

Action Plan

Grantee: St. Louis County, MO

Grant: B-08-UN-29-0001

Grant Amount:	\$ 9,338,562.00
Status:	Reviewed and Approved
Estimated PI/RL	\$ 2,260,586.75
Total Budget:	\$ 11,599,148.75

Funding Sources

No Funding Sources Found

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 &ndash As stated in section 99.320 of the Missouri Revised Statutes. Affordable rents &ndash 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 &ndash 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 development to increase rehab of for sale properties under RFP also added United Infrastructure and CPDC 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 & NSP 2-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 & 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 & NSP 2 (3-14) & Acquisition activity set up. Beyond H Rental Rehab NSP & 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 & NSP 2 (3-02) & Rehab activity increased funding for rehab. Beyond H Rental Rehab NSP & NSP 2 (3-08) & Rehab activity increased funding for rehab. Beyond H Rental Rehab NSP & NSP 2 (3-11) & Rehab activity increased funding for rehab. Beyond H Rental Rehab NSP & 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 & 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 & NSP 2 (3-14) & Rehab activity decreased funding temporarily & no funds available at this time to complete activity (Dardanella) Beyond Housing Counseling & NSP & NSP 5(1) & Reduced temporarily & will fund future expenditures from Program Income BFL Housing Counseling & NSP & NSP 5(2) - Reduced temporarily & will fund future expenditures from Program Income Ferguson & NSP & NSP 1(4) Reduced budget to reflect actual acquisition & developer failed to perform. Ferguson Rehab- NSP & NSP 1 (4-1) & Developer failed to perform & HA will take project as part of 25% set aside. HASLC & NSP & 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 & NSP 2(1-06) Acquisition activity set up. HASLC Rental Rehab NSP & 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 & NSP 1(16) Reduced to reflect actual amount spent & no more activity to complete Rubicon Rehab & NSP & 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. Moving the properties to State will have an adverse effect on our overall obligation of funds.

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 standards. This Homebuyer purchase 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) Dardenella 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)

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:



Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP - 1	Acquisition/Rehab for Resale	Allman Builder - NSP - 1(8)	Allman Builders
		Allman Builder Rehab - NSP 1	Allman Builders Rehab
		Beyond Housing Counseling -	Housing Counseling
		BFL Housing Counseling -	Housing Counseling
		CPDC Program Delivery	RFP Program Delivery
		Duffe-Nuernberger - NSP - 1	Duffe-Nuernberger Realty
		Duffe-Nuernberger Rehab -	Duffe-Nuernberger Rehab
		Ferguson - NSP - 1(4)	City of Ferguson
		HASLC - NSP - 1(1)	HASLC
		HASLC Rehab - NSP - 1(1-1)	HASLC Rehab
		Homebuyer Purchase	Homebuyer Purchase Program
		Lemay - NSP - 1(5)	Lemay Housing Partnership
		Lemay Rehab - NSP - 1 (5-1)	Lemay Housing Partnership Rehab
		Mark S Mehlman Homes NSP	Mehlman Rehabs
		Meyer Co - NSP - 1(2)	Meyer Company
		Meyer Co Rehab - NSP 1 (2-1)	The Meyer Company Rehab
		NECAC Housing Counseling -	Housing Counseling
		Right On - NSP - 1(6)	Right On Construction
		Right On Rehab - NSP - 1 (6-	Right On Construction Rehab
		Rubicon - NSP - 1 (16)	Rubicon - Acquisition
		Rubicon Rehab - NSP - 1 (16-	Rubicon Rehab
		Seabrook Rehab NSP 1 (12-	Seabrook Rehab
		STLPDC - NSP- 1(12)	STLPDC
		United Infrastructure	Lead Testing
		Vatterott Rehab NSP -1(11-1)	Vatterott Rehab
NSP - 2 b	Acquisition/Rehab for Rental	Allman Builder Rehab - NSP 2	Allman rehab of 1231 Weleba
		Allman Builder Rehab - NSP 2	Allman rehab of 6149 Payne
		Allman Builder Rehab NSP 2	Rehab of 6152 Shillington
		Beyond H Rental - NSP - 2(3)	Beyond Housing
		Beyond H Rental Acq NSP - 2	BH Acq of 7631 Santa Monica
		Beyond H Rental Acq NSP - 2	BH Acq of 3808 Oakridge
		Beyond H Rental Acq NSP - 2	BH Acq of 6610 Kahn
		Beyond H Rental Acq NSP - 2	BH Acq of 6913 Leedale
		Beyond H Rental Acq NSP - 2	BH Rental Acq of 8301 Flora
		Beyond H Rental Acq NSP - 2	BH Rental Acq for 7501 Cory
		Beyond H Rental Acq NSP - 2	BH Rental Acq of 7111 Woodrow
		Beyond H Rental Acq NSP - 2	BH Rental Acq of 4131 Crestland
		Beyond H Rental Acq NSP - 2	BH Rental Acq of 2623 Carson



Beyond H Rental Acq NSP - 2 BH Rental Acq of 2850 Chadwick
 Beyond H Rental Acq NSP - 2 BH Rental Acq of 3834 Oak Ridge
 Beyond H Rental Acq NSP - 2 BH Rental Acq of 2839 Old Hanley
 Beyond H Rental Acq NSP - 2 BH Rental Acq of 6242 Dardanella
 Beyond H Rental Rehab NSP -BH Rehab of 7631 Santa Monica
 Beyond H Rental Rehab NSP -BH Rehab of 3808 Oakridge
 Beyond H Rental Rehab NSP -BH Rehab of 6610 Kahn
 Beyond H Rental Rehab NSP -BH Rehab of 6913 Leedale
 Beyond H Rental Rehab NSP -BH Rehab of 8301 Flora
 Beyond H Rental Rehab NSP -BH Rehab of 7501 Cory
 Beyond H Rental Rehab NSP -BH Rehab of 7111 Woodrow
 Beyond H Rental Rehab NSP -BH Rehab of 4131 Crestland
 Beyond H Rental Rehab NSP -BH Rehab of 2623 Carson
 Beyond H Rental Rehab NSP -BH Rehab of 2850 Chadwick
 Beyond H Rental Rehab NSP -BH Rehab of 2839 Old Hanley
 Beyond H Rental Rehab NSP -BH Rehab of 6242 Dardanella
 HASLC Rental Acq NSP - 2 HASLC
 HASLC Rental Acq NSP - 2 HA Rental Acq of 9182 Huiskamp
 HASLC Rental Acq NSP - 2 HA - NSP Acq of 204 Ames
 HASLC Rental Acq - NSP 2 HA Acq of 25 Forestwood
 HASLC Rental Acq NSP - 2 HA Acq of 133 Fenwick
 HASLC Rental Acq NSP - 2 HA Rental Acq of 1038 Renshaw
 HASLC Rental Rehab NSP - 2 HASLC Rehab
 HASLC Rental Rehab NSP - 2 HA Rehab of 204 Ames
 HASLC Rental Rehab NSP - 2 HA Rehab of 9182 Huiskamp
 HASLC Rental Rehab NSP - 2 HA Rehab of 25 Forestwood
 Rubicon Acq 2 (16-1) 8646 8646 Moran Acquisition
 Rubicon Acq 2 (16-2) 10620 10620 Clarendon Acquisition
 Rubicon Rehab 2 (16-1) 8646 8646 Moran Rehab
 Rubicon Rehab 2 (16-2) 1062010620 Clarendon Rehab
 STLPDC Rental Acq - NSP - 2 STLPDC

NSP - 3	Acquisition/Demolition/Redevelopment	Landbanking Ferguson - NSP Acquisition and Demo for landbanking Landbanking HASLC - NSP - 3Acq & Demo for landbanking STLPDC Acq for Landbanking STLPDC
NSP - 4	Administration	Admin - CPDC - NSP - 4 (9) CPDC Admin - St Louis Co - NSP - 4 Administration

