

Grantee: St. Louis County, MO

Grant: B-08-UN-29-0001

January 1, 2014 thru March 31, 2014 Performance Report



Grant Number:

B-08-UN-29-0001

Obligation Date:

03/06/2009

Award Date:**Grantee Name:**

St. Louis County, MO

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$9,338,562.00

Grant Status:

Active

QPR Contact:

Katrina I. Sommer

LOCCS Authorized Amount:

\$9,338,562.00

Estimated PI/RL Funds:

\$3,395,119.45

Total Budget:

\$12,733,681.45

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

A: Areas of Greatest Need St. Louis County has seen a dramatic increase in foreclosure activity from 2006 through 2008. The HUD model used to predict 18 month foreclosure start rates estimated 10,028 foreclosure starts for St. Louis County from January 2007 through June 2008. A review of foreclosure starts (Notices of Appointment of Successor Trustee) from the St. Louis County Recorder of Deeds found 9,840 starts. During that time period, there were 5922 actual foreclosures, so 60% of all foreclosure starts were resulted in a foreclosure. We summarized foreclosures from January 2007 through June 2008 by census tract, and calculated a rate of foreclosures per single family residences (detached homes and condominiums) from 2008 County assessment records. The average rate was 1.68% of homes underwent a foreclosure. The resulting areas included one standard deviation above the average. We consider this data set to be the most important indicator of need, and define greatest need as being above the county average. Maps showing the various data we used to show the need are found in our Amendment to our 2008 Consolidated Plan. Using the indicators, the County identified the area of north county from the City Limits, to the Missouri River to the Norfolk Southern Railroad on the south, following to Lindbergh south to Page, east to 170 then south to Olive east to the city limits. Also the unincorporated area of south county known generally as Lemay. These areas are those considered by St. Louis County to be of greatest need. B. DISTRIBUTION AND USES OF FUNDS Strategies for the Neighborhood Stabilization Program in St. Louis County AREA Strategies Utilizing three different approaches to neighborhood targeting, the County has identified neighborhoods for specific attention under the NSP. A - Acquisition/rehabilitation on a large scale with financing mechanism - Concentrated neighborhood revitalization, rehabilitation of multiple properties to restore marketability and move toward recovery. B - Acquisition/rehabilitation on a scattered site scale with financing mechanism - Selective rehabilitation of individual properties for the purposes of stabilizing a neighborhood otherwise intact and fairly marketable. C - Acquisition/Demolition/Land Banking - For redevelopment of property beyond its functional use and in a blighted condition. Mainly to be utilized in severely distressed neighborhoods C. DEFINITIONS AND DESCRIPTIONS Blighted structure – As stated in section 99.320 of the Missouri Revised Statutes. 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. D. LOW INCOME TARGETING The County will use a minimum of 25% of the NSP allocation to provide housing for families at or below 50% AMI E. ACQUISITIONS & RELOCATION The County anticipates demolishing only properties that meet the definition of blighted structure and cannot feasibly be rehabilitated to a marketable condition. Therefore, no low- and moderate – income dwelling units will be demolished under this grant.

Distribution and and Uses of Funds:

1. Acquisition/Rehabilitation and resale to income eligible homebuyers; 2. Acquisition/rehabilitation and rental which will include two sub-activities: a. Rental to income eligible families under a lease purchase program i. Eligible tenants will sign 6-12 month extendable leases ii. Eligible tenants will undergo counseling and education in preparation for homeownership b. Rental to income eligible families for traditional rental programs 3. Acquisition/Demolition/Redevelopment of units for land banking or other eligible purposes 4. As a financing mechanism to ensure affordability through loans to developers, down payment assistance, and primarily for the purchasers of activities 1 and 2, above. 5. Administration of the program, not to exceed 10% of the NSP allocation and 10% of program income.

