total Funds Expended	\$0.00	\$2,813,762.00
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	\$214,110.03
Limit on State Admin	\$0.00	\$214,110.03

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$281,376.20	\$303,142.92

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$703,440.50	\$859,861.33

Overall Progress Narrative:

All activities reconciled with Fin07B.

Current county staff responsible for DRGR did not manage the program at this time, however expenditures



were matched with budgets. All demographic data applicable to the program will be entered into the 4th quarter 2015 QPR.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Adminstration, Administration	\$0.00	\$214,110.03	\$214,110.03
Project 1 Rehab 120, Rehabilitation of property for 120%	\$0.00	\$1,756,675.41	\$1,565,735.00
Project 2 Rehab 50, Rehabilitation of property for 50% AMI	\$0.00	\$842,976.56	\$839,008.56
Project 3 Rehab 50, Rehabilitation of property for sale to	\$0.00	\$0.00	\$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: 10288 Imperial PR120%

Activity Title: 10288 Imperial PR120%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Project 1 Rehab 120

Projected Start Date:

12/21/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Rehabilitation of property for 120% AMI

Projected End Date:

06/30/2013

Completed Activity Actual End Date:

Responsible Organization:

HASLC

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$91,890.43

Total Budget

\$0.00

\$91,890.43

Total Obligated

\$0.00

\$91,890.43

Total Funds Drawdown

\$0.00

\$91,890.43

Program Funds Drawdown

\$0.00

\$91,890.43

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$91,890.43

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition rehab

Location Description:

10288 Imperial Drive

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Energy Star Replacement	0	1/10
#Additional Attic/Roof Insulation	0	1/1
#High efficiency heating plants	0	1/1
#Efficient AC added/replaced	0	1/1
#Replaced thermostats	0	1/1
#Replaced hot water heaters	0	1/1
#Light Fixtures (indoors) replaced	0	7/10
#Light fixtures (outdoors)	0	2/3
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	1/1
#Units with solar panels	0	0/0
#Low flow toilets	0	1/1
#Low flow showerheads	0	1/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	1/1
#Sites re-used	0	1/1
#Units deconstructed	0	0/0
#Units & other green	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	1/1
# of Singlefamily Units	0	1/1

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	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

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: 1717 June

Activity Title: 1717 June

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Project 1 Rehab 120

Projected Start Date:

03/08/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Rehabilitation of property for 120% AMI

Projected End Date:

03/08/2014

Completed Activity Actual End Date:

Responsible Organization:

HASLC

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$216,593.10

Total Budget

\$0.00

\$216,593.10

Total Obligated

\$0.00

\$216,593.10

Total Funds Drawdown

\$0.00

\$216,593.10

Program Funds Drawdown

\$0.00

\$208,666.10

Program Income Drawdown

\$0.00

\$7,927.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$216,593.10

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition rehab

Location Description:

1717 June

Activity Progress Narrative:

Accomplishments Performance Measures

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



#Efficient AC added/replaced	0	0/0
#Replaced thermostats	0	0/0
#Replaced hot water heaters	0	0/0
#Light Fixtures (indoors) replaced	0	0/0
#Light fixtures (outdoors)	0	0/0
#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	0/0
#Low flow showerheads	0	0/0
#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: 1815 Nashua PR I 120% rehab HASLC

Activity Title: Nashua PR I 120% rehab HASLC

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Project 1 Rehab 120

Projected Start Date:

11/15/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Rehabilitation of property for 120% AMI

Projected End Date:

11/15/2013

Completed Activity Actual End Date:

Responsible Organization:

HASLC

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$95,570.41
Total Budget	\$0.00	\$95,570.41
Total Obligated	\$0.00	\$95,570.41
Total Funds Drawdown	\$0.00	\$95,570.41
Program Funds Drawdown	\$0.00	\$91,129.41
Program Income Drawdown	\$0.00	\$4,441.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$95,570.41
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of existing structure
Acquisition State funded; rehab Federal NSP 3 funded

Location Description:

Property is located at 1815 Nashua Drive

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement	0	0/10
#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	0/10
#Light fixtures (outdoors)	0	0/3
#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	0/1
#Units exceeding Energy Star	0	0/1
#Sites re-used	0	0/1
#Units deconstructed	0	0/0
#Units & other green	0	0/1
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	0/1	0/0	0/1	0	
# Owner Households	0	0	0	0/1	0/0	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: 325 Teston

Activity Title: 325 Teston

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Project 1 Rehab 120

Projected Start Date:

03/04/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Rehabilitation of property for 120% AMI

Projected End Date:

12/12/2014

Completed Activity Actual End Date:

Responsible Organization:

HASLC

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$134,530.00
Total Budget	\$0.00	\$134,530.00
Total Obligated	\$0.00	\$134,530.00
Total Funds Drawdown	\$0.00	\$134,530.00
Program Funds Drawdown	\$0.00	\$63,164.00
Program Income Drawdown	\$0.00	\$71,366.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$134,530.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition rehab