Activities



Grantee Activity Number: Admin - CPDC - NSP - 4 (9)
Activity Title: CPDC

Activity Type:

Administration

Project Number:

NSP - 4

Projected Start Date:

02/01/2009

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

01/31/2010

Total Budget:

\$ 260,157.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 260,157.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CPDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CPDC

Organization Type

Unknown

Proposed

\$ 260,157.00

Location Description:

Activity Description:

Contract completed and ended 01-31-2011



Grantee Activity Number: Admin - St Louis Co - NSP - 4(1)
Activity Title: Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

NSP - 4

Project Title:

Administration

Projected Start Date:

01/01/2009

Projected End Date:

09/30/2010

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget:

\$ 673,699.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 673,699.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

St Louis HOME Consortium

Proposed budgets for organizations carrying out Activity:

Responsible Organization

St Louis HOME Consortium

Organization Type

Unknown

Proposed

\$ 673,699.00

Location Description:

Activity Description:



Grantee Activity Number: Allman Builder - NSP - 1(8)
Activity Title: Allman Builders

Activity Type:

Acquisition - general

Project Number:

NSP - 1

Projected Start Date:

04/01/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Resale

Projected End Date:

12/07/2010

Total Budget:

\$ 110,307.87

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 110,307.87

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total

Total acquisition compensation to owners

110307

of Parcels acquired voluntarily

3

of Parcels acquired by admin settlement

3

of Parcels acquired by condemnation

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Allman Builders

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Allman Builders

Organization Type

Unknown

Proposed

\$ 110,307.87

Location Description:

North County - Property addresses: 5250 Springtrail - 9616 St. Girard - 718 Wesley -

Activity Description:

Acquisition of foreclosed properties -

Performance measures reported under NSP 1 (8-1)Allman Builder's Rehab.

Activity complete all homes sold under activity shown above as of 4/19/2010





Grantee Activity Number: Allman Builder Rehab - NSP 2(8-02)
Activity Title: Allman rehab of 1231 Weleba

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

NSP - 2 b

Project Title:

Acquisition/Rehab for Rental

Projected Start Date:

04/01/2009

Projected End Date:

09/30/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 130,373.17

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 130,373.17

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Sites re-used	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1



Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Allman Builders

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Allman Builders

Organization Type

Unknown

Proposed

\$ 170,029.00

Location Description:

1231 Weleba

Activity Description:

Project complete - property sold to a low income homebuyer

Grantee Activity Number: Allman Builder Rehab - NSP 1(8-1)
Activity Title: Allman Builders Rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NSP - 1
Projected Start Date:
 06/01/2009
National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only
Environmental Assessment:
 COMPLETED

Activity Status:
 Under Way
Project Title:
 Acquisition/Rehab for Resale
Projected End Date:
 07/31/2013
Total Budget: \$ 596,580.97
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 596,580.97

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	4		4	100.00
# of Households	4		4	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
#Units with bus/rail access	3
#Low flow showerheads	4
#Low flow toilets	4
#Dishwashers replaced	4
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	4
#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	4
#High efficiency heating plants	4
#Additional Attic/Roof Insulation	4
#Energy Star Replacement Windows	4
# of Properties	4

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Allman Builders

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Location Description:

North St. Louis County - 5250 Springtrail - 9616 St. Girard - 718 Wesley - 7064 Raymond -

Activity Description:

Funding for the rehabilitation of properties acquired under NSP as Tier one developer and respondent to RFP Properties
Move 6152 Shillington to 25% set aside, sold to homebuyer at or below 50% area median income
Performance measurements moved from Allman Acquisition NSP 1 (8) to this activity

Grantee Activity Number: Allman Builder Rehab - NSP 2(8-01)
Activity Title: Allman rehab of 6149 Payne

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 NSP - 2 b

Project Title:
 Acquisition/Rehab for Rental

Projected Start Date:
 04/01/2009

Projected End Date:
 09/11/2010

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 77,716.95

Other Funds Total: \$ 0.00

Environmental Assessment:
 COMPLETED

Total Funds Amount: \$ 77,716.95

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Sites re-used	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Allman Builders

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Allman Builders

Unknown

\$ 77,716.95

Location Description:

6149 Payne

Activity Description:

Project complete - property sold to a low income homebuyer
changed budget to reflect actual expenses



Grantee Activity Number: Allman Builder Rehab NSP 2(8-03)
Activity Title: Rehab of 6152 Shillington

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 NSP - 2 b

Project Title:
 Acquisition/Rehab for Rental

Projected Start Date:
 01/01/2010

Projected End Date:
 12/31/2010

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 124,900.68

Other Funds Total: \$ 0.00

Environmental Assessment:
 COMPLETED

Total Funds Amount: \$ 124,900.68

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	7
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	21
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Allman Builders

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Allman Builders

Unknown

\$ 38,151.42

Location Description:

6152 Shillington

Activity Description:

Property awarded to Allman via RFP - construction completed and sold to a low income homebuyer



Grantee Activity Number: Beyond H Rental - NSP - 2(3)
Activity Title: Beyond Housing

Activity Type:

Acquisition - general

Activity Status:

Completed

Project Number:

NSP - 2 b

Project Title:

Acquisition/Rehab for Rental

Projected Start Date:

04/01/2009

Projected End Date:

03/31/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Beyond Housing

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

North St Louis County

Activity Description:

Acquisition of foreclosed properties. Increased the number of units and dollar amount of properties to be acquired to 11 and \$800,000 respectively all properties acquired - acquisition portion of project complete - Acquisition of following activity numbers: Beyond H Rental Acq NSP - 2(3-02), (3-03), (3-04), (3-05), (3-06), (3-07), (3-08), (3-09), (3-10), (3-11), (3-12) and (3-13).

Reducing the # of units - will accurately report under rehab activities





Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-02)
Activity Title: BH Acq of 7631 Santa Monica

Activity Type:
Acquisition - general

Activity Status:
Completed

Project Number:
NSP - 2 b

Project Title:
Acquisition/Rehab for Rental

Projected Start Date:
04/01/2009

Projected End Date:
03/31/2010

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 14,450.00
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 14,450.00

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of Properties

Activity is being carried out by Grantee: No **Activity is being carried out through:**

Organization carrying out Activity:
Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Beyond Housing	Unknown	\$ 14,450.00

Location Description:
7631 Santa Monica, St. Louis, MO 63121

Activity Description:
Acquisition of property for 25% set aside to be developed under Beyond H Rental Rehab NSP 2(3-02)
Removed all performance measurements - will be recorded in BH Rental Rehab 2 (3-02)

Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-03)
Activity Title: BH Acq of 3808 Oakridge

Activity Type:

Acquisition - general

Project Number:

NSP - 2 b

Projected Start Date:

04/01/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Completed

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

03/31/2010

Total Budget:

\$ 18,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 18,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Beyond Housing

Organization Type

Unknown

Proposed

\$ 18,000.00

Location Description:

3808 Oakridge

Activity Description:

Acquisition of property for 25% set aside for development under Beyond H Rental Rehab NSP -2 (3-03)
 Removed all performance measurements will be recorded in BH Rental Rehab 2 (3-03)
 Activity complete



Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-04)
Activity Title: BH Acq of 6610 Kahn

Activity Type:
Acquisition - general

Activity Status:
Completed

Project Number:
NSP - 2 b

Project Title:
Acquisition/Rehab for Rental

Projected Start Date:
04/01/2009

Projected End Date:
03/31/2010

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 33,750.00
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 33,750.00

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Properties

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Beyond Housing	Unknown	\$ 33,750.00

Location Description:
6610 Kahn St. Louis, MO

Activity Description:
Acquisition of property for 25% set aside for development under Beyond H Rental Rehab NSP -2 (3-04)
Removed performance measurement and moved to BH Rehab NSP 2-(3-04)



Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-05)
Activity Title: BH Acq of 6913 Leedale

Activity Type:

Acquisition - general

Project Number:

NSP - 2 b

Projected Start Date:

04/01/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Completed

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

03/31/2010

Total Budget:

\$ 18,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 18,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Beyond Housing

Organization Type

Unknown

Proposed

\$ 18,000.00

Location Description:

6913 Leedale

Activity Description:

Acquisition of property for 25% set aside for development under Beyond H rental Rehab NSP - 2(3-05)
 Removed performance measurement and moved to BH Rehab NSP 2-(3-05)



Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-06)
Activity Title: BH Rental Acq of 8301 Flora

Activity Type:
Acquisition - general

Activity Status:
Completed

Project Number:
NSP - 2 b

Project Title:
Acquisition/Rehab for Rental

Projected Start Date:
04/01/2009

Projected End Date:
03/31/2010

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 30,600.00

Other Funds Total: \$ 0.00

Environmental Assessment:
COMPLETED

Total Funds Amount: \$ 30,600.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Properties

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Beyond Housing	Unknown	\$ 30,600.00

Location Description:
8301 Flora

Activity Description:

Acquisition of property for 25% set aside for development under Beyond H rental Rehab NSP - 2 (3-06)
Removed performance measurement and moved to BH Rehab NSP 2-(3-06)



Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-07)
Activity Title: BH Rental Acq for 7501 Cory

Activity Type:

Acquisition - general

Project Number:

NSP - 2 b

Projected Start Date:

04/01/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Completed

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

03/31/2010

Total Budget:

\$ 15,750.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 15,750.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Beyond Housing

Organization Type

Unknown

Proposed

\$ 15,750.00

Location Description:

7501 Cory

Activity Description:

Acquisition of property for 25% set aside for development under Beyond H rental Rehab NSP - 2 (3-07)
 Removed performance measurement and moved to BH Rehab NSP 2-(3-07)



Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-08)
Activity Title: BH Rental Acq of 7111 Woodrow

Activity Type:
Acquisition - general

Activity Status:
Completed

Project Number:
NSP - 2 b

Project Title:
Acquisition/Rehab for Rental

Projected Start Date:
04/01/2009

Projected End Date:
03/31/2010

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 6,304.16

Other Funds Total: \$ 0.00

Environmental Assessment:
COMPLETED

Total Funds Amount: \$ 6,304.16

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Properties

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Beyond Housing	Unknown	\$ 6,304.16

Location Description:
7111 Woodrow

Activity Description:

Acquisition of property for 25% set aside for development under Beyond H rental Rehab NSP - 2 (3-08)
Removed performance measurement and moved to BH Rehab NSP 2-(3-08)



Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-09)
Activity Title: BH Rental Acq of 4131 Crestland

Activity Type:
Acquisition - general

Activity Status:
Completed

Project Number:
NSP - 2 b

Project Title:
Acquisition/Rehab for Rental

Projected Start Date:
04/01/2009

Projected End Date:
03/31/2010

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 45,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
COMPLETED

Total Funds Amount: \$ 45,000.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Properties

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Beyond Housing	Unknown	\$ 45,000.00

Location Description:
4131 Crestland

Activity Description:

Acquisition of property for 25% set aside for development under Beyond H rental Rehab NSP - 2 (3-09)
Removed performance measurement and moved to BH Rehab NSP 2-(3-09)



Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-10)
Activity Title: BH Rental Acq of 2623 Carson

Activity Type:
Acquisition - general

Activity Status:
Completed

Project Number:
NSP - 2 b

Project Title:
Acquisition/Rehab for Rental

Projected Start Date:
04/01/2009

Projected End Date:
03/31/2010

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 42,600.00
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 42,600.00

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Properties

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Beyond Housing	Unknown	\$ 42,600.00

Location Description:
2623 Carson

Activity Description:
Acquisition of property for 25% set aside for development under Beyond H rental Rehab NSP - 2 (3-10)
Removed performance measurement and moved to BH Rehab NSP 2-(3-10)

Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-11)
Activity Title: BH Rental Acq of 2850 Chadwick

Activity Type:
Acquisition - general

Activity Status:
Completed

Project Number:
NSP - 2 b

Project Title:
Acquisition/Rehab for Rental

Projected Start Date:
04/01/2009

Projected End Date:
03/31/2010

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 42,500.00

Other Funds Total: \$ 0.00

Environmental Assessment:
COMPLETED

Total Funds Amount: \$ 42,500.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Properties

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Beyond Housing	Unknown	\$ 42,500.00

Location Description:
2850 Chadwick

Activity Description:

Acquisition of property for 25% set aside for development under Beyond H rental Rehab NSP - 2 (3-11)
Removed performance measurement and moved to BH Rehab NSP 2-(3-11)



Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-12)
Activity Title: BH Rental Acq of 3834 Oak Ridge

Activity Type:

Acquisition - general

Project Number:

NSP - 2 b

Projected Start Date:

04/01/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Completed

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

09/30/2010

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Beyond Housing

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

3834 Oakridge

Activity Description:

property moved to State funded NSP



Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-13)
Activity Title: BH Rental Acq of 2839 Old Hanley

Activity Type:
Acquisition - general

Activity Status:
Completed

Project Number:
NSP - 2 b

Project Title:
Acquisition/Rehab for Rental

Projected Start Date:
03/01/2010

Projected End Date:
09/11/2010

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 64,350.00
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 64,350.00

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Properties

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Beyond Housing	Unknown	\$ 17,290.00

Location Description:
substituting 2839 Old Hanley - Winchester property did not close

Activity Description:
Acquisition of property for rehab to be held for rental by Beyond Housing to be rehabbed under NSP - 2(3-13)
Removed performance measurement and moved to BH Rehab NSP 2-(3-13)

Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-14)
Activity Title: BH Rental Acq of 6242 Dardanella

Activity Type:

Acquisition - general

Project Number:

NSP - 2 b

Projected Start Date:

04/01/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Completed

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

09/30/2010

Total Budget: \$ 19,305.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 19,305.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Properties

Activity is being carried out by Grantee:

No

Organization carrying out Activity:

Beyond Housing

Activity is being carried out through:

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Beyond Housing

Organization Type

Unknown

Proposed

\$ 19,305.00

Location Description:

6242 Dardanella

Activity Description:

Acquisition of foreclosed property for rehab under Beyond H Rental Rehab NSP - 2 (3-14)
 Removed performance measurement and moved to BH Rehab NSP 2-(3-14)





Grantee Activity Number: Beyond H Rental Rehab NSP - 2 (3-02)
Activity Title: BH Rehab of 7631 Santa Monica

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 NSP - 2 b

Project Title:
 Acquisition/Rehab for Rental

Projected Start Date:
 06/25/2009

Projected End Date:
 03/25/2010

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 110,125.62

Other Funds Total: \$ 0.00

Environmental Assessment:
 COMPLETED

Total Funds Amount: \$ 110,125.62

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Sites re-used	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Beyond Housing

Organization Type

Unknown

Proposed

\$ 110,125.62

Location Description:

7631 Santa Monica, St. Louis, MO 63121

Activity Description:

Project complete - unit tenant occupied.

Performance measures from Acq of same activity number moved here.