Changes made on 9/10/09

Added activities Rehabilitation/reconstruction of residential property as activity numbers: NSP 1(1-1)HASLC, 1(2-1)Meyer Company, 1(4-1)Ferguson, 1(5-1) LHP, 1(6-1) Right On Construction, 1(7-1) Duffe Nuernberger, 1(8-1) Allman Builders, 2(1-1) HASLC, and 2(3-1)Beyond Housing . Also added 2(1) to allow HASLC to acquire property for rental. Added funds to 1-12



STLPDC by transferring from 5(3) NECAC (\$25,000)

Changes made on 11/9/09

Fully committed administrative funds, Added development funds to Housing Authority NSP 2 (1-1) and Beyond Housing 2 (3-1) for rental, and added development fund to Right on Construction 1 (6-1), Duffe Nuernberger 1(7-1) and 1(8-1) Allman Builders for sale development projects in order to accomplish this I reduced the overall Rental category by \$535,516 and increased the for sale category by that same amount. We are now fully committed

Changes made on 11/10/09

Changed subrecipient for NSP 3(1) from Lemay housing partnership to Ferguson - they will land bank - Lemay will not. Added new developer to take over work for Meyer Company - Rubicon Inc, NSP - 1 (16) for acquisition and NSP - 1 (16-1) for rehab

Changes made pm 11/10/09

Renamed Rubicon Rehab for NSP 1 (16-1) and changed the location of Landbank from Lemay to City of Ferguson

Changes made on 12/15/09

changed all activity numbers to identify NAME of developer or subrecipient - should make both action plan and QPR easier to read

Changes made on 12/16/09

Added new activities per HUD requirement to give each property to be considered in the 25% @ 50% of median income its own activity number.

Changes made on 1/7/10

Added new activities per HUD requirement to give each property acquisition to be considered in the 25% @ 50% of median income its own activity number. Adjusted budgets to reflect actual acquisition and development costs for those set aside activities - those with zero balances are being reviewed by County for accuracy and efficiency.

Changed administration amount to increase CPDC.

3-10 changes

Changed budget amounts to reflect new information, created two new activities to track program delivery for lead work (United Infrastructure) and RFP preparation (CPDC)

4-10

made budget and obligation changes to reflect actual contract agreements - under NSP 1 and NSP 2 activities - including creation of two new activities (Vatterott NSP and Mehlman) for sale developments under RFP also added United Infrastructure and CDPC as program delivery consultants for the Lead and RFP processes respectively.

Summary of changes: Added BH Acq 2(3-12) and 2(3-13). Reduced budget of Beyond H Rental Rehab NSP 2(3-01) to zero and moved funds and activities to individual rehab addresses beginning with BH Rehab 2(3-02) Added BH Rehab 2(3-07 - 08 - 09 - 10 - 11 - 12 - 13)

Reduced BH Counseling - reduced BFL Counseling to zero temporarily (will be funded from PI) Reduce Meyer Rehab 1(2-1) to actual - moved to Rubicon, Reduced NECAC Counseling to zero temporarily (will be funded from PI). Increase Rubicon Rehab to reflect contract amount, Reduce STLPDC Landbanking to reflect actual - no more properties to be acquired at this time,