Location Description:

325 Teston

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement	0	0/4
#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	0/9
#Light fixtures (outdoors)	0	0/4
#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	0/1
#Sites re-used	0	0/1
#Units deconstructed	0	0/0
#Units & other green	0	0/1
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	0/0
# of Substantially Rehabilitated	0	0/1
# 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

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: 501 Lynn Haven PR 120%

Activity Title: 501 Lynn Haven PR 120%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Project 1 Rehab 120

Projected Start Date:

02/05/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Rehabilitation of property for 120% AMI

Projected End Date:

02/05/2014

Completed Activity Actual End Date:

Responsible Organization:

HASLC

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
HASLC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition Rehab

Location Description:

501 Lynn Haven

Activity Progress Narrative:

501 Lynn Haven sold to LMI buyer 7/22/14

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
#Energy Star Replacement	12	12/10
#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	12	12/10
#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	1	1/0
#Units exceeding Energy Star	1	1/1
#Sites re-used	1	1/1
#Units deconstructed	0	0/0
#Units & other green	0	0/1
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	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	0	1	1	0/0	1/1	1/1	100.00
# Owner Households	0	1	1	0/0	1/1	1/1	100.00

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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

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, 2014	To Date
Total Projected Budget from All Sources	N/A	\$107,276.20
Total Budget	\$0.00	\$107,276.20
Total Obligated	\$0.00	\$103,568.02
Total Funds Drawdown	\$0.00	\$103,568.02
Program Funds Drawdown	\$0.00	\$91,243.55
Program Income Drawdown	\$0.00	\$12,324.47
Program Income Received	\$5,161.58	\$11,730.36
Total Funds Expended	\$0.00	\$103,568.02
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	1/1
#Energy Star Replacement	0	3/5
#Additional Attic/Roof Insulation	0	1/1
#High efficiency heating plants	0	1/1



#Efficient AC added/replaced	0	1/1
#Replaced thermostats	0	1/1
#Replaced hot water heaters	0	1/1
#Light Fixtures (indoors) replaced	0	12/5
#Light fixtures (outdoors)	0	4/2
#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	1/1
#Low flow showerheads	0	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	0	1/1
# of Singlefamily Units	0	1/1

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	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

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: HASLC Rehab

Activity Title: HASLC Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Project 1 Rehab 120

Projected Start Date:

01/01/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Rehabilitation of property for 120% AMI

Projected End Date:

01/02/2017

Completed Activity Actual End Date:

Responsible Organization:

West County Properties

Overall

	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$112,009.32
Total Budget	\$0.00	\$112,009.32
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehab of vacant and foreclosed properties.

Location Description:

tbd

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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:	NECAC Counseling
Activity Title:	NECAC Counseling

Activity Category:

Acquisition - general

Project Number:

Project 1 Rehab 120

Projected Start Date:

02/03/2014

Benefit Type:

Direct (Person)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Rehabilitation of property for 120% AMI

Projected End Date:

01/01/2015

Completed Activity Actual End Date:

Responsible Organization:

Northeast Community Action Agency

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,000.00
Total Budget	\$0.00	\$2,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Homebuyer counseling was provided to the homebuyer of 8925 Argyle.

Location Description:

8925 Argyle

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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: Project Rehab 1 120%

Activity Title: For Sale

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Project 1 Rehab 120

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Rehabilitation of property for 120% AMI

Projected End Date:

03/30/2012

Completed Activity Actual End Date:

Responsible Organization:

Rubicon, Inc

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$17,597.25	\$17,597.25
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Budgets not yet submitted - first twp properties approved and new activities created for them - 9201 Hathaway and 9444 Bagley

Location Description:

Scattered site properties in the following targeted areas:

Jennings, Kilbourn, Overland, Bissell Hills, Forestwood, Imperial Bon Oak, Spanish Lake, Lemay- Regina, Kirkland Fletcher, Elliott - Weleba, Overland 2, Darlington and Maddox

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Project 2 Rehab 50

Projected Start Date:

08/22/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Rehabilitation of property for 50% AMI

Projected End Date:

12/30/2012

Completed Activity Actual End Date:

Responsible Organization:

C F Vatterott Construction Co.

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

To Date

Total Budget

N/A

\$129,674.05

Total Obligated

\$0.00

\$129,674.05

Total Funds Drawdown

\$0.00

\$129,674.05

Program Funds Drawdown

\$0.00

\$129,674.05

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$129,674.05



Match Contributed

\$0.00

\$0.00

Activity Description:

Rehab of home acquired under State NSP 1 funds; leased to ELI tenant 10/5/12.

Location Description:

2427 Wieck Drive, St. Louis, MO 63136

Activity Progress Narrative:

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	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	0/1	0/0	0/1	0
# Owner Households	-1	0	-1	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/1	0/0	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	