Grantee Activity Number: Beyond H Rental Rehab NSP - 2 (3-03)
Activity Title: BH Rehab of 3808 Oakridge

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 NSP - 2 b

Project Title:
 Acquisition/Rehab for Rental

Projected Start Date:
 05/29/2009

Projected End Date:
 03/29/2010

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 109,245.75

Other Funds Total: \$ 0.00

Environmental Assessment:
 COMPLETED

Total Funds Amount: \$ 109,245.75

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Sites re-used	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Beyond Housing

Organization Type

Unknown

Proposed

\$ 109,245.75

Location Description:

3808 Oakridge St. Louis, MO 63121

Activity Description:

project complete - NTP to lease issued 8/30/10
Performance measures from Acq of same activity number moved here



Grantee Activity Number: Beyond H Rental Rehab NSP - 2 (3-04)
Activity Title: BH Rehab of 6610 Kahn

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 NSP - 2 b

Project Title:
 Acquisition/Rehab for Rental

Projected Start Date:
 06/26/2009

Projected End Date:
 03/26/2010

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 61,593.56

Other Funds Total: \$ 0.00

Environmental Assessment:
 COMPLETED

Total Funds Amount: \$ 61,593.56

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Sites re-used	1
#Units with bus/rail access	1
#Low flow toilets	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Beyond Housing

Unknown

\$ 48,737.46

Location Description:

6610 Kahn, St. Louis, MO 63121

Activity Description:

Project complete and NTP for lease issued.
Performance measures from Acq of same activity number moved here



Grantee Activity Number: Beyond H Rental Rehab NSP - 2 (3-05)
Activity Title: BH Rehab of 6913 Leedale

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP - 2 b

Project Title:
 Acquisition/Rehab for Rental

Projected Start Date:
 06/19/2009

Projected End Date:
 03/19/2010

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 84,703.84

Other Funds Total: \$ 0.00

Environmental Assessment:
 COMPLETED

Total Funds Amount: \$ 84,703.84

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Sites re-used	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	6
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Location Description:

6913 Leedale, St. Louis, MO 63121

Activity Description:

Rehab of single family home for rent to LMI tenant.

Performance measures from Acq of same activity number moved here - updated proposed pm

Revised budget to reflect actual expenses

Grantee Activity Number: Beyond H Rental Rehab NSP - 2 (3-06)
Activity Title: BH Rehab of 8301 Flora

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - 2 b

Project Title:

Acquisition/Rehab for Rental

Projected Start Date:

06/17/2009

Projected End Date:

03/17/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 107,206.48

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 107,206.48

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Sites re-used	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Beyond Housing

Organization Type

Unknown

Proposed

\$ 107,446.00

Location Description:

8301 Flora, St. Louis, MO 63114

Activity Description:

Leased

Performance measures from Acq of same activity number moved here. changed budget to reflect actual expenses



Grantee Activity Number: Beyond H Rental Rehab NSP - 2 (3-07)
Activity Title: BH Rehab of 7501 Cory

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - 2 b

Project Title:

Acquisition/Rehab for Rental

Projected Start Date:

08/27/2009

Projected End Date:

05/27/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 108,346.43

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 108,346.43

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Sites re-used	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Beyond Housing	Unknown	\$ 109,350.00

Location Description:

7501 Cory, St. Louis, MO 63133

Activity Description:

project complete - waiting on tenant information from developer
Performance measures from Acq of same activity number moved here - budget changed to reflect actual expenses



Grantee Activity Number: Beyond H Rental Rehab NSP - 2 (3-08)
Activity Title: BH Rehab of 7111 Woodrow

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP - 2 b

Project Title:
 Acquisition/Rehab for Rental

Projected Start Date:
 09/08/2009

Projected End Date:
 06/08/2010

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 129,306.64
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 129,306.64

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	5
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Energy Star Replacement Windows	6
# of Properties	1

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Beyond Housing	Unknown	\$ 100,000.00

Location Description:

7111 Woodrow, St. Louis, MO 63121

Activity Description:

construction of single family home for rental
Performance measures from Acq of same activity number moved here
Adjusted budget to actual expenses.



Grantee Activity Number: Beyond H Rental Rehab NSP - 2 (3-09)
Activity Title: BH Rehab of 4131 Crestland

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - 2 b

Project Title:

Acquisition/Rehab for Rental

Projected Start Date:

08/06/2009

Projected End Date:

05/06/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 102,910.35

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 102,910.35

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Sites re-used	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1



Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

Beyond Housing

Unknown

\$ 102,949.00

Location Description:

4131 Crestland, St. Louis, MO 63121

Activity Description:

project complete - waiting on tenant information from developer

Performance measures from Acq of same activity number moved here. Reduced budget to reflect actual expenses.



Grantee Activity Number: Beyond H Rental Rehab NSP - 2 (3-10)
Activity Title: BH Rehab of 2623 Carson

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 NSP - 2 b

Project Title:
 Acquisition/Rehab for Rental

Projected Start Date:
 09/10/2009

Projected End Date:
 06/10/2010

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 103,196.02
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 103,196.02

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Sites re-used	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Refrigerators replaced	1
#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Beyond Housing

Unknown

\$ 103,200.00

Location Description:

2623 Carson, St. Louis, MO 63114

Activity Description:

project complete - awaiting tenant information
Performance measures from Acq of same activity number moved here



Grantee Activity Number: Beyond H Rental Rehab NSP - 2 (3-11)
Activity Title: BH Rehab of 2850 Chadwick

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - 2 b

Project Title:

Acquisition/Rehab for Rental

Projected Start Date:

09/15/2009

Projected End Date:

06/15/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 123,117.66

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 123,117.66

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Sites re-used	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1



Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Beyond Housing

Organization Type

Unknown

Proposed

\$ 100,000.00

Location Description:

2850 Chadwick, St. Louis, MO 63121

Activity Description:

Project near completion - tenant information being reviewed
Performance measures from Acq of same activity number moved here



Grantee Activity Number: Beyond H Rental Rehab NSP - 2 (3-13)
Activity Title: BH Rehab of 2839 Old Hanley

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP - 2 b

Project Title:
 Acquisition/Rehab for Rental

Projected Start Date:
 03/01/2010

Projected End Date:
 12/31/2010

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 COMPLETED

Total Funds Amount: \$ 0.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Beyond Housing	Unknown	\$ 52,940.00

Location Description:
 substituting 2839 Old Hanley for 7130 Winchester which did not close

Activity Description:
 Rehab of property for long term rental acquired under Beyond H Rental Acq NSP - 2 (3-13)



Grantee Activity Number: Beyond H Rental Rehab NSP - 2 (3-14)
Activity Title: BH Rehab of 6242 Dardanella

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP - 2 b

Project Title:
 Acquisition/Rehab for Rental

Projected Start Date:
 04/01/2010

Projected End Date:
 04/30/2011

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 32,855.04
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 32,855.04

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Beyond Housing	Unknown	\$ 136,210.00

Location Description:
 6242 Dardanella

Activity Description:
 Rehab of property acquired under Beyond H Rental Acq NSP - 2(3-14) for rental for 25% set aside
 Performance measures from acquisition of same activity to be moved to this activity

Grantee Activity Number: Beyond Housing Counseling - NSP - 5 (1)
Activity Title: Housing Counseling

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - 1

Project Title:

Acquisition/Rehab for Resale

Projected Start Date:

05/01/2009

Projected End Date:

07/30/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 25,038.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 25,038.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Beyond Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Beyond Housing

Organization Type

Unknown

Proposed

\$ 25,038.00

Location Description:

Within County Targeted areas

Activity Description:

Removed performance measures - to be recorded under specific rehab activities



Grantee Activity Number: BFL Housing Counseling - NSP - 5 (2)
Activity Title: Housing Counseling

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - 1

Project Title:

Acquisition/Rehab for Resale

Projected Start Date:

05/01/2009

Projected End Date:

07/30/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 6,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:

Total Funds Amount: \$ 6,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Better Family Life

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Better Family Life	Unknown	\$ 0.00

Location Description:

Within County targeted area

Activity Description:

Housing Counseling as prescribed by NSP - Deobligated funds - Beyond Housing is completing most of the counseling efforts for NSP - if need be, we will reobligate and budge funds at a later date
 Removed # of units to correct performance measures





Grantee Activity Number: CPDC Program Delivery
Activity Title: RFP Program Delivery

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - 1

Project Title:

Acquisition/Rehab for Resale

Projected Start Date:

04/01/2009

Projected End Date:

12/31/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 20,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 20,000.00

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
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0.0

of Households

0.0

Proposed Accomplishments

of Housing Units

Total

of Properties

9

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

CPDC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CPDC

Organization Type

Unknown

Proposed

\$ 20,000.00

Location Description:

9141 Darnell, 6152 Shillington, 2501 Switzer, 7064 Raymond, 1220 June, 516 Alcove, 1380 Farmview, 11974 Del Reo, and 4309 Dardenne

Activity Description:

preparation of RFP developer properties



Grantee Activity Number: Duffe-Nuernberger - NSP - 1(7)
Activity Title: Duffe-Nuernberger Realty

Activity Type:

Acquisition - general

Activity Status:

Completed

Project Number:

NSP - 1

Project Title:

Acquisition/Rehab for Resale

Projected Start Date:

04/01/2009

Projected End Date:

03/31/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 161,378.44

Other Funds Total:

\$ 0.00

Environmental Assessment:

COMPLETED

Total Funds Amount:

\$ 161,378.44

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Duffe Nuernberger Realty

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Duffe Nuernberger Realty	Unknown	\$ 161,951.45

Location Description:

North County - Property addresses : 13330 DeMarillac - 6 Rolling Hills - 4840 Lockwig Trail

Activity Description:

Acquisition of foreclosed properties - project complete
 Performance measures moved to rehab of Duffe Nuernberger 1-(7-1)



Grantee Activity Number: Duffe-Nuernberger Rehab - NSP - 1 (7-1)
Activity Title: Duffe-Nuernberger Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - 1

Project Title:

Acquisition/Rehab for Resale

Projected Start Date:

06/01/2009

Projected End Date:

07/31/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 470,758.53

Other Funds Total:

\$ 0.00

Environmental Assessment:

COMPLETED

Total Funds Amount:

\$ 470,758.53

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	3		3	100.00
# of Households	3		3	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
#Sites re-used	3
#Low flow showerheads	3
#Low flow toilets	3
#Dishwashers replaced	3
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	3
#Replaced hot water heaters	3
#Replaced thermostats	3
#Efficient AC added/replaced	3
#High efficiency heating plants	3
#Additional Attic/Roof Insulation	3
#Energy Star Replacement Windows	3
# of Properties	3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Duffe Nuernberger Realty

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Duffe Nuernberger Realty	Unknown	\$ 446,955.00



Location Description:

North county - Addresses: 13330 DeMarillac - 6 Rolling Hills - 4840 Lockwig

Activity Description:

13330 DeMarillac, 6 Rolling Hills and 4840 Lockwig Trail sold to income qualified buyers. Performance measures from acquisition of same activity number moved here.



Grantee Activity Number: Ferguson - NSP - 1(4)
Activity Title: City of Ferguson

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - 1

Project Title:

Acquisition/Rehab for Resale

Projected Start Date:

04/01/2009

Projected End Date:

03/31/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 30,429.76

Other Funds Total:

\$ 0.00

Environmental Assessment:

COMPLETED

Total Funds Amount:

\$ 30,429.76

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Ferguson

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Ferguson

Organization Type

Unknown

Proposed

\$ 30,430.00

Location Description:

City of Ferguson - 25 Forestwood

Activity Description:

Acquisition of foreclosed properties - moving to HASLC for rehab
 Changed budget to reflect actual expenses



Grantee Activity Number: HASLC - NSP - 1(1)
Activity Title: HASLC

Activity Type:

Acquisition - general

Project Number:

NSP - 1

Projected Start Date:

04/01/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Resale

Projected End Date:

03/31/2010

Total Budget:

\$ 605,147.39

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 605,147.39

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total

Total acquisition compensation to owners

776951

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

HASLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

HASLC

Organization Type

Unknown

Proposed

\$ 309,182.12

Location Description:

North St Louis County: addressess: 516 Alcove - 1220 June - 7064 Raymond - 6152 Shillington - 2501 Switzer - 1380 Farmview - 11551 Criterion - 1543 Surf Side - 11104 Linnell - 1546 Doris - 1304 Claudine - 1500 Farmview - 12735 Needlepoint - 321 Averill - 676 Bagnell - 11550 Darlington -

Activity Description:

Acquisition of foreclosed properties - some properties will be held by the HASLC as developments they will undertake and sell to LMMI buyers, the remainder of the properties will be developed by a request for proposal process for qualified developers new to County processes.

Reduced budget to reflect actual - 4/19/2011 - Removed performance measures to be reported under rehab activities





Grantee Activity Number: HASLC Rehab - NSP - 1(1-1)
Activity Title: HASLC Rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP - 1

Project Title:
 Acquisition/Rehab for Resale

Projected Start Date:
 06/01/2009

Projected End Date:
 07/31/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 262,028.83

Other Funds Total: \$ 0.00

Environmental Assessment:
 COMPLETED

Total Funds Amount: \$ 262,028.83

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	2			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 HASLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
HASLC	Unknown	\$ 262,028.83

Location Description:
 11104 Linnell, 1304 Claudine, 1500 Farmview, 11550 Darlington,

Activity Description:
 Financing for the rehabilitation and sale of properties acquired under NSP - Linnell and Claudine underway - waiting for PI to fund others

Grantee Activity Number: HASLC Rental Acq NSP - 2 (1)
Activity Title: HASLC

Activity Type:

Acquisition - general

Activity Status:

Completed

Project Number:

NSP - 2 b

Project Title:

Acquisition/Rehab for Rental

Projected Start Date:

04/01/2009

Projected End Date:

03/31/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
# of Households			0.0

Proposed Accomplishments

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

HASLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

HASLC

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

North County

Activity Description:

Moved to Acquisition of properties for rental including HASLC Rental Acqu NSP 2 (1-02) (1-03) (1-04) (1-05), and (1-06)



Grantee Activity Number: HASLC Rental Acq NSP - 2 (1-03)
Activity Title: HA Rental Acq of 9182 Huiskamp

Activity Type:

Acquisition - general

Project Number:

NSP - 2 b

Projected Start Date:

04/01/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Completed

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

03/31/2010

Total Budget:

\$ 48,860.64

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 48,860.64

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

HASLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

HASLC

Organization Type

Unknown

Proposed

\$ 48,860.64

Location Description:

9182 Huiskamp, St. Louis, MO 63136

Activity Description:

Acquisition of property for 25% set aside to be developed under HASLC Rental rehab NSP 2 (1-03)
 Removed performance measures and moved to Rehab of this activity #



Grantee Activity Number: HASLC Rental Acq NSP - 2 (1-02)
Activity Title: HA - NSP Acq of 204 Ames

Activity Type:

Acquisition - general

Project Number:

NSP - 2 b

Projected Start Date:

04/01/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Completed

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

03/31/2010

Total Budget:

\$ 23,830.20

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 23,830.20

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

HASLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

HASLC

Organization Type

Unknown

Proposed

\$ 23,830.20

Location Description:

204 Ames, St. Louis, MO 63136

Activity Description:

Acquisition of property for rental under 25% set aside to be developed under HASLC Rental - NSP 2(1-2)
 Removed performance measures and moved to rehab of this activity #



Grantee Activity Number: HASLC Rental Acq - NSP 2 (1-04)
Activity Title: HA Acq of 25 Forestwood

Activity Type:

Acquisition - general

Project Number:

NSP - 2 b

Projected Start Date:

04/01/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

03/31/2010

Total Budget:

\$ 30,921.07

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 30,921.07

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

HASLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

HASLC

Organization Type

Unknown

Proposed

\$ 30,921.07

Location Description:

25 Forestwood

Activity Description:

Acq of property for 25% set aside to be developed under HASLC Rental Rehab NSP - 2 (3-04)
 Removed performance measures and moved to rehab of this activity #



Grantee Activity Number: HASLC Rental Acq NSP - 2 (1-05)
Activity Title: HA Acq of 133 Fenwick