Changes made to 7-15-10 submitted action plan

Reduced project NSP 2-b in order to move funds to needed rehab of NSP 1 - NSP2-b still within 25% set aside. Admin CPDC NSP 4(9) - Reduced overall budget by \$20,000 to create program delivery activity - CPDC Program Delivery under Acquisition and Rehabilitation category \$20,000 Allman Builder Rehab NSP 2(8-02) - Rehab Activity for 25% set aside to assist families at 50% of AMI - property initially acquired under 120% category - however homebuyer's income was below 50% - activity funds into set aside category for rehab. Allman Builder NSP 1(8) - Reduced budget in this category to move two properties acquired from 120% category to 50% or below category. Homebuyers met the low income threshold. Allman Builder Rehab NSP 2(8-01) - Rehab Activity for 25% set aside to assist families at 50% of AMI - property initially acquired under 120% category - however homebuyer's income was below 50% - activity funds into set aside category for rehab. Beyond H Rental Acq NSP - 2 (3-13) - Acquisition activity initially set up for property that never closed - new property acquired 2839 Old Hanley. Beyond H Rental Acq NSP - 2 (3-14) - Acquisition activity set up. Beyond H Rental Rehab NSP - 2 (3-01) - Rehab activity initially set up to distribute funds for rehab of 25% set aside - moved funds and properties to individual activities to comply with HUD requirements. Beyond H Rental Rehab NSP - 2 (3-02) - Rehab activity increased funding for rehab. Beyond H Rental Rehab NSP - 2 (3-08) - Rehab activity increased funding for rehab. Beyond H Rental Rehab NSP - 2 (3-11) - Rehab activity increased funding for rehab. Beyond H Rental Rehab NSP - 2 (3-12) - Rehab activity decreased funding temporarily - no funds available at this time to complete activity (3834 Oakridge). Beyond H Rental Rehab NSP - 2 (3-13) - Rehab activity decreased funding temporarily - no funds available at this time to complete activity (Old Hanley) Beyond H Rental Rehab NSP - 2 (3-14) - Rehab activity decreased funding temporarily - no funds available at this time to complete activity (Dardanella) Beyond Housing Counseling - NSP - 5(1) - Reduced temporarily - will fund future expenditures from Program Income BFL Housing Counseling & NSP & pdah52) - Rdcctmpraay&mds;wilfnftrepniursfoPormInoe&ma;spFruo&mnshNP&m;dash; 1(4) Reduced budget to reflect actual acquisition - developer failed to perform. Ferguson Rehab- NSP - 1 (4-1) - Developer failed to perform - HA will take project as part of 25% set aside. HASLC - NSP - 1(1) - Budget reduced to reflect actual amount acquired - any additional properties acquired in the future will be done so with PI. HASLC Rehab - NSP - 1(1-1) - can be reduced to zero - move to Rubicon HASLC Rental Rehab - NSP 2(1-02) - Increase budget to \$228,127.80 HASLC Rental Rehab - NSP 2(1-03) - Increase budget to \$178,146.32 HASLC Rental Rehab - NSP 2(1-04) - Increase budget to \$296,554.00 HASLC Rental Rehab - NSP 2(1-05) - decrease budget to \$0 no funds to rehab at this time HASLC Rental Acq NSP - 2(1-06) Acquisition activity set up. HASLC Rental Rehab NSP - 2(1-06) Rehab activity set up and obligated - need to decrease - no funds available to rehab at this time. Landbanking Ferguson NSP 3 (1) Reduced temporarily - will fund future expenditures from Program Income Landbanking HASLC NSP 3 (2) Reduced temporarily - will fund future expenditures from Program Income Mark S Mehlman Homes NSP 1 (13-1) - Rehab activity set up for one of our Tier 2 developers Meyer Co. Rehab - NSP 1(2-1) Reduced to reflect actual amount - no more activity to complete. NECAC Housing Counseling - NSP 5 (3) Reduced temporarily - will fund future expenditures from Program Income Right On - NSP 1(6) Reduced to reflect actual amount spent - no more activity to complete. Rubicon - NSP - 1(16) Reduced to reflect actual amount spent - no more activity to complete Rubicon Rehab - NSP - 1(16-1) Increased to reflect new contracts executed for rehab. Seabrook Rehab NSP 1 (12-1) Rehab activity set up for one of our Tier 2 developers STLPDC - NSP 1(12) Reduced to reflect actual amount spent - no more activity to complete STLPDC Acq for Landbanking NSP 3(12) Reduced to reflect actual amount spent - no more activity to complete STLPDC Rental Acq NSP 2(12) Reduced to reflect actual amount spent - no more activity to complete Vatterott Rehab NSP 1(11-1)) Rehab activity set up for one of our Tier 2 developers



Changes made 10/13/10:

The County has committed all of the Federal and State funding allocated through the NSP program. The County utilized the Federal grant funds first and has several "federal" properties ready to rehab beyond our ability to obligate due to cost of the rehabs and lack of funds. Budgets far exceed the amount of funding available for the rehab of the remaining properties acquired under NSP, in an effort to complete the properties on a "first in, first out" method" the County is in the process of transferring funding of properties from our Federal allocation to our State allocation. This process will allow us to complete those properties ready to go. Currently the County has development budgets on hand in excess of the Federal and State allocations by \$4.1 million. & Moingthprperierfmederlo Satwilnohaen aeefctonourovealobigtrofuds.nbs;

The following changes have been made and property funding will be transferred soon. Allman Builder NSP 1(8) and Allman Builder NSP 1(8-1) – 3639 Edmundson – moved to State, 1231 Weleba & 6149 Payne moved to 25% set aside – sold to families at or below 50% ami. # of properties changed to 3. Allman Builder NSP 2(8-1) Budget changed to reflect actual. Beyond H Rental Acq NSP 2 (3-13) and (3-14) Addresses to be Moved to State funded. Beyond H Rental Rehab NSP 2 (3-02) – Budget to be changed to reflect actual. Beyond H Rental Rehab NSP 2 (3-13) and (3-14) Addresses to be moved to State funded. Beyond H Rental Rehab NSP 2 (3-14) Budget to be approved once 13 and 14 are moved to State. Duffe Nuernberger NSP 1(7) Budget to be changed to reflect actual expenses. Duffe Nuernberger NSP 1(7-1) Budget to be changed to reflect actual expenses. Ferguson NSP 1(4) property moved to HASLC. HASLC NSP - 1(1) 3924 Oakwood moved to Landbanking, 9141 Darnell, 4309 Dardenne, 11974 Del Reo, to be moved to State. #of properties changed to 19, Budget amount to be changed to reflect actual. HASLC Rehab NSP 1(1-1) added addresses, increased budget to reflect actual. HASLC Rental Acq NSP 2(1-04) (1-05) (1-06) and HASLC Rental Rehab NSP 2(1-04), (1-05) to be moved to State funded properties. (1-04) will be changed to 25 Forestwood. Landbanking HASLC NSP 3(2) added two properties. Lemay NSP 1(5) and Lemay Rehab NSP 1(5-1) - 244 W Loretta, 712 Military and 938 Erskine to be moved to State funded properties, changed budget and number of properties to reflect actual. Right On NSP 1(6) and Right On NSP 1(6-1) Budget to be changed to reflect actual. Rubicon NSP 1 (16) and 1 (16-1) 9262 Bataan, 9562 Bataan, 11052 Bernice, 3308 Marmary, 8925 Argyle, 10311 Maddox, 2201 Spencer, 9015 North, 11109 Florence all to be moved to State funded. 9432 Echo moved to Landbanking HASLC. Budgets changed to reflect actual. Seabrook Rehab NSP 1(12-1) 11974 Del Reo to be moved to State and budget and property numbers changed to reflect actual. Vatterott Rehab NSP 1(11-1) 4309 Dardenne to be moved to State and budget and property numbers changed to reflect actual. Moved properties out of Lemay into State grant - moved funds to cover draws for Rubicon and Right On Construction rehab. Will adjust after QPR.

4/13/2011

Made various changes to comply with DRGR procedures. Added two new activities - Rubicon 2(16-1) Acquisition and Rubicon 2 (16-1) Rehab to record property originally purchased and rehabbed under LMMI activities, but sold to low income homebuyer - moved to 25% set aside. Deleted Ferguson Rehab, project taken over by HASLC.

9/22/2011

Increased Mehlman Budget to include actual budget for Criterion. Reduced other developers to show actual amount spent - Allman Acquisition 1(8), Allman Builders Rehab 1(8-1), Duffe-Nuernberger rehab - added two new activities under 25% set aside to reflect property 10620 Clarendon, originally acquired and rehabbed by Rubicon under 120% category, but sold to LMI buyer.

We have initiated a new program to allow homebuyers to select a foreclosed home and an approved contractor and use NSP Program Income funds to rehab the property bringing it up to County NSP housing standard & Ts Hoebeprchase program lends the homebuyer up to 25% of the purchase price for repairs. Homebuyers agree not to live in the house until all repairs have been completed. The County has four homes under this program in process.

In addition, during this reporting period the County has created a Hometown Heroes program to provide additional down payment and closing costs, up to \$7,500 to teachers, nurses, emt's, fire fighters, police and veterans.

Added funds to BH Rehab 2(3-14) Dardanella to begin rehab. Remainder of funds will come from PI.

Changes 10/26/11

Moved 10620 Clarendon Acquisition and Rehab from Rubicon 16(1) to 2 (16-2). Eligible for 25% set aside, sold to low income homebuyer.

Created new activity to expend Program Income funds for Homebuyer Purchase Program. No change in budget for this activity.