Activity Type:
Acquisition - general

Activity Status:
Completed

Project Number:
NSP - 2 b

Project Title:
Acquisition/Rehab for Rental

Projected Start Date:
04/01/2009

Projected End Date:
09/30/2010

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 0.00
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 0.00

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of Properties

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
HASLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
HASLC	Unknown	\$ 0.00

Location Description:
133 Fenwick

Activity Description:
Property being moved to State funded



Grantee Activity Number: HASLC Rental Acq NSP - 2 (1-06)
Activity Title: HA Rental Acq of 1038 Renshaw

Activity Type:

Acquisition - general

Project Number:

NSP - 2 b

Projected Start Date:

03/01/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Completed

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

09/11/2010

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

HASLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

HASLC

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

1038 Renshaw

Activity Description:

Property being moved to State funded



Grantee Activity Number: HASLC Rental Rehab NSP - 2 (1-01)
Activity Title: HASLC Rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 NSP - 2 b

Project Title:
 Acquisition/Rehab for Rental

Projected Start Date:
 06/01/2009

Projected End Date:
 07/31/2013

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 COMPLETED

Total Funds Amount: \$ 0.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	
# of Properties	

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 HASLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
HASLC	Unknown	\$ 0.00

Location Description:
 North County

Activity Description:
 Financing of rehabilitation and rental of property acquired under NSP



Grantee Activity Number: HASLC Rental Rehab NSP - 2 (1-02)
Activity Title: HA Rehab of 204 Ames

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - 2 b

Project Title:

Acquisition/Rehab for Rental

Projected Start Date:

09/30/2009

Projected End Date:

06/30/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 228,127.80

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 228,127.80

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
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Renter Households

0.0

of Households

0.0

Proposed Accomplishments

Total

of Housing Units

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

HASLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

HASLC

Organization Type

Unknown

Proposed

\$ 150,000.00

Location Description:

204 Ames, St. Louis, MO 63136

Activity Description:

Construction underway

Performance measures will be reported under this rehab activity once project is complete - they have been deleted under the acquisition activity



Grantee Activity Number: HASLC Rental Rehab NSP - 2 (1-03)
Activity Title: HA Rehab of 9182 Huiskamp

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - 2 b

Project Title:

Acquisition/Rehab for Rental

Projected Start Date:

04/01/2009

Projected End Date:

09/30/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 194,043.30

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 194,043.30

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2			0.00
# of Households	2			0.00

Proposed Accomplishments

	Total
# of Multifamily Units	2
# of Housing Units	2
#Sites re-used	1
#Low flow showerheads	2
#Low flow toilets	2
#Refrigerators replaced	2
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	20
#Replaced hot water heaters	2
#Replaced thermostats	2
#Efficient AC added/replaced	2
#High efficiency heating plants	2
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	20
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

HASLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
HASLC	Unknown	\$ 150,000.00



Location Description:

9182 Huiskamp, St. Louis, MO 63136

Activity Description:

Rehab of property underway to be developed for 25% set aside acquired under HASLC Rental Acq NSP - 2 (1-03)
performance measurements will be reported under this activity once complete - they have been deleted under the acquisition activity.



Grantee Activity Number: HASLC Rental Rehab NSP - 2 (1-04)
Activity Title: HA Rehab of 25 Forestwood

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - 2 b

Project Title:

Acquisition/Rehab for Rental

Projected Start Date:

04/01/2009

Projected End Date:

09/30/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 296,554.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 296,554.00

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
--	-------	-----	-----	----------

Renter Households

0.0

of Households

0.0

Proposed Accomplishments

Total

of Singlefamily Units

1

of Housing Units

1

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

HASLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

HASLC

Organization Type

Unknown

Proposed

\$ 150,000.00

Location Description:

25 Forestwood St. Louis, MO 63136

Activity Description:

Rehab of property for development under 25% set aside acquired under HASLC Rental Acq NSP - 2(1-04)
 Performance measure will be reported under this activity once complete - they have been deleted from acquisition activity



Grantee Activity Number: Homebuyer Purchase Program - 1 (17-1)
Activity Title: Homebuyer Purchase Program

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - 1

Project Title:

Acquisition/Rehab for Resale

Projected Start Date:

06/01/2011

Projected End Date:

09/30/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 150,000.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

UNDERWAY

Total Funds Amount:

\$ 150,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

3

0.00

of Households

3

0.00

Proposed Accomplishments

of Singlefamily Units

Total

3

of Housing Units

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

St Louis HOME Consortium

Proposed budgets for organizations carrying out Activity:

Responsible Organization

St Louis HOME Consortium

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Activity Description:

Program Income Funds to be used to allow for homebuyer driven program - includes down payment and rehab costs for homebuyer selected foreclosed homes.



Grantee Activity Number:	Landbanking Ferguson - NSP - 3 (1)
Activity Title:	Acquisition and Demo for landbanking

Activity Type:

Land Banking - Acquisition (NSP Only)

Activity Status:

Under Way

Project Number:

NSP - 3

Project Title:

Acquisition/Demolition/Redevelopment for Landbanking

Projected Start Date:

04/01/2009

Projected End Date:

07/30/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 50,000.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 50,000.00

Benefit Report Type:

NA

Proposed Accomplishments

Total

of Housing Units

3

of Properties

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Ferguson

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Ferguson

Organization Type

Unknown

Proposed

\$ 95,548.90

Location Description:

The City of Ferguson: Addresses: 361 Plaza - 306 Plaza

Activity Description:

Acquire and demo blighted property for the purposes of stabilizing neighborhoods for future development



Grantee Activity Number: Landbanking HASLC - NSP - 3 (2)
Activity Title: Acq & Demo for landbanking

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP - 3

Projected Start Date:

04/01/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Survey)

Activity Status:

Under Way

Project Title:

Acquisition/Demolition/Redevelopment for Landbanking

Projected End Date:

07/30/2010

Total Budget:

\$ 308,936.42

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 308,936.42

Proposed Accomplishments

Total

of Housing Units

27

of Properties

27

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

HASLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

HASLC

Organization Type

Unknown

Proposed

\$ 200,000.00

Location Description:

North County targeted area - Demolition and Long term landbanking of 385 S. Harvey - 2121 Rosebud - 6217 Greer - 1264 Purcell - 3924 Oakwood - 9432 Echo and 1341 Colby - holding costs of properties HA holds for County RFP properties (short term landbanking)

Activity Description:

Acquisition and demolition of blighted property in targeted area for future development. We hope to increase the number of properties to be demolished by controlling the demolition costs. some of the properties will be used for new construction of Low Income Housing Tax Credit projects to support other surrounding LIHTC projects, and other properties will be developed into other types of affordable housing (new construction) or side yards for existing homeowners.

Began process of turning short term landbanked properties to RFP developers -

Increased budget



Grantee Activity Number: Lemay - NSP - 1(5)
Activity Title: Lemay Housing Partnership

Activity Type:

Acquisition - general

Project Number:

NSP - 1

Projected Start Date:

04/01/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Completed

Project Title:

Acquisition/Rehab for Resale

Projected End Date:

03/31/2010

Total Budget:

\$ 78,819.52

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 78,819.52

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total

Total acquisition compensation to owners

78819

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Lemay Housing Partnership

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lemay Housing Partnership

Organization Type

Unknown

Proposed

\$ 78,819.00

Location Description:

South County unincorporated - known as Lemay - addresses: 726 Regina - 938 Erskine

Moved to State - 244 W. Loretta - 712 Military

Activity Description:

removed performance measures - will be recorded under property rehab activity.