Changes 11/10/11

Completed Beyond Housing NSP 2(3) - and HASLC 2(1) - all activity moved to individual activities - could not delete this activity, so I completed it in QPR. Deleted activities; Beyond Housing Rehab 2 (3-01) moved all activities to individual activities - 3834 Oakridge - moved activity to State funds - deleted Beyond H Rental Rehab NSP 2- (3-12)- HASLC Rental Acq NSP - 2 (1-06) could not delete this activity, so I completed it in QPR. HASLC Rental Rehab NSP - 2 (1-05) 133 Fenwick moved activity to State. Added accomplishment proposed numbers to Beyond H Rental Rehab NSP - 2 (3-05) and Beyond H Rental Rehab NSP 2 (3-08)

Changes 11/30/11 - Added additional proposed PM on 7501 Cory- Beyond H Rental Rehab 2(3-07)

Changes 1/12/12 - Added funds to new activity Homebuyer purchase program, revised budget amounts to actuals on several properties, 7111 Woodrow Beyond H Rental Rehab NSP 2- (3-08), Beyond H Rental Rehab NSP - 2 (3-05), Beyond H Rental Rehab NSP - 2(3-11), Beyond H Rental Rehab NSP - 2(3-10). Beyond H Rental Acq NSP - 2 (3-12) property moved to State, changed budget to zero. Duffe-Nuernberger Rehab - NSP - 1(7-1) changed budget to reflect actual expense

Changes 01/27/2012 - Changed status of following to completed: Rubicon 1(16) acquisition, 10620 Clarendon 2 (16-2) acq and 10620 Clarendon 2 (16-2) Rehab and 8646 Moran 2 (16-1)

Changes 5/16/2012 - Increased Landbank funding to \$664,936.42. Added Right On Construction 2 (6-1) 321 Averill to 25% set aside and removed from 120%, originally acquired and rehabbed under Right On Construction 1(6-1), Property was sold to a LMI buyer on 4/8/2011 Activity moved to set aside in 2012

Changes 6/7/12 - Attributed PI to Vatterott Rehab in the amount of \$26,538.15 and HASLC rehab in the amount of \$26,986.11 - added funding to the following projects from PI and deobligated funds: Vatterott Rehab - \$10,877.11 - HASLC Rehab 1(1-1) \$38,977.57, BH 6242 Dardanella Rehab \$93,542.81, BFL Housing Counseling \$4,500, NECAC Housing Counseling \$ 3,000.00 - Rubicon Rehab 1 (16-1) \$10,000.00, STLCD Rental Acq \$2,000.00 - Duffe Nuernberger Rehab \$564.78 and BH Housing Counseling \$2,000.00. Deobligated funds and reduced overall budgets to reflect actual expenses paid for completed projects - United Infrastructure - Lead Testing, Rubicon Rehab 10620 Clarendon Rehab 2 (16-2), and Landbanking Ferguson Acq and Demo for Landbanking.

Changes 6/13/12 - Removed 1500 Farmview and 11550 Darlington from HASLC Rehab 1(1-1) and reallocated to be rehabbed under NSP 3 Federal grant; Entered quarterly performance measures for HASLC rehab; Entered additional properties to be



demolished and land banked - moved from Rubicon Rehab 1 (16-1) and HASLC Rehab 1 (1-1) to Landbanking HASLC 3(2)

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$12,598,097.69
Total Budget	\$0.00	\$12,598,097.69
Total Obligated	\$0.00	\$11,374,867.92
Total Funds Drawdown	\$0.00	\$10,764,200.34
Program Funds Drawdown	\$0.00	\$8,242,131.46
Program Income Drawdown	\$0.00	\$2,522,068.88
Program Income Received	\$0.00	\$2,892,109.20
Total Funds Expended	\$0.00	\$10,734,194.92
Match Contributed	\$0.00	\$27,694.00

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	\$27,694.00
Limit on Public Services	\$1,400,784.30	\$0.00
Limit on Admin/Planning	\$933,856.20	\$923,521.96
Limit on State Admin	\$0.00	\$923,521.96

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,334,640.50	\$2,876,880.52



Overall Progress Narrative:

No properties were sold or leased 4th QTR 2013; construction and/or marketing continued for all remaining rehab projects. No other changes to report.
No program income received for this quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP - 1, Acquisition/Rehab for Resale	\$0.00	\$6,667,797.58	\$4,813,346.11
NSP - 2 b, Acquisition/Rehab for Rental	\$0.00	\$3,289,617.61	\$2,072,161.20
NSP - 3, Acquisition/Demolition/Redevelopment for	\$0.00	\$711,946.42	\$439,401.78
NSP - 4, Administration	\$0.00	\$933,856.00	\$917,222.37