Grantee Activity Number: Lemay Rehab - NSP - 1 (5-1)
Activity Title: Lemay Housing Partnership Rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP - 1

Projected Start Date:
 06/01/2009

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 COMPLETED

Activity Status:
 Under Way

Project Title:
 Acquisition/Rehab for Resale

Projected End Date:
 07/31/2013

Total Budget: \$ 202,197.45

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 202,197.45

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Dishwashers replaced	1
#Clothes washers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1

Activity is being carried out by Grantee: No **Activity is being carried out through:**

Organization carrying out Activity:

Lemay Housing Partnership

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Lemay Housing Partnership	Unknown	\$ 287,554.00



Location Description:

Lemay area of South County - Addresses: 726 Regina, 938 Erskine

Activity Description:

Financing for rehabilitation and sale of properties acquired under NSP 726 Regina sold to income eligible homebuyer, Erskine - property complete and listed for sale.
Reduced budget to reflect actual



Grantee Activity Number: Mark S Mehlman Homes NSP 1 (13-1)
Activity Title: Mehlman Rehabs

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - 1

Project Title:

Acquisition/Rehab for Resale

Projected Start Date:

03/01/2010

Projected End Date:

12/31/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 408,025.52

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 408,025.52

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

2

0.00

of Households

2

0.00

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

of Properties

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Mark S Mehlman Homes LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mark S Mehlman Homes LLC

Organization Type

Unknown

Proposed

\$ 408,025.52

Location Description:

1380 Farmview, 676 Bagnell, 11551 Criterion

Activity Description:

Rehab of properties for sale to 120% LMMI. Developer selected through RFP process 1380 Farmview and 676 Bagnell under construction - 11551 Criterion waiting for PI



Grantee Activity Number: Meyer Co - NSP - 1(2)
Activity Title: Meyer Company

Activity Type:

Acquisition - general

Project Number:

NSP - 1

Projected Start Date:

04/01/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Completed

Project Title:

Acquisition/Rehab for Resale

Projected End Date:

03/31/2010

Total Budget:

\$ 35,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 35,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
1			0.00

Proposed Accomplishments

of Housing Units

Total

1

Total acquisition compensation to owners

35000

of Parcels acquired voluntarily

1

of Parcels acquired by admin settlement

1

of Parcels acquired by condemnation

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Meyer Company

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Meyer Company

Organization Type

Unknown

Proposed

\$ 35,000.00

Location Description:

North county - 9832 Mill Pass acquired, rehabbed and sold by Meyer Company -

Activity Description:

Developer went out of business - completed one home - all other properties transferred to Rubicon



Grantee Activity Number: Meyer Co Rehab - NSP 1 (2-1)
Activity Title: The Meyer Company Rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP - 1

Projected Start Date:
 06/01/2009

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 COMPLETED

Activity Status:
 Completed

Project Title:
 Acquisition/Rehab for Resale

Projected End Date:
 07/31/2010

Total Budget: \$ 86,864.75

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 86,864.75

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
#Units exceeding Energy Star	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Light fixtures (outdoors) replaced	1
#Light Fixtures (indoors) replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1

Activity is being carried out by Grantee: No **Activity is being carried out through:**

Organization carrying out Activity:
 Meyer Company

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Meyer Company	Unknown	\$ 86,864.75

Location Description:

9832 Mill Pass - property rehabbed and sold to family below 120% ami

Activity Description:

Funds to provide for the rehabilitation and sale including dpa for properties acquired under NSP - This developer has gone out of business - another developer Rubicon Inc, has been selected as the developer to complete the projects acquired under Meyer Company's contract



Grantee Activity Number: NECAC Housing Counseling - NSP 5 (3)
Activity Title: Housing Counseling

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - 1

Project Title:

Acquisition/Rehab for Resale

Projected Start Date:

05/01/2009

Projected End Date:

07/30/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 9,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 9,000.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

NECAC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

NECAC

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

Within County targeted area

Activity Description:

Housing Counseling activities as prescribed by NSP - Deobligated funds - Beyond Housing is completing most of the counseling efforts for NSP - if need be, we will reobligate and budget funds at a later date



Grantee Activity Number: Right On - NSP - 1(6)
Activity Title: Right On Construction

Activity Type:
Acquisition - general

Activity Status:
Completed

Project Number:
NSP - 1

Project Title:
Acquisition/Rehab for Resale

Projected Start Date:
04/01/2009

Projected End Date:
03/31/2010

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 181,545.64
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 181,545.64

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	
Total acquisition compensation to owners	183350
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	3
# of Parcels acquired by condemnation	
# of Properties	

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
Right On Construction

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Right On Construction	Unknown	\$ 183,350.00

Location Description:
North County - addresses: 6479 Fairford - 1416 Columbus - 5107 Midday

Activity Description:
reduced performance measurements - will record under rehab activity

Grantee Activity Number: Right On Rehab - NSP - 1 (6-1)
Activity Title: Right On Construction Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - 1

Project Title:

Acquisition/Rehab for Resale

Projected Start Date:

06/01/2009

Projected End Date:

07/31/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 898,460.20

Other Funds Total:

\$ 0.00

Environmental Assessment:

COMPLETED

Total Funds Amount:

\$ 898,460.20

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
6			0.00

Proposed Accomplishments

of Singlefamily Units

Total

6

of Housing Units

6

of Properties

6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Right On Construction

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Right On Construction

Organization Type

Unknown

Proposed

\$ 498,974.00

Location Description:

North county - Property addresses: 6479 Fairford, 1416 Columbus, 5107 Midday, 516 Alcove, 1220 June and 321 Averill

Activity Description:

Financing of rehabilitation and sale of properties acquired under NSP for both Tier 1 developer and respondent to RFP properties



Grantee Activity Number: Rubicon - NSP - 1 (16)
Activity Title: Rubicon - Acquisition

Activity Type:

Acquisition - general

Project Number:

NSP - 1

Projected Start Date:

10/01/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Completed

Project Title:

Acquisition/Rehab for Resale

Projected End Date:

10/01/2010

Total Budget:

\$ 293,575.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 293,575.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
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0.0

of Households

0.0

Proposed Accomplishments

of Singlefamily Units

Total

7

of Housing Units

7

Total acquisition compensation to owners

348050

of Parcels acquired voluntarily

7

of Parcels acquired by admin settlement

7

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Rubicon, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Rubicon, Inc

Organization Type

Unknown

Proposed

\$ 353,305.17

Location Description:

North county - Properties transferred from Meyer Co to Rubicon - Addresses: 10238 Breckenridge, 9458 Baltimore, 8726 David, 3409 Airway, 9424 Chester, 9241 Leith, 3242 W Tennyson,

Activity Description:

Acquisition of properties for development as for sale

Reduced budget to reflect actual expenses - 7 properties acquired under Federal NSP grant - all others moved - 8646 Moran moved to 25% set aside NSP 2 (16-1) 10620 Clarendon moved to 25% set aside NSP 2 (16-2) and others moved to State Grant





Grantee Activity Number: Rubicon Acq 2 (16-1) 8646 Moran
Activity Title: 8646 Moran Acquisition

Activity Type:
Acquisition - general

Activity Status:
Completed

Project Number:
NSP - 2 b

Project Title:
Acquisition/Rehab for Rental

Projected Start Date:
04/01/2009

Projected End Date:
12/31/2011

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 23,180.17
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 23,180.17

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	1
# of Parcels acquired by condemnation	1

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
Rubicon, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rubicon, Inc	Unknown	\$ 23,180.17

Location Description:
8646 Moran

Activity Description:
Property sold to low income family - project moved from Rubicon Acquisition



Grantee Activity Number: Rubicon Acq 2 (16-2) 10620 Clarendon
Activity Title: 10620 Clarendon Acquisition

Activity Type:

Acquisition - general

Activity Status:

Completed

Project Number:

NSP - 2 b

Project Title:

Acquisition/Rehab for Rental

Projected Start Date:

05/01/2010

Projected End Date:

09/30/2011

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 36,550.00

Other Funds Total: \$ 0.00

Environmental Assessment:

COMPLETED

Total Funds Amount: \$ 36,550.00

Benefit Report Type:

NA

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
Total acquisition compensation to owners	36500
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Rubicon, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rubicon, Inc	Unknown	\$ 36,550.00

Location Description:

10620 Clarendon

Activity Description:

Property originally acquired and rehabbed under 120% ami category. Sold to LMI homebuyer, funds moved to 25% set aside under this and corresponding rehab activity. All performance measurements reported under rehab activity Rubicon Rehab 2(16-2)



Grantee Activity Number: Rubicon Rehab - NSP - 1 (16-1)
Activity Title: Rubicon Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - 1

Project Title:

Acquisition/Rehab for Resale

Projected Start Date:

10/01/2009

Projected End Date:

10/01/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 1,260,040.68

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 1,260,040.68

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	7			0.00
# of Households	7			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	7
# of Housing Units	7
#Sites re-used	2
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2
#Dishwashers replaced	2
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	2
#Replaced hot water heaters	2
#Replaced thermostats	2
#Efficient AC added/replaced	2
#High efficiency heating plants	2
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	2
# of Properties	9

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Rubicon, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Location Description:

10238 Breckenridge, 9458 Baltimore, 8726 David, 3409 Airway, 9424 Chester, 9251 Leith, 3242 W Tennyson,

Activity Description:

Developer selected to complete the projects begun by Meyer company.

All properties sold to income qualified buyers.

10620 Clarendon moved to Rubicon 2 (16-2) and 8646 Moran moved to Rubicon 2 (16-1) sold to family at 50% AMI - Increased budget to cover costs of rehab from reduction in budgets from Lemay Acq and HASLC Acq.



Grantee Activity Number: Rubicon Rehab 2 (16-1) 8646 Moran
Activity Title: 8646 Moran Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

NSP - 2 b

Project Title:

Acquisition/Rehab for Rental

Projected Start Date:

04/01/2009

Projected End Date:

12/30/2011

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 197,622.52

Other Funds Total:

\$ 0.00

Environmental Assessment:

COMPLETED

Total Funds Amount:

\$ 197,622.52

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	8
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	10
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Rubicon, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rubicon, Inc	Unknown	\$ 48,863.97



Location Description:

8646 Moran

Activity Description:

Rehab of property sold to Low income homebuyer - project moved from Rubicon Rehab (16)



Grantee Activity Number: Rubicon Rehab 2 (16-2) 10620 Clarendon
Activity Title: 10620 Clarendon Rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 NSP - 2 b

Project Title:
 Acquisition/Rehab for Rental

Projected Start Date:
 05/01/2010

Projected End Date:
 09/30/2011

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 195,313.91

Other Funds Total: \$ 0.00

Environmental Assessment:
 COMPLETED

Total Funds Amount: \$ 195,313.91

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	5
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Rubicon, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Rubicon, Inc	Unknown	\$ 178,226.00



Location Description:

10620 Clarendon, St. Louis, MO 63114

Activity Description:

Property originally acquired and rehabbed under 120% ami category. Sold to LMI homebuyer, funds moved to 25% set aside under this and corresponding acquisition activity.



Grantee Activity Number: Seabrook Rehab NSP 1 (12-1)
Activity Title: Seabrook Rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP - 1

Project Title:
 Acquisition/Rehab for Resale

Projected Start Date:
 04/01/2010

Projected End Date:
 12/31/2011

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 191,432.59

Other Funds Total: \$ 0.00

Environmental Assessment:
 COMPLETED

Total Funds Amount: \$ 191,432.59

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Seabrook Homes LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Seabrook Homes LLC	Unknown	\$ 167,472.00

Location Description:
 11974 Del Reo Ct & 12735 Needlepoint

Activity Description:
 RFP developer -



Grantee Activity Number: STLPDC - NSP- 1(12)
Activity Title: STLPDC

Activity Type:

Acquisition - general

Project Number:

NSP - 1

Projected Start Date:

05/01/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Status:

Completed

Project Title:

Acquisition/Rehab for Resale

Projected End Date:

01/30/2011

Total Budget:

\$ 34,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 34,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total

Total acquisition compensation to owners

50000

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

STLPDC NCST Acquisitions, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

STLPDC NCST Acquisitions, LLC

Organization Type

Unknown

Proposed

\$ 50,000.00

Location Description:

Within targeted area defined in substantial amendment - North County and Lemay

Activity Description:

performance measures removed - will report under property rehab activity



Grantee Activity Number: STLPDC Acq for Landbanking - NSP - 3(12)
Activity Title: STLPDC

Activity Type:

Acquisition - general

Project Number:

NSP - 3

Projected Start Date:

05/01/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Activity Status:

Completed

Project Title:

Acquisition/Demolition/Redevelopment for Landbanking

Projected End Date:

01/30/2011

Total Budget: \$ 6,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 6,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of Properties

Total

6000

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

STLPDC NCST Acquisitions, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

STLPDC NCST Acquisitions, LLC

Organization Type

Unknown

Proposed

\$ 6,000.00

Location Description:

Within targeted area of substantial amendment - North St. Louis County and Lemay

6217 Greer - 361 Plaza and 1264 Purcell

Activity Description:

performance measures removed - will be reported under property rehab activity





Grantee Activity Number: STLPDC Rental Acq - NSP - 2(12)
Activity Title: STLPDC

Activity Type:

Acquisition - general

Activity Status:

Completed

Project Number:

NSP - 2 b

Project Title:

Acquisition/Rehab for Rental

Projected Start Date:

05/01/2009

Projected End Date:

01/30/2011

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 8,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 8,000.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total

Total acquisition compensation to owners

8000

of Parcels acquired voluntarily

of Parcels acquired by condemnation

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

STLPDC NCST Acquisitions, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

STLPDC NCST Acquisitions, LLC

Organization Type

Unknown

Proposed

\$ 8,000.00

Location Description:

Within the targeted areas defined in the Substantial amendment, North St. Louis County and Lemay

Activity Description:

performance measures removed - will be reported under property rehab activities



Grantee Activity Number: United Infrastructure
Activity Title: Lead Testing

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - 1

Project Title:

Acquisition/Rehab for Resale

Projected Start Date:

07/31/2009

Projected End Date:

12/31/2011

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 20,000.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

COMPLETED

Total Funds Amount:

\$ 20,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Properties

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

United Infrastructure

Proposed budgets for organizations carrying out Activity:

Responsible Organization

United Infrastructure

Organization Type

Unknown

Proposed

\$ 20,000.00

Location Description:

North County and Lemay properties for RFP

Activity Description:

performance measures removed - will be reported under property rehab activity



Grantee Activity Number: Vatterott Rehab NSP -1(11-1)
Activity Title: Vatterott Rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP - 1

Projected Start Date:
 03/18/2010

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 COMPLETED

Activity Status:
 Under Way

Project Title:
 Acquisition/Rehab for Resale

Projected End Date:
 12/31/2010

Total Budget: \$ 405,294.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 405,294.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	3			0.00
# of Households	3			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	3
# of Housing Units	3
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2
#Dishwashers replaced	2
#Refrigerators replaced	2
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	10
#Replaced hot water heaters	2
#Replaced thermostats	2
#Efficient AC added/replaced	2
#High efficiency heating plants	2
#Energy Star Replacement Windows	12
# of Properties	3

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 C F Vatterott Construction Co.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
C F Vatterott Construction Co.	Unknown	\$ 405,294.00



Location Description:

2501 Switzer, 1543 Surf Side and 1546 Doris

Activity Description:

RFP selected developer - rehab of single family homes

Action Plan History

Version	Date
B-08-UN-29-0001 AP#1	05/07/2012
B-08-UN-29-0001 AP#2	10/22/2010
B-08-UN-29-0001 AP#3	01/27/2012
B-08-UN-29-0001 AP#4	01/18/2012
B-08-UN-29-0001 AP#5	11/30/2011